

## Noosa Shire Planning Scheme

### Part 1 About the Noosa Planning Scheme

#### 1.1 Introduction

- (1) The Noosa Plan (planning scheme) has been prepared in accordance with the **Planning Act 2016** as a framework for managing development in a way that advances the purpose of the Planning Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Noosa Shire Council's intention for future development in the planning scheme area, over the next 20 years.
- (3) The planning scheme seeks to advance state and regional policies, through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes in the community at a local, regional and state level.
- (5) The planning scheme applies to the planning scheme area of Noosa Shire including all premises, roads, internal waterways, local government tidal areas and interrelates with the surrounding local government areas illustrated in [LGA-1 - Local Government Planning Scheme Area Map](#).

#### 1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
  - (a) about the planning scheme
  - (b) state planning provisions
  - (c) strategic framework
  - (d) local government infrastructure plan
  - (e) tables of assessment
  - (f) the zones and zone precincts specified in Table 1.2.1
  - (g) the local plans specified in Table 1.2.2
  - (h) the overlays specified in Table 1.2.3
  - (i) the development codes specified in Table 1.2.4
  - (j) schedules and appendices.
- (2) The planning scheme policies specified in Table 2.5 Planning Scheme policies which support the planning scheme.

#### Table 1.2.1 Zones and Zone precincts

##### Residential Zones category

- (a) [Low Density Residential Zone](#)
- (b) [Medium Density Residential Zone](#)
- (c) [High Density Residential Zone](#)
- (d) [Tourist accommodation Zone](#)
  - (i) Hastings Street Mixed Use Precinct

##### Centres Zones category

- (e) [Major Centre Zone](#)
  - (i) ~~Noosa Business Centre - Small Scale Business Precinct~~
  - (ii) Noosa Business Centre - Showroom Precinct
  - (iii) Noosa Business Centre - Business Park Precinct
  - (iv) Noosa Business Centre - Retail Precinct

- (v) Noosa Business Centre - Village Mixed Use Precinct
- (vi) Noosa Business Centre - High Density Residential Precinct
- (vii) Noosa Junction Hospitality Precinct
- (f) [District Centre Zone](#)
  - (i) Mary/Thomas Street Health and Wellbeing Precinct
- (g) [Local Centre Zone](#)
- (h) [Neighbourhood Centre Zone](#)

## Industry Zones category

- (i) [Low Impact Industry Zone](#)
  - (i) Lionel Donovan Drive Auto Precinct
  - (ii) Hofmann Drive Business and Industry Precinct
  - (iii) Factory Street Business and Industry Precinct
  - (iv) Kin Kin Business and Industry Precinct
- (j) [Medium Impact Industry Zone](#)
  - (i) Venture Drive Enterprise Precinct

## Recreation Zones category

- (k) [Recreation and Open Space Zone](#)

## Environmental Zones category

- (l) [Environmental Management and Conservation Zone](#)

## Other Zones category

- (m) [Community Facilities Zone](#)
- (n) [Innovation Zone](#)
- (o) [Rural Zone](#)
- (p) [Rural Residential Zone](#)

## Table 1.2.2 Local Plans

- (a) [Hinterland Villages Local Plan](#)
- (b) [Cooroy Local Plan](#)
- (c) [Tewantin Local Plan](#)
- (d) [Noosaville Local Plan](#)
- (e) [Noosa Heads Local Plan](#)
- (f) [Coastal Communities Local Plan](#)

## Table 1.2.3 Overlays

- (a) [Acid Sulfate Soils Overlay](#)
- (b) [Biodiversity, Waterways and Wetlands Overlay](#)
- (c) [Bushfire Hazard Overlay](#)
- (d) [Coastal Protection Overlay](#)
- (e) [Extractive Resources Overlay](#)
- (f) [Flood Hazard Overlay](#)
- (g) [Heritage Overlay](#)
- (h) [Landslide Hazard Overlay](#)
- (i) [Regional Infrastructure Overlay](#)

## Table 1.2.4 Development Codes

### Statewide Codes

- (a) Community residence code
- (b) Forestry for wood production code
- (c) [Re-configuring a lot](#) (subdividing one lot into two lots) and associated operational work code

### Uses Codes

- (d) [Low Density Housing Code](#)
- (e) [Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code](#)
- (f) [Dual Occupancy and Multiple Dwelling Code](#)
- (g) [Special Residential Code](#)
- (h) [Visitor Accommodation Code](#)
- (i) [Home-Based Business Code](#)
- (j) [Business Activities Code](#)
- (k) [Community Activities Code](#)
- (l) [Entertainment Activities Code](#)
- (m) [Industry Activities Code](#)
- (n) [Infrastructure Activities Code](#)
- (o) [Recreation Activities Code](#)
- (p) [Rural Activities Code](#)

### Works Codes

- (q) [Driveways and Parking code](#)
- (r) [Earthworks code](#)
- (s) [Existing services code](#)
- (t) [Fire services for common private title code](#)
- (u) [Landscaping code](#)
- (v) [Sustainable Building Design Code](#)
- (w) [Transport code](#)
- (x) [Water Quality and Drainage code](#)
- (y) [Waterways works code](#)
- (z) [Waste Management code](#)

### Other Development codes

- (aa) [Reconfiguring a lot code](#)

## Table 1.2.5 Planning scheme policies

### 1.3 Interpretation

#### 1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
  - (a) the *Planning Act 2016* (the Act);
  - (b) the *Planning Regulation 2017* (the Regulation);
  - (c) the definitions in Schedule 1 Definitions of the planning scheme;
  - (d) the *Acts Interpretation Act 1954*;
  - (e) the ordinary meaning where that term is not defined in any of the above.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in 1.3.(1), the meaning

contained in the instrument highest on the list will prevail.

- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

### 1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title 'note' and are part of the planning scheme.
- (4) Editor's notes are extrinsic material, under the *Acts Interpretation Act 1954*, are identified by the title 'editor's note' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

**Note** — *This is an example of a note*

**Editor's Note**—*This is an example of an editor's note.*

### 1.3.3 Punctuation

- (1) A word followed by ';' or ',and' is considered to be 'and'
- (2) A word followed by ';' or ' means either or both options can apply.

### 1.3.4 Zones for roads, closed roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
  - (a) if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land
  - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
  - (c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land;
  - (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

**Editor's Note**—*The boundaries of the local government area are described by the maps referred to in the Local Government Regulation 2012.*

## 1.4 Categories of development

- (1) The categories of development under the Act are:
  - (a) accepted development (including accepted with requirements)

**Editor's Note**—*A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.*

- (b) assessable development
  - (i) code assessment
  - (ii) impact assessment

**Editor's Note**—*A development approval is required for assessable development. Schedule 9,10 and 12 of the Regulation also prescribe assessable development.*

- (c) prohibited development.

**Editor's Note**—*A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.*

- (2) The planning scheme states the category of development for certain types of development, and specifies the category of

assessment for assessable development in the planning scheme area in **Part 5 (Tables of Assessment)**.

**Editor's Note**—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

**Editor's Note**—In a development application, the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the Building Act 1975. The decision notice must state this.

## 1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
  - (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
  - (b) relevant codes are specified in schedules 6 and 10 of the Regulation - prevail over all other components to the extent of the inconsistency
  - (c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency
  - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency
  - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency

## 1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect to the extent the building work is regulated under the building assessment provisions, unless permitted under the [Building Act 1975](#).

- (2) The building assessment provisions are listed in section 30 of the [Building Act 1975](#)

**Editor's Note**—The building assessment provisions are stated in section 30 of the [Building Act 1975](#) and are a assessment benchmark for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the [Building Act 1975](#)).

- (3) This planning scheme, through Part 5 Tables of Assessment, regulates building work in accordance with sections 32 and 33 of the [Building Act 1975](#).

**Editor's Notes**—The [Building Act 1975](#) permits planning schemes to:

- regulate, for the [Building Code of Australia \(BCA\)](#) or the [Queensland Development Code \(QDC\)](#), matters prescribed under a regulation under the [Building Act 1975](#) (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces etc. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the [Building Act 1975](#).
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the [Building Act 1975](#)

**Editor's Note**—Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

- (4) The building assessment provisions are specified in Table 1.6.1 - Building assessment provisions below.

**Table 1.6.1 Building assessment provisions**

Column 1 Building assessment matter addressed in the planning scheme	Column 2 Relevant section of the planning scheme
<b>Flood hazard</b>	
Identification of part of the planning scheme area as a natural hazard management area - flood for the BCA and QDC.	Schedule 2 <a href="#">Flood hazard overlay maps</a> (flooding and inundation area)  <b>Editor's Note</b> — The planning scheme separately advises the level to which floor levels of habitable rooms of a building proposed in a flood hazard area, must be built.

Column 1 Building assessment matter addressed in the planning scheme	Column 2 Relevant section of the planning scheme
	<b>Editor's Note</b> —The planning scheme includes flood provisions for buildings, in addition to the QDC.
<b>Bushfire hazard</b>	
Designation of part of the planning scheme area as a bushfire prone area for the BCA and the QDC.	Schedule 2 <a href="#">Bushfire hazard overlay maps</a>  <b>Editor's Note</b> —The planning scheme includes bushfire provisions for buildings, in addition to the QDC.
<b>QDC alternative provisions</b>	
Alternative provisions to the QDC for setback and site cover provisions for a dwelling house or a class 10 building or structure located on the same lot as a dwelling house.	<a href="#">6.3.1 Low Density Residential Zone Code</a> <a href="#">6.8.3 Rural Zone Code</a> <a href="#">6.8.4 Rural Residential Zone Code</a>
Provisions about performance criteria 4 and 8 of the QDC for a dwelling house or a class 10 building or structure located on the same lot as a dwelling house.	<a href="#">6.3.1 Low Density Residential Zone Code</a> <a href="#">6.8.3 Rural Zone Code</a> <a href="#">6.8.4 Rural Residential Zone Code</a> <a href="#">9.3.1 Low Density Housing Code</a>
<b>Amenity and aesthetics provisions</b>	
Amenity and aesthetics provisions for a dwelling house or a class 10 building or structure located on the same lot as a dwelling house.	<a href="#">6.3.1 Low Density Residential Zone Code</a> <a href="#">6.8.3 Rural Zone Code</a> <a href="#">6.8.4 Rural Residential Zone Code</a> <a href="#">9.3.1 Low Density Housing Code</a>

**Editor's Notes**—A decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83 (1)(b) of the the [Building Act 1975](#).

The decision is taken to be a referral agency's response under section 57(1) of the Act, for building work assessable against the Building Act 1975

## 1.7 Local government administrative matters

There are no local government administrative matters.

## 1.8 Party house restriction area

Pursuant to Section 276 of the *Planning Act 2016*, the whole of the Noosa Shire is identified by this planning scheme to be a party house restriction area.

**Editor's Note**—The party house restriction area has effect as follows - the use of a residence as a party house, in a party house restriction area, is not, and has never been, a natural and ordinary consequence of a residential development. As a consequence, any existing or proposed party house is subject to the planning scheme. Part 4 – Tables of assessment does not include any specific reference to party house and therefore a party house requires a development permit for a material change of use. Also, a development application for a party house is impact assessable in each zone and a party house is an inconsistent use in each zone. The planning scheme does not include assessment benchmarks for a material change of use for a party house but an impact assessable application requires public notification and assessment against the planning scheme.

## Noosa Shire Planning Scheme

### Part 2 State Planning Provisions

#### 2.1 State Planning Policy

The Planning Minister is satisfied that the State Planning Policy (SPP) dated July 2017 is appropriately integrated in the Noosa Council's planning scheme in the following ways:

##### Liveable communities and housing

- Housing supply and diversity
- Liveable communities

##### Economic growth

- Agriculture Development and construction
- Mining and extractive resources
- Tourism

##### Environment and heritage

- Biodiversity
- Coastal environment
- [Natural hazards, risk and resilience - coastal hazards: policy 2, policy 3 and policy 6](#)
- Cultural heritage
- Water quality

##### Safety and resilience to hazards

- Emissions and hazardous activities
- ~~Natural hazards, risk and resilience~~

##### Infrastructure

- Energy and water supply
- Infrastructure integration
- Transport infrastructure
- Strategic airports and aviation facilities

##### 2.1.1 State interests in the state planning policy not integrated [or partly integrated](#)

##### [State Planning Policy \(July 2017\):](#)

- ~~Natural hazards, risk and resilience - coastal hazards: policy 1, policy 4, policy 5, policy 6~~

##### 2.1.2 State interests in the state planning policy not relevant to Noosa Shire Council

##### Strategic ports

**Editor's Note**—The [State Planning Policy July 2017](#) was approved by the Planning Minister and commenced on 3 July, 2017. In accordance with section 8(4)(a) of the Act, the SPP applies to the extent of any inconsistency.

Where the planning scheme does not reflect the latest version of the SPP, additional assessment benchmarks may apply ~~and the~~ [insert most recent version reference \(month/year\)](#) as a whole may need to be considered to the extent of the inconsistency.

#### 2.2 Regional Plan

The Planning Minister has identified that the Noosa Council's planning scheme appropriately advances the [South East Queensland Regional Plan 2017](#) as it applies to the planning scheme area, in the following ways:

##### Aspects of the regional plan appropriately integrated

##### Grow

- Efficient land use
- Focusing residential density
- New communities
- Housing diversity
- Growing rural towns and villages

##### Prosper

- High-performing outward-focused
- Regional activity centres network
- Tourism
- Rural prosperity

### **Connect**

- An efficient movement system
- Active transport
- Integrated planning
- Prioritised infrastructure investment
- Regional infrastructure networks
- Digital infrastructure

### **Sustain**

- Aboriginal and Torres Strait Islander people
- Biodiversity
- Koala conservation
- Regional landscapes
- Water sensitive communities
- Natural economic resources
- Health and wellbeing
- Fairness
- Climate change
- Safety
- Affordable living

### **Live**

- Valuing good design
- Working with the weather
- Inspiration from local character
- Working with natural systems
- Creating legible and connected streets and spaces
- Embedding opportunities for adaptation and change
- The power of place-making

### **Aspects of the regional plan not appropriately integrated**

Nil

### **Aspects of the regional plan not relevant**

#### **Prosper**

- Regional Economic Clusters
- Knowledge and technology precincts
- Major enterprise and industrial areas
- Special uses

## **2.3 Referral agency delegations**

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Noosa Shire Council:

<b>Column 1</b> Application involving	<b>Column 2</b> Referral agency and type	<b>Column 3</b> Referral jurisdiction
Nil	Nil	Nil

**Editor's Note**—For the above listed referral agency delegations the applicant is not required to refer the application to the referral agency listed under schedule 10 of the Regulation because the local government will undertake this assessment role.



## Noosa Shire Planning Scheme

### Part 3 Strategic Framework

#### 3.2 Strategic Intent

##### 3.2.1 Regional Context

Noosa Shire forms the northern extent of the Sunshine Coast within the greater region of South East Queensland (SEQ). It is the gateway between SEQ and the coastal and regional centres of the Great Sandy Region. The Noosa River forms the buffer between the urban areas of Noosa Shire in the south and the Great Sandy National Park to the north. The Shire sits some 120 kilometres to the north of Brisbane, Queensland's capital city, and covers an area of 869.76 km<sup>2</sup>. It is located in an area of outstanding beauty, characterised by sandy beaches, dramatic mountain peaks and a remarkable river and lake system.

Noosa Shire has exceptionally high biodiversity and is a critical stronghold for a wide range of regional ecosystems that include many threatened species. The Noosa River is the healthiest river system in SEQ and provides an important recreational resource for residents and visitors. Around 55 per cent of the Shire is covered in native vegetation and over one third of the Shire is in protected reserves, the largest being the Cooloola section of the Great Sandy National Park.

The Shire serves as a domestic and international tourism destination with particular emphasis on nature-based recreation opportunities. Tourism and retail are significant contributors to the local and regional economy and these provide a strong platform of leverage for other parts of the economy.

It is recognised that larger centres outside of the Shire, including the principal regional activity centre of Maroochydore, fulfil many of the higher order needs for the Shire. Many residents of Noosa travel outside the Shire for employment, retailing and education. A significant proportion of employees that work in Noosa live outside the Shire.

Noosa Shire has an estimated residential population of 54,654 (as at June 2017) which swells considerably during holiday periods to well over 70,000 people. Noosa's high visitor numbers and dispersed, low density settlement pattern put pressure on the local road network. This requires local and regional transport solutions that prioritise public transport, cyclists and pedestrians over cars and improved accessibility for local communities and key workers.

The Bruce Highway and North Coast Railway serve as the main transport access to Brisbane and serve an important function for the movement of freight. An improved railway network would enhance access to Brisbane for Noosa based commuters, residents and visitors.

The Sunshine Coast Airport at Maroocha (outside the Noosa Shire) is the primary airport servicing the Noosa Shire and caters for both domestic and international flights. It is the only airport in the Sunshine Coast subregion capable of servicing jet aircraft operations. Future expansion of the airport will allow for increased strategic opportunities in relation to freight and passenger movements.

Noosa Shire has a highly engaged community, high rates of volunteerism, and proactive communities and individuals that make an active and positive contribution to Noosa Shire and beyond.

Noosa Shire is recognised for its creativity, innovation, vision and entrepreneurship where sustainability underpins development, the economy, lifestyle and environmental excellence. This offers a genuine global model for sustainability. Both Council and the community play a responsible part in the global community. This is demonstrated in local efforts towards:

- cutting pollutants
- adopting low carbon alternatives
- promoting and adopting innovative, clean, green responses to business development and technology
- protecting and caring for valued ecosystems and the important services they provide for human wellbeing.

##### 3.2.2 A well managed and sustainable Noosa Shire

###### Noosa's values, principles and long term approach to planning

Noosa Shire is one of the most desirable places in the world to live and is an internationally recognised tourist destination. This status has been both the result of good fortune in terms of climate, amenity and natural resources, and good management in terms of how consecutive generations have cared for the place and evolved a set of community values and planning principles. These

long standing values and principles have shaped the development of Noosa Shire and have been the foundation of Noosa's planning schemes.

The core values of Noosa Shire are derived from its natural resources. This includes the extensive tracts of vegetated open space, distinctive landscapes, clean waterways and attractive beaches. These values support a lifestyle that benefits from a close affinity to nature; pleasing integration of the built form with the natural landscape; access to nature-based outdoor recreation; and a relaxed pace of life relative to larger centres in SEQ. Success has come by finding the delicate balance between meeting contemporary needs and ensuring that the community's core values are not eroded. This includes measures to:

- protect and maintain natural assets for current and future generations
- support and enhance community wellbeing and economic prosperity
- ensure well planned infrastructure
- ensure the planned extent of urban development and population growth is sustainably maintained through the definition of urban and rural residential boundaries, development densities and building heights
- maintain low rise building heights.

New buildings are predominantly one to three storeys high and are also limited to an absolute height measured in metres.

Noosa Council has consistently taken a long term planning approach to sustainable planning. It is this long term approach that has ensured that the community's values and principles are not diminished by unintended development decisions.

This approach is also the Shire's economic strength. It has created a consistent and well-recognised 'Noosa brand' that provides a unique advantage and a 'natural' point of difference.

In September 2007, Noosa Shire was declared a Biosphere Reserve under UNESCO's Man and the Biosphere Program in recognition of the commitment by the community to environmental excellence and the pursuit of ecologically sustainable development. UNESCO specifically recognised in Noosa Shire a sophisticated level of human settlement. It highlighted a high level of interrelationship between the natural environment and community wellbeing. Important to this was the strong sense of community involvement and coordination over a broad range of human settlement, economic and natural environment issues.

Noosa Shire has been shaped not only by nature but also by the actions of passionate and creative residents, developers, community groups, and planning and design professionals. Noosa Shire is a community that values, preserves and builds upon its core values. Council continues to work with the community to maintain and enhance the lifestyle, wellbeing and prosperity of residents through careful planning and inclusive decision making. It actively takes stewardship of the Shire's natural resources in partnership with the community.

In Noosa Shire, development is required to fit within the natural carrying capacity of the landscape, whether it be for residential, business, infrastructure, recreation, or rural pursuits. This carrying capacity philosophy is fundamental to the community's longstanding values and principles. The planned population in the planning scheme is based on:

- the inherent capability of the landscape to support development
- the constraints of individual sites, whether it be natural hazards or environmental values
- available and planned infrastructure
- community preferences for individual localities.

Around three quarters of Noosa's population resides in Tewantin, Noosaville, Noosa Heads and the coastal communities from Sunshine Beach to Peregian Beach. Consequently, urban residential, business, community, industrial and recreational activity is consolidated close to the coast, which is the area most popular with visitors. The balance of the population live in the hinterland, mostly within the existing towns and villages of Cooroy, Pomona, Cooran, Kin Kin, Boreen Point and their surrounding settlements. [as well as Noosa North Shore.](#)

By 2041, Noosa's population is projected to reach around 63,000 persons and about three quarters of the additional residents will live between Tewantin and Peregian Beach. This amounts to a projected total increase of some 9,500 people from the 2016 census. Previous planning schemes have set development requirements to accommodate a growing population, which was built around the carrying capacity philosophy. Most of the remaining planned capacity is to be located within defined 'Urban Boundaries'. There is also limited remaining rural residential zoned land still to be developed. The established Urban Boundaries define the extent of land for urban development in Noosa Shire and hence land for new greenfield development on undeveloped land remains limited. Consequently, most development and redevelopment will occur within existing urban areas. This will encourage underutilised land to be used more efficiently. It will lead to more efficient use of existing infrastructure and a more compact urban form to help reduce car usage. Environmental impacts will also be minimised.

This planning scheme seeks to maintain Council's long standing commitment to a sustainable population and well managed growth through firm Urban Boundaries, development densities and building heights. Unrestrained and unplanned development is

resisted in Noosa Shire. Any unanticipated development requires demonstration of a high level of community need.

**Editor's Note**— *Urban Boundaries include coastal communities from Peregrin Beach to Tewantin and all other towns and villages and are identified on [Strategic Framework Map 1 Settlement](#) and the [Zone Maps](#) in Schedule 2.*

Ensuring the maintenance of Noosa's low-key leafy village feel is important to the Noosa community. Part of the 'Noosa Style' is its award-winning local architecture and designs that suit Noosa's subtropical climate and lifestyle. The 'look and feel' of public spaces and buildings enhance the liveability of local communities. Development is integrated with the landform. The green backdrop of the hills and mountains provide a natural backdrop to many urban areas in the hinterland and along the coast, [as well as Noosa North Shore](#). These landscape features are important to local character and identity. Urban places are stylish but understated. City symbols such as high rise buildings, signage, advertising and traffic lights are minimised. Roads are designed to be pedestrian friendly. Drive-through fast food premises are not appropriate for main street style centres. Any form of development that has the potential to adversely impact on surrounding natural resources and environmental values will be located and designed to avoid environmental harm or nuisance.

In the development context, Noosa Council's corporate plan vision – '**Different by Nature**' – has been adopted because of this unique approach.

## Key challenges

The planning scheme will focus on a number of key challenges including:

- the changing nature of businesses including increased diversity in key sectors and provision for multipurpose flexible work spaces
- the impacts of climate change on the local environment, economy and communities
- an aging population and meeting the housing, health, social and transport needs of an increasing proportion of elderly people
- diversity in housing choice to provide suitable residential accommodation for low income earners and key workers
- the need to keep pace with rapidly evolving transport systems and technology, plus meeting the transport needs of locals, key workers and visitors
- large populations to the south of Noosa Shire adding to demands on services, facilities, open space and car-parking areas during peak times.

## Economy

Noosa's current economy relies significantly on the tourism, retail, health and construction sectors. To ensure longer term sustainable and resilient economic growth it is desirable to broaden the economic structure of the local economy through industry diversification. The Local Economic Plan aims to do this via growth in the 'smart' industry sectors that offer high economic value and low environmental impact. These sectors include sustainable tourism, healthcare and wellness, the digital economy, environmental industries, rural enterprises, creative industries, professional services, and education and training. The South East Queensland Regional Plan 2017 sets a projected employment target of 11,000 new jobs across all sectors in Noosa Shire by 2041.

Local economies need to be adaptable and responsive to global and regional fluctuations and changes. Fundamental to Noosa's shift towards a smart economy is the attraction and retention of skilled people, and the development of collaborative alliances and connections. This requires flexible accommodation and work arrangements focused on digital infrastructure and multiuse work spaces of various sizes and price points. It also requires suitably located and zoned employment lands to encourage growth of these sectors. This includes urban land at the Noosa Business Centre, Noosaville industrial areas, Noosa Junction, Peregrin Beach and Cooroy.

## Climate change and emissions reduction

The climate is already changing. We are experiencing increasing average temperatures, changing rainfall patterns and impacts on our natural environment. The Noosa community is transitioning to a zero emissions future that supports jobs, industries, communities and the environment. Noosa Council is committed to playing its part in the global effort to address climate change through adopting and promoting energy efficiency measures, encouraging renewable energy and low emissions technology, waste minimisation and carbon capture and storage, promoting 'infill development' in existing urban areas over urban sprawl and encouraging changes in transport to reduce private car use. Buildings are required to be designed in accordance with contemporary sustainability measures both in design and materials. Council is working with the community to prepare for, and adapt to, a changing climate through improving our understanding of what is changing, making use of best science and making sure land use, transport infrastructure and development decisions take climate change into consideration.

## Demographic change

Noosa's population is expected to continue to age and will require specific responses to meet the housing, transport, health and wellbeing needs of elderly residents. By 2041, the proportion of residents aged 65 years and over is predicted to rise to around 30 per cent. Hence there is a need for all forms of housing suitable for retirees and elderly people including residential care, retirement communities and small dwellings. Additional healthcare and community services for this age group are necessary and access to good transport is increasingly important. As the population ages and moves out of the workforce, new residents moving to Noosa Shire, as well as workers from outside of the Shire, are likely to fill employment gaps.

An imbalance between relatively lower paying employment opportunities, such as retail and hospitality sectors, and relatively higher housing costs will cause specific problems for the Noosa Shire if not addressed. This is especially where employment with lower wages and increased shift work are concentrated in parts of the Shire where housing is at a premium - leading to increased travel costs for workers that need to travel far distances into Noosa. Additional housing for key workers in and near the activity centres in which they work is therefore important and encouraged through the planning scheme.

Rapid population growth to the south of Noosa Shire, within a two hour drive, has the potential to greatly increase the number of day visitors attracted to Noosa Shire, and particularly to the coastal urban areas. The peak loads created as a consequence of large numbers of visitors generates dilemmas such as traffic flow, provision of car parking, waste collection and general amenity. It also puts pressure on local environmental values and the lifestyle of local residents.

## Transport

The Noosa Transport Strategy includes principles for the short to medium term to prioritise the movement of people and goods rather than cars. Infrastructure and services that provide for pedestrians, cyclists, motor scooters and public transport will be the most immediate focus, as well as attention towards new and emerging solutions for the longer term. Transport options will take into account the needs of residents and employees as well as visitors.

### 3.2.3 A connected, safe and happy community

The Noosa community has a strong identity and sense of place. The community respects and appreciates its environment and has a strong commitment to the pursuit of environmental excellence, quality lifestyle and economic well-being. In response to this, the Social Strategy provides a framework to improve community wellbeing by addressing a range of opportunities and challenges.

The focus is on creating communities that are:

- cohesive and resilient
- active and healthy
- accessible, diverse and affordable
- creative and informed.

Noosa Shire is a 'community of communities', consisting of several discrete places, each with their own unique, special identity. A placebased approach to planning is intended to protect and preserve these unique, distinct and vibrant local areas. While the community of Noosa Shire shares many values and priorities, the ontheground approach to land use planning, infrastructure provision, urban design, community and economic development differs from place to place.

In an effort to recognise place identity, and to maintain and enhance that identity through locally specific desired outcomes, the following local areas are identified:

- hinterland villages (including Boreen Point, Cooran, Kin Kin and Pomona)
- Cooroy
- Tewantin
- Noosaville
- Noosa Heads
- coastal communities (including Peregian Beach, Marcus Beach, Castaways Beach, Sunrise Beach and Sunshine Beach).

The overall and more specific outcomes for each of these local areas are supported by Framework and Character Plans designed to identify unique opportunities for enhancement.

## Cohesive and resilient communities

Communities across the Shire are enhanced by providing opportunities to bring people together. Mixed use activity centres, streetscapes and public spaces are designed to be comfortable, attractive, safe, easy to navigate and accessible. They are oriented towards pedestrians and cyclists and enhance community wellbeing and provide a sense of community. Buildings are designed to



encourage passive surveillance of communal or public spaces and incorporate Crime Prevention through Environmental Design (CPTED) principles. Informal and formal sport and recreation facilities, social infrastructure and venues provide opportunities to meet, learn, and be active and creative. Safe and attractive communal spaces in new residential developments are designed to provide for well functioning landscaped open space areas where residents can socialise and support each other. Urban areas are walkable communities where residential, commercial and public facilities and spaces are in close proximity with high levels of accessibility. Commercial and retail development outside existing centres is not supported.

An intergenerational approach is required to maintain an engaged community who participate in sporting, recreational, cultural, artistic, creative and educational pursuits. It is important for all sectors of the community, including older people, to stay connected and continue to have the opportunity to participate in a range of activities. Land within and around urban centres is allocated for community purposes and open space, and is managed and developed to be safe and accessible and to provide for the needs of individual communities and their various age groups.

## Active and healthy communities

Community service facilities and sports facilities need to be maintained and improved to continue to meet the current and future needs of the Noosa Shire community. The natural environment, enhanced by a well connected network of pathways and facilities, continues to provide free passive and active recreational opportunities for all age groups. Changes in community expectations, as well as in demographics, increase demand on the type and standard of community services and infrastructure. As such, new and upgraded facilities need to be designed to maximise accessibility and flexibility to adapt to long term changing needs.

There is an increasing demand for health services to support the needs of an older population. This includes both conventional medical services and complementary wellness industries. The Noosa Hospital provides important local medical services with supporting specialist and complementary services located nearby in the existing Goodchap Street centre and within the Mary Street/Thomas Street precinct. There is opportunity for further health services to cluster at the Noosa Business Centre.

## Accessible, diverse and affordable communities

Coastal urban areas of Noosa Shire have a strong connection with the beaches, lakes, river, creeks, national parks and other conservation reserves that define the character of Tewantin, Noosaville, Noosa Heads, Sunshine Beach, Sunrise Beach, Castaways Beach, Marcus Beach and Peregian Beach. Visitor numbers and associated pressures are increasing in and around these natural attractions, with new transport and visitation measures provided in response. While each local area has its distinctive character, they also feature their individual relaxed and casual lifestyle, village feel and connection to the outdoors.

The hinterland town and village communities have a strong affinity with their surrounding rural areas and their heritage and history. Each distinct settlement is defined by the rural lands, mountains, and coastal or lakeside setting that surrounds it. While Boreen Point, Cooran, Coorobah, Cooroy, Kin Kin and Pomona have a distinct character and village feel, they are each characterised by their family-orientated, small scale, relaxed casual outdoor lifestyle and close ties to their heritage. The small community of Teewah provides an area of permanent and holiday homes at an urban density in a remote beachfront setting. For Teewah and the settlements on Noosa North Shore, their charm is their seclusion and small scale which comes at the expense of infrastructure or services typically expected in a village. Buildings are small scale and set discretely within the surrounding vegetation.

Throughout the hinterland, rural living, bushland management, rural production and nature-based tourism is the focus. The natural landscape holds much heritage and open space value, and natural features help define communities. Communities hold close connections to the land and enjoy relaxed casual outdoor lifestyles, privacy and secluded living environments. Significant in the hinterland, significant land is protected for its agricultural potential or for biodiversity values. Working farms coexist with complementary enterprises and outdoor recreation. Nature-based tourism offers visitors the chance to experience and appreciate the natural attractions of the Shire and its relaxed lifestyle, as well as the many attractions of the rural towns and villages. These may also be close to the Noosa Trail Network. They are required to be small scale and to fit for the setting with minimal effects on the local area having regard to safety and the capacity and quality of the access road.

Development On the Noosa North Shore, the natural features help define the communities and residents hold a close connection to the landscape and ecosystem values. Tourism is nature-based and only where it is low key and compatible with the protection of the natural environment.

Across the shire, development is respectful of the unique qualities of these distinct and diverse urban and rural communities and is designed to fit the built and natural character and the scale and lifestyle attributes of each.

Noosa Shire's built heritage, scenic amenity, vistas and character elements are an important part of the identity and character of

local communities. The heritage and history of the Shire are recognised and retained by identifying and protecting the cultural heritage significance of areas and places, as well as through heritage records, local activities and celebrations. Heritage buildings are conserved and adaptively reused so that this cultural heritage can be enjoyed now and by future generations. New buildings are respectful of traditional building forms and fit with their setting and local character, rather than being a dominant feature of the streetscape and neighbourhood. The use of pitched roofs and eaves and other design elements that complement (not necessarily replicate) the architectural style and era of the surrounding area and street are encouraged. The character and urban design elements of individual local areas are reinforced, including views, vistas, active frontages, pedestrian connections and landscape treatments, as identified on the Framework and Character Plans in the [Local Plan Codes](#).

The deep and long-held cultural heritage and traditions of the local Indigenous people, particularly the Kabi Kabi/Gubbi Gubbi community, is recognised and respected. Council and the community continue to work together to create opportunities for Traditional Owners to engage and participate and to have their culture and heritage understood, protected and recognised.

**Editor's Note** — *Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003.*

The concept of 'ageing in place' is supported through the planning scheme by providing additional housing choice such as encouraging small dwellings and secondary dwellings, promoting adaptable housing standards, identifying land for retirement and aged care accommodation, and protecting existing aged care sites. The importance of remaining in or near one's community is acknowledged so aged care and independent retirement living opportunities are encouraged in hinterland towns as well as in the coastal urban areas of the Shire. Improving the accessibility and usability of housing through universal or adaptable housing principles will allow people to stay in their own home longer or find new housing suitable to their physical needs.

Historically, the majority of dwellings are three or more bedrooms and the predominant household size is only one or two persons. Consequently, priority is given to increasing opportunities for smaller housing to better meet the needs of small households. As there is a correlation between the size of housing and the cost of housing this should improve affordability. New attached housing in or close to centres will generally be limited to small dwellings. Within established urban residential neighbourhoods, a small dwelling can be established within the existing built form of a house or adjacent to it on the same property. Protecting existing communities of relocatable homes and allowing for additional communities is also important as are other models of housing, such as rooming accommodation.

The well serviced hinterland towns such as Cooroy and Pomona have ongoing scope for growth. Increasing housing in rural or remote parts of the Shire is not a sustainable solution to meet housing needs as it increases the number of people living away from employment, services and facilities and puts increased pressure on rural areas through conflicts with rural production, pressure on rural roads and cumulative environmental impacts.

## **Creative and informed communities**

Noosa Shire is well serviced by schools and early childhood education but there are gaps in other areas. Lifelong learning opportunities, both formal and informal, are needed to help broaden education choice. Tertiary education and vocational training opportunities, that complement the priority economic sectors, are particularly encouraged, as are training and learning facilities for groups at risk of social isolation such as retirees, low income earners and young parents.

Public art as part of urban developments is encouraged to showcase the creativity and culture of Noosa Shire. Providing more affordable and accessible spaces for artists and creative activities is important for growing and supporting the Noosa cultural sector. This includes gallery/cultural facilities that provide high quality exhibition space, as well as spaces for creating, sharing and learning.

Cultural practitioners have the ability to establish home-based businesses such as home galleries, studios and workshops/teaching spaces. There are several successful examples of these businesses spread throughout the Shire.

### **3.2.4 Housing to meet diverse needs of the community**

The residents of Noosa Shire are part of an inclusive community where diversity is valued. Different housing types and styles are needed to provide choices, ensuring people's housing needs are catered for, regardless of age and mobility, household size and budget. By providing housing choice in each local area, a greater mix of people and ages are accommodated and this can provide a more diverse community.

The quality lifestyle sought by residents of the Shire demands high standards of residential amenity. Factors such as design, density, accessibility, security, landscaped open space, proximity and availability of services and transport are important considerations.

While low density, predominantly detached housing, prevails in Noosa Shire, as the population ages, there is likely to be increased demand for a range of housing that suits single and couple households in locations with good public transport and access to services and facilities. Historically, around 80 per cent of housing in the Shire is separate houses comprising three or more bedrooms. Residential units and communal living such as retirement and aged care make up the remainder. To best meet future housing needs, it is projected that by 2041 some 30 per cent of the total housing stock should be multi-unit housing styles, particularly small one and two bedroom dwellings to cater for smaller households.

By 2041, development needs to cater for around 6,400 more dwellings than existed at the 2016 census. Future housing demand, particularly for smaller dwellings, is likely to be best met through 'infill' development within existing residential areas, on well-located underutilised land, and within town centres in a mixed-use format. Residential growth in and around existing centres with ready access to goods and services, attractive public spaces and community activities is encouraged. High standards of residential amenity and building design is expected. However, style and size may vary to accommodate a range of household types and income levels. Incentives are offered to exemplary and innovative residential developments that advance sustainable housing choice including affordable options for aging in place and housing key workers.

The cost of housing can be high, so special effort is needed to allow for an element of affordability within the diversity of new housing provided. A range of measures are provided to encourage housing affordability including requirements for small dwelling units close to centres and facilitating an additional small dwelling on traditional house sites. Providing housing choice for key workers to support key industry sectors is a particular focus. Established retirement communities, aged care facilities and transportable home parks are also protected. Land set aside for retirement and aged care facilities at Tewantin, Cooroy, Noosa Heads, Noosaville and Sunrise Beach will help cater for demand. The initiatives of Federal and State Government and community based not-for-profit entities in delivering more affordable housing for residents in need are likely to be an important component of new housing.

Given Noosa Shire's popularity as a destination for visitors, accommodation is under increasing pressure from both residents and guests. Visitor accommodation areas at Noosa Heads, Noosaville and Noosa North Shore are protected for visitors to the exclusion of permanent occupants. The limited number of sites available for new resort development is protected for this purpose. Conversely, neighbourhoods of permanent residents are protected from influxes of short-term visitors whose interests and priorities are not compatible with residential amenity. ~~Parts of Noosaville, Noosa Heads and the coastal communities have been included in a short stay area (Maps SSA-1 and SSA-2 in Schedule 2). Within this area it is anticipated that a portion of houses may be available for short term stay for all or part of a year, subject to meeting the acceptable outcomes for their local area.~~ Party houses are restricted from establishing in Noosa Shire.

### 3.2.5 Noosa's natural environment

The natural environment of the Shire is valued for its intrinsic biodiversity as well as for the range of ecosystem services that humans rely on including the provision of food, water, raw materials, minerals, recreation, tourism and cultural values. It provides for soil quality and fertility, water filtration, air purification, climate regulation, pollination, erosion control, decomposition and recycling of wastes. These ecosystem services support the health and wellbeing of the community, contribute to the character and identity of places, provide access to clean air and water, provide for a productive economy, including tourism and agricultural sectors, and offer opportunities to enjoy nature, meet others, learn and be active and creative. Biodiversity conservation also provides protection from natural hazards such as flooding and coastal erosion.

Through protection and enhancement of the natural environment, the scenic amenity and landscape character of the Shire remains attractive and contributes to the lifestyle qualities valued by the community and visitors to Noosa Shire.

The Noosa Shire has outstanding environmental values with a diverse range of distinctive landscapes and exceptional biodiversity of great local, regional and global significance. Of the 55 per cent of the Shire covered in native vegetation (as at 2017), more than 40,000 hectares is classified as 'remnant' vegetation. While the Noosa Shire comprises 1.4 per cent of the total area of SEQ, it contains representations of 39 per cent of the regional ecosystems that can occur in the SEQ bioregion.

Noosa Shire has a great diversity of ecological communities and flora and fauna species that are recognised and protected including the critically endangered lowland rainforest community and critical habitats such as internationally recognised migratory bird habitats and marine turtle nesting sites. Unique ecosystems include rare subtropical examples of patterned fens (wetland ecosystem), coastal lagoon systems, sand lakes and dune systems. The Shire supports a significantly high proportion of endangered vegetation. Around 230 km<sup>2</sup> of the Shire (over one third) is covered by protected reserves (as at 2017). As a result of this, and long standing management efforts, the Noosa River estuary has been consistently awarded an A rating for water quality, the highest in SEQ.

A network of habitat areas and linkages provide ecological connectivity from a wide cross section of ecosystem types and altitudinal ranges. These connecting habitat areas are shown on [Strategic Framework Map SFM-4 - Biodiversity](#). A diverse network of wetlands

is also present, of good ecological condition and encompassing over 16,000 hectares. This interconnected biodiversity network has strong adaptive capacity to endure the impacts of climate change and other emerging challenges because of the size and connectedness of protected areas and remnant vegetation. Management actions and land use planning decisions are focused on strengthening and building linkages to facilitate ecosystem diversity and movement both within and beyond Noosa Shire.

The diversity, distribution and condition of environmental values of the Noosa Shire play a critical role in conservation management locally and for the broader SEQ region, providing important safe refuge areas for flora and fauna in the face of rapid development and growth to the south.

Noosa Shire celebrates a balanced relationship between humans and the environment and its international recognition as a UNESCO Biosphere Reserve is testament to this. However, Noosa's environmental values are under pressure from a variety of threatening processes including from climate change, weeds and invasive species, vegetation clearing, habitat fragmentation from development, erosion and sedimentation, declines in soil health and growing visitor numbers.

The Noosa community and Council continues to be recognised as a leader in environmental management and ecological sustainability and Noosa Shire is an exemplar for biosphere reserves. Continued effort is required to protect and enhance local and regional values, build resilient ecosystems and enhance connectivity. This is best achieved through strong partnerships with the community, information sharing, education and land use controls.

Managing development and land use impacts on environmental values and the ecosystem services on which we rely involves limiting urban development to within existing Urban Boundaries and protecting environmental matters of local, state and national significance. This requires careful location, design and management of development to avoid and mitigate adverse impacts on biodiversity, individual species, ecosystem health, soil and water quality. Development is to enhance connectivity and ecological corridors through replanting and habitat restoration as part of landscape design. Native plant species are predominant in the landscaping of development sites and invasive pest species are avoided.

Sustainable land management practices and effective erosion and sediment controls are implemented to protect water quality and catchment health. Catchment water quality is protected on a total water cycle basis so as to minimise impacts on receiving waters; maximise opportunities for stormwater reuse, recovery and groundwater recharge; protect drinking water supply; and enhance opportunities for agriculture, fisheries, tourism and recreation. Best practice water sensitive urban design is required for managing urban stormwater runoff and filtering pollutants.

Coastal processes and resources are vital and require careful management through the protection of coastal vegetation and minimising development intrusion into sensitive coastal environments and erosion prone areas.

Riparian areas adjacent to natural waterways are protected for their important role in maintaining ecosystem health; providing habitat for flora and fauna; supporting fisheries, recreation and tourism, and water purification and flood regulation functions.

The Aboriginal heritage, culture and rights of Traditional Owners is respected in planning for communities and in the sustainable management of natural assets. Recognition, protection and careful management is afforded to their cultural heritage and culturally significant land and seascapes.

The quality of water, air and acoustic environments in Noosa Shire is maintained at a high level to protect the health and wellbeing of the community and the natural environment.

### **3.2.6 A diverse and resilient economy**

Noosa Shire enjoys a strong and increasingly sustainable economy. Much of the economy is geared towards tourism and population driven industry sectors such as retail, health, construction, and accommodation and food services. The Shire is home to approximately 6,800 businesses (as at 2016), which are mainly small or micro businesses. People take advantage of the successful economic environment and the lifestyle that Noosa provides.

The Noosa Local Economic Plan aims to broaden the economic structure of the local economy by achieving growth in 'smart' industry sectors that offer high economic value and low environmental impact. Sustainable tourism is supported as an ongoing economic driver. However, encouraging and developing new priority sectors is required to develop an economy less reliant on tourism and population driven industries. The priority sectors are identified as:

- Health and wellness (including, but not limited to, aged care facilities and services)
- Digital economy
- Rural enterprise
- Environmental industries
- Education and training



- Tourism
- Professional services
- creative industries

Key themes to achieve diversification include effective land use planning, enterprise support, essential infrastructure, and skilled and connected business. Clustering and collaboration is important for these industries, as well as supporting infrastructure such as flexible floor space, transport and high speed broadband.

Noosa's strong and significant brand and image continue to be leveraged to attract other non-tourism opportunities to further diversify the economy and create new job growth. Broadening career opportunities for the community towards high paid work is a focus. Jobs attractive to younger families are particularly supported.

Growing of the economy is not a 'development at all cost' scenario but rather a dedicated plan to grow the value of priority industry sectors, support the social and environmental values of the community, and enhance quality of life.

Keeping up with the rapidly changing nature of business is a challenge. Businesses are increasingly looking for flexible workspaces of different scales and types which provide for multiple uses; coshared spaces with opportunities to meet and share ideas; and provide well connected fast communication and digital services. In order to meet these changing needs and enable the diversification, business development and growth of priority sectors, suitably located, zoned and serviced land is allocated. A mixture of approaches is applied to ensure developments can be easily adapted to suit both the current and future needs of business and industry. This includes providing for shared cooperative spaces, digital hubs and mixed-use precincts that support small and growing enterprises.

## Centres hierarchy

The Noosa Shire activity centres hierarchy, identified on [Strategic Framework Map SFM-2 - Economy and Employment](#), helps establish the respective roles and functions of activity centres to ensure each centre contributes to a network of vibrant activated centres with good accessibility and connectivity, high amenity and a unique sense of place. This hierarchy represents all the retail-based centres that occur (and will occur) in Noosa Shire. Each activity centre has a retail core function including supermarkets and other retail uses and is supported by commercial and community uses. The centres hierarchy also takes into consideration Noosa Shire's role in a more regional context. It recognises that a proportion of the Shire's higher order needs is fulfilled by activity centres in other areas, particularly the principal regional activity centre of Maroochydore and to a minor extent Gympie's major regional activity centre.

The Noosa Business Centre and Noosa Junction [are](#) the next level in the hierarchy [and](#) are the major activity centres for Noosa Shire. Both have distinct and complementary roles, [with Noosa Business Centre having a predominant role providing future long term growth and employment for the Shire.](#)

The Noosa Business Centre [is designated in the South East Queensland Regional Plan 2017 as the only major regional activity centre in Noosa. The major centre](#) offers the greatest opportunity to accommodate most of the long term growth and development for key priority sectors including knowledge-based industries such as education and training, health, digital economy, technology innovation, and research and development. This will be delivered through a number of planning precincts to reflect the desired function and role of the centre. Future retail development is provided for in a village mixed use precinct designed around a vibrant open main street linked to an open air village green space and connecting with the existing shopping centre. Future commercial and employment uses are to be located in a business park precinct, ~~small scale business precinct~~ and the nearby innovation zoned land. Housing choice including small dwellings and social housing is provided through a high density residential precinct. Mixed-use development may comprise office, retail, entertainment and other business uses, together with residential. These uses are supported by the provision of a site within the centre for a sub-regional transit facility into the future.

Noosa Junction is a vibrant mixed-use centre. It caters for creative industries, [retail via](#) local brands, [food and entertainment venues](#), knowledge-based industries, professional services and education. Development provisions have been significantly increased, compared to previous planning schemes, to allow for greater redevelopment options. Entertainment and lifestyle pursuits enhance the centre's role as a vibrant place for hospitality in conjunction with retail and services. A hospitality precinct (shown on the [Noosa Heads Local Area zone map](#)) is acknowledged to potentially involve late night activity and music. The scale and nature of new development are required to fit with the existing character and function of the centre and includes mixed-use business and residential uses. Noosa Junction will expand over the former bowls club site in Lanyana Way to include a mix of business uses surrounding a public open space area and high density residential developments.

The remaining activity centres are more constrained in terms of future growth consistent with their role and function. The focus is on maintaining the discrete character and form of these centres and providing for the day to day needs of residents and visitors as well

as providing opportunities for mixed-use development in the form of shop-top housing in smaller neighbourhood and local centres through to apartment style in the larger district and major centres.

## Centres design

Noosa Shire's activity centres all have a unique character and strong sense of identity. Development in activity centres supports new priority sectors by ensuring urban design provides a greater sense of place and activity conducive to business development. The interface between public spaces and private development in each of these centres creates places with a high level of streetscape appeal, amenity and vibrancy. Development within centres is well designed with quality open spaces and high levels of amenity consistent with the Noosa Design Principles. Elements such as human scale, development integrated with surrounding built form and landscape, visual relationships between indoor and outdoor spaces, low key informal atmosphere and low stress traffic environments are important and play a key role in characterising business, retail and administrative developments. The level of accessibility provided by development is suitable for the role, function and location of the centre in terms of public transport access, active transport opportunities and private vehicles. Providing nondiscriminatory access to community or commercial development, public realm and open space is paramount.

## Small business

Sole traders and home-based and mobile businesses contribute a significant portion of business in Noosa Shire and are expected to increase in numbers. It is important that these businesses are well connected and have convenient access to digital services. The digital hubs at Cooroy, Noosa Junction, Peregian Beach and Noosa Business Centre provide online digital services and flexible meeting spaces to support startup businesses, mobile businesses and growing enterprises. These businesses are encouraged to grow, thus increasing the potential demand for small and medium-sized office space or shared business floor space. To meet this demand flexible commercial and industrial floor space of various sizes and types for a more diverse, intelligent and creative economy are encouraged to support the identified priority industry sectors. Mixing office, retail and even onsite residential uses or child minding facilities are encouraged.

The high number of small home-based businesses operating in residential and rural areas is an important component of the local economy providing opportunities to start up and expand businesses within the home until business needs warrant relocation to industrial or commercial premises. The potential impacts of home-based businesses on neighbouring residential amenity and the local environment are required to be minimised through managing noise levels, numbers of visitors and traffic volumes, as well as minimising environmental disturbance.

## Industrial areas and uses

Industrial areas have experienced incremental encroachment from nonindustrial uses such as retail, entertainment and residential uses, as well as storage premises. Given the limited availability of land for industrial purposes in the Noosa Shire, core industrial uses and support services are protected from further unnecessary encroachment and impacts that may threaten their function, viability and expansion. To meet changing needs for mixed-use industrial spaces, the integration and co-location of a variety of industrial uses are provided for. Limited nonindustrial uses and some innovative and creative enterprises are to be accommodated in defined precincts along Venture Drive, [the western side of Gateway](#), Lionel Donovan Drive and Hofmann Drive, Noosaville, as well as in Cooroy, Pomona and Kin Kin industrial areas. Food outlets are only to be provided where subordinate and directly associated with bona fide industrial uses. Offices are only to occur where they are small in scale, associated and subordinate to an industrial use on the same site or trade related. Showrooms are to be trade-related, small in scale and in proximity to Eumundi-Noosa Road, Noosaville. Industrial areas are unsuited to residential living. Caretaker dwellings are acceptable if small and they meet a demonstrated business need for someone to be resident on site. In the coastal urban areas from Tewantin to Peregian Beach, there are sufficient premises built or approved for storage of goods. Expansion of storage facilities in the hinterland areas may be allowed for if demand is demonstrated.

~~Applications for permits for coal exploration, coal mining, coal seam gas exploration or coal seam gas production within the Shire are not supported based on significant concerns from council and the community regarding associated environmental and social impacts and the incompatibility of such activities with Noosa's natural assets and lifestyle.~~

## Agriculture and rural-based activities

Agriculture is an important industry sector for the local and regional economy and employment. Agricultural land, identified in the [Agricultural Lands Overlay Maps](#) in Schedule 2, is protected from encroachment from urban and rural residential development and other incompatible activities that would compromise productivity. A diverse range of sustainable agricultural opportunities is

encouraged and takes advantage of Noosa's clean, green credentials and lifestyle. Sustainable agricultural production is focused on the adoption of best management practices, including sensible use of chemicals, ethical treatment of animals and appropriate vegetation management, sediment and erosion control and water quality protection. Livestock enterprises are generally limited to pasture fed, free range operations or aquaculture. Intensive or high impact rural uses can lead to environmental harm or nuisance through increased noise, traffic, lighting, use of chemicals or generation of dust or odour. Rural uses that pollute the air, groundwater and surface water are not likely to be supported.

The development and economic growth of rural-based activities are important. The retention and introduction of agricultural activities, where environmental impacts can be successfully managed, contribute to local food production and assists in defining the character of the Shire. The opportunity to conduct part-time, small scale, high value agriculture is a significant lifestyle attractor to rural areas. This growth is balanced with the need to protect the natural resources upon which these industries rely including the land, water, forests, minerals, plants and animals. The success of many industries is underpinned by the quality and accessibility of the natural resources within the rural landscape. These natural resources provide a wide range of ecosystem services to the community. Natural assets including water and soil quality and fertility are protected to ensure their long term sustainable use and management.

Agriculture will need to adapt to a changing climate and be flexible and innovative in the face of changing conditions over time. The evolution of traditional agriculture and the emergence of new sectors are supported by encouraging opportunities for valueadding to occur before agricultural produce leaves the farm gate or leaves the region. This includes ancillary rural industries to support production, investment and diversification e.g. onfarm processing, farm gate sales, cooking schools and value-adding food production, as well as agritourism, low impact home stays, rural and nature-based accommodation, retreats, and lifestyle and leisure experiences.

## Tourism

Tourism is a key sector of the Noosa economy and will continue to be so into the future. Key visitor areas include Hastings Street, Gympie Terrace, Noosa River, Tewantin Marina, Noosa National Park, Sunshine Beach, Peregrin Beach, Noosa North Shore and the hinterland.

Within the hinterland, focus is directed towards high quality nature-based and rural tourism experiences and events to diversify and balance the visitor experience across Noosa Shire. The [Noosa Tourism Strategy Noosa 2017-2022 prepared by Tourism Noosa](#) supports this focus by encouraging and promoting hinterland, nature-based experiences to help disperse visitors throughout the region with a focus on 'quality' experiences that attract highspending interstate and international visitors to the region.

Nature-based tourism includes a sustainable activity or experience that relates to the natural environment. Such experiences may include opportunities associated with high scenic amenity of the rural landscapes and villages as well as the natural beauty of the mountain ranges and subtropical bushland. They have the potential to provide diverse, high quality tourist experiences as well as local economic development opportunities. Nature-based tourism experiences are encouraged in the hinterland ~~and~~ rural areas [and Noosa North Shore](#) provided they are carefully located and designed to minimise negative impacts on the natural environment, scenic landscape, and local character and amenity. Nature-based tourism that is easily accessible to the trail network is encouraged.

## Extractive industries

Extractive resource industries are recognised as contributors to the local and regional economy. They support the needs of other industries and the community through the supply of valuable commodities including gravel, clay and hard rock. Low levels of population increase continue to limit local demand for raw extractive resource materials (particularly sand and clay) and construction related supply chain activities. Efforts remain on ensuring the continued availability extractive resources to service regional markets while ensuring good environmental outcomes. State and local resource areas, shown on the [Extractive Resource Overlay Maps](#) in Schedule 2, are protected from incompatible land uses sensitive to the impacts of extractive processes.

[Applications for permits for coal exploration, coal mining, coal seam gas exploration or coal seam gas production within the Shire are not supported based on significant concerns from council and the community regarding associated environmental and social impacts and the incompatibility of such activities with Noosa's natural assets and lifestyle.](#)

**Editor's Note-** Mining tenements, specifically Mining Claims, Mineral Development Licences and Mining Leases can be found at the Department of Natural Resources, [MinesGeoResGlobe](#) and [mapping Energy's Mines-Online-Map system](#).

## Creative industries

Creative industries, including cultural, crafts and community activities, are a significant aspect of Noosa's culture and lifestyle. These activities include music, film and television production, entertainment software development, performing arts, writing, publishing and print media, advertising, visual arts, graphic design and marketing through to professional services such as architecture. These industries and activities provide considerable wellbeing benefits for residents and visitors alike and are an important economic driver for the economy of Noosa Shire. They have significant potential for wealth and job creation through generation and exploration of intellectual capital. Such industries and businesses are creators and early adaptors of technology and continually develop new and innovative ways to connect and generally export services out of the Shire. They generally like to cluster with other creative industries to further build collaboration and partnerships. Recognising and encouraging these industries will be important to the future sustainability and viability of this sector in the Shire.

### 3.2.7 An innovative and responsive transport system

Noosa Shire's dispersed, low density settlement pattern, multiple employment nodes and free flowing road network make implementation of conventional transport solutions challenging. The high number of visitors during holiday periods, long weekends or during events, puts pressure on Noosa's road network and car parking spaces, as does the high rate of car dependency. Land available for car parking, particularly near urban centres and key attractions, is finite making car travel to popular locations difficult in peak times. Creating more capacity in the road network and car parking around key destinations will only encourage additional congestion. Thus, focus continues to be on encouraging public transport, active transport, use of motor scooters and the like in conjunction with disincentives for unlimited numbers of private vehicles accessing key visitor destinations.

The planning and coordination of where people live, work and engage with each other and how they get around is important for reducing traffic and parking congestion and car usage in the Noosa Shire. Managing the amount and location of housing, visitor accommodation and business functions contributes to improved transport outcomes. To this end, the planning scheme focuses on facilitating well designed 'infill' development around transport nodes and providing for mixed-use town centres. This will help reduce the distance to travel, encourages walking and cycling, and increases the convenience of public transport for those living near centres. [This is further supported in the planning scheme with the designation of a transit hub at the Noosa Business Centre.](#)

Arterial roads, distributor roads and collector roads collectively form the major road network, the balance are local roads that predominantly provide direct property access. The [Strategic Framework Infrastructure Map](#) in Schedule 2 depicts the major road network for the Noosa Shire, with the road hierarchy shown in full on the [Regional Infrastructure Overlay Maps](#).

An efficient, free flowing transport system that caters for additional planned development and enhances resident and visitor experiences is supported by the following initiatives:

- encouraging development of a type, scale and density that is consistent with and supportive of the Noosa Shire Activity Centres Hierarchy
- providing for mixed-use development around transport nodes and at key development sites within existing centres
- [providing for a transit hub at the Noosa Business Centre](#)
- supporting transport options and infrastructure that meet the needs of both locals and visitors
- protection of the Highway and arterial roads from development that would hamper the flow of passenger and freight transport
- [planning and advocating for required expansions to the existing major road network](#)
- providing infrastructure and services that are designed to give priority to pedestrians, cyclists, scooters and public transport over private cars
- improving safety and amenity of pedestrians and cycling in our transport infrastructure and public spaces addressing peak time traffic congestion by encouraging alternative transport options and using digital real information rather than increasing road capacity
- providing well located and serviced park and ride facilities
- requiring end of trip facilities for moderate to larger business uses, such as bike racks and showers, to encourage cycling and walking facilitating the future provision of digital systems of parking and new transport via automated vehicles
- with respect to character and amenity - maintaining roads that are generally two lanes with limited sections of four lanes; providing roundabouts in preference to traffic lights; avoiding obtrusive multi-storey car-parks, and where paid parking is established this is through means other than individual parking meters.

### 3.2.8 Co-ordinated and efficient Infrastructure

Underpinning the sustainable growth of Noosa Shire is the provision of well-designed and located infrastructure that is delivered in a coordinated, timely and efficient manner. This helps ensure the best utilisation of resources. It also helps ensure that essential infrastructure is delivered in a way that meets community needs now and into the future. This includes planning to preserve future corridors and sites for essential infrastructure. Co-locating infrastructure wherever possible helps to minimise impacts on the natural and visual environment. Existing and planned major infrastructure in Noosa Shire is shown on the [Strategic Framework Map SFM-3 - Infrastructure](#).

The use and capacity of existing infrastructure is maximised by directing and consolidating urban development to existing urban

areas (infill development). Additional infrastructure capacity, where needed, is best achieved through augmentation rather than new infrastructure.

Water infrastructure, including water supply, sewerage and stormwater, is required to be provided and sustainably managed on a total water cycle basis to maximise the efficient use of water resources and to maintain the health and wellbeing of the community and the environment. The responsibility for the provision of bulk water supply and potable water and sewerage services in Noosa Shire falls with Seqwater and Unitywater respectively. Seqwater is the statutory authority responsible for providing a safe, secure and cost effective bulk water supply, as well as associated flood mitigation services and management of catchment health. Unitywater is responsible for the supply of reticulated potable water and sewerage services to those parts of the Shire where population supports the sustainable provision of water and sewerage services.

Waste minimisation and recycling practices contribute to an overall reduction in landfill and are extending the life of waste management facilities. Development is required to provide for the convenient and safe storage and collection of waste into separate waste streams for recyclables, non-recyclables, vegetative waste and hazardous material.

Energy infrastructure meets the needs of the community and minimises environmental and amenity impacts. Reduction in greenhouse gas emissions is encouraged by reducing the demand for centralised energy generation and infrastructure provision through developments incorporating best practice energy efficient building design and maximising the use of renewable and sustainable energy supplies and sources.

Access to information and communication technology provides opportunities for improved connection, economic growth and social capital. Provision is made to ensure development is able to connect to high quality technology and telecommunications infrastructure.

### 3.2.9 Preparing for natural hazards and building resilience

Natural hazards in Noosa Shire include flooding, coastal erosion, storm tide inundation, extreme weather, bushfires, landslides, acid sulfate soils, abandoned mines, and the impacts of climate change. These present a number of challenges and risks to local communities. They can cause impacts to people, property, infrastructure, the environment and the economy. These risks are heightened by the Shire's coastal location, development pressures, and the extent of exposure to vulnerable communities.-

Flooding and storm-tide inundation are perhaps the more serious threats to Noosa Shire in terms of risks to people and property. Potential flooding and inundation from catchment rainfall and storm surge affects large areas of the Shire. The extent and severity of flooding and inundation is likely to increase over time as a result of sea levels rising and more extreme weather with a changing climate. Development is to be compatible with the flood and storm-tide hazard and is required to be designed and sited to not place people, property and natural ecosystems at risk. Areas of flooding and inundation are ~~identified~~ identified on the Flood Hazard Overlay Maps in Schedule 2.

Some existing communities in low lying areas that enjoy close connection to the river, natural waterways and the ocean are likely to become more vulnerable to severe weather events and the impacts of increasing mean sea levels. Flood immunity and the standards of service for drainage in these locations are likely to reduce over time. This includes parts of Noosa Heads, Noosaville and Tewantin. Adopting resilient building design as part of developments, including for building upgrades and extensions, will improve flood resilience. This also includes adopting minimum floor heights, using materials with high water resistance and elevating electrical systems and power outlets to above flood levels.

Council is conscious of environmental risks associated with undertaking development of marine infrastructure in coastal and riverine locations and as such there are no prospects or support for additional canals, dry land marinas or other forms of artificial waterways in Noosa Shire.

Coastal erosion affects large sections of Noosa's beaches from Peregian Beach to Noosa North Shore, including Noosa Main Beach and the lower Noosa River estuary foreshores. The effects of more frequent extreme weather and sea level rise are projected to exacerbate erosion risks. It is important that the natural buffering capacity of the coastal environment and natural coastal processes are maintained or enhanced. Coastal values are required to be protected from building encroachment and uncontrolled public access into coastal beachfront areas. Private access over foreshore land or beachfront reserves by individual property owners is discouraged and not permitted. ~~Erosion~~ Erosion prone areas and coastal building lines are shown on Coastal Protection Overlay Maps in Schedule 2.

Steeply sloping and erodible lands of certain soil types have landslide potential across large areas of the Shire presenting risks to people and property and requiring careful measures through geotechnical investigations and design to ensure the long term stability of development sites and structures. Areas subject to potential landslide hazard are shown on the Landslide Hazard Overlay Maps in Schedule 2.

Bushfire hazard affects large areas of Noosa Shire due to local climate conditions, extensive vegetation cover and variable terrain. Increased temperatures due to climate change will increase the likelihood, intensity and extent of areas affected by bushfires and lengthen fire seasons. Development is avoided in bushfire hazard areas or where development cannot be avoided, risks are mitigated to an acceptable or tolerable level through location, design and materials. Areas subject to potential bushfire hazard are shown on the [Bushfire Hazard Overlay Maps](#) in Schedule 2.

Low lying areas across Noosa Shire contain acid sulfate soils that, if exposed, can result in damage to buildings, assets, infrastructure and the local environment. The disturbance of acid sulfate soils is to be avoided where possible. Where disturbance is unavoidable, the disturbance should be minimised or managed to prevent the mobilisation and release of acid, iron and other contaminants. Areas subject to potential acid sulfate soils are shown on the [Acid Sulfate Soils Overlay Maps](#) in Schedule 2.

With the projected increase in mean temperatures and heatwaves as a result of a changing climate, public places require shade (both natural and built) to help reduce direct sun exposure and the incidence of melanoma. This includes footpaths, public facilities, dining areas, parks, communal areas and car parking areas.

Noosa Shire contains hazardous abandoned mines relating to former mining activity, including disused underground mines, tunnels and shafts. ~~Information~~ [Information](#) on abandoned mines can be obtained by visiting the Queensland Government website for more information [www.qld.gov.au/environment/land/abandoned-mines/](http://www.qld.gov.au/environment/land/abandoned-mines/) and ~~additional~~ [additional](#) information on historic mining activities can be gained from [GeoResGlobe](#) on the ~~Minesonlinemaps~~ [Business](#) <https://www.business.qld.gov.au/industries/mining-energy-water/resources/minerals-coal/online-services/minesonlinemaps> [Queensland web site](#).

**Note:** This mapping does not spatially represent all former mining activities in the Council area, and their extent. However, these mining layers do give an indication of where there is an increased risk of hazards from former mining activities so that further geotechnical investigations can be undertaken where necessary.

## Noosa Shire Planning Scheme

### Part 3 Strategic Framework

#### 3.3 Strategic Outcomes

##### 3.3.1 Settlement

**The strategic outcomes for settlement by 2041 are:**

- (a) Settlement remains dispersed and largely shaped and bound by Noosa's natural features and large open space reserves including the hinterland ranges, Noosa River and lakes system, national parks, State forests and the coastline.
- (b) Urban development is consolidated and confined to urban areas within Urban Boundaries. These boundaries are defined to maintain the distinct character of individual communities; avoid biophysical constraints and natural hazards; protect environmental values and landscape features; protect natural resources and quality farming land; and plan for the effective and efficient delivery of infrastructure and services. The boundaries also reflect the outcomes of detailed local investigations.
- (c) Noosa Shire continues to be characterised by a series of compact, low-rise towns and villages.
- (d) New rural residential development is contained within rural residential zoned areas with no further rural residential development outside these areas.
- (e) Outside urban and rural residential areas, lands are maintained for their rural, landscape and biodiversity values. The hinterland accommodates vibrant villages, rural living, agricultural and complementary enterprises, and natural bushland tracts against a backdrop of mountains, ranges and waterways.
- (f) The defined boundaries of urban and rural residential areas are maintained and adhered to, as are the limited subdivision yields outside of urban areas.
- (g) There is sufficient land to cater for urban development within already committed areas.
- (h) The majority of new growth is located in the existing urban areas of Noosaville, Noosa Heads, Tewantin and Cooroy.
- (i) Settlement in the coastal communities where located within the Coastal Protection and Scenic Amenity overlay area and is limited and designed and sited to not compromise coastal environmental features and key landscape elements.
- (j) On Noosa North Shore no further subdivision is permitted. The area is largely dedicated for conservation. Limited visitor accommodation and services are provided for in the [Tourism Accommodation Zone](#) and the [Recreation and Open Space Zone](#).
- (k) Attractive and diverse living opportunities are available including for key workers, low income earners and the elderly. A significant proportion of new developments comprise smaller dwellings located close to activity centres, with ease of access to public and active transport networks.
- (l) The community is serviced by a hierarchy of business centres, with the Noosa Business Centre at Noosaville and Noosa Junction being the highest level centres. District and local activity centres also service community needs.
- (m) Activity centres are designed to be active and vibrant mixed use centres with excellent transport and opportunities for community interaction and employment.
- (n) Noosa continues to be a highly regarded destination for visitors from around Australia and overseas. Varying types of accommodation and services cater for visitor needs.
- (o) Development of the built environment and infrastructure is undertaken in a distinctive 'Noosa style'. This is largely contributed by skilled designers aware of the emerging styles, as well as approaches extolled by the Noosa Design Principles.
- (p) Development in Noosa Shire has a distinctly low key and understated style that avoids features and prominent symbols normally associated with larger metropolitan areas such as the proliferation of signage, high rise buildings and traffic lights. In main street style centres, drive-through fast food premises are avoided.
- (q) Private development built over public open space or community owned land is minor and complements public use and enjoyment of the area. Private structures over public waterways are minor and only for the purpose of accessing watercraft.
- (r) A significant proportion of Noosa Council's energy needs are obtained from renewable sources and Council has set a target of zero net emissions by 2026.
- (s) Council works with the community to encourage energy efficiency, and take up and investment in renewable energy opportunities.
- (t) Development is designed to suit the subtropical climate; to incorporating materials that are recycled or have low levels of embodied energy; and to be energy, water and waste efficient.

## 3.3.2 Community Wellbeing

### The strategic outcomes for community wellbeing by 2041 are:

- (a) Noosa Shire remains a special place with a unique identity and lifestyle derived from its natural advantages, including the subtropical climate, distinctive landforms, clean waterways and vegetated landscapes.
- (b) Noosa Shire's heritage and history is recognised and retained through the identification and protection of Queensland heritage places and local heritage sites and character areas. The community values, preserves and builds upon its unique blend of environmental conservation, indigenous, early settlement and 20th century built heritage. The unique architectural, cultural, historic, scientific, natural and spiritual qualities of these places are protected from development that diminishes these qualities. The adaptive reuse of local heritage buildings is encouraged.
- (c) Noosa Shire has an inclusive community of older people, families, children, young adults and other households.
- (d) Local employment, housing, entertainment, services and facilities are provided to meet the needs of all generations.
- (e) Buildings are designed to encourage passive surveillance and incorporate Crime Prevention through Environmental Design (CPTED) principles.
- (f) Community diversity is celebrated through vibrant cultural and community events and diverse opportunities for volunteering.
- (g) Noosa Shire has an interconnected and accessible network of open space for both conservation and recreation.
- (h) A wide variety of spaces and services provide for health and wellness, sport and recreation, education, creative arts, social interaction and spiritual growth. New and upgraded facilities are designed to maximise accessibility and flexibility to adopt to changing needs.
- (i) Community services and recreational facilities are spread throughout the Shire in accordance with the needs of the resident population. A higher concentration of community services exists in the coastal urban areas of the Shire and in Cooroy and Pomona, generally proportional to the population's distribution.
- (j) Multiple use and shared facilities are encouraged to ensure efficient provision of services. Community services coexist with business and recreation functions in vibrant activity centres of different scales.
- (k) Development provides for additional educational and health services, particularly at the Noosa Business Centre.
- (l) Affordable and accessible spaces for artists and creative activities are provided to grow and support the cultural sector.
- (m) Quality pedestrian dominated public domains and streetscapes are well landscaped and showcase public art.
- (n) The Noosa Hospital site at Goodchap Street provides for the expansion of hospital and health-care services to meet the needs of the community.

## 3.3.3 Housing Choice

### The strategic outcomes for housing choice by 2041 are:

- (a) Residential development occurs on land that is suited and designated for the intended form of housing and avoids any unnecessary removal of significant vegetation.
- (b) Residential development occurs where it is not in the vicinity of land uses that would adversely impact the amenity of residents.
- (c) Residential development only occurs where it will not prevent or inhibit the conduct of existing land uses that are legitimately located or planned for in that location.
- (d) Residential development is designed within the planned capacity of infrastructure including roads, water and sewerage.
- (e) A wide range of housing is spread throughout the existing urban areas of Noosa Shire and responds to housing needs associated with factors such as changing demographics, changing composition of households, and lifestyle choices.
- (f) Additional smaller dwellings on traditional house sites and small dwelling units in centres are provided so that the housing mix and choice better reflect community needs.
- (g) Council will support the Federal and State Government and community based not-for-profit entities in delivering a diverse and comprehensive range of social and affordable housing options.
- (h) Major residential developments will be encouraged to incorporate a range of housing types including more affordable housing products for the entry buyer and low-income housing markets.
- (i) Noosa Shire's exceptional residential character and amenity is derived from the subtropical climate, relatively low scale/low rise built environment, quality building designs and the presence of landscaped open space around buildings. This amenity and character is maintained owing to its significance in protecting the lifestyle valued by residents.
- (j) Car parking associated with residential buildings is not the dominant built form element when viewed from the street front.
- (k) Outside of the urban footprint limited areas for additional rural residential lifestyles provide residents with a semirural living



option. These areas are well defined and do not extend beyond existing rural residential zoned land. Development in these areas is located and designed to avoid conflicts with rural land uses or environmental values.

- (l) The planning scheme protects sites for specific housing styles such as residential care, retirement villages and relocatable home parks.
- (m) The planning scheme protects areas for visitor accommodation where a range of accommodation styles support the local tourism industry.
- (n) Neighbourhoods of permanent housing are protected from short term visitor accommodation that would impact on the amenity enjoyed by residents. ~~The however Short residents Stay may Areas share maps their SSA-1 home Short with Stay Map 1 and SSA-2 - Short Stay Map 2 guests in Schedule 2 well identify managed areas where short stay accommodation is acceptable, subject fashion to meeting limit the potential acceptable impacts. outcomes for the zone and local area.~~
- (o) Party houses, as defined under the Planning Act 2016, are restricted from being established in Noosa Shire.

### 3.3.4 Biodiversity and Environment

#### The strategic outcomes for biodiversity and environment by 2041 are:

- (a) Noosa Shire is the most biologically diverse area in SEQ, supporting a wealth of environmental assets and ecosystem services that support the community's health, wellbeing and prosperity.
- (b) The natural environment is protected and enhanced to maintain and improve biodiversity, ecological processes, native habitat, connectivity, native species health, landscape character and scenic amenity.
- (c) The largest possible land area is maintained for environmental protection purposes, with the 2017 extent of remnant and non-remnant woody vegetation cover increased.
- (d) The extent and condition of permanent and intermittent wetlands and waterways, as well as seagrass, saltmarsh and mangrove ecosystems, are increased and improved.
- (e) Natural waterways and wetlands are maintained in their natural state with development providing for rehabilitation and enhancement to improve their ecological functioning and water quality.
- (f) Aquatic biodiversity values and water quality within the Noosa River, Mary River and Maroochy River catchments are protected. Water quality objectives are achieved or exceeded.
- (g) The health of waterways and wetlands is protected and enhanced by applying best practice total water cycle management.
- (h) The quality and quantity of groundwater, surface water and wastewater discharge is optimised to minimise impacts to receiving waters, maximise opportunities for reuse, recovery and groundwater recharge, protect drinking water supply through provision of appropriate buffers and setbacks for new development to waterways and drinking water storages to maintain the quality of urban water supplies and future catchment viability. The high quality of waters also enhance opportunities for agriculture, fisheries, tourism and recreation.
- (i) Ecological buffers to wetlands and waterways are provided to protect and improve ecosystem health, water quality and habitat for flora and fauna and to support fisheries, recreation, tourism and flood regulation functions.
- (j) The Aboriginal cultural heritage values of Noosa Shire are recognised and respected in planning and natural resource management-related processes.
- (k) Areas of high natural scenic amenity and landscape character are maintained and improved and contribute to the lifestyle qualities valued by the community and visitors to Noosa Shire.
- (l) Koala habitat and connectivity is maintained and improved contributing to the long term health and recovery of koala populations across the Noosa Shire and SEQ.
- (m) Safe movement of koalas through koala habitat, including within urban and rural residential areas, is facilitated by incorporating appropriate koala-friendly development design measures, fauna fencing and fauna movement devices.
- (n) The ecological resilience and capacity for the natural environment to evolve and adapt to the predicted impacts of climate change is supported through the maintenance of healthy, well-functioning ecosystems that facilitate genetic, species and ecosystem diversity and movement both within and beyond Noosa Shire.
- (o) The value of ecosystem services provided by the natural environment is recognised through maintenance of biodiversity, water quality, air quality and soil resources, which in turn provides and supports the Shire's food production, water supply, primary production, climate regulation, flood regulation, soil formation, and cultural, social, recreational and tourism values.
- (p) Adverse impacts from development on biodiversity, ecosystem health, ecological processes, soil, air and water quality are avoided. Where avoidance is not practicable, adverse impacts are minimised or mitigated and it is demonstrated that:
  - (i) on the balance of social, economic and environmental considerations, the development is in the interests of the community; and
  - (ii) any adverse impacts incurred are compensated by suitable habitat replacement and replanting on site in the first

instance or in a way that results in a net gain and enhancement of the overall habitat values of the Noosa Shire.

- (q) Habitat for endangered, vulnerable, rare and regionally and locally significant flora and fauna is protected and enhanced, including food sources and nesting and breeding areas important for species health and recovery.
- (r) Connecting habitat areas, identified on [Strategic Framework Map SFM-4 - Biodiversity](#), are maintained and enhanced through replanting, habitat restoration, strategic offset plantings, avoiding clearing and fragmentation, and ensuring unimpeded fauna movement.
- (s) Coastal foreshores, including nearshore marine environments, beaches, dunes rocky headlands, coastal lagoons, beach shores, river mouths and estuaries are improved and maintained predominately in their natural state.
- (t) Development avoids adverse impacts on natural coastal processes, resources and values, and maintains the ability of coastal areas to naturally fluctuate without the need for management or protection.
- (u) Landscape design and replacement plantings on public and private land utilise native vegetation to provide habitat for flora and fauna.
- (v) Sustainable land management practices and effective erosion and sediment controls are utilised to protect water quality and catchment health. Land condition and soil health is maintained and improved.
- (w) The built environment is designed to be low carbon, resilient, well connected and have minimal environmental impact. There are an increasing number of developments meeting nationally recognised sustainability ratings.
- (x) The Noosa community is carbon neutral as a result of adopting low emissions production and land use practices, increased carbon capture in the soils and vegetation of Noosa Shire, and best practice resource recovery and reuse.
- (y) Development is located, designed, constructed and operated to avoid or minimise air, odour and noise emissions and any potential impacts on the natural environment and sensitive receiving environments.

### 3.3.5 Economy and Employment

#### The strategic outcomes for economy and employment by 2041 are:

- (a) Noosa's economy is diverse and resilient and development supports both established and emerging priority industry sectors by providing business growth pathways.
- (b) Development supports positive business outcomes that are aligned with Noosa's point of difference and the 'Noosa Brand' and is focused around high levels of amenity, natural character and environmental sustainability.
- (c) Development is encouraged that caters for industries with high economic yield and low environmental impacts, and where sustainable practices are the norm.
- (d) Smart, innovative and sustainable businesses and industries are promoted and provided for, which are responsive to new technologies and changing market conditions.
- (e) Noosa's diversified economy is underpinned by a complementary mix of business activities that support new technologies, new enterprises, new ways of doing business and flexible work arrangements. Opportunities for affordable workspaces, convenient work from home enterprises, shop-top housing and co-working spaces are encouraged. This includes providing a variety of business spaces that allow for natural growth from home-based businesses to small premises and then to larger premises.
- (f) Co-location and industry clusters with flexible shared floor space and enterprise precincts are encouraged as they provide an opportunity to create hubs of creativity and support new business needs of the future.
- (g) Employment areas, education/ training and mixed-use developments are provided to meet the needs of the current and next generation.
- (h) Activity centres are vibrant hubs of activity with appropriate mixed uses creating diverse enterprise and housing opportunities, as well as access to good transport, community services and well-connected fast communication and digital services.
- (i) Buildings and spaces further enhance the individual sense of identity, character, role and function of centres.
- (j) Centres provide well designed spaces for community interaction and vitality and include high levels of streetscape appeal, outdoor meeting areas, and effective interface between public spaces and private development, consistent with the Noosa Design Principles.
- (k) Development provides non-discriminatory accessibility to open space, community uses and business developments.
- (l) Coal exploration, coal mining, coal seam gas exploration or coal seam gas production within the Shire are not supported due to associated environmental and social impacts and incompatibility of such activities with Noosa's natural assets and lifestyle.

### Activity Centres Hierarchy

- (m) A supportive hierarchy of activity centres (shown in [Strategic Framework Map SFM-2 - Economy and Employment](#) is maintained to ensure each centre has a defined role and positively contributes to the local and regional network of centres.
- (n) The hierarchy of centres avoids duplication of business and community facilities and supports an orderly and economically efficient settlement pattern. This allows for a prosperous, effective and viable network of centres to service the needs of the community and the provision of employment opportunities.
- (o) Under the centre's hierarchy, each centre is characterised by its scale and function and performs a defined role within the hierarchy. The viability of the centres hierarchy is maximised by preventing out-of-centre development and avoiding incompatible uses within centres.
- (p) Varied building heights and form throughout the centres reinforce urban legibility and centre identity, create a sense of place and support housing choice and affordability. In higher order centres and visitor centres, building height and form reinforce higher levels of activity and intensity. The highest intensity of built form occurs in the highest order centres. In neighbourhood centres, building form is more modest and provides a sensitive transition to nearby residential areas. Building height complements the surrounding neighbourhood.
- (q) Noosa Shire's hierarchy of activity centres is indicated on [Strategic Framework Map SFM-2 - Economy and Employment](#).
- (r) Noosa is also serviced by the Maroochydore Regional Activity Centre, located outside the Noosa Shire. The Maroochydore Centre provides for higher level retail, business and community services for the broader region. It is expected that higher order retailing and facilities that service the Noosa community will continue to be located outside Noosa Shire. The hierarchy for centres in Noosa Shire is shown below.

## Noosa Centres Hierarchy

Centre	Location
<b>Major Centre</b>	Noosa Business Centre* Noosa Junction
<b>District Centre</b>	Noosaville Tewantin Cooroy
<b>Local Centre</b>	Peregian Beach Pomona Cooran Boreen Point Kin Kin
<b>Neighbourhood Centre</b>	Bushlands Noosaville Weyba Road Noosaville Noosa Outlook Tewantin Hilton Terrace, Tewantin Quamby Place, Noosa Heads Grasstree Court, Sunrise Beach
<b>Visitor Centres</b>	Hastings Street, Noosa Heads Gympie Terrace, Noosaville Noosa North Shore Noosa Marina, Tewantin Duke Street, Sunshine Beach

\* Designated as major regional activity centre in [South East Queensland Regional Plan 2017](#)

- (s) The identified role and function of centres within Noosa Shire is as follows:
  - (i) **Major Centres - Noosa Business Centre and Noosa Junction**
    - (A) The major centres of the Noosa Business Centre and Noosa Junction are the highest level of centre in the Shire offering diverse business, employment and residential opportunities. These activity centres are accessible to broad catchment areas across the Shire, offering higher order shopping and commerce, entertainment, health, education and community facilities, as well as higher density housing choices. They are well serviced by public and active transport networks and increasingly offer active, pedestrian focussed street-level environments. The role and function of these major centres are such that they are complementary and do not ~~compete or~~

compromise the viability of each centre.

- (B) Noosa Business Centre – is one of the highest higher order centres in the Noosa Shire and as it is designated as a major centre in the South East Queensland Regional Plan. It caters for the broader Noosaville, Tewantin and hinterland areas of the shire. Its role and function are to provide for a mixed-use Shire-wide Business Centre, focusing with a focus on employment growth and economic diversification being a key employment hub for Noosa now and into the future. Innovation and knowledge-based industries, health, research and education are present as well as higher order sub-regional retail including a discount department store and full line supermarket. There is a very limited increase in retail floor space, recognising the role of the regional activity centre at Maroochydore in providing high order retail needs.
- (C) The Noosa Business Centre also includes a transit hub and offers a broad range of commercial, community, cultural and entertainment services in addition to high density housing, which is encouraged as an integrated component of development within and near to the centre.
- (D) Development of the Noosa Business Centre is to be consistent with the Noosa-style village character incorporating subtropical design with low-scale pavilion-style buildings at human scale with high amenity landscaping breaking up built form and linking to a village green and an open space corridor. Large box-like buildings are avoided.
- (E) Noosa Junction – provides for a high level of services for the Coastal Communities and Noosa Heads areas of the Shire. It is a unique high amenity centre that takes advantage of the adjoining open space at Pinnaroo Park and further builds upon the high amenity landscaping and green leafy feel and character of the centre. Increased diversity of activities and mixed uses within the centre is encouraged, including integrated medium to high density residential development in the form of small dwellings for local workers above the ground floor retail and office uses. Housing could include student and visitor accommodation to reinforce links with existing education providers in the centre and the close proximity to the Hastings Street Visitor Centre.
- (F) The Noosa Junction major centre is characterised by fine grained built form which lends itself to catering for smaller independent local and boutique retail offerings as well as smaller office spaces that provide for clusters of health, wellbeing and lifestyle sectors. Focus is also on creative industries and entertainment. Noosa Junction functions as a hospitality precinct for dining, late night activity and music (shown on the Noosa Heads Local Plan Zone Map in Schedule 2). Retail activities with active street fronts are consolidated on the ground floor of premises fronting Sunshine Beach Road, the northern side of Lanyana Way and Arcadia Street. There is only limited higher order retail present in this centre compared to the full line discount department store located at the Noosa Business Centre.

## (ii) District Centres - Noosaville, Tewantin and Cooroy

- (A) District centres provide a mix of activities and services that cater for the weekly and fortnightly needs of surrounding communities. Generally, they do not attract people from beyond the district. They contain a diversity of commercial, community and entertainment related uses, with supermarket based retailing. They may also include medium density housing above or behind businesses. Any new development should not be of a type, scale or form that would detract or reduce the viability of either of the two major centres in the Shire.
- (B) The Noosaville District Centre services the surrounding community of Noosaville as well as providing services and facilitates for visitors to Noosaville. Its primary focus is in traditional and bulky goods retailing, including supermarket shopping. The centre includes a health and wellbeing precinct located along Mary Street and the southern end of Thomas Street with a collection of allied health and natural wellness business uses. The Mary Street /Thomas Street precinct is shown on the Noosaville Local Plan Zone Map in Schedule 2.
- (C) The Noosaville District Centre is to become a more consolidated centre with a focus on developing an activated main street environment located between Noosa Village Shopping Centre and the hotel/tavern, connecting Mary Street with Gibson Road. The centre will also be developed to improve pedestrian connectivity and reduce the visual dominance of car parking.
- (D) Tewantin District Centre provides a mix of uses including retail, commercial offices, administrative and health services, community, small scale entertainment via dining tenancies and cafes, and recreational facilities capable of servicing a district. Residential development in a walk up mixed use format is encouraged in this district centre.
- (E) The centre of Tewantin has a traditional riverside town identity with the main street located at Poinciana Ave. The centre should continue to develop opportunities to provide food and essential needs and services for local residents and workers as well as the communities of Noosa North Shore, Boreen Point, Cooroibah and visitors travelling to Noosa North Shore and further afield.
- (F) Cooroy District Centre serves as the main activity centre for the communities of Cooroy and other outlying hinterland villages. Cooroy has a strong historic country town identity with a number of local and state listed

heritage buildings. The centre provides services to rural enterprises in the surrounding hinterland area. Shoptop housing in the centre of town and townhouse residential development on the edge of the centre are provided for.

- (G) Cooroy is divided by the railway line with the concentration of the centre activities located on the western side. The eastern side retains its service role to support the district centre by providing small-scale, local convenience goods and services for nearby residents, which may include a small-scale supermarket provided the need can be economically justified.

### (iii) **Local centres**

- (A) Local Centres are convenience-oriented centres and may include a supermarket and complementary and ancillary activities servicing the needs of surrounding local communities. Local centres include the coastal village of Peregian Beach, and the hinterland villages of Pomona, Kin Kin, Boreen Point and Cooran. The Peregian Beach local centre adjoins the Rufus Street Precinct and digital hub.

### (iv) **Neighbourhood centres**

- (A) Neighbourhood centres are small-scale centres that provide a limited array of basic, lower order needs including convenience retail, local professional and community services. Existing centres are located in established suburbs and are not anticipated to significantly expand. Neighbourhood centres are located at Swanbourne Way and Weyba Road in Noosaville, Hilton Terrace and Noosa Outlook in Tewantin, Quamby Place in Noosa Heads, and Grasstree Court in Sunrise Beach.

### (v) **Visitor Centres - Hastings Street, Gympie Terrace, Noosa North Shore, Sunshine Beach and Noosa Marina**

- (A) Visitor Centres are located at significant key tourist locations in Noosa Shire and include a mix of uses such as accommodation, dining in the form of cafes and restaurants as well as complementary retail and leisure services to meet the needs of tourists.
- (B) Hastings Street, Noosa Heads, functions as the major visitor centre for Noosa Shire. It is predominantly mixed use and caters for national and international tourists as well as the Noosa community and is the location of a number of significant festivals and events for Noosa Shire. The extent of business premises in Hastings Street remains limited. It includes a concentration of entertainment and dining uses such as cafes, bars and restaurants. These offer a diversity of entertainment for visitors and locals, as well as provide evening and night activation to the area. The expansion of, or increase in, the number of retail tenancies is not encouraged. Small intimate destination shops that offer unique goods including locally made or designed products are desirable.
- (C) Gympie Terrace, Noosaville, is also a major visitor centre for Noosa providing a more family-focused environment adjacent to the Noosa River foreshore for visitors as well as the Noosa community. The centre has a mix of uses including accommodation as well as local cafes, restaurants, leisure and recreation services focused on the river.
- (D) Noosa North Shore is the gateway to the Great Sandy National Park and the World Heritage-listed Fraser Island. Much of the area of Noosa North Shore is dedicated to conservation and access is by a ferry across the Noosa River as it is not intended for a bridge to be constructed. Development is secondary to and dominated by the open space setting with a very low intensity and scale. Accommodation and services for visitors are available in the [Tourist Accommodation zone](#) and the [Recreation and Open Space zone](#). There is no permanent residential living occurring in these zones.
- (E) Duke Street, Sunshine Beach and Noosa Marina offer a local level of visitor services with Sunshine Beach providing some accommodation, restaurants and convenience shops servicing visitors and the Sunshine Beach community. Noosa Marina has a river transport focus with some associated retail and restaurants and cafes with no accommodation uses.

- (t) Health and wellbeing uses are located, designed and operated to support community needs and to grow already established health and wellbeing clusters. This includes the growth of research and development within this sector.
- (u) Industrial land is retained for industrial uses which generate employment and is protected from encroachment and impacts that may threaten the function, viability and expansion of these uses.
- (v) Important agricultural areas, shown on the Agricultural Land Map in Schedule 2, are recognised for their contribution to a diverse economy, food security and good stewardship of the land for future generations. Agricultural lands are protected from encroachment and fragmentation from incompatible land uses.
- (w) Rural enterprises provide a variety of services and employment opportunities and growth in traditional and emerging sectors are encouraged. These may include primary production, agribusiness, value adding, farm gate sales, cottage industries,

artisans workshops and rural tourism.

- (x) Tourism continues to be recognised as an important sector for the economy. Sustainable, low impact, nature-based tourism and rural tourism are supported. Key visitor areas include Hastings Street, Gympie Terrace, Noosa River, Tewantin Marina, Noosa National Park, Sunshine Beach, Peregrin Beach, Noosa North Shore and the Hinterland.
- (y) Key resource areas KRA 56 Ringtail Creek and KRA 57 Wahpunga Range Kin Kin and their respective haul routes are protected. Emphasis is on protecting these extractive resource areas from encroachment by sensitive land uses and from development which is incompatible with the existing and future extraction, processing and transportation of extractive resources. Extractive resource areas are identified on the Extractive Resources Overlay Maps in Schedule 2.
- (z) Creative industries, culture and community activities are valued and contribute to the economy and social fabric of Noosa Shire. While many of these are born from home-based enterprises, there are benefits in allowing them to cluster and concentrate in activity centres such as Noosa Junction where collaboration and growth are facilitated.

**Editor's Note**—*Noosa North Shore is the area of Noosa Shire north of the Noosa River and is bounded by that river, the Pacific Ocean and the Shire's northern boundary.*

### 3.3.6 Transport and Movement

**The strategic outcomes for transport and movement by 2041 are:**

- (a) Land use and transport are integrated and the transport system supports the preferred settlement pattern, including a focus on 'infill' rather than outlying 'greenfield' development.
- (b) Transport infrastructure that supports public and active transport is concentrated in and around high generating land uses such as activity centres and higher density residential development.
- (c) Urban growth occurs in areas within close proximity to existing transit stations supported by walking and cycling infrastructure.
- (d) Priority is given to places for people rather than places for cars. Transport infrastructure and services prioritise pedestrians, cyclists, motor scooters and public transport over private cars.
- (e) Additional car parking is not at the expense of public open space or the pedestrian amenity of the public realm.
- (f) Park and ride facilities are located on arterial roads on approaches to the busy Noosa coastal areas where they are serviced by frequent, quality bus links to key destinations, with good security and visitor information.
- (g) New development incorporates or supports active public transport infrastructure that connects with existing networks. Development takes into account the future planning of the State's Principal Cycle Network.
- (h) Development produces functional streetscapes that offer safety, amenity, connectivity, legibility and permeability for pedestrians and cyclists.
- (i) New business and community development incorporate secure cycling racks/storage and other end of trip facilities such as washing facilities, as well as parking for motorcycles and scooters.
- (j) An absence of big city symbols in Noosa is important to maintain the character of urban settlements and this means roads are generally two lanes with limited sections of four lanes, roundabouts are preferred to traffic lights, there are no multi-storey car parks, and paid parking is controlled through means other than individual meters.
- (k) Technological solutions to parking management and mobility are adopted to better manage traffic and parking demands, reduce congestion and reduce environmental impacts.
- (l) Development supports the road hierarchy and the provision of a free flowing transport system that protect the safety and amenity of roads for all anticipated users.
- (m) The role the highway and arterial roads serve in the movement of freight is protected with sensitive land uses avoided or buffered along these routes.
- (n) The Noosa Aerodrome off Weyba Drive, Noosaville is retained and operated as the only commercial airstrip within Noosa Shire. Use of the Noosa North Shore airstrip will not be expanded and the airstrip will ultimately be closed.

### 3.3.7 Infrastructure and Services

**The strategic outcomes for infrastructure and services by 2041 are:**

- (a) The planning and delivery of efficient, timely and coordinated infrastructure for Noosa Shire occurs to ensure the adequate provision of electricity, water, sewerage, telecommunication and digital networks that support economic growth and meet environmental and social needs.
- (b) Efficient infrastructure delivery and services occur through colocation with other infrastructure wherever possible.
- (c) Existing and future trunk infrastructure corridors are protected from development that would compromise the corridor integrity, and the efficient and sustainable delivery and functioning of infrastructure.

- (d) New developments maximise the capacity, opportunity and viability of existing and future infrastructure and supporting facilities to ensure sustainable management and delivery of services.
- (e) The use of advanced technologies and innovative techniques for the provision of infrastructure and services is encouraged where it can be demonstrated to deliver benefits to the community and minimise environmental impacts.
- (f) Water infrastructure, including water supply, sewerage and stormwater, is provided and sustainably managed on a total water cycle basis to maximise the efficient use of water resources and maintain the health and wellbeing of the community and the environment.
- (g) Development provides for the convenient and safe storage and collection of waste into separate waste streams for recyclables, nonrecyclables, vegetative waste and hazardous material.
- (h) Energy infrastructure meets the needs of the community. The use of renewable energy sources and supplies is promoted.
- (i) Noosa Shire is well serviced by efficient and reliable telecommunications and digital infrastructure to promote community wellbeing and economic development.
- (j) Development contributes to a fair and equitable share of the cost of infrastructure to meet the needs of the community.

### 3.3.8 Natural Hazards and Resilience

#### **The strategic outcomes for natural hazards and resilience by 2041 are:**

- (a) The Noosa community is well informed, resilient and able to adapt and plan for natural hazard and climate change risks.
- (b) Development is designed and located so as not to be affected by natural hazards including flooding, storm surges, landslides, acid sulfate soils, bushfires and coastal erosion. The predicted effects of climate change have been appropriately considered for areas identified as likely to be at risk from natural hazards.
- (c) The Noosa community has a high level of resilience through the identification and mapping of natural hazards and communicating, considering and planning for natural hazard risks.
- (d) Development does not unduly burden disaster management response or recovery capacity and capabilities.
- (e) Design and siting of development improves the adaptive capacity of the community to natural hazards by mitigating or avoiding long term climate risks.
- (f) Development in areas subject to natural hazards is avoided or, where natural hazards cannot be avoided, mitigation or adaptation measures are adopted.
- (g) Development in areas at risk of natural hazards is compatible with the nature of the hazard and does not place people, property, economic activity, social wellbeing and the natural environment at risk.
- (h) Development does not materially increase the impact or severity of the natural hazard and the potential damage.
- (i) Development does not impact on the flood plain and flood conveyance capacity of waterways.
- (j) Development does not increase nature hazard risks for existing or planned communities, people, property or infrastructure through careful siting and design.
- (k) Development is designed to minimise the greenhouse gas contribution to climate change and be resilient to the increased risk of natural disasters.
- (l) Development is designed and operated to maintain and enhance the natural carbon storage potential of the Shire through protection of soil health and effective land management practices.
- (m) Sensitive land uses are protected from the impacts of former mining activities and related hazards.

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.1 Low Density Residential**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Community residence</b>	<b>Accepted development</b>	<p>If complying with the criteria of Schedule 6, Part 2, 6 of the Planning Regulation 2017</p> <p>Acceptable Outcomes AO2.2 AO2.3, AO6.1,AO6.2, AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO15, AO16, AO17, AO18, AO19, AO20, and AO21 of the Low Density Residential Zone Code</p> <p>Acceptable Outcomes AO1.1, AO2, AO4, AO5, AO6, AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO15, AO16, AO18, AO19, <u>and</u> AO20 of the <a href="#">Low Density Housing Code</a></p> <p><i><b>Editor’s Note</b>—Requirements for community residence development are set out in schedule 6, part 2 item 6 of the Planning Regulation 2017.</i></p>
	<b>Code assessment</b>	<p>If not otherwise specified</p> <p>Any <a href="#">Applicable Local Plan Code</a> <a href="#">Low Density Residential Zone Code</a> <a href="#">Low Density Housing Code</a> <a href="#">Works codes</a></p>
<b>Dwelling house</b>	<b>Accepted development subject to requirements</b>	<p>Acceptable Outcomes AO4, AO5, AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO15, AO16, AO17, AO18, AO19, AO20, AO21 of the <a href="#">Low Density Residential Zone Code</a></p> <p>Acceptable Outcomes AO1.1, AO2, AO3, AO5,AO6, AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO15, AO16, AO18, AO19, <u>and</u> AO20, of the <a href="#">Low Density Housing Code</a></p>
	<b>Accepted development subject to requirements</b>	<p>If:</p> <p>(a) operated entirely within an existing dwelling house or associated building;</p> <p>(b) does not include any industrial activity listed in <a href="#">Table SC1.1.2 - Industry thresholds</a>;</p> <p>(c) no more than four persons would be on the site for business purposes at any one time or if bed and breakfast accommodation, no</p> <p>Acceptable Outcomes AO2, <a href="#">AO3.1</a>, AO15-<a href="#">AO17</a> and AO18 of the <a href="#">Low Density Residential Zone Code</a></p> <p>Acceptable Outcomes AO1, AO2, AO3, AO4, AO5.1, AO5.2, AO5.6, AO6 AO7, AO8, AO9, AO10, AO11, AO12 and AO13 of the <a href="#">Home-based Business Code</a></p>
<b>Home-based business</b>	<b>Accepted development subject to requirements</b>	



- more than two guest bedrooms are available for letting; and
- (d) with the exception of overnight guests, no customers, clients, employees or deliveries attend the site:
- (i) between the hours of 6:00pm and 7:00am Monday to Friday; or
  - (ii) on weekends or public holidays.

**Code assessment**

- If:
- (a) no more than six persons would be on site for business purposes at any one time;
- (b) does not include any industrial activity listed in [Table SC1.1.2 - Industry thresholds](#); and
- (c) with the exception of overnight guests, no customers, clients, employees or deliveries attend the site:
- (i) between the hours of 6:00pm and 7:00am Monday to Friday; or
  - (ii) on weekends or public holidays.

Any [Applicable Local Plan Code](#)  
[Low Density Residential Zone Code](#)  
[Home-based Business Code](#)  
[Works codes](#)

**Impact assessment**

- If:
- (a) no more than 20m<sup>2</sup> of external space is used in the operation of the business;
- (b) no more than six persons would be on the site for business purposes at any time or where the use involves classes no more than 10 persons attend a class; and
- (c) with the exception of overnight guests no customers, clients, employees or deliveries attend the site between the hours of 8:00pm and 7:00am

The planning scheme

**Rooming accommodation**

**Accepted development subject to requirements**

If containing no more than five bedrooms and accommodating no more than five beds

Acceptable Outcomes AO2, AO6, AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO15, AO16, AO17, AO18, AO19, AO20 and AO21 of the [Low Density Residential Zone Code](#)

Acceptable Outcomes AO1.2, AO5, AO6, AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO15, AO16, AO17, AO18, AO19, AO20, AO21, ~~AO22~~ and ~~AO23~~[AO22](#) of the [Low Density Housing Code](#)

**Impact assessment**

If not otherwise specified

The planning scheme

**Short-Term accommodation**

**Accepted development subject to requirements**

- If:
- (a) ~~located within in the Short applicant's Stay principle Area place as of shown on the Short-Term Area map within~~

Acceptable Outcomes AO2, ~~AO3.2,~~ [AO3.3](#), ~~and~~ ~~AO3,~~ ~~AO6,~~ ~~AO7,~~ ~~AO8,~~ ~~AO9,~~ ~~AO10,~~ ~~AO11,~~ ~~AO12,~~ ~~AO13,~~ ~~AO14,~~ ~~AO16,~~ ~~AO17,~~ ~~AO18,~~ ~~AO19,~~

~~Schedule 2~~residence; and

- (b) the letting of only one dwelling on site;
- (c) occupied by short term guests on no more than 4 occurrences in any calendar year; and
- (d) occupied by short term guests for a total of no more than 60 nights in any calendar year.

~~AO20.4~~  
of the Low Density Residential Zone Code

Acceptable Outcomes AO1.3, ~~AO2, AO5.2, AO6, AO5.3, AO7, AO8, AO9, AO10, AO11, AO12, AO13, and, AO15, AO16, AO17, AO18, AO19, AO20.1~~ of the ~~AO14.1~~ of the Low Density Housing Code

**Impact assessment**

~~If not otherwise specified.~~

~~The planning scheme~~

**Editors Note:** - Short-term accommodation may require other approvals under Council Local Laws.

**Infrastructure Activities**

**Landing**

**Code assessment**

**Editor's Note**—*In addition, an operational works application is required for Landings within the Noosa Waters Estate and operational works for prescribed tidal works in other watercourses.*

Applicable Local Plan Code  
Low Density Residential Zone Code  
Waterways Works Code

**All other activities**

**Any other defined use not listed in this table.**

**Impact assessment and inconsistent use**

**Any use listed in this table and not meeting the description listed in the categories of development and assessment column.**

**Any other undefined use.**

The planning scheme

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.2 Medium Density Residential**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Community Residence</b>	<b>Accepted development</b>	<p>If complying with the criteria of Schedule 6, Part 2, 6 of the Planning Regulation 2017.</p> <p>Acceptable Outcomes <del>AO6</del><del>AO7</del><del>AO10</del> AO11, AO12, AO13, AO14, AO15, AO16 <del>and</del> AO17, AO18, AO19, AO20, <del>AO21</del>, <del>AO22</del> and <del>AO24</del><del>AO23</del> of the <a href="#">Medium Density Residential Zone Code</a></p> <p>Acceptable Outcomes AO1.1, AO2, AO5, AO6, AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO15, AO16, AO18, AO19, and <del>AO20</del> of the <a href="#">Low Density Housing Code</a></p> <p><i>Editor's Note—Requirements for community residence development are set out in schedule 6, part 2 item 6 of the Planning Regulation 2017.</i></p>
	<b>Code assessment</b>	<p>If not otherwise specified</p> <p><a href="#">Applicable Local Plan Code</a> <a href="#">Medium Density Residential Zone Code</a> <a href="#">Special Residential Code</a> <a href="#">Works codes</a></p>
<b>Dual Occupancy</b>	<b>Code assessment</b>	<p><a href="#">Applicable Local Plan Code</a> <a href="#">Medium Density Residential Zone Code</a> <a href="#">Dual Occupancy and Multiple Dwelling Code</a> <a href="#">Works codes</a></p>
	<b>Accepted development subject to requirements</b>	<p>If:</p> <p>(a) operated within an existing dwelling or associated building;</p> <p>(b) no customers, clients, employees, guests or deliveries attend the site for the business use;</p> <p>(c) not including any industrial activity listed in <a href="#">Table SC1.1.2 - Industry thresholds</a>; and</p> <p>(d) there is no external display of goods for sale on the premises or in the road reserve.</p> <p>Acceptable Outcome <del>AO4.1</del> and <del>AO4.3</del><del>AO5.1</del> of the <a href="#">Medium Density Residential Zone Code</a></p> <p>Acceptable Outcomes AO3.1, AO5.1, AO8, AO9, AO10 and AO13 of the <a href="#">Home-based Business Code</a></p>
<b>Home-based business</b>	<b>Code assessment</b>	<p>If:</p> <p><a href="#">Applicable Local Plan Code</a></p>
	If:	<a href="#">Applicable Local Plan Code</a>

	<p>(a) no more than three persons would attend the site for business purposes at any one time and no more than one of those is an employee; or</p> <p>(b) bed and breakfast accommodation with no more than two guest bedrooms available for letting;</p> <p>(c) not including any industrial activity listed in <a href="#">Table SC1.1.2 - Industry thresholds</a>;</p> <p>(d) with the exception of overnight guests no customers, clients, employees or deliveries attend the site:</p> <p style="margin-left: 20px;">(i) between the hours of 6:00pm and 7:00am Monday to Friday; or</p> <p style="margin-left: 20px;">(ii) on weekends or public holidays</p>	<p>Medium Density Residential Zone Code Home-based Business Code Works codes</p>
<b>Multiple dwelling</b>	<b>Code assessment</b>	
		<p>Applicable Local Plan Code Medium Density Residential Zone Code Dual Occupancy and Multiple Dwelling Code Works codes</p>
<b>Relocatable home park</b>	<b>Impact Code Assessment assessment</b>	
	<a href="#">If development involves the expansion of an existing relocatable home park.</a>	<p>Applicable Local Plan Code Medium Density Residential Zone Code Visitor Accommodation Code Works Codes</p>
	<b>Impact Assessment</b>	
	<a href="#">Where not otherwise specified.</a>	<del>The</del> <u>The</u> planning scheme
<b>Retirement Facility</b>	<b>Impact Assessment</b>	
		The planning scheme
<b>Residential Care Facility</b>	<b>Impact Assessment</b>	
		The planning scheme
<b>Rooming accommodation</b>	<b>Code assessment</b>	
		<p>Applicable Local Plan Code Medium Density Residential Zone Code Special Residential Code Works codes</p>
<b>Short-term accommodation</b>	<b>Code Acceptable assessment Development subject to requirements</b>	
	<del>If located within</del>	<del>Applicable Local Plan Code</del>
	<p>(a) <a href="#">in the Short applicant's Stay principle Area place as of shown residence.</a></p> <p>(b) <a href="#">occupied by short term guests on the no Short more Stay than Area 4 map occurrences within in Schedule any 2 calendar year; and</a></p> <p>(c) <a href="#">occupied by short term guests for a total of no more than 60 nights in any calendar year.</a></p>	<p>Acceptable Outcomes AO4.2, AO5.2, AO5.3 and AO5.4 of the Medium Density Residential Zone Code Zone Code</p> <p>Acceptable Outcomes AO7.1, AO7.2, AO9.1 and AO14 of the <del>Visitor Accommodation Code</del> Dual Occupancy and Multiple Dwelling Code <del>Works codes</del></p> <p><b>Editor's Note:</b> Short-term accommodation may require other approvals under Council Local Laws.</p>
	<b>Impact assessment</b>	



	<a href="#">If not otherwise specified</a>	<a href="#">The Planning Scheme</a>
<b>Business activities</b>		
<b>Office</b>	<b>Code assessment</b>	
	If in conjunction with residential uses in a mixed use format and located on Lots 16, 17, 18, 19, 20 or 22 P9315 or on BUP9496 being 233 - 245 David Low Way Peregian Beach.	<a href="#">Coastal Communities Local Plan Code</a> <a href="#">Medium Density Residential Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Community activities</b>		
<b>Health care service</b>	<b>Code assessment</b>	
	If in conjunction with residential uses in a mixed use format and located on Lots 16, 17, 18, 19, 20 or 22 P9315 or on BUP9496 being 233 - 245 David Low Way Peregian Beach.	<a href="#">Coastal Communities Local Plan Code</a> <a href="#">Medium Density Residential Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Infrastructure activities</b>		
<b>Landing</b>	<b>Code assessment</b>	
	<i><b>Editor's Note</b>—In addition, an operational works application is required for Landings within the Noosa Waters Estate and operational works for prescribed tidal works in other watercourses.</i>	<a href="#">Applicable Local Plan Code</a> <a href="#">Medium Density Residential Zone Code</a> <a href="#">Waterways works code</a>
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>  <b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>  <b>Any other undefined use.</b>	<b>Impact assessment and inconsistent use</b>	
		The planning scheme

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.3 High Density Residential**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Community Residence</b>	<b>Accepted development</b>	
	If complying with the criteria of Schedule 6, Part 2, 6 of the Planning Regulation 2017.	<i><b>Editor's Note</b>—Requirements for community residence development are set out in schedule 6, part 2 item 6 of the Planning Regulation 2017.</i>
	<b>Code assessment</b>	
	If not otherwise specified.	<a href="#">Applicable Local Plan Code</a> <a href="#">High Density Residential Zone Code</a> <a href="#">Special Residential Code</a> <a href="#">Works codes</a>
<b>Home-based business</b>		
	<b>Accepted development subject to requirements</b>	
	If: (a) operated within an existing dwelling or associated building; (b) no customers, clients, employees, guests or deliveries attend the site for the business use; (c) not including any industrial activity listed in a <a href="#">Table SC1.1.2 - Industry thresholds</a> and (d) there is no external display of goods for sale on the premises or in the road reserve.	Acceptable Outcome <a href="#">AO2-3.1, AO2.4, AO2.5</a> of the <a href="#">High Density Residential Zone Code</a> Acceptable Outcomes AO3.1, AO5.1, AO8, AO9, AO10 and AO13 of the <a href="#">Home-based Business Code</a>
	<b>Code assessment</b>	
	If: (a) no more than three persons would attend the site for business purposes at any one time and no more than one of those is an employee; or (b) bed and breakfast accommodation with no more than two guest bedrooms available for letting; and (c) not including any industrial activity listed in <a href="#">Table SC1.1.2 - Industry threshold</a> (d) with the exception of overnight guests no customers, clients, employees or deliveries attend the site: (i) between the hours of 6:00pm and 7:00am Monday to Friday; or	<a href="#">Applicable Local Plan Code</a> <a href="#">High Density Residential Zone Code</a> <a href="#">Home-based Business Code</a> <a href="#">Works codes</a>



	(ii) on weekends or public holidays.	
<b>Multiple dwelling</b>	<b>Code assessment</b>	
	If: (a) <del>located on:</del> (i) <del>Lot 3 SP246584 at the corner of Eenie Creek Road and Walter Hay Drive Noosaville; and</del> (ii) <del>having a ratio of small dwellings to other dwellings of at least 3:1; or</del> (b) <del>if not located on Lot a3 site RP884396 other Noosa than Drive, referred Noosa to in (a) above Heads.</del>	Applicable Local Plan Code High Density Residential Zone Code Dual Occupancy and Multiple Dwelling Code Works codes
	<b>Impact assessment</b>	
	If: (a) located on Lot 3 RP884396 Noosa Drive, Noosa Heads; and (b) having a ratio of small dwellings to other dwellings of at least 3:1.	The planning scheme
<b>Relocatable home park</b>	<b>Impact Assessment</b>	
		The planning scheme
<b>Residential Care Facility</b>	<b>Impact Assessment</b>	
		The planning scheme
<b>Rooming accommodation</b>	<b>Code assessment</b>	
		Applicable local plan code High density Residential Zone Code Special Residential Code Works codes
<b>Short-term accommodation</b>	<b>Code Acceptable assessment development subject to requirements</b>	
	If: (a) <del>not located on a site adjoining or over the road from land within the Short Major Stay Centre Area Zone;</del> (b) <del>in as the shown applicant's principle place of residence;</del> (c) <del>occupied by short term guests on the no Short more Stay than area 4 map within occurrences Schedule in 2 any calendar year; and</del> (d) <del>occupied by short term guests for a total of no more than 60 nights in any calendar year.</del>	Acceptable Outcomes AO3.3, AO3.4, AO3.5, AO3.6 and AO9.2 of the <del>Applicable Local Plan Code</del> High Density Residential Zone Code  Acceptable Outcomes AO3, AO7.1, AO7.2, AO9.1 and AO14 of the <del>Visitor Dual Accommodation</del> Occupancy and Multiple Dwelling Code  Works <del>Editor's codes</del> <b>Note: Short-term accommodation may require other approvals under Council Local Laws.</b>
	<b>Impact assessment</b>	
	If: (a) <del>not otherwise acceptable development; and</del> (b) <del>not located on a site adjoining or over the road from land within the Major Centre Zone.</del>	The Planning Scheme



Infrastructure activities		
Landing	Code assessment	
	<i>Editor's Note</i> —An operational works permit for prescribed tidal works is also required.	<a href="#">Applicable Local Plan Code</a> <a href="#">High Density Residential Zone Code</a> <a href="#">Waterways Works Code</a>
All other activities		
<b>Any other defined use not listed in this table.</b>  <b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>  <b>Any other undefined use.</b>	Impact assessment and inconsistent use	
		The planning scheme



## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.4 Tourist Accommodation**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>Impact Assessment</b>	
	If the gross floor area does not exceed 90m <sup>2</sup> .	The planning scheme
<b>Community residence</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Multiple dwelling</b>	<b>Impact assessment</b>	
	If not located: (a) within the Hastings Street Mixed Use Precinct; (b) on Lot <del>771</del> <a href="#">SP234645</a> <a href="#">SP286680</a> , 215 David Low Way, Peregrin Beach; (c) <a href="#">any lots</a> on <a href="#">Lots 1 to 23</a> <a href="#">SP190823</a> , SP151409, 3-5 Morwong Drive, Noosa Heads (Viridian Noosa Resort); (d) on Lots 10 or 11 SP195871; <del>3, 3</del> – 7 Serenity Close, Noosa Heads (Settlers Cove Resort site); (e) on Lot 203 SP267424 <del>or Lot 803</del> <a href="#">SP203417</a> , 94 Noosa Drive, Noosa Heads (RACV Resort); (f) on Lots <a href="#">6201, 8000</a> or <a href="#">7common</a> <del>SP178340</del> <a href="#">property on SP290680</a> , 75-105 Resort Drive, Noosa Heads ( <a href="#">Parkridge Noosa</a> ); (g) on GTP102758, 73 Hilton Terrace, Noosaville (Ivory Palms Resort); (h) on SP115731 <del>1-33</del> Hilton Terrace, Tewantin (Noosa Lakes Resort); (i) on Lot 2 RP135678, 1 Beach Road, Noosa North Shore; (j) on Lot 2 <del>SP18616930</del> <a href="#">SP186169</a> , 30 Beach Rd, Noosa North Shore; (k) at Lot 500 SP215779, Lot 500 SP186174 or <del>is not at</del> any of the Beach Road Holiday Homes, 90 Beach Road, Noosa North	<a href="#">Applicable Local Plan Code</a> <a href="#">Tourist Accommodation Zone Code</a> <a href="#">Dual Occupancy and Multiple Dwelling Code</a> <a href="#">Works codes</a>



	<p>Shore;</p> <p>(l) on <del>P190823, SP151409, SP174665, Viewland Drive, Noosa Heads (Peppers Resort); or</del></p> <p>(m) <del>on</del> Lot 2 on RP865533, <u>2</u> Halse Lane, Noosa Heads (Halse Lodge).</p> <p>(n)</p> <p><u>on Lot 4 SP178340 at 61 Noosa Springs Drive, Noosa Heads.</u></p>	
<p><b>Resort</b><u>Nature-based complex tourism</u></p>	<p><b>Impact</b><u>Code</u> assessment</p> <p>The <u>Applicable planning Local scheme</u> <u>Plan Code</u>  <u>Tourist Accommodation Zone Code</u>  <u>Visitor Accommodation Code</u>  <u>Works codes</u></p>	
<p><b>Short-term accommodation</b></p>	<p><b>Code</b><u>Accepted assessment</u><u>Development</u></p> <p>If:</p> <p>(a) <u>in the applicant's principle place of residence;</u></p> <p>(b) <u>occupied by short term guests on no more than 4 occurrences in any calendar year; and</u></p> <p>(c) <u>occupied by short term guests for a total of no more than 60 nights in any calendar year.</u></p> <p><b>Code assessment</b></p> <p>If not</p> <p>(a) <u>accepted otherwise development or;</u></p> <p>(b) impact assessable</p> <p><b>Impact assessment</b></p> <p>If located:</p> <p>(a) within the Hastings Street Mixed Use Precinct;</p> <p>(b) on Lot <u>1</u> <del>77 SP234615</del> <u>SP286680</u>, 215 David Low Way, Peregian Beach;</p> <p>(c) <u>on any</u> Lots <del>4 SP190823 to 23</del> <u>or</u> SP151409, 3-5 Morwong Drive, Noosa Heads, (Viridian Noosa Resort);</p> <p>(d) on Lots 10 or 11 SP195871, <del>3, 3</del> <u>and</u> <del>7, 7</del> Serenity Close, Noosa Heads (Settlers Cove resort site);</p> <p>(e) on Lot <u>Lot</u> 203 SP267424 <del>and</del> <u>Lot</u> <del>8033</del> <u>SP203417</u> <u>SP126203</u>, 94 <u>or</u> 142 Noosa Drive, Noosa Heads (RACV Resort <u>and</u> <u>adjoining land</u>);</p> <p>(f) on Lots <del>6</del> <u>201, 8000</u> <u>or</u> <del>7</del> <u>common</u> <u>SP178340</u> <u>property on</u> <u>SP290680</u>, 75 <del>105</del> Resort Drive, Noosa <u>Heads</u> <u>Heads</u> <u>(Parkridge Noosa)</u>;</p> <p>(g) on GTP102758, 73 Hilton Terrace, Noosaville (Ivory Palms Resort) ;</p> <p><i>Editor's Note: Short-term accommodation may require other approvals under Council Local Laws.</i></p> <p>Applicable Local Plan Code  Tourist Accommodation Zone Code  Visitor Accommodation Code  Works codes</p> <p>The planning scheme</p>	

	<p>(h) on SP115731, 3 Hilton Terrace, Tewantin (Noosa Lakes Resort);</p> <p>(i) on Lot 2 RP135678, 1 Beach Road, Noosa North Shore;</p> <p>(j) on Lot 2 <del>SP18616930</del> <a href="#">SP186169</a>, 30 Beach Rd, Noosa North Shore;</p> <p>(k) at Lot 500 SP215779, Lot 500 SP186174 or <del>is not at</del> any of the Beach Road Holiday Homes, 90 Beach Road, Noosa North Shore;</p> <p>(l) <del>P190823, SP151409, SP174665, Viewland Drive, Noosa Heads (Peppers Resort);</del> or</p> <p>(m) Lot 2 on RP865533, <a href="#">2 Halse Lane</a>, Noosa Heads (Halse Lodge);</p> <p>(n) <a href="#">on Lot 4 SP 178340 at 61 Noosa Springs Drive, Noosa Heads</a></p>	
<b>Tourist Park</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Tourist Accommodation Zone Code</a> <a href="#">Visitor Accommodation Code</a> <a href="#">Works codes</a>
<b><del>Nature-based</del> <a href="#">Resort tourism complex</a></b>	<b><del>Code</del> <a href="#">Impact</a> assessment</b>	
		<del>Applicable</del> <a href="#">The Local planning Plan Code</a> <del>Tourist Accommodation Zone Code</del> <del>Visitor Accommodation Code</del> <del>Works codes</del> <a href="#">scheme</a>
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Code assessment</b>	
	<p>If on a site fronting:</p> <p>(a) Duke Street, Sunshine Beach;</p> <p>(b) Thomas Street, Weyba Road or Gympie Terrace, Noosaville; or</p> <p>(c) Hastings Street or Noosa Drive, Noosa Heads.</p>	<a href="#">Applicable Local Plan Code</a> <a href="#">Tourist Accommodation Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
	<b>Impact Assessment</b>	
	If not otherwise specified.	The planning scheme
<b>Market</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) in existing premises and not involving any new buildings or the expansion of buildings; or</p> <p>(b) under 1,000m<sup>2</sup> total use area for an open market.</p>	<a href="#">Applicable Local Plan Code</a> <a href="#">Tourist Accommodation Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Office</b>	<b>Code assessment</b>	
	If:	<a href="#">Applicable Local Plan Code</a>

	<ul style="list-style-type: none"> <li>(a) located in the Hastings Street Mixed use precinct or the Noosaville Local Plan area;</li> <li>(b) in existing premises and not involving any new buildings or the expansion of buildings;</li> <li>(c) the gross floor area does not exceed 200m<sup>2</sup>; and</li> <li>(d) where the building has already been approved for one of the following uses: <ul style="list-style-type: none"> <li>(i) health care service; or</li> <li>(ii) shop or service industry; and</li> <li>(iii) the use does not generate any additional tenancies.</li> </ul> </li> </ul>	<a href="#">Tourist Accommodation Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Impact assessment</b>		
	If not otherwise specified	The planning scheme
<b>Shop</b>	<b>Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>(a) on a site fronting Duke Street, Sunshine Beach or Thomas Street or Gympie Terrace, Noosaville;</li> <li>(b) in existing premises and not involving any new buildings or use area or the expansion of buildings;</li> <li>(c) the gross floor area does not exceed 200m<sup>2</sup>; and</li> <li>(d) the building has already been approved for one of the following uses: <ul style="list-style-type: none"> <li>(i) office or health care service; or</li> <li>(ii) service industry; and</li> </ul> </li> <li>(e) the use does not generate any additional tenancies.</li> </ul>	<a href="#">Applicable Local Plan Code</a> <a href="#">Tourist Accommodation Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
	<p><b>OR</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>(a) located in the Hastings Street Mixed Use Precinct; and</li> <li>(b) <del>the development number provides a ratio of shops at developed on a site does not exceed the rate of 1 per</del> <u>at least</u> 20 accommodation units or dwellings <u>to one shop</u>, provided shops with a use area over 100m<sup>2</sup> are calculated as two tenancies.</li> </ul>	<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Tourist Accommodation Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Impact assessment</b>		
	If not otherwise specified	The planning scheme
<b>Community activities</b>		
<b>Community use</b>	<b>Code assessment</b>	
	<a href="#">Applicable local plan code</a> <a href="#">Tourist Accommodation Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>	
<b>Entertainment Activities</b>		

<b>Bar</b>	<b>Code assessment</b>	
	If: (a) on a site fronting: (i) Duke Street, Sunshine Beach; (ii) Thomas Street or Gympie Terrace, Noosaville; or (iii) Hastings Street, Noosa Heads and (b) not adjacent to a residential zone <b>excluding the Tourist Accommodation Zone</b> ; and (c) having a total use area (both indoor and outdoor) not exceeding 150m <sup>2</sup> .	Applicable local plan code Tourist Accommodation Zone Code Entertainment Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified.	The planning scheme
<b>Function facility</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Nightclub entertainment facility</b>	<b>Impact assessment</b>	
	If located in the Hastings Street Mixed Use Precinct.	The planning scheme
<b>Theatre</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Tourist attraction</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Infrastructure activities</b>		
<b>Landing</b>	<b>Code assessment</b>	
	<i><b>Editor's Note</b>—An operational works application is required for prescribed tidal works.</i>	Applicable Local Plan Code Tourist Accommodation Zone Code Waterways Works Code
<b>Recreation activities</b>		
<b>Environment facility</b>	<b>Code assessment</b>	
		Applicable Local Plan Code Tourist Accommodation Zone Code Recreation Activities Code Works codes
<b>Indoor sport and recreation</b>	<b>Impact assessment</b>	
		The planning scheme
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>  <b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>	<b>Impact assessment and inconsistent use</b>	
		The planning scheme



<p>Any other undefined use.</p>		
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## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.5 Major Centre**

##### Where not located in a Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation Activities</b>		
Caretaker's accommodation	<b>Code assessment</b>	
	If: (a) not located on Lot 3 RP884396; and (b) the gross floor area does not exceed <del>90m</del> <b>100m</b> <sup>2</sup> .	<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Caretaker's Accommodation, Dwelling Unit and Rural Worker's Accommodation Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If: <del>located on Lot 3 RP884396 and</del> the gross floor area does not exceed <del>90m</del> <b>100m</b> <sup>2</sup>	The planning scheme
Dual occupancy	<b>Code assessment</b>	
	If: (a) not located on Lot 3 RP884396; (b) in conjunction with a non-residential use in a mixed use format; and (c) neither dwelling has a gross floor area exceeding <del>90m</del> <b>100m</b> <sup>2</sup> .	<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Dual Occupancy and Multiple Dwelling Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If: (a) <del>located on Lot 3 RP884396;</del> (b) in conjunction with a non-residential use in a mixed use format; and (c) neither dwelling has a gross floor area exceeding <del>90m</del> <b>100m</b> <sup>2</sup> .	The planning scheme
Dwelling unit	<b>Code assessment</b>	
	If: (a) not located on Lot 3 RP884396; and (b) the gross floor area of a dwelling does not exceed <del>90m</del> <b>100m</b> <sup>2</sup> .	<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Caretaker's Accommodation, Dwelling Unit and Rural Worker's Accommodation Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If <del>located on Lot 3 RP884396 and</del> the gross floor area of a dwelling does not exceed <del>90m</del> <b>100m</b> <sup>2</sup> .	The planning scheme
Home-based business	Accepted development subject to requirements	

	<p>If:</p> <p>(a) not located on Lot 3 RP884396;</p> <p>(b) operated within an existing dwelling; and</p> <p>(c) no customers, clients, employees, guests or deliveries attend the site for business purposes; and</p> <p>(d) there is no external display of goods for sale on the premises or in the road reserve.</p>	Acceptable Outcomes AO3, AO8, AO9, AO10, and AO13 of the Home-based Business Code.
	<b>Code assessment</b>	
	<p>If:</p> <p>(a) not located on Lot 3 RP884396;</p> <p>(b) no more than four persons would attend the site for business purposes at any one time and no more than one of those is an employee;</p> <p>(c) the use does not include bed and breakfast accommodation; and</p> <p>(d) no customers, clients, employees or deliveries attend the site;</p> <p>(i) between the hours of 6:00pm and 7:00am Monday to Friday; or</p> <p>(ii) on weekends or public holidays.</p>	<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Home-based Business Code</a> <a href="#">Works Codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Multiple dwelling</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) not located on Lot 3 RP884396;</p> <p>(b) in conjunction with a non-residential use in a mixed use format; and</p> <p>(c) no dwelling has a gross floor area exceeding <del>90m</del>100m<sup>2</sup>.</p>	<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Dual Occupancy and Multiple Dwelling Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	<p>If:</p> <p>(a) <a href="#">located on Lot 3 RP884396</a>;</p> <p>(b) in conjunction with a non-residential use in a mixed use format; and</p> <p>(c) no dwelling has a gross floor area exceeding <del>90m</del>100m<sup>2</sup>.</p>	The planning scheme
<b>Short-term accommodation</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Business activities</b>		
<b>Adult store</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>(a) the use is not located at:</p> <p>(i) 43 Sunshine Beach Road (BUP104047); or</p> <p>(ii) 1 Eugarie Street (BUP102871) Noosa</p>	<a href="#">Acceptable Outcomes AO11, AO13 and AO16 of the Business Activities Code</a>





	<p>Heads; or</p> <p>(iii) <a href="#">numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row; or</a></p> <p>(iv) <a href="#">Lot 3 RP884396;</a> and</p> <p>(b) the gross floor area does not exceed 500m<sup>2</sup>;</p> <p>(c) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</p> <p>(d) the building has already been approved for one of the following uses:</p> <p>(i) shop or service industry;</p> <p>(ii) food and drink outlet; or</p> <p>(iii) office or health care service.</p>	
<b>Code assessment</b>		
	<p>If:</p> <p>(a) the use is not located at:</p> <p>(i) 43 Sunshine Beach Road (BUP104047); or</p> <p>(ii) 1 Eugarie Street (BUP102871) Noosa Heads; or</p> <p>(iii) <a href="#">numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row; or</a></p> <p>(iv) Lot 3 RP884396; and</p> <p>(b) the total gross floor area does not exceed 500m<sup>2</sup>; <del>and</del></p> <p>(c) <del>is not accepted development.</del></p>	<p>Noosa Heads Local Plan Code</p> <p>Major Centre Zone Code</p> <p>Business Activities Code</p> <p>Works codes</p>
<b>Impact assessment</b>		
	<p>If:</p> <p>(a) the use is not located at <del>;</del></p> <p>(b) (i) 43 Sunshine Beach Road (BUP104047) or</p> <p>(ii) 1 Eugarie Street (BUP102871) Noosa Heads; <a href="#">or</a></p> <p>(iii) <a href="#">numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row;</a> and</p> <p>(c) the total gross floor area does not exceed 500m<sup>2</sup>.</p>	<p>The planning scheme</p>
<b>Food and drink outlet</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>(a) the use is not located at:</p> <p>(i) 43 Sunshine Beach Road (BUP104047); or</p> <p>(ii) 1 Eugarie Street (BUP102871) Noosa Heads; <a href="#">or</a></p> <p>(iii) <a href="#">numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row;</a> or</p> <p>(iv) Lot 3 RP884396; and</p> <p>(b) in an existing building and not involving any</p>	<p>Acceptable Outcomes AO8, AO9, AO11, AO13, AO14, <a href="#">AO15</a> and <del>AO15</del><a href="#">AO16</a> of the <a href="#">Business Activities Code</a>.</p>



	<p>new buildings or the expansion of buildings or use area;</p> <p>(c) the building has already been approved for one of the following uses:</p> <ul style="list-style-type: none"> <li>(i) shop or service industry; or</li> <li>(ii) adult store; or</li> <li>(iii) office or health care service.</li> </ul>	
<b>Code assessment</b>		
	<p>If:</p> <p>(a) not located at:</p> <ul style="list-style-type: none"> <li>(i) 43 Sunshine Beach Road (BUP104047); or</li> <li>(ii) 1 Eugarie Street (BUP102871) Noosa Heads; or</li> <li>(iii) <a href="#">numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row; or</a></li> <li>(iv) Lot 3 RP884396; <del>and</del></li> </ul> <p>(b) <del>not accepted development.</del></p>	<p>Noosa Heads Local Plan Code Major Centre Zone Code Business Activities Code Works codes</p>
<b>Impact assessment</b>		
	<p>If the use is not located at :</p> <p>(a) 43 Sunshine Beach Road (BUP104047) or 1 Eugarie Street (BUP102871,) <u>or</u></p> <p>(b) <a href="#">numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row; Noosa Heads.</a></p>	<p>The planning scheme</p>
<b>Market</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) not located at:</p> <ul style="list-style-type: none"> <li>(i) Lot 3 RP884396; or</li> <li>(ii) 43 Sunshine Beach Road (BUP104047); or</li> <li>(iii) 1 Eugarie Street (BUP102871); <u>or</u></li> <li>(iv) <a href="#">numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row Noosa Heads; and</a></li> </ul> <p>(b) the use area <del>or</del> is no greater than 1,000m<sup>2</sup>.</p>	<p>Noosa Heads Local Plan Code Major Centre Zone Code Business Activities Code Works codes</p>
	<b>Impact assessment</b>	
	<p>If:</p> <p>(a) the use is not located at</p> <ul style="list-style-type: none"> <li>(i) 43 Sunshine Beach Road (BUP104047) or 1 Eugarie Street (BUP102871) Noosa Heads; <u>or</u></li> <li>(ii) <a href="#">numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row Noosa Heads; and</a></li> </ul> <p>(b) the use area <u>or</u> is no greater than 1,000m<sup>2</sup>.</p>	<p>The planning scheme</p>
<b>Office</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>(a) in an existing building and not involving any</p>	<p>Acceptable Outcomes AO11, AO13 and <del>AO15</del> <a href="#">AO16</a> of the <a href="#">Business Activities Code</a>.</p>

<p>new buildings or the expansion of buildings or use area; and</p> <p>(b) the building has already been approved for one of the following uses:</p> <p>(i) shop, adult store or service industry; or</p> <p>(ii) food and drink outlet; or</p> <p>(iii) health care service.</p>	
<b>Code assessment</b>	
<p>If:</p> <p>(a) <del>not accepted development; and</del></p> <p>(b) not located on Lot 3 RP884396.</p>	<p>Noosa Heads Local Plan Code Major Centre Zone Code Business Activities Code Works codes</p>
<b>Impact assessment</b>	
<p>If not otherwise specified.</p>	<p>The planning scheme</p>
<b>Accepted development subject to requirements</b>	
<p>If:</p> <p>(a) not located at:</p> <p>(i) 43 Sunshine Beach Road (BUP104047); or</p> <p>(ii) 1 Eugarie Street (BUP102871) Noosa Heads; or</p> <p>(iii) <u>numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row; or</u></p> <p>(iv) Lot 3 RP884396; and</p> <p>(b) in an existing building and not involving any new buildings or the expansion of buildings or use area;</p> <p>(c) the building has already been approved for one of the following uses:</p> <p>(i) office or health care service; or</p> <p>(ii) food and drink outlet; or</p> <p>(iii) shop or adult store; and</p> <p>(d) the gross floor area does not exceed 2,000m<sup>2</sup>.</p>	<p>Acceptable Outcomes <del>AO3</del>, AO11, AO13 <del>AO14</del> <del>AO15</del> and <del>AO15</del> <del>AO16</del> of the Business Activities Code.</p>
<b>Code assessment</b>	
<p>If:</p> <p>(a) not located at:</p> <p>(i) 43 Sunshine Beach Road (BUP104047); or</p> <p>(ii) 1 Eugarie Street (BUP102871) Noosa Heads; or</p> <p>(iii) <u>numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row; or</u></p> <p>(iv) Lot 3 RP884396; and</p> <p>(b) the gross floor area does not exceed 2,000m<sup>2</sup>; <del>and</del></p> <p>(c) <del>not accepted development.</del></p>	<p>Noosa Heads Local Plan Code Major Centre Zone Code Business Activities Code Works codes</p>

**Service industry**

	<b>Impact assessment</b>	
	If: (a) not located at: (i) 43 Sunshine Beach Road (BUP104047) or 1 Eugarie Street (BUP102871) Noosa Heads; <u>or</u> (ii) <u>numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row;</u> and (b) the gross floor area does not exceed 2,000m <sup>2</sup> .	The planning scheme
<b>Shop</b>	<b>Accepted development subject to requirements</b>	
	If: (a) not located at: (i) 43 Sunshine Beach Road (BUP104047); or (ii) 1 Eugarie Street (BUP102871); <u>or</u> (iii) <u>numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row;</u> or (iv) Lot 3 RP884396; and (b) in an existing building and not involving any new buildings or the expansion of buildings or use area; (c) the building has already been approved for one of the following uses: (i) office or health care service; or (ii) food and drink outlet; or (iii) service industry or adult store; and (d) the gross floor area does not exceed 2,000m <sup>2</sup> .	Acceptable Outcomes <u>AO3</u> , AO8, AO9, AO11, AO13, <u>AO14</u> <u>AO15</u> and <u>AO15</u> <u>AO16</u> of the <u>Business Activities Code</u> .
	<b>Code assessment</b>	
	If: (a) not located at: (i) 43 Sunshine Beach Road (BUP104047); or (ii) 1 Eugarie Street (BUP102871); or (iii) <u>numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row;</u> <u>or</u> (iv) Lot 3 RP884396 Noosa Heads; and (b) the gross floor area does not exceed 2,000m <sup>2</sup> ; <del>and</del> (c) <del>not accepted development.</del>	Noosa Heads Local Plan Code Major Centre Zone Code Business Activities Code Works codes
	<b>Impact assessment</b>	
	If: (a) not located at : (i) 43 Sunshine Beach Road (BUP104047) or 1 Eugarie Street (BUP102871) Noosa Heads; <u>or</u> (ii) <u>numbers 6 through to 40 Bottlebrush</u>	The planning scheme



	<p style="text-align: center;"><a href="#">Avenue</a> and <a href="#">3 Berrima Row</a>; and</p> <p>(b) <del>the</del> <a href="#">the</a> gross floor area does not exceed 2,000m<sup>2</sup>.</p>	
<b>Shopping Centre</b>	<b>Impact assessment</b>	
	<p>If the use is not located at:</p> <p>(a) 43 Sunshine Beach Road (BUP104047) or 1 Eugarie Street (BUP102871) Noosa Heads: <a href="#">or</a></p> <p>(b) <a href="#">numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row; Noosa Heads.</a></p>	The planning scheme
<b>Veterinary Service</b>	<b>Code assessment</b>	
	If not located on Lot 3 RP884396.	<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified.	The planning scheme
<b>Community activities</b>		
<b>Childcare centre</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) located on Lot 3 RP884396 and in an existing building and not involving any new buildings or the expansion of buildings or use area;or</p> <p>(b) located on a site other than referred to in (a) above; and</p> <p>(c) the total gross floor area does not exceed 500m<sup>2</sup>.</p>	<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Club</b>	<b>Code assessment</b>	
	<p>If :</p> <p>(a) located on Lot 3 RP884396 and in an existing building and not involving any new buildings or the expansion of buildings or use area;or</p> <p>(b) located on a site other than referred to in (a) above.</p>	<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified.	The planning scheme
<b>Community use</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) located on Lot 3 RP884396 and in an existing building and not involving any new buildings or the expansion of buildings or use area;or</p>	<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>

	(b) located on a site other than referred to in (a) above.	
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Educational establishment</b>	<b>Code assessment</b>	
	If: (a) located on Lot 3 RP884396 and in an existing building and not involving any new buildings or the expansion of buildings or use area; or (b) located on a site other than referred to in (a) above; and (c) not constituting a primary school or secondary school.	<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not constituting a primary school or secondary school.	The planning scheme
<b>Emergency services</b>	<b>Code assessment</b>	
		<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Health care service</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) the building has already been approved for one of the following uses: (i) office; or (ii) food and drink outlet or function facility; or (iii) shop, service industry or adult store.	Acceptable Outcomes AO3, AO8.5, and AO16 of the <a href="#">Community Activities Code</a>
	<b>Code assessment</b>	
	If: (a) <del>not accepted development; and</del> (b) not located on Lot 3 RP884396.	<a href="#">Noosa Heads Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified.	The planning scheme.
<b>Entertainment Activities</b>		
<b>Bar</b>	<b>Impact assessment</b>	
	Where not located: (a) at 43 Sunshine Beach Road (BUP104047) or 1 Eugarie Street (BUP102871); <u>or</u> (b) <u>numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row, Noosa Heads.</u>	The planning scheme



<b>Function facility</b>	<b>Impact assessment</b>	
	Where not located at: (a) at 43 Sunshine Beach Road (BUP104047) or 1 Eugarie Street (BUP102871); <u>or</u> (b) <u>numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row</u> ; Noosa Heads.-	The planning scheme
<b>Hotel</b>	<b>Impact assessment</b>	
	Where not located at: (a) 43 Sunshine Beach Road (BUP104047) or 1 Eugarie Street (BUP102871); <u>or</u> (b) <u>numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row</u> ; Noosa Heads.-	The planning scheme
<b>Nightclub entertainment facility</b>	<b>Impact assessment</b>	
	Where not located at: (a) 43 Sunshine Beach Road (BUP104047) or 1 Eugarie Street (BUP102871); <u>or</u> (b) <u>numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row</u> ; Noosa Heads.-	The planning scheme
<b>Theatre</b>	<b>Impact assessment</b>	
	Where not located at: (a) 43 Sunshine Beach Road (BUP104047) or 1 Eugarie Street (BUP102871); <u>or</u> (b) <u>numbers 6 through to 40 Bottlebrush Avenue or 3 Berrima Row</u> ; Noosa Heads.-	The planning scheme
<b>Infrastructure Activities</b>		
<b>Parking station</b>	<b>Code assessment</b>	
	If not located on Lot 3 RP884396.	Noosa Heads Local Plan Code Major Centre Zone Code Infrastructure Activities Code Works codes
<b>Telecommunications facility</b>	<b>Impact assessment</b>	
	if not otherwise specified.	The planning scheme
<b>Recreation activities</b>		
<b>Indoor sport and recreation</b>	<b>Code assessment</b>	
	If not located on Lot 3 RP884396.	Noosa Heads Local Plan Code Major Centre Zone Code Recreation Activities Code Works codes
<b>All other activities</b>	<b>Impact assessment</b>	
	if not otherwise specified.	The planning scheme
<b>Any other defined use</b>	<b>Impact assessment and inconsistent use</b>	

not listed in this table.

Any use listed in this table and not meeting the description listed in the categories of development and assessment column.

Any other undefined use.

The planning scheme

**Table 5.5.5.2 - Noosa Junction Hospitality Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation Activities</b>		
Caretaker's Accommodation	<b>Code assessment</b>	
	If the gross floor area does not exceed <del>90m</del> <u>100m</u> <sup>2</sup> .	Noosa Heads Local Plan Code Major Centre Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Worker's Accommodation Code Works codes
Dual occupancy	<b>Code assessment</b>	
	If: (a) in conjunction with a non-residential use in a mixed use format; and (b) neither dwelling has a gross floor area exceeding <del>90m</del> <u>100m</u> <sup>2</sup> .	Noosa Heads Local Plan Code Major Centre Zone Code Dual Occupancy and Multiple Dwelling Code Works codes
Dwelling unit	<b>Code assessment</b>	
	If the gross floor area of the dwelling does not exceed <del>90m</del> <u>100m</u> <sup>2</sup>	Noosa Heads Local Plan Code Major Centre Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Worker's Accommodation Code Works codes
Home-based business	<b>Accepted development subject to requirements</b>	
	If: (a) operated within an existing dwelling; and (b) no customers, clients, employees, guests or deliveries attend the site for the business use; and (c) there is no external display of goods for sale on the premises or in the road reserve.	Acceptable Outcomes AO3, AO8, AO9, AO10 and AO13 of the <u>Home-based Business Code</u> .
	<b>Code assessment</b>	
	If: (a) no more than four people would be in the premises for business purposes at any time; (b) the use does not include a bed and breakfast; and (c) no customers, clients, employees or	Noosa Heads Local Plan Code Major Centre Zone Code Home-Based Business Code Works Codes





	<p>deliveries attend the site:</p> <ul style="list-style-type: none"> <li>(i) between 6:00pm and 7:00am Monday to Friday; or</li> <li>(ii) on weekends or public holidays.</li> </ul>	
<b>Impact assessment</b>		
	If not otherwise specified	The planning scheme
<b>Multiple dwelling</b>	<b>Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>(a) in conjunction with a non-residential use a mixed use building format; and</li> <li>(b) no dwelling has a gross floor area exceeding <del>90m</del>100m<sup>2</sup>.</li> </ul>	<p>Noosa Heads Local Plan Code Major Centre Zone Code Dual Occupancy and Multiple Dwelling Code Works codes</p>
<b>Short-term accommodation</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Business activities</b>		
<b>Adult store</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</li> <li>(b) the building has already been approved for one of the following uses: <ul style="list-style-type: none"> <li>(i) shop or service industry; or</li> <li>(ii) food and drink outlet; or</li> <li>(iii) office or health care service; and</li> </ul> </li> <li>(c) gross floor area does not exceed 500m<sup>2</sup>.</li> </ul>	<p>Acceptable Outcomes <del>AO3</del>, AO11, AO13 and <del>AO15</del>AO16 of the Business Activities Code</p>
<b>Code assessment</b>		
	<p>If:</p> <ul style="list-style-type: none"> <li>(a) <del>the</del> total gross floor area does not exceed 500m<sup>2</sup>; <del>and</del></li> <li>(b) <del>not acceptable development.</del></li> </ul>	<p>Noosa Heads Local Plan Code Major Centre Zone Code Business Activities Code Works codes</p>
<b>Food and drink outlet</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</li> <li>(b) the building has already been approved for one of the following uses: <ul style="list-style-type: none"> <li>(i) shop or service industry;</li> <li>(ii) adult store; or</li> <li>(iii) office or health care service.</li> </ul> </li> </ul>	<p>Acceptable Outcomes AO8, AO9, AO11, AO13, AO14, <del>AO15</del> and <del>AO15</del>AO16 of the Business Activities Code</p>
<b>Code assessment</b>		
	If not otherwise specified.	<p>Noosa Heads Local Plan Code Major Centre Zone Code Business Activities Code</p>

		Works codes
<b>Market</b>	<b>Code assessment</b>	
	Where the use area is no greater than 1,000m <sup>2</sup> .	Noosa Heads Local Plan Code Major Centre Zone Code Business Activities Code Works codes
<b>Office</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) the building has already been approved for the following use: (i) shop, adult store or service industry; or (ii) food and drink outlet; or (iii) health care service.	Acceptable Outcomes AO11, AO13 and <del>AO15</del> AO16 of the Business Activities Code
	<b>Code assessment</b>	
	If not otherwise specified.	Noosa Heads Local Plan Code Major Centre Zone Code Business Activities Code Works codes
<b>Service industry</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) the building has already been approved for one of the following uses: (i) office or health care service; or (ii) food and drink outlet; or (iii) shop or adult store; and (c) gross floor area does not exceed 2,000m <sup>2</sup> .	Acceptable Outcomes <del>AO3</del> , AO11, AO13 and <del>AO15</del> AO16 of the Business Activities Code
	<b>Code assessment</b>	
	If: (a) the gross floor area does not exceed 2,000m <sup>2</sup> ; <del>and</del> (b) <del>not accepted development.</del>	Noosa Heads Local Plan Code Major Centre Zone Code Business Activities Code Works codes
<b>Shop</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) the building has already been approved for one of the following uses: (i) office or health care service; or (ii) food and drink outlet; or (iii) service industry or adult store; and	Acceptable Outcomes AO3, AO11, AO13 and <del>AO15</del> AO16 of the Business Activities Code.

	(c) gross floor area does not exceed 2,000m <sup>2</sup> .	
	<b>Code assessment</b>	
	If: (a) the gross floor area does not exceed 2,000m <sup>2</sup> ; and <del>(b) not acceptable development.</del>	Noosa Heads Local Plan Code Major Centre Zone Code Business Activities Code Works codes
<b>Veterinary Service</b>	<b>Code assessment</b>	
		Noosa Heads Local Plan Code Major Centre Zone Code Business Activities Code Works codes
<b>Community activities</b>		
<b>Childcare centre</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed 500m <sup>2</sup> .	Noosa Heads Local Plan Code Major Centre Zone Code Community Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Club</b>	<b>Code assessment</b>	
		Noosa Heads Local Plan Code Major Centre Zone Code Community Activities Code Works codes
<b>Community use</b>	<b>Code assessment</b>	
		Noosa Heads Local Plan Code Major Centre Zone Code Community Activities Code Works codes
<b>Educational establishment</b>	<b>Code assessment</b>	
	If not constituting a primary school or secondary school.	Noosa Heads Local Plan Code Major Centre Zone Code Community Activities Code Works codes
<b>Health care service</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) the building has been approved for one of the following uses; (i) shop, adult store or service industry; or (ii) food and drink outlet; or (iii) office.	Acceptable Outcomes AO3, AO8.5, AO10 and AO16 of the <a href="#">Community Activities Code</a>
	<b>Code assessment</b>	
	If not otherwise specified	Noosa Heads Local Plan Code Major Centre Zone Code

		Community Activities Code Works codes
<b>Entertainment Activities</b>		
<b>Bar</b>	<b>Code assessment</b>	
		Noosa Heads Local Plan Code Major Centre Zone Code Entertainment Activities Code Works codes
<b>Function facility</b>	<b>Code assessment</b>	
		Noosa Heads Local Plan Code Major Centre Zone Code Entertainment Activities Code Works codes
<b>Hotel</b>	<b>Code assessment</b>	
		Noosa Heads Local Plan Code Major Centre Zone Code Entertainment Activities Code Works codes
<b>Nightclub entertainment facility</b>	<b>Code assessment</b>	
		Noosa Heads Local Plan Code Major Centre Zone Code Entertainment Activities Code Works codes
<b>Theatre</b>	<b>Code assessment</b>	
		Noosa Heads Local Plan Code Major Centre Zone Code Entertainment Activities Code Works codes
<b>Infrastructure Activities</b>		
<b>Parking station</b>	<b>Code assessment</b>	
		Noosa Heads Local Plan Code Major Centre Zone Code Infrastructure Activities Code Works codes
<b>Telecommunications facility</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Recreation Activities</b>		
<b>Indoor sport and recreation</b>	<b>Code assessment</b>	
		Noosa Heads Local Plan Code Major Centre Zone Code Recreation Activities Code Works codes
	<b>Impact assessment</b>	
		The planning scheme
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>	<b>Impact assessment and inconsistent use</b>	
		<u>The planning scheme</u>

Any use listed in this table and not meeting the description listed in the categories of development and assessment column.

Any other undefined use.

**Table 5.5.5.3 – Noosa Business Centre – Small Scale Business Precinct**

**Small Scale Business Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation Activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	
	If: (a) the gross floor area does not exceed 65m <sup>2</sup> ; and (b) the caretaker's accommodation is not located on the ground floor.	Noosaville Local Plan Code Major Centre Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Worker's Accommodation Code Works codes
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Code assessment</b>	
	If: (a) associated with and sub-ordinate to another use on site; and (b) the gross floor area of an individual tenancy does not exceed 150m <sup>2</sup> .	Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes
<b>Office</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings and use area; (b) the gross floor area of an individual tenancy does not exceed 150m <sup>2</sup> ; and (c) the building has already been approved for one of the following uses: (i) service industry; or (ii) food and drink outlet; or (iii) health care service.	Acceptable Outcomes AO3, AO11, AO13 and AO15 of the Business Activities Code
	<b>Code assessment</b>	
	If: (a) the gross floor area of an individual tenancy does not exceed 150m <sup>2</sup> ; and (b) not accepted development.	Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes
<b>Service industry</b>	<b>Accepted development subject to requirements</b>	

	<p>If:</p> <p>(a) <del>in an existing building and not involving any new buildings or the expansion of buildings and use area;</del></p> <p>(b) <del>the gross floor area of an individual tenancy does not exceed 150m<sup>2</sup>; and</del></p> <p>(c) <del>the building has already been approved for one of the following uses:</del></p> <p style="padding-left: 20px;"><del>(i) office or health care service; or</del></p> <p style="padding-left: 20px;"><del>(ii) food and drink outlet.</del></p>	<p>Acceptable Outcomes AO3, AO11, AO13 and AO15 of the Business Activities Code</p>
	<b>Code assessment</b>	
	<p>(a) <del>the gross floor area of an individual tenancy does not exceed 150m<sup>2</sup>; and</del></p> <p>(b) <del>not accepted development.</del></p>	<p><del>Noosaville Local Plan Code</del>  <del>Major Centre Zone Code</del>  <del>Business Activities Code</del>  <del>Works codes</del></p>
<b>Shop</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) <del>associated with and sub-ordinate to another use on site; and</del></p> <p>(b) <del>the gross floor area of an individual tenancy does not exceed 150m<sup>2</sup>.</del></p>	<p><del>Noosaville Local Plan Code</del>  <del>Major Centre Zone Code</del>  <del>Business Activities Code</del>  <del>Works codes</del></p>
<b>Veterinary Service</b>	<b>Code assessment</b>	
	<p>If the gross floor area of an individual tenancy does not exceed 150m<sup>2</sup>.</p>	<p><del>Noosaville Local Plan Code</del>  <del>Major Centre Zone Code</del>  <del>Business Activities Code</del>  <del>Works codes</del></p>
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Emergency services</b>	<b>Code assessment</b>	
		<p><del>Noosaville Local Plan Code</del>  <del>Major Centre Zone Code</del>  <del>Community Activities Code</del>  <del>Works codes</del></p>
<b>Health care service</b>	<b>Code assessment</b>	
	<p>If the gross floor area of an individual tenancy does not exceed 150m<sup>2</sup>.</p>	<p><del>Noosaville Local Plan Code</del>  <del>Major Centre Zone Code</del>  <del>Community Activities Code</del>  <del>Works codes</del></p>
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Entertainment activities</b>		
<b>Theatre</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) <del>the gross floor area of an individual tenancy does not exceed 150m<sup>2</sup>; and</del></p> <p>(b) <del>for a film making studio or music recording studio.</del></p>	<p><del>Noosaville Local Plan Code</del>  <del>Major Centre Zone Code</del>  <del>Entertainment Activities Code</del>  <del>Works codes</del></p>

	<del>Impact assessment</del>	
	<del>If not otherwise specified.</del>	<del>The planning scheme</del>
<b>Industry activities</b>		
<b>Low impact industry</b>	<del>Impact assessment</del>	
	<del>If the gross floor area of an individual tenancy does not exceed 150m<sup>2</sup>.</del>	<del>The planning scheme</del>
<b>Research and technology industry</b>	<del>Code assessment</del>	
	<del>If the gross floor area of an individual tenancy does not exceed 150m<sup>2</sup>.</del>	<del>Noosaville Local Plan Code Major Centre Zone Code Industry Activities Code Works codes</del>
	<del>Impact assessment</del>	
	<del>If not otherwise specified</del>	<del>The planning scheme</del>
<b>Warehouse</b>	<del>Accepted development subject to requirements</del>	
	<del>If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; (b) not a self storage facility; and (c) the gross floor area of an individual tenancy does not exceed 150m<sup>2</sup>.</del>	<del>Acceptable outcomes AO4, AO5, AO7, AO8, AO9, AO11 and AO13 of the Industries Activities Code.</del>
	<del>Code assessment</del>	
	<del>If: (a) not a storage facility; (b) the gross floor area of an individual tenancy does not exceed 150m<sup>2</sup>; and (c) not accepted development.</del>	<del>Noosaville Local Plan Code Major Centre Zone Code Industry Activities Code Works codes</del>
<b>Infrastructure activities</b>		
<b>Telecommunications facility</b>	<del>Impact assessment</del>	
	<del>If not otherwise specified.</del>	<del>The planning scheme</del>

**Table 5.5.5-4.3 - Noosa Business Centre - Showroom Precinct**

### Showroom Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Business Activities</b>		
<b>Garden Centre</b>	<del>Code assessment</del>	
	<del>If the gross floor area for any individual tenancy is greater than 400m<sup>2</sup>.</del>	<del>Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes</del>
	<del>Impact assessment</del>	
	<del>If not otherwise specified.</del>	<del>The planning scheme</del>
<b>Hardware and trade</b>	<del>Code assessment</del>	

<b>supplies</b>	If the gross floor area for any individual tenancy is greater than 400m <sup>2</sup> .	Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes
	<b><u>Impact assessment</u></b>	
	<u>If not otherwise specified.</u>	<u>The planning scheme</u>
<b>Showroom</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings and use area; and (b) no additional tenancies created.	Acceptable Outcomes <del>AO3</del> , AO11, AO13 and <del>AO15</del> <u>AO16</u> of the Business Activities Code.
	<b>Code assessment</b>	
	If: (a) the gross floor area for any individual tenancy is <del>greater</del> <u>no less</u> than 400m <sup>2</sup> ; <u>and no greater than 2,000m<sup>2</sup></u> ; and (b) the total <u>combined</u> gross floor area for the Retail Showroom precinct does not exceed : (i) 7,700m <sup>2</sup> <u>for Lot 3 SP 246584</u> ; and (ii) <u>3,500m<sup>2</sup> for Lot 1 SP222982 and Lot 4 SP246584.</u> (iii) <del>not accepted development.</del>	Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes
	<b><u>Impact Assessment</u></b>	
<u>If the total combined gross floor area for the Retail Showroom precinct does not exceed:</u> (a) <u>7,700m<sup>2</sup> for Lot 3 SP 246584</u> ; and (b) <u>3,500m<sup>2</sup> for Lot 1 SP222982 and Lot 4 SP246584.</u>	<u>The planning scheme</u>	
<b>Veterinary Service</b>	<b>Code assessment</b>	
	If the gross floor area for any individual tenancy is greater than 400m <sup>2</sup> .	Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes
<b>Recreation activities</b>		
<b>Indoor sport and recreation</b>	<b>Code assessment</b>	
	If the gross floor area for any individual tenancy is greater than 400m <sup>2</sup> .	Noosaville Local Plan Code Major Centre Zone Code Recreation Activities Code Works codes
<b><u>All other activities</u></b>		
<b><u>Any other defined use not listed in this table.</u></b>	<b><u>Impact assessment and inconsistent use</u></b>	
<b><u>Any use listed in this table and not meeting the description listed in the categories of development and</u></b>	<u>The planning scheme</u>	



[assessment column.](#)

[Any other undefined use.](#)

**Table 5.5.5-5.4 - Noosa Business Centre - Business Park Precinct**

**Business-Park Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Code assessment</b>	
	When associated with and sub-ordinate to an existing use.	Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Office</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings and use area; (b) the building has been previously approved for one of the following uses; (i) health care service; or (ii) food and drink outlet.	Acceptable Outcomes <del>AO3</del> , AO11, AO13 and <del>AO15</del> <b>AO16</b> of the Business Activities Code.
	<b>Code assessment</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings and use area; <del>and</del> (b) <del>not accepted development.</del>	Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b><u>Community Activities</u></b>		
<b><u>Community care centre</u></b>	<b><u>Code assessment</u></b>	
	<u>If in an existing building and not involving any new buildings or the expansion of buildings and use area.</u>	<u>Noosaville Local Plan Code</u> <u>Major Centre Zone Code</u> <u>Community Activities Code</u> <u>Works codes</u>
	<b><u>Impact Assessment</u></b>	
	<u>If not otherwise specified.</u>	<u>The Planning scheme</u>
<b><u>Community Use</u></b>	<b><u>Code assessment</u></b>	
	<u>If in an existing building and not involving any new buildings or the expansion of buildings and use area.</u>	<u>Noosaville Local Plan Code</u> <u>Major Centre Zone Code</u> <u>Community Activities Code</u> <u>Works codes</u>



	<a href="#">Impact assessment</a>	
	<a href="#">if not otherwise specified.</a>	<a href="#">The planning scheme</a>
<b>Educational establishment</b>	<b>Code assessment</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings and use area; and (b) not constituting a primary school or secondary school.	Noosaville Local Plan Code Major Centre Zone Code Community Activities Code Works codes
	<b>Impact assessment</b>	
	<a href="#">If</a> not constituting a primary or secondary school.	<a href="#">The planning scheme</a>
<b>Emergency services</b>	<b>Code assessment</b>	
		Noosaville Local Plan Code Major Centre Zone Code Community Activities Code Works codes
<b>Health care service</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) the building has already been approved for one of the following uses: (i) office; or (ii) food and drink outlet	Acceptable outcomes AO3, AO8.5, AO10 and AO16 of the <a href="#">Community Activities Code</a> .
	<b>Code assessment</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings and use area.	Noosaville Local Plan Code Major Centre Zone Code Community Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme.
<b>Industry activities</b>		
<b>Research and technology industry</b>	<b>Code assessment</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings and use area; and (b) gross floor area does not exceed 500m <sup>2</sup> .	Noosaville Local Plan Code Major Centre Zone Code Industry Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<a href="#">All other activities</a>		
<a href="#">Any other defined use not listed in this table.</a>	<a href="#">Impact assessment and inconsistent use</a>	
<a href="#">Any use listed in this table and not meeting</a>		<a href="#">The planning scheme</a>

[the description listed in the categories of development and assessment column.](#)

[Any other undefined use.](#)

**Table 5.5.6.6.5.5 - Noosa Business Centre - Retail Precinct**

**Retail Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Business Activities</b>		
<b>Adult store</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; (b) the building has already been approved for one of the following uses: (i) shop or service industry; or (ii) food and drink outlet; or (iii) office or health care service; and (c) the gross floor area does not exceed 500m <sup>2</sup> .	Acceptable Outcomes <a href="#">AO3</a> , AO11, AO13 and <del>AO45</del> <a href="#">AO16</a> of the <a href="#">Business Activities Code</a>
	<b>Code assessment</b>	
	If: (a) <del>not accepted development</del> ; (b) the gross floor area for the adult store does not exceed 500m <sup>2</sup> ; and (c) the gross floor area for the Retail Precinct does not exceed 24,500m <sup>2</sup> for the combined total of the following uses: (i) adult store; (ii) service industry; (iii) shop; (iv) shopping centre; and (v) food and drink outlet.	<a href="#">Noosaville Local Plan Code</a> <a href="#">Major Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Food and drink outlet</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) the building has already been approved for one of the following uses: (i) shop or service industry; or (ii) adult store; or (iii) office or health care service.	Acceptable Outcomes <a href="#">AO3</a> , AO8, AO9, AO11, AO13, <a href="#">AO14</a> , <a href="#">AO15</a> and <del>AO15</del> <a href="#">AO16</a> of the <a href="#">Business Activities Code</a>



	<b>Code assessment</b>	
<b>Market</b>	<b>Code assessment</b>	
<b>Office</b>	<b>Accepted development subject to requirements</b>	
<b>Service industry</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>(a) <del>not accepted development; and</del></p> <p>(b) the gross floor area for the Retail Precinct does not exceed 24,500m<sup>2</sup> for the combined total of the following uses:</p> <ul style="list-style-type: none"> <li>(i) adult store;</li> <li>(ii) shop;</li> <li>(iii) service industry;</li> <li>(iv) shopping centre; and</li> <li>(v) food and drink outlet.</li> </ul>	<p>Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes</p>
	<p>Where the use area or is no greater than 1,000m<sup>2</sup>.</p>	<p>Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes</p>
	<p>If:</p> <p>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</p> <p>(b) the building has been previously approved for one of the following uses:</p> <ul style="list-style-type: none"> <li>(i) shop, adult store or service industry; or</li> <li>(ii) food and drink outlet; or</li> <li>(iii) health care service.</li> </ul>	<p>Acceptable Outcomes <del>AO3</del>, AO11, AO13 and <del>AO15</del><u>AO16</u> of the Business Activities Code</p>
	<p>If:</p> <p>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</p> <p>(b) the building has already been approved for one of the following uses:</p> <ul style="list-style-type: none"> <li>(i) food and drink outlet; or</li> <li>(ii) shop or adult store; or</li> <li>(iii) office or health care service.</li> </ul>	<p>Acceptable Outcomes <del>AO3</del>, AO11, AO13 and <del>AO15</del><u>AO16</u> of the Business Activities Code</p>
	<b>Code assessment</b>	
	<p>If:</p> <p>(a) <del>not accepted development; and</del></p> <p>(b) the gross floor area for the Retail Precinct does not exceed 24,500m<sup>2</sup> for the combined total of the following uses:</p>	<p>Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes</p>

	<ul style="list-style-type: none"> <li>(i) adult store;</li> <li>(ii) service industry;</li> <li>(iii) shop;</li> <li>(iv) shopping centre; and</li> <li>(v) food and drink outlet.</li> </ul>	
<b>Shop</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</li> <li>(b) the building has already been approved for one of the following uses: <ul style="list-style-type: none"> <li>(i) food and drink outlet; or</li> <li>(ii) service industry or adult store; or</li> <li>(iii) office or health care service.</li> </ul> </li> </ul>	<p>Acceptable Outcomes <a href="#">AO3</a>, AO11, AO13 and <a href="#">AO15</a><a href="#">AO16</a> of the <a href="#">Business Activities Code</a></p>
<b>Shop</b>	<b>Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>(a) <del>not accepted development; and</del></li> <li>(b) the gross floor area for the Retail Precinct does not exceed 24,500m<sup>2</sup> for the combined total of the following uses: <ul style="list-style-type: none"> <li>(i) adult store;</li> <li>(ii) service industry;</li> <li>(iii) shop;</li> <li>(iv) shopping centre; and</li> <li>(v) food and drink outlet.</li> </ul> </li> </ul>	<p>Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes</p>
<b>Shopping centre</b>	<b>Code assessment</b>	
	<p>If the gross floor area for the Retail Precinct does not exceed 24,500m<sup>2</sup> for the combined total of the following uses:</p> <ul style="list-style-type: none"> <li>(a) adult store;</li> <li>(b) service industry;</li> <li>(c) shop;</li> <li>(d) shopping centre; and</li> <li>(e) food and drink outlet.</li> </ul>	<p>Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes</p>
<b>Community activities</b>		
<b>Health care service</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</li> <li>(b) the building has already been approved for one of the following uses: <ul style="list-style-type: none"> <li>(i) shop, service industry or adult store; or</li> <li>(ii) food and drink outlet; or</li> </ul> </li> </ul>	<p>Acceptable outcomes AO3, AO8.5, AO10 and AO16 of the <a href="#">Community Activities Code</a>.</p>

	(iii) office.	
	<b>Code assessment</b>	
	If not otherwise specified	Noosaville Local Plan Code Major Centre Zone Code Community Activities Code Works codes
<b>Entertainment Activities</b>		
<b>Bar</b>	<b>Code assessment</b>	
	If located at least 100 metres from a residential zone.	Noosaville Local Plan Code Major Centre Zone Code Entertainment Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Function facility</b>	<b>Code assessment</b>	
	If located at least 100 metres from a residential zone.	Noosaville Local Plan Code Major Centre Zone Code Entertainment Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Hotel</b>	<b>Code assessment</b>	
	If located at least 100 metres from a residential zone.	Noosaville Local Plan Code Major Centre Zone Code Entertainment Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Nightclub entertainment facility</b>	<b>Code assessment</b>	
	If located at least 100 metres from a residential zone.	Noosaville Local Plan Code Major Centre Zone Code Entertainment Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Theatre</b>	<b>Code assessment</b>	
		Noosaville Local Plan Code Major Centre Zone Code Entertainment Activities Code Works codes
<b>Tourist attraction</b>	<b>Code assessment</b>	
	If located at least 100 metres from a residential zone.	Noosaville Local Plan Code Major Centre Zone Code Entertainment Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme

Infrastructure Activities		
Parking station	Code assessment	
		Noosaville Local Plan Code Major Centre Zone Code Infrastructure Activities Code Works codes
Telecommunications facility	Impact assessment	
		The planning scheme
Recreation Activities		
Indoor sport and recreation	Code assessment	
		Noosaville Local Plan Code Major Centre Zone Code Recreation Activities Code Works codes
<u>All other activities</u>		
<u>Any other defined use not listed in this table.</u>  <u>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</u>  <u>Any other undefined use.</u>	<u>Impact assessment and inconsistent use</u>	
		<u>The planning scheme</u>

**Table 5.5.5-7.6 - Noosa Business Centre - Village Mixed Use Precinct**

### Village Mixed Use Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation Activities		
Caretaker's accommodation	Impact assessment	
	If the gross floor area does not exceed <del>90m</del> 100m <sup>2</sup> .	The planning scheme
Dual occupancy	Impact assessment	
	If: (a) in conjunction with a non-residential use in a mixed use format; and (b) neither dwelling has a gross floor area exceeding <del>90m</del> 100m <sup>2</sup> .	The planning scheme
Dwelling unit	Impact assessment	
	The gross floor area of the dwelling does not exceed <del>90m</del> 100m <sup>2</sup>	The planning scheme
Home-based business	Impact assessment	
	If:	The planning scheme



	<ul style="list-style-type: none"> <li>(a) no more than four persons would attend the site for business purposes at any one time and no more than one of those is an employee;</li> <li>(b) the use does not include bed and breakfast accommodation; and</li> <li>(c) no customers, clients, employees or deliveries attend the site: <ul style="list-style-type: none"> <li>(a) between the hours of 6:00pm and 8:00am Monday to Friday; or</li> <li>(b) on weekends or public holidays.</li> </ul> </li> </ul>	
<b>Multiple dwelling</b>	<b>Impact assessment</b>	
	If:	The planning scheme
	<ul style="list-style-type: none"> <li>(a) in conjunction with a non-residential use in a mixed use format; and</li> <li>(b) no dwelling has a gross floor area exceeding 90m<sup>2</sup> 100m<sup>2</sup>.</li> </ul>	
<b>Short-term accommodation</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Business activities</b>		
<b>Adult store</b>	<b>Impact assessment</b>	
	If:	The planning scheme
	<ul style="list-style-type: none"> <li>(a) the gross floor area of the use does not exceed 500m<sup>2</sup>; and</li> <li>(b) the gross floor area for the Village Mixed Use Precinct does not exceed 7,500m<sup>2</sup> for the combined total of the following uses: <ul style="list-style-type: none"> <li>(i) adult store;</li> <li>(ii) food and drink outlet;</li> <li>(iii) service industry;</li> <li>(iv) shop; <u>and</u></li> <li>(v) shopping centre; <del>and</del></li> <li>(vi) <del>showroom.</del></li> </ul> </li> </ul>	
<b>Food and drink outlet</b>	<b>Impact assessment</b>	
	If the gross floor area for the Village Mixed Use Precinct does not exceed 7,500m <sup>2</sup> for the combined total of the following uses:	The planning scheme.
	<ul style="list-style-type: none"> <li>(a) adult store;</li> <li>(b) food and drink outlet;</li> <li>(c) service industry;</li> <li>(d) shop; <u>and</u></li> <li>(e) shopping centre; <del>and</del></li> <li>(f) <del>showroom.</del></li> </ul>	
<b>Market</b>	<b>Impact assessment</b>	
	Where the use area or is no greater than 1,000m <sup>2</sup> .	The planning scheme
<b>Office</b>	<b>Impact assessment</b>	





		The planning scheme
<b>Service industry</b>	<b>Impact assessment</b>	
	<p>If</p> <p>(a) the gross floor area for the Village Mixed Use Precinct does not exceed 7,500m<sup>2</sup></p> <p>(b) for the combined total of the following uses:</p> <ul style="list-style-type: none"> <li>(i) adult store;</li> <li>(ii) food and drink outlet;</li> <li>(iii) service industry;</li> <li>(iv) shop; <u>and</u></li> <li>(v) shopping centre; <del>and</del></li> <li>(vi) <del>showroom.</del></li> </ul>	The planning scheme
<b>Shop</b>	<b>Impact assessment</b>	
	<p>If</p> <p>(a) the gross floor area for the Village Mixed Use Precinct does not exceed 7,500m<sup>2</sup></p> <p>(b) for the combined total of the following uses:</p> <ul style="list-style-type: none"> <li>(i) adult store;</li> <li>(ii) food and drink outlet;</li> <li>(iii) service industry;</li> <li>(iv) shop; <u>and</u></li> <li>(v) shopping centre; <del>and</del></li> <li>(vi) <del>showroom.</del></li> </ul>	The planning scheme
<b>Shopping Centre</b>	<b>Impact assessment</b>	
	<p>If the gross floor area for the Village Mixed Use Precinct does not exceed 7,500m<sup>2</sup> for the combined total of the following uses:</p> <ul style="list-style-type: none"> <li>(a) adult store;</li> <li>(b) food and drink outlet;</li> <li>(c) service industry;</li> <li>(d) shop; <u>and</u></li> <li>(e) shopping centre; <del>and</del></li> <li>(f) <del>showroom.</del></li> </ul>	The planning scheme
<b>Veterinary service</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Community activities</b>		
<b>Childcare centre</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Club</b>	<b>Impact assessment</b>	
		The planning scheme
<b><u>Community care centre</u></b>	<b><u>Impact Assessment</u></b>	
		<b><u>The Planning scheme</u></b>
<b>Community Use</b>	<b>Impact assessment</b>	
		The planning scheme

Educational establishment	<b>Impact assessment</b>	
	If not constituting a primary school or secondary school.	The planning scheme.
Emergency services	<b>Impact assessment</b>	
		The planning scheme
Health care service	<b>Impact assessment</b>	
		The planning scheme
<b>Entertainment activities</b>		
Bar	<b>Impact assessment</b>	
		The planning scheme
Function facility	<b>Impact assessment</b>	
		The planning scheme
Hotel	<b>Impact assessment</b>	
		The planning scheme
Nightclub entertainment facility	<b>Impact assessment</b>	
		The planning scheme
Tourist attraction	<b>Impact assessment</b>	
		The planning scheme
Theatre	<b>Impact assessment</b>	
		The planning scheme
<b>Infrastructure Activities</b>		
Parking station	<b>Impact assessment</b>	
		The planning scheme
Telecommunications facility	<b>Impact assessment</b>	
		The planning scheme
<b>Recreation Activities</b>		
Indoor sport and recreation	<b>Impact assessment</b>	
		The planning scheme
<b><u>All other activities</u></b>		
<b><u>Any other defined use not listed in this table.</u></b>  <b><u>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</u></b>  <b><u>Any other undefined use.</u></b>	<b><u>Impact assessment and inconsistent use</u></b>	
		<b><u>The planning scheme</u></b>

**Table 5.5.5-8.7 - Noosa Business Centre - High Density Residential Precinct**

## High Density Residential Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation Activities</b>		
<b>Community Residence</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Home-based business</b>	<b>Impact assessment</b>	
	If: (a) no more than three persons would attend the site for business purposes at any one time and no more than one of those is an employee; or (b) bed and breakfast accommodation with no more than two guest bedrooms available for letting; and (c) not including any industrial activity listed in <a href="#">Table SC1.1.2 - Industry thresholds</a> ; (i) with the exception of overnight guests no customers, clients, employees or deliveries attend the site: between the hours of 6:00pm and 7:00am Monday to Friday; or (ii) on weekends or public holidays.	The planning scheme
<b>Multiple Dwelling</b>	<b>Impact assessment</b>	
	If having a ratio of small dwellings to other dwellings of at least 3:1.	The planning scheme
<b>Rooming accommodation</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Short-term-accommodation</b>	<b>Impact assessment</b>	
		<del>The planning scheme</del>
<b><u>All other activities</u></b>		
<b><u>Any other defined use not listed in this table.</u></b>  <b><u>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</u></b>  <b><u>Any other undefined use.</u></b>	<b><u>Impact assessment and inconsistent use</u></b>	
		The planning scheme

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.6 District Centre**

##### District Centre (where not in a precinct)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed <del>90m</del> <b>100m<sup>2</sup></b> .	Applicable Local Plan Code District Centre Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Worker's Accommodation Code Works codes
<b>Dual occupancy</b>	<b>Code assessment</b>	
	If: (a) in conjunction with a non-residential use in a mixed use format; and (b) neither dwelling has a gross floor area exceeding <del>90m</del> <b>100m<sup>2</sup></b>	Applicable Local Plan Code District Centre Zone Code Dual Occupancy and Multiple Dwelling Code Works codes
<b>Dwelling unit</b>	<b>Code assessment</b>	
	If the gross floor area of the dwelling does not exceed <del>90m</del> <b>100m<sup>2</sup></b> .	Applicable Local Plan Code District Centre Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Worker's Accommodation Code Works codes
<b>Home-based business</b>	<b>Accepted development subject to requirements</b>	
	If: (a) operated within a dwelling; (b) no customers, clients, employees, guests or deliveries attend the site for the business use; and (c) there is no external display of goods for sale on the premises or in the road reserve.	Acceptable Outcomes AO3, AO8, AO9, AO10 and O13 of the <a href="#">Home-based Business Code</a>
	<b>Code assessment</b>	
	If: (a) no more than four persons would attend the site for business purposes at any one time and no more than one of those is an employee; (b) the use does not include bed and breakfast accommodation; and	Applicable Local Plan Code District Centre Zone Code Home-based Business Code Works codes

	<ul style="list-style-type: none"> <li>(i) no customers, clients, employees or deliveries attend the site: between the hours of 6:00pm and 7:00am Monday to Friday; or</li> <li>(ii) on weekends or public holidays.</li> </ul>	
<b>Impact assessment</b>		
	If not otherwise specified	The planning scheme
<b>Multiple Dwelling</b>	<b>Code assessment</b>	
	If: (a) in conjunction with a non-residential use in a mixed use format; and (b) no dwelling has a gross floor area exceeding <del>90m</del> 100m <sup>2</sup>	<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Dual Occupancy and Multiple Dwelling Code</a> <a href="#">Works codes</a>
<b>Short-term accommodation</b>	<b>Impact assessment</b>	
	If: (a) in the Cooroy Local Plan area; (b) on Lot 1 RP845244 or Lot 3 RP40197, Poinciana Ave & Diyan St, Tewantin (Royal Mail Hotel site); or (c) on Lot 2 RP842280 between Mary St and Gibson Rd, Noosaville (Villa Noosa Hotel site)	The planning scheme
<b>Business activities</b>		
<b>Adult store</b>	<b>Accepted development subject to requirements</b>	
	If: (a) the use is not located on a site with a primary frontage to: <ul style="list-style-type: none"> <li>(i) Pearl Street or Kauri Street in Cooroy; or</li> <li>(ii) Blakesley Street, Doonella Street, or Diyan Street in Tewantin; and</li> </ul> (b) gross floor area does not exceed 500m <sup>2</sup> ; (c) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (d) the building has already been approved for one of the following uses: <ul style="list-style-type: none"> <li>(i) office or health care service; or</li> <li>(ii) food and drink outlet; or</li> <li>(iii) shop or service industry.</li> </ul>	Acceptable Outcomes <del>AO3</del> , AO11, AO13 and <del>AO45</del> <a href="#">AO16</a> of the <a href="#">Business Activities Code</a>
	<b>Code assessment</b>	
	If: (a) not accepted development; (b) the use is not located on a site with a primary frontage to: <ul style="list-style-type: none"> <li>(i) Pearl Street or Kauri Street in Cooroy; or</li> <li>(ii) Blakesley Street, Doonella Street, or Diyan Street in Tewantin; and</li> </ul>	<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>

	(c) gross floor area does not exceed 500m <sup>2</sup> .	
<b>Agricultural supplies store</b>	<b>Code assessment</b>	
	If:	Cooroy Local Plan Code District Centre Zone Code Business Activities Code Works codes
	(a) the use is located within the Cooroy Local Plan Area; and (b) gross floor area does not exceed 1,500m <sup>2</sup>	
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Food and drink outlet</b>	<b>Accepted development subject to requirements</b>	
	If:	Acceptable Outcomes <del>AO3</del> , AO8, AO9, AO11, AO13, <u>AO14</u> , <u>AO15</u> and <del>AO15</del> <u>AO16</u> of the Business Activities Code
	(a) not fronting: (i) Blakesley St or Doonella St, Tewantin; <u>or</u> (ii) <u>Pearl Street or Kauri Street in Cooroy;</u> <u>and</u> (b) in an existing building and not involving any new buildings or the expansion of buildings or use area; (c) not creating any additional tenancies where located: (i) with a primary frontage to the Gibson Service Road; or (ii) at 18 Thomas Street, Noosaville (Noosa Homemaker Centre); (d) the building has already been approved for one of the following uses: (i) office or health care service; or (ii) adult store or shop or service industry; and (e) the use does not incorporate a drive-through facility.	
	<b>Code assessment</b>	
	If not <del>otherwise</del> <u>fronting:</u> (a) <u>Blakesley specified</u> <u>St or Doonella St, Tewantin; or</u> (b) <u>Pearl Street or Kauri Street in Cooroy.</u>	Applicable Local Plan Code District Centre Zone Code Business Activities Code Works codes
	<b>Impact Assessment</b>	
	<u>If not otherwise specified</u>	<u>The planning scheme</u>
<b>Garden centre</b>	<b>Code assessment</b>	
	If the use area (including both indoor and outdoor space) does not exceed 2,000m <sup>2</sup> .	Applicable Local Plan Code District Centre Zone Code Business Activities Code Works codes
<b>Hardware and trade supplies</b>	<b>Code assessment</b>	
	If: (a) located in the Cooroy Local Plan Area;	Cooroy Local Plan Code District Centre Zone Code

	and (b) the use area (including both indoor and outdoor space) does not exceed 2,000m <sup>2</sup>	Business Activities Code Works codes
<b>Market</b>	<b>Code assessment</b>	
	If: (a) development is entirely contained within an existing building; or (b) under 1,000m <sup>2</sup> total use area for an open market.	Applicable Local Plan Code District Centre Zone Code Business Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Office</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) the building has already been approved for one of the following uses: (i) health care service; or (ii) food and drink outlet; or (iii) adult store or shop or service industry.	Acceptable Outcomes- <del>AO3</del> , AO11, AO13 and <del>AO15</del> <u>AO16</u> of the Business Activities Code
	<b>Code assessment</b>	
	If not otherwise specified	Applicable Local Plan Code District Centre Zone Code Business Activities Code Works codes
<b>Service industry</b>	<b>Accepted development subject to requirements</b>	
	If: (a) the use is not located on a site with a primary frontage to: (i) <u>Pearl Street or Kauri Street in Cooroy;</u> <u>or</u> (ii) Blakesley Street or Donella Street, Tewantin; <u>and</u> (b) the gross floor area does not exceed 1,000m <sup>2</sup> (c) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (d) the building has already been approved for one of the following uses: (i) office or health care service; or (ii) food and drink outlet; or (iii) adult store or shop.	Acceptable Outcomes- <del>AO3</del> , AO11, AO13 and <del>AO15</del> <u>AO16</u> of the Business Activities Code
	<b>Code assessment</b>	
	If: (a) not accepted development;	Applicable Local Plan Code District Centre Zone Code

	<p>(b) not located on a site with a primary frontage to:</p> <p>(i) <a href="#">Pearl Street or Kauri Street in Cooroy</a>; or</p> <p>(ii) Blakesley Street or Sidoni Street, Tewantin; and</p> <p>(c) gross floor area does not exceed 1,000m<sup>2</sup>.</p>	<p><a href="#">Business Activities Code</a> <a href="#">Works codes</a></p>
<p><b>Shop</b></p>	<p><b>Accepted development subject to requirements</b></p>	
	<p>If:</p> <p>(a) the use is not located on a site with a primary frontage to:</p> <p>(i) Pearl Street or Kauri Street in Cooroy; or</p> <p>(ii) Blakesley Street, Doonella Street or Diyan Street in Tewantin;</p> <p>(b) gross floor area does not exceed 1,000m<sup>2</sup>;</p> <p>(c) in an existing building and not involving any new buildings or the expansion of buildings or use area;</p> <p>(d) not creating any additional tenancies where located:</p> <p>(i) with a primary frontage to the Gibson Service Road; or</p> <p>(ii) at 18 Thomas Street, Noosaville (Noosa Homemaker Centre);</p> <p>(e) the building has already been approved for one of the following uses:</p> <p>(i) office or health care service; or</p> <p>(ii) food and drink outlet; or</p> <p>(iii) adult store or service industry; and</p> <p>(f) the use does not consist of a discount department store.</p>	<p>Acceptable Outcomes <del>AO3</del>, AO11, AO13 and <del>AO15</del> <a href="#">AO16</a> of the <a href="#">Business Activities Code</a></p>
<p><b>Shopping centre</b></p>	<p><b>Code assessment</b></p>	
	<p>If:</p> <p>(a) the use is not located on a site with a</p>	<p><a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Zone Code</a></p>





	<p>primary frontage to</p> <p>(i) Pearl Street or Kauri Street in Cooroy; or</p> <p>(ii) Blakesley St, Doonella St and Diyan St in Tewantin;</p> <p>(b) the shopping centre has a gross floor area not exceeding 2,000m<sup>2</sup> ;</p> <p>(c) any individual tenancy does not exceed 1,500m<sup>2</sup> gross floor area for a supermarket or 1,000m<sup>2</sup> for any other shop; and</p> <p>(d) the use does not incorporate a discount department store.</p>	<a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Showroom</b>	<b>Code assessment</b>	
	<p>If the use is not located:</p> <p>(a) in the Tewantin Local Plan Area; or</p> <p>(b) on a site with a primary frontage to Pearl Street or Kauri Street in Cooroy.</p>	<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Veterinary service</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Community activities</b>		
<b>Childcare centre</b>	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Club</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed 1,000m <sup>2</sup> .	<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Community use</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Educational establishment</b>	<b>Code assessment</b>	
	If not constituting a primary school or secondary school.	<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Emergency services</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Health care service</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>(a) in an existing building and not involving any new buildings or the expansion of buildings</p>	Acceptable Outcomes AO3, AO8.5, AO10 and AO16 of the <a href="#">Community Activities Code</a>



	<p>or use area; and</p> <p>(b) the building has already been approved for one of the following uses:</p> <p>(i) office; or</p> <p>(ii) food and drink outlet; or</p> <p>(iii) adult store or shop or service industry.</p>	
<b>Code assessment</b>		
	If not otherwise specified	<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Place of worship</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed 500m <sup>2</sup> .	<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified.	The planning scheme
<b>Entertainment activities</b>		
<b>Bar</b>	<b>Code assessment</b>	
	If:	<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Code</a> <a href="#">Entertainment Activities Code</a> <a href="#">Works codes</a>
	(a) not adjoining a residential zone; and (b) total use area (both inside and outside) does not exceed 150m <sup>2</sup> .	
<b>Impact assessment</b>		
	If not otherwise specified	The planning scheme
<b>Function facility</b>	<b>Code assessment</b>	
	If:	<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Code</a> <a href="#">Entertainment Activities Code</a> <a href="#">Works codes</a>
	(a) not adjoining a residential zone; and (b) gross floor area does not exceed 1,000m <sup>2</sup> .	
<b>Impact assessment</b>		
	If not otherwise specified.	The planning scheme
<b>Hotel</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Theatre</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Code</a> <a href="#">Entertainment Activities Code</a> <a href="#">Works codes</a>
<b>Infrastructure activities</b>		
<b>Parking station</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Code</a> <a href="#">Infrastructure uses Code</a> <a href="#">Works codes</a>

<b>Telecommunications Facility</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Recreation activities</b>		
<b>Indoor sport and recreation</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">District Centre Code</a> <a href="#">Recreation Activities Code</a> <a href="#">Works codes</a>
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>	<b>Impact assessment and inconsistent <a href="#">use</a></b>	
<b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>  <b>Any other undefined use.</b>		The planning scheme

**Table 5.5-7.6.1 Health and Wellbeing Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed 90m <sup>2</sup> .	<a href="#">Noosaville Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code</a> <a href="#">Works codes</a>
<b>Dual occupancy</b>	<b>Code assessment</b>	
	If: (a) in conjunction with a non-residential use in a mixed use format; (b) the combined gross floor area of the dwellings does not exceed the gross floor area of the non-residential use; and (c) neither dwelling has a gross floor area exceeding 90m <sup>2</sup> .	<a href="#">Noosaville Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Dual Occupancy and Multiple Dwelling Code</a>
<b>Dwelling unit</b>	<b>Code assessment</b>	
	If: (a) the gross floor area of dwelling is no greater than the gross floor area of the non-residential use; and (b) the gross floor area of the dwelling does not exceed 90m <sup>2</sup> .	<a href="#">Noosaville Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code</a> <a href="#">Works codes</a>
<b>Home-based business</b>	<b>Accepted development subject to requirements</b>	



	<p>If:</p> <p>(a) operated within a dwelling; and</p> <p>(b) no customers, clients, employees, guests or deliveries attend the site for the business use; and</p> <p>(c) there is no external display of goods for sale on the premises or in the road reserve.</p>	Acceptable Outcomes AO3, AO8, AO9, AO10 and AO13 of the <a href="#">Home-based Business Code</a>
<b>Code assessment</b>		
	<p>If:</p> <p>(a) no more than four persons would attend the site for business purposes at any one time and no more than one of those is an employee;</p> <p>(b) the use does not include bed and breakfast accommodation; and</p> <p>(c) no customers, clients, employees or deliveries attend the site:</p> <p>(i) between the hours of 6:00pm and 7:00am Monday to Friday; or</p> <p>(ii) on weekends or public holidays.</p>	<a href="#">Noosaville Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Home-based Business Code</a> <a href="#">Works codes</a>
<b>Impact assessment</b>		
	If not otherwise specified	The planning scheme
<b>Multiple Dwelling</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) in conjunction with with a non-residential use in a mixed use format;</p> <p>(b) the combined gross floor area of all dwellings does not exceed the gross floor area of the non-residential use; and</p> <p>(c) no dwelling has a gross floor area exceeding 90m<sup>2</sup></p>	<a href="#">Noosaville Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Dual Occupancy and Multiple Dwelling Code</a> <a href="#">Works codes</a>
<b>Short-term accommodation</b>	<b>Code assessment</b>	
	If located on Lots 3 & 4 RP122928, 16 Mary Street, Noosaville	<a href="#">Noosaville Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Visitor Accommodation Code</a> <a href="#">Works codes</a>
<b>Business activities</b>		
<b>Office</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>(a) the use does not rely on the addition of any new buildings or the expansion of buildings or outdoor use area; and</p> <p>(b) the building has already been approved for health care service.</p>	Acceptable Outcomes <del>AO3</del> , AO11, AO13 and <del>AO15</del> <a href="#">AO16</a> of the <a href="#">Business Activities Code</a>
<b>Code assessment</b>		
	If not otherwise specified	<a href="#">Noosaville Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>

<b>Veterinary service</b>	<b>Code assessment</b>	
		<a href="#">Noosaville Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Community Activities</b>		
<b>Health Care Service</b>	<b><del>Acceptable</del> <u>Accepted</u> development <del>with</del> <u>subject to</u> requirements</b>	
	If: (a) The use does not rely on the addition of any new buildings or the expansion of buildings or use area; and (b) the building has already been approved for an office.	Acceptable Outcomes AO3, AO8.5, AO10 and AO16 of the <a href="#">Community Activities Code</a>
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Noosaville Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Recreation activities</b>		
<b>Indoor sport and recreation</b>	<b>Code assessment</b>	
	If: (a) located on Lot 1 RP802167 corner Gibson Rd & Skipper Pl. Noosaville; and (b) the use does not involve the addition of any new buildings or the expansion of buildings or outdoor use area.	<a href="#">Noosaville Local Plan Code</a> <a href="#">District Centre Zone Code</a> <a href="#">Recreation Activities Code</a> <a href="#">Works codes</a>
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>  <b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>  <b>Any other undefined use.</b>	<b>Impact assessment and inconsistent <u>use</u></b>	
		The planning scheme

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.7 Local Centre**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed <del>90m</del> <b>100m<sup>2</sup></b> .	Applicable Local Plan Code Local Centre Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code Works codes
<b>Dual Occupancy</b>	<b>Code assessment</b>	
	If: (a) in conjunction with a non-residential use in a mixed use format; (b) the combined gross floor area of the dwellings does not exceed the gross floor area of the non-residential use; and (c) neither dwelling has a gross floor area exceeding <del>90m</del> <b>100m<sup>2</sup></b>	Applicable Local Plan Code Local Centre Zone Code Dual Occupancy and Multiple Dwelling Code Works codes
<b>Dwelling Unit</b>	<b>Code assessment</b>	
	If: (a) the gross floor area of the dwelling is no greater than the gross floor area of the nonresidential use; and (b) the gross floor area of the dwelling does not exceed <del>90m</del> <b>100m<sup>2</sup></b> .	Applicable Local Plan Code Local Centre Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Worker's Accommodation Code Works codes
<b>Home-based business</b>	<b>Accepted development subject to requirements</b>	
	If: (a) operated within a dwelling; and (b) no more than two people would be in the premises for business purposes at any time (including the resident operator)	Acceptable Outcomes AO3, AO5.6, AO6, AO7, AO8, AO9, AO10, AO11.1, AO11.2, AO12, and AO13 of the <a href="#">Home-based Business Code</a>
	<b>Code assessment</b>	
	If: (a) no more than four persons would attend the site for business purposes at any one time and no more than one of those is an employee; (b) with the exception of overnight guests no customers, clients, employees or deliveries	Applicable Local Plan Code Local Centre Zone Code Home-based Business Code Works codes



	attend the site: (i) between the hours of 6:00pm and 7:00am Monday to Friday; or (ii) on weekends or public holidays.	
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Multiple dwelling</b>	<b>Code assessment</b>	
	If: (a) in conjunction with a non-residential use in a mixed use format; (b) the combined gross floor area of the dwellings does not exceed the gross floor area of the non-residential use; and (c) no dwelling has a gross floor area exceeding <del>90m</del> 100m <sup>2</sup>	Applicable Local Plan Code Local Centre Zone Code Dual Occupancy and Multiple Dwelling Code Works codes
<b>Short-term accommodation</b>	<b>Impact assessment</b>	
	In conjunction with non-residential uses in a mixed use building	The planning scheme
<b>Business activities</b>		
<b>Adult store</b>	<b>Accepted development subject to requirements</b>	
	If: (a) gross floor area does not exceed 500m <sup>2</sup> (b) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (c) the building has already been approved for one of the following uses: (i) office or health care service; or (ii) food and drink outlet; or (iii) shop or service industry.	Acceptable Outcomes <del>AO3</del> , AO11, AO13 and <del>AO15</del> AO16 of the Business Activities Code
	<b>Code assessment</b>	
	If; (a) not accepted development and (b) the total gross floor area does not exceed 500m <sup>2</sup> .	Applicable Local Plan Code Local Centre Zone Code Business Activities Code Works codes
<b>Agricultural supplies store</b>	<b>Code assessment</b>	
	If: (a) the use is not located within the Coastal Communities Local Plan Area; and (b) gross floor area does not exceed 1,000m <sup>2</sup>	Hinterland Villages Local Plan Code Local Centre Zone Code Business Activities Code Works codes
<b>Food and drink outlet</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; (b) the building has already been approved for	Acceptable Outcomes <del>AO3</del> , AO8, AO9, AO11, AO13, <del>AO14</del> , AO15 and <del>AO15</del> AO16 of the Business Activities Code

	<p>one of the following uses:</p> <p>(i) office or health care service; or</p> <p>(ii) adult store or shop or service industry; and</p> <p>(c) the use does not incorporate a drive-through facility</p>	
<b>Code assessment</b>		
	If not accepted development and the use does not incorporate a drive-through facility.	<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Garden centre</b>	<b>Code assessment</b>	
	If the use area (including both indoor and outdoor space) does not exceed 1,000m <sup>2</sup> .	<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Hardware and trade supplies</b>	<b>Code assessment</b>	
	If the use area (including both indoor and outdoor space) does not exceed 1,000m <sup>2</sup> .	<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Market</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) development is entirely contained within an existing building; or</p> <p>(b) under 1,000m<sup>2</sup> total use area for an open market.</p>	<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Impact assessment</b>		
	If not otherwise specified	The planning scheme
<b>Office</b>	<b>Acceptable development subject to requirements</b>	
	<p>If:</p> <p>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</p> <p>(b) the building has already been approved for one of the following uses:</p> <p>(i) health care service; or</p> <p>(ii) food and drink outlet; or</p> <p>(iii) adult store or shop or service industry.</p>	Acceptable Outcomes <del>AO3</del> , AO11, AO13 and <del>AO15</del> <a href="#">AO16</a> of the <a href="#">Business Activities Code</a>
<b>Code assessment</b>		
	If not otherwise specified	<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Service Industry</b>	<b>Accepted development subject to requirements</b>	
	If:	Acceptable Outcomes <del>AO3</del> , AO11, AO13 and



	<p>(a) gross floor area does not exceed 500m<sup>2</sup>,</p> <p>(b) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</p> <p>(c) the building has already been approved for one of the following uses:</p> <p>(i) office or health care service; or</p> <p>(ii) food and drink outlet; or</p> <p>(iii) adult store or shop.</p>	<p><del>AO15</del><a href="#">AO16</a> of the <a href="#">Business Activities Code</a></p>
	<b>Code assessment</b>	
	If not accepted development and the gross floor area does not exceed 500m <sup>2</sup> .	<p><a href="#">Applicable Local Plan Code</a></p> <p><a href="#">Local Centre Zone Code</a></p> <p><a href="#">Business Activities Code</a></p> <p><a href="#">Works codes</a></p>
<b>Shop</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>(a) gross floor area does not exceed 500m<sup>2</sup></p> <p>(b) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</p> <p>(c) the building has already been approved for one of the following uses:</p> <p>(i) office or health care service; or</p> <p>(ii) food and drink outlet; or</p> <p>(iii) adult store or service industry.</p>	<p>Acceptable Outcomes <del>AO3</del>, AO11, AO13 and <del>AO15</del><a href="#">AO16</a> of the <a href="#">Business Activities Code</a></p>
	<b>Code assessment</b>	
	If not accepted development and the use has a total gross floor area not exceeding 1,000m <sup>2</sup> for a supermarket or 500m <sup>2</sup> for any other shop.	<p><a href="#">Applicable Local Plan Code</a></p> <p><a href="#">Local Centre Zone Code</a></p> <p><a href="#">Business Activities Code</a></p> <p><a href="#">Works codes</a></p>
<b>Shopping centre</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) Having a total gross floor area not exceeding 1,500m<sup>2</sup> and</p> <p>(b) any individual tenancy does not exceed 1,000m<sup>2</sup> gross floor area for a supermarket or 500m<sup>2</sup> for any other shop.</p>	<p><a href="#">Applicable Local Plan Code</a></p> <p><a href="#">Local Centre Zone Code</a></p> <p><a href="#">Business Activities Code</a></p> <p><a href="#">Works codes</a></p>
<b>Veterinary service</b>	<b>Code assessment</b>	
		<p><a href="#">Applicable Local Plan Code</a></p> <p><a href="#">Local Centre Zone Code</a></p> <p><a href="#">Business Activities Code</a></p> <p><a href="#">Works codes</a></p>
<b>Community Activities</b>		
<b>Childcare centre</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed 500m <sup>2</sup>	<p><a href="#">Applicable Local Plan Code</a></p> <p><a href="#">Local Centre Zone Code</a></p> <p><a href="#">Community Activities Code</a></p> <p><a href="#">Works codes</a></p>
<b>Club</b>	<b>Code assessment</b>	

	If the gross floor area does not exceed 1,000m <sup>2</sup> .	<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Community use</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Emergency services</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Health care service</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) the building has already been approved for one of the following uses: (i) office; (ii) food and drink outlet; or (iii) adult store or shop or service industry.	<a href="#">Acceptable outcomes AO3, AO8.5, and AO16 of the Community Activities Code</a>
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Place of worship</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed 500m <sup>2</sup>	<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Entertainment activities</b>		
<b>Bar</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Theatre</b>	<b>Code assessment</b>	
	If not adjoining a residential zone.	<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Entertainment Activities Code</a> <a href="#">Works codes</a>
	<b>Impact Assessment</b>	
	If not otherwise specified.	The planning scheme
<b>Function facility</b>	<b>Code assessment</b>	
	If not adjoining a residential zone.	<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Entertainment Activities Code</a>



		<a href="#">Works codes</a>
	<b>Impact Assessment</b>	
	If not otherwise specified.	The planning scheme
<b>Recreation activities</b>		
<b>Indoor sport and recreation</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Local Centre Zone Code</a> <a href="#">Recreation Activities Code</a> <a href="#">Works Codes</a>
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>  <b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>  <b>Any other undefined use.</b>	<b>Impact assessment and inconsistent <a href="#">use</a></b>	
		The planning scheme

**Editor's Note**—Any use not listed in this table or not meeting the description listed in the categories of development and assessment column are considered inconsistent. A list of inconsistent uses can be found in a table in the applicable zone code.

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.8 Neighbourhood Centre**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed <del>90m</del> <b>100m<sup>2</sup></b> .	Applicable Local Plan Code Neighbourhood Centre Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code Works codes
<b>Dual Occupancy</b>	<b>Code assessment</b>	
	If: (a) in conjunction with a non-residential use in a mixed-use format; (b) the combined gross floor area of the dwellings does not exceed the gross floor area of the non-residential use; and (c) neither dwelling has a gross floor area exceeding <del>90m</del> <b>100m<sup>2</sup></b> .	Applicable Local Plan Code Neighbourhood Centre Zone Code Dual Occupancy and Multiple Dwelling Code Works codes
<b>Dwelling Unit</b>	<b>Code assessment</b>	
	If: (a) the gross floor area of dwelling is no greater than the gross floor area of the non-residential use; and (b) the gross floor area of the dwelling does not exceed <del>90m</del> <b>100m<sup>2</sup></b> .	Applicable Local Plan Code Neighbourhood Centre Zone Code Caretaker's Accommodation, Dwelling Unit and Rural worker's Accommodation Code Works codes
<b>Home-based business</b>	<b>Accepted development subject to requirements</b>	
	If: (a) operated within a dwelling; (b) the use does not include bed and breakfast accommodation; and (c) no more than two people would be in the premises for business purposes at any time (including the resident operator).	Acceptable Outcomes AO3.1, AO5.6, AO6, AO7, AO8, AO9, AO10, AO11.1, AO11.2, AO12, and AO13 of the <a href="#">Home-Based Business Code</a>
	<b>Code assessment</b>	
	If: (a) no more three persons would attend the site for business purposes at any one time; (b) the use does not include bed and breakfast accommodation; and	Applicable Local Plan Code Neighbourhood Centre Zone Code Home-Based Business Code Works codes

	<p>(c) no customers, clients, employees or deliveries attend the site:</p> <p>(i) between the hours of 6:00pm and 7:00am Monday to Friday; or</p> <p>(ii) on weekends or public holidays.</p>	
<b>Impact assessment</b>		
	If not otherwise specified	The planning scheme
<b>Multiple dwelling</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) in conjunction with a non-residential use in a mixed use format;</p> <p>(b) the combined gross floor area of all dwellings does not exceed the gross floor area of the non-residential use.</p> <p>(c) no dwelling has a gross floor area exceeding <del>90m</del><b>100m</b><sup>2</sup></p>	<p>Applicable Local Plan Code</p> <p>Neighbourhood Centre Zone Code</p> <p>Dual Occupancy and Multiple Dwelling Code</p> <p>Works codes</p>
<b>Business activities</b>		
<b>Adult store</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>(a) gross floor area does not exceed 500m<sup>2</sup></p> <p>(b) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</p> <p>(c) the building has already been approved for one of the following uses:</p> <p>(i) office or health care service; or</p> <p>(ii) food and drink outlet; or</p> <p>(iii) shop or service industry.</p>	<p>Acceptable Outcomes <del>AO3</del>, AO11, AO13, and <del>AO15</del><b>AO16</b> of the Business Activities Code</p>
<b>Code assessment</b>		
	If not accepted development and the gross floor area does not exceed 500m <sup>2</sup> .	<p>Applicable Local Plan Code</p> <p>Neighbourhood Centre Zone Code</p> <p>Business Activities Code</p> <p>Works codes</p>
<b>Food and drink outlet</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area;</p> <p>(b) the building has already been approved for one of the following uses:</p> <p>(i) office or health care service; or</p> <p>(ii) adult store or shop or service industry; and</p> <p>(c) the use does not incorporate a drive-through facility.</p>	<p>Acceptable Outcomes <del>AO3</del>, AO8, AO9, AO11, AO13, <b>AO14, AO15</b> and <del>AO15</del><b>AO16</b> of the Business Activities Code</p>
<b>Code assessment</b>		

	If not otherwise specified.	Applicable Local Plan Code Neighbourhood Centre Zone Code Business Activities Code Works codes
<b>Garden centre</b>	<b>Code assessment</b>	
	If the use area (including both indoor and outdoor space) does not exceed 1,000m <sup>2</sup> .	Applicable Local Plan Code Neighbourhood Centre Zone Code Business Activities Code Works codes
<b>Hardware and trade supplies</b>	<b>Code assessment</b>	
	If the use area (including both indoor and outdoor space) does not exceed 1,000m <sup>2</sup> .	Applicable Local Plan Code Neighbourhood Centre Zone Code Business Activities Code Works codes
<b>Market</b>	<b>Code assessment</b>	
	If: (a) development is entirely contained within an existing building; or (b) under 1,000m <sup>2</sup> total use area for an open market.	Applicable Local Plan Code Neighbourhood Centre Zone Code Business Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Office</b>	<b>Acceptable development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings and use area; and (b) the building has already been approved for one of the following uses: (i) healthcare service; or (ii) food and drink outlet; or (iii) adult store or shop or service industry.	Acceptable Outcomes <del>AO3</del> , AO11, AO13 and <del>AO15</del> <u>AO16</u> of the Business Activities Code
	<b>Code assessment</b>	
	If not otherwise specified	Applicable Local Plan Code Neighbourhood Centre Zone Code Business Activities Code Works codes
<b>Service industry</b>	<b>Acceptable development subject to requirements</b>	
	If: (a) the gross floor area does not exceed 500m <sup>2</sup> ; (b) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (c) the building has already been approved for one of the following uses: (i) office or health care service; or (ii) food and drink outlet; or	Acceptable Outcomes <del>AO3</del> , AO11, AO13 and <del>AO15</del> <u>AO16</u> of the Business Activities Code



	(iii) shop or adult store.	
	<b>Code assessment</b>	
	If not accepted development and the gross floor area does not exceed 500m <sup>2</sup> .	<a href="#">Applicable Local Plan Code</a> <a href="#">Neighbourhood Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Shop</b>	<b>Accepted development subject to requirements</b>	
	If: (a) the use does not rely on the addition of any new buildings or the expansion of buildings or use area; (b) the gross floor area does not exceed 500m <sup>2</sup> ; and (c) the building has already been approved for one of the following uses: (i) office or health care service; or (ii) food and drink outlet; or (iii) adult store or service industry.	Acceptable Outcomes <del>AO3</del> , AO11, AO13 and <del>AO15</del> <a href="#">AO16</a> of the <a href="#">Business Activities Code</a>
	<b>Code assessment</b>	
	If not accepted development and the total gross floor area does not exceed 1,000m <sup>2</sup> for a supermarket or 500m <sup>2</sup> for any other shop.	<a href="#">Applicable Local Plan Code</a> <a href="#">Neighbourhood Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Shopping centre</b>	<b>Code assessment</b>	
	If: (a) the shopping centre has a gross floor area not exceeding 1,500m <sup>2</sup> ; and (b) any individual tenancy gross floor area of 1,000m <sup>2</sup> for a supermarket or 500m <sup>2</sup> for any other shop.	<a href="#">Applicable Local Plan Code</a> <a href="#">Neighbourhood Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Veterinary service</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Neighbourhood Centre Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Community Activities</b>		
<b>Childcare centre</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed 500m <sup>2</sup> .	<a href="#">Applicable Local Plan Code</a> <a href="#">Neighbourhood Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified	The Planning scheme
<b>Club</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed 500m <sup>2</sup> .	<a href="#">Applicable Local Plan Code</a> <a href="#">Neighbourhood Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>



	<b>Impact assessment</b>	
	If not otherwise specified.	The planning scheme
<b>Emergency services</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Neighbourhood Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Health care service</b>	<b>Accepted development subject to requirements</b>	
	If: (a) the use does not rely on the addition of any new buildings or the expansion of buildings or use area; and (b) the building has been approved for one of the following uses: (i) office; or (ii) food and drink outlet; or (iii) adult store or shop or service industry.	Acceptable outcomes AO3, AO8.5, AO10 and AO16 of the <a href="#">Community Activities Code</a>
	<b>Code assessment</b>	
	If not otherwise specified.	<a href="#">Applicable Local Plan Code</a> <a href="#">Neighbourhood Centre Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Entertainment Activities</b>		
<b>Theatre</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed 1,000m <sup>2</sup> .	<a href="#">Applicable Local Plan Code</a> <a href="#">Neighbourhood Centre Zone Code</a> <a href="#">Entertainment Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Recreation activities</b>		
<b>Indoor sport and recreation</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Neighbourhood Centre Zone Code</a> <a href="#">Recreation Activities Code</a> <a href="#">Works codes</a>
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>	<b>Impact assessment and inconsistent <a href="#">use</a></b>	
<b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>  <b>Any other undefined use.</b>		The planning scheme



## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.9 Low Impact Industry**

##### Where not located in a precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Where not located in a precinct		
<b>Accommodation activities</b>		
Caretaker's Accommodation	Code <del>Impact assessment</del> <u>assessment</u>	
	If not exceeding 65m <sup>2</sup> gross floor area	Applicable Local Plan Code Low Impact Industry Zone Code The Caretaker's <del>planning</del> <u>Accommodation, scheme</u> Dwelling Unit and Rural Workers Accommodation Code Works codes
<b>Business activities</b>		
Agricultural supplies store	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO19.1, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of Low Impact Industry Zone Code.
	<b>Code assessment</b>	
	If not otherwise specified	Applicable Local Plan Code Low Impact Industry Zone Code Business Activities Code Works codes
Food and drink outlet	<b>Code assessment</b>	
	If: (a) associated with and subordinate to an industry activity on-site; (b) not located on land fronting <del>the western side of Gateway Drive, Noosaville or</del> Taylor Court, Cooroy; and (c) not exceeding 60m <sup>2</sup> gross floor area.	Applicable Local Plan Code Low Impact Industry Zone Code Business Activities Code Works codes
Garden centre	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO19.1, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of Low Impact Industry Zone Code.
	<b>Code assessment</b>	
	If not otherwise specified.	Applicable Local Plan Code Low Impact Industry Zone Code Business Activities Code Works codes

<b>Hardware and trade supplies</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) not located on land fronting the western side of Gateway Drive, Noosaville or Taylor Court, Cooroy.	Acceptable Outcomes A19.1, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If: (a) not otherwise specified; and (b) not located on land <del>fronting the western side of Gateway Drive, Noosaville or</del> Taylor Court, Cooroy	<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Office</b>	<b>Accepted development subject to requirements</b>	
	<del>If:- (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) trade related.</del>	<del>Acceptable Outcomes AO4, AO26, AO30, AO31, AO33, AO41 and AO43 of Low Impact Industry Zone Code.</del>
	<b>Code assessment</b>	
	<del>If: (a) trade related and developed in conjunction with an industrial activity on the same site; and (b) not otherwise specified.</del>	<del><a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a></del>
<b>Service industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area	Acceptable Outcomes AO19.1, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified.	<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Community activities</b>		
<b>Educational establishment</b>	<b>Code assessment</b>	
	If for a technical institute offering vocational training.	<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Emergency services</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Entertainment activities</b>		
<b>Theatre</b>	<b>Code assessment</b>	

	If for a filmmaking studio or music recording studio	<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Entertainment Activities Code</a> <a href="#">Works codes</a>
<b>Industry activities</b>		
<b>Car wash</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works Code</a>
<b>Low impact industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area	Acceptable Outcomes A19.1, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> . <a href="#">Industry Activities Code</a> <a href="#">Works Codes</a>
<b>Research and technology industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area	Acceptable Outcomes A19.1, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
<b>Transport depot</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
<b>Warehouse</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; (b) not a self-storage facility; and (c) not located on land fronting Taylor Court, Cooroy.	Acceptable Outcomes A19.1, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified and; (a) not a self-storage facility; (b) not located on land fronting Taylor Court, Cooroy.	<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
<b>Infrastructure activities</b>		
<b>Substation</b>	<b>Code assessment</b>	

		<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Infrastructure Activities Code</a> <a href="#">works codes</a>
<b>Telecommunications facility</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Rural activities</b>		
<b>Aquaculture</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a>
<b>Intensive horticulture</b>	<b>Code assessment</b>	
	If carried out in a fully enclosed structure and has a gross floor area no greater than 500m <sup>2</sup> .	<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a>
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>	<b>Impact assessment and inconsistent use</b>	
<b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>		The planning scheme
<b>Any other undefined use.</b>		

## 5.5-10.9.1 Lionel Donovan Drive Auto Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>Impact assessment</b> <b>Code assessment</b>	
	<u>If not exceeding 65m<sup>2</sup> gross floor area</u>	<del>The</del> <a href="#">Noosaville planning Local scheme Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Caretaker's Accommodation, Dwelling Unit and Rural Workers Accommodation Code</a> <a href="#">Works codes</a>
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Code assessment</b>	
	If: (a) associated with and subordinate to an industry activity on site; and (b) not exceeding 60m <sup>2</sup> gross floor area.	<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Outdoor sales</b>	<b>Code assessment</b>	



		<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Service industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO22, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Service station</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Showroom</b>	<b>Code assessment</b>	
	If for vehicle, boat or caravan sales.	<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Community activities</b>		
<b>Emergency services</b>	<b>Code assessment</b>	
		<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Industry activities</b>		
<b>Car wash</b>	<b>Code assessment</b>	
		<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
<b>Low impact industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area	Acceptable Outcomes AO22, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of <a href="#">Low Impact Industry Zone Code</a>
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
<b>Transport depot</b>	<b>Code assessment</b>	
		<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
<b>Warehouse</b>	<b>Accepted development subject to requirements</b>	

	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) not a self-storage facility.	Acceptable Outcomes AO22, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of <a href="#">Low Impact Industry Zone Code</a>
<b>Code assessment</b>		
	If: (a) not a self-storage facility; and (b) not otherwise specified.	<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
<b>Infrastructure activities</b>		
<b>Substation</b>	<b>Impact assessment</b>	
		The planning scheme
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>	<b>Impact assessment and inconsistent use</b>	
<b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>  <b>Any other undefined use.</b>		The planning scheme

## 5.5-10.9.2 Hofmann Drive Business and Industry Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>ImpactCode</b> assessment  -if -not -exceeding 65m2 gross floor area.	<a href="#">The Noosaville planning Local scheme Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Caretaker's Accommodation, Dwelling Unit and Rural Workers Accommodation Code</a> <a href="#">Works codes</a>
<b>Business activities</b>		
<b>Agricultural supplies store</b>	<b>Code assessment</b>	
		<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Food and drink outlet</b>	<b>Code assessment</b>	

	<p>If:</p> <p>(a) associated with and subordinate to another use on site.</p> <p>(b) not exceeding 60m<sup>2</sup> gross floor area</p>	<p>Noosaville Local Plan Code</p> <p>Low Impact Industry Zone Code</p> <p>Business Activities Code</p> <p>Works codes</p>
<b>Garden centre</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO44 of <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<p>Noosaville Local Plan Code</p> <p>Low Impact Industry Zone Code</p> <p>Business Activities Code</p> <p>Works codes</p>
<b>Hardware and trade supplies</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO44 of <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<p>Noosaville Local Plan Code</p> <p>Low Impact Industry Zone Code</p> <p>Business Activities Code</p> <p>Works codes</p>
<b>Office</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO1.1, AO4, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified.	<p>Noosaville Local Plan Code</p> <p>Low Impact Industry Zone Code</p> <p>Business Activities Code</p> <p>Works codes</p>
<b>Service industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified.	<p>Noosaville Local Plan Code</p> <p>Low Impact Industry Zone Code</p> <p>Business Activities Code</p> <p>Works codes</p>
<b>Veterinary service</b>	<b>Code assessment</b>	
		<p>Noosaville Local Plan Code</p> <p>Low Impact Industry Zone Code</p> <p>Business Activities Code</p> <p>Works codes</p>
<b>Community activities</b>		
<b>Educational establishment</b>	<b>Code assessment</b>	
	If for a technical institute offering vocational training	<p>Noosaville Local Plan Code</p> <p>Low Impact Industry Zone Code</p>

		Community Activities Code Works codes
<b>Emergency services</b>	<b>Code assessment</b>	
		Noosaville Local Plan Code Low Impact Industry Zone Code Community Activities Code Works codes
<b>Health care service</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area	Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO44 of <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	Noosaville Local Plan Code Low Impact Industry Zone Code Community Activities Code Works codes
<b><u>Industry activities</u></b>		
<b>Low impact industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO19, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified.	Noosaville Local Plan Code Low Impact Industry Zone Code Industry Activities Code Works codes
<b>Research and technology industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area	Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	Noosaville Local Plan Code Low Impact Industry Zone Code Industry Activities Code Works codes
<b>Warehouse</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) not a self-storage facility.	Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If: (a) not a self-storage facility; and (b) not otherwise specified.	Noosaville Local Plan Code Low Impact Industry Zone Code Industry Activities Code Works codes
<b>Infrastructure activities</b>		
<b>Substation</b>	<b>Impact assessment</b>	
		The planning scheme



Telecommunications facility	<b>Impact assessment</b>	
		The planning scheme
<b>Rural activities</b>		
Aquaculture	<b>Impact assessment</b>	
		The planning scheme
Intensive horticulture	<b>Impact assessment</b>	
	If carried out in a fully enclosed structure and having a gross floor area no greater than 500m <sup>2</sup> .	The planning scheme
<b>All other activities</b>		
Any other defined use not listed in this table.  Any use listed in this table and not meeting the description listed in the categories of development and assessment column.  Any other undefined use.	<b>Impact assessment and inconsistent use</b>	
		The planning scheme

## 5.5-10.9.3 Factory Street Business and Industry Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
Caretaker's accommodation	<b>Code assessment</b>	
		<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code <a href="#">Works codes</a>
<b>Business activities</b>		
Agricultural supplies store	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO38.3, AO41 and AO43 of <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified.	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
Food and drink outlet	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO1.1, AO5, AO24, AO26, AO28.2, AO30, AO33, AO38.3, AO41 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .



	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Garden centre</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO38.3, AO41 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Hardware and trade supplies</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, A38.3, AO41 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Office</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO1.1, AO31, AO33, AO36, AO38.3, AO41 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Service industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO38.3, AO41 and AO43 of <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Veterinary service</b>	<b>Code assessment</b>	
		<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>



<b>Community activities</b>		
<b>Educational establishment</b>	<b>Code assessment</b>	
	If for a technical institute offering vocational training	Hinterland Villages Local Plan Code Low Impact Industry Zone Code Community Activities Code Works codes
<b>Emergency services</b>	<b>Code assessment</b>	
		Hinterland Villages Local Plan Code Low Impact Industry Zone Code Community Activities Code Works codes
<b>Health care service</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area	Acceptable Outcomes AO30, AO33, AO36, AO38.3, AO41 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	Hinterland Villages Local Plan Code Low Impact Industry Zone Code Community Activities Code Works codes
<b>Entertainment activities</b>		
<b>Theatre</b>	<b>Code assessment</b>	
	If located on Lot 21 SP194118 at 3 Factory Street (Majestic Theatre)	Hinterland Villages Local Plan Code Low Impact Industry Zone Code Entertainment Activities Code Works codes
<b>Industry activities</b>		
<b>Low impact industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO38.3, AO41 and AO43 of the <a href="#">Low Impact Industry Zone Code</a>
	<b>Code assessment</b>	
	If not otherwise specified	Hinterland Villages Local Plan Code Low Impact Industry Zone Code Industry Activities Code Works codes
<b>Research and technology industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO38.3, AO41 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	Hinterland Villages Local Plan Code Low Impact Industry Zone Code Industry Activities Code Works codes
<b>Warehouse</b>	<b>Accepted development subject to requirements</b>	
	If:	Acceptable Outcomes AO24, AO26, AO28.2, AO30,

	(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) not a self-storage facility	AO31, AO33, AO41 and AO44 of the <a href="#">Low Impact Industry Zone Code</a> .
<b>Code assessment</b>		
	lf: (a) not a self-storage facility; and (b) not otherwise specified	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
<b>Infrastructure activities</b>		
<b>Substation</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Telecommunications facility</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Rural activities</b>		
<b>Aquaculture</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Intensive horticulture</b>	<b>Impact assessment</b>	
	If carried out in a fully enclosed structure and has a gross floor area no greater than 500m <sup>2</sup> .	The planning scheme
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>	<b>Impact assessment and inconsistent use</b>	
<b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>		The planning scheme
<b>Any other undefined use</b>		

## 5.5-10.9.4 Kin Kin Business and Industry Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	
		<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code</a> <a href="#">Works codes</a>
<b>Business activities</b>		
<b>Agricultural supplies store</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new	Acceptable Outcomes AO24, AO28.2, AO30, AO31,

	buildings or the expansion of buildings or use area.	AO33, and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified.	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Food and drink outlet</b>	<b>Code assessment</b>	
	If associated with and subordinate to another use on site.	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Garden centre</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO24, AO28.2, AO30, AO31, AO33, and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Hardware and trade supplies</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO24, AO28.2, AO30, AO31, AO33 and AO44 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Office</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO1.1, AO4, AO28, AO30, AO33 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Service industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO28, AO30, AO33 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a>

		Business Activities Code Works codes
<b>Veterinary service</b>	<b>Code assessment</b>	
		Hinterland Villages Local Plan Code Low Impact Industry Zone Code Business Activities Code Works codes
<b>Community activities</b>		
<b>Educational establishment</b>	<b>Code assessment</b>	
	If for a technical institute offering vocational training.	Hinterland Villages Local Plan Code Low Impact Industry Zone Code Community Activities Code Works codes
<b>Emergency services</b>	<b>Code assessment</b>	
		Hinterland Villages Local Plan Code Low Impact Industry Zone Code Community Activities Code Works codes
<b>Health care service</b>	<b>Accepted Development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO28, AO30, AO31 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	In not otherwise specified	Hinterland Villages Local Plan Code Low Impact Industry Zone Code Community Activities Code Works codes
<b>Industry activities</b>		
<b>Low impact industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO24, AO28.2, AO30, AO31, AO33, and AO43 of the <a href="#">Low Impact Industry Zone Code</a>
	<b>Code assessment</b>	
	If not otherwise specified	Hinterland Villages Local Plan Code Low Impact Industry Zone Code Industry Activities Code Works codes
<b>Research and technology industry</b>	<b>Accepted Development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings	Acceptable Outcomes AO24, AO28.2, AO30, AO31, AO33 and AO43 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	Hinterland Villages Local Plan Code Low Impact Industry Zone Code Industry Activities Code Works codes

<b>Warehouse</b>	<b>Accepted Development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) not a self-storage facility.	Acceptable Outcomes AO24, AO28.2, AO30, AO31, AO33 and AO44 of the <a href="#">Low Impact Industry Zone Code</a> .
	<b>Code assessment</b>	
	If: (a) not a self-storage facility; and (b) not otherwise specified.	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
<b>Infrastructure activities</b>		
<b>Substation</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Telecommunications facility</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Rural activities</b>		
<b>Aquaculture</b>	<b>Code assessment</b>	
		<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a>
<b>Intensive horticulture</b>	<b>Code assessment</b>	
	If carried out in a fully enclosed structure and has a gross floor area no greater than 500m <sup>2</sup> .	<a href="#">Hinterland Villages Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a>
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>  <b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>  <b>Any other undefined use.</b>	<b>Impact assessment and inconsistent use</b>	
		The planning scheme

### 5.5.9.5 Gateway West Makers Precinct

<a href="#">Use</a>	<a href="#">Categories of development and assessment</a>	<a href="#">Assessment benchmarks for assessable</a>
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**development and requirements for accepted development**

<b>Accommodation activities</b>	
<b>Caretaker's accommodation</b>	<b>Code assessment</b>
	<p>If have a gross floor area no greater than 65m<sup>2</sup></p> <p>Noosaville Local Plan Code          Low Impact Industry Zone Code          Caretaker's Accommodation, Dwelling Unit and Rural Workers Accommodation Code          Works codes</p>
<b>Business activities</b>	
<b>Agricultural supplies store</b>	<b>Code assessment</b>
	<p>Noosaville Local Plan Code          Low Impact Industry Zone Code          Business Activities Code          Works codes</p>
<b>Food and drink outlet</b>	<b>Code assessment</b>
	<p>If:</p> <p>(a) associated with and subordinate to another use on site.</p> <p>(b) not exceeding 60m<sup>2</sup> gross floor area</p> <p>Noosaville Local Plan Code          Low Impact Industry Zone Code          Business Activities Code          Works codes</p>
<b>Garden centre</b>	<b>Accepted development subject to requirements</b>
	<p>If in an existing building and not involving any new buildings or the expansion of buildings or use area.</p> <p>Acceptable Outcomes AO19.1, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 AO43 of Low Impact Industry Zone Code.</p>
	<b>Code assessment</b>
<b>Hardware and trade supplies</b>	<p>If not otherwise specified.</p> <p>Applicable Local Plan Code          Low Impact Industry Zone Code          Business Activities Code          Works codes</p>
	<b>Accepted development subject to requirements</b>
	<p>If in an existing building and not involving any new buildings or the expansion of buildings or use area.</p> <p>Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO44 of Low Impact Industry Zone Code.</p>
<b>Office</b>	<b>Code assessment</b>
	<p>If not otherwise specified</p> <p>Noosaville Local Plan Code          Low Impact Industry Zone Code          Business Activities Code          Works codes</p>
	<b>Accepted development subject to requirements</b>
<b>Office</b>	<p>If:</p> <p>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area;</p> <p>(b) trade related; and</p> <p>(c) the maximum gross floor area of the trade related office does not exceed 15% of the total site area.</p> <p>Acceptable Outcomes AO1.1, AO4, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of the Low Impact Industry Zone Code.</p>
	<b>Code assessment</b>
	<p>If:</p> <p>Noosaville Local Plan Code</p>





	(a) <a href="#">trade related; and</a> (b) <a href="#">the maximum gross floor area of the trade related office does not exceed 15% of the total site area.</a>	<a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b><a href="#">Service industry</a></b>	<b><a href="#">Accepted development subject to requirements</a></b>	
	<a href="#">If in an existing building and not involving any new buildings or the expansion of buildings or use area.</a>	<a href="#">Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of the Low Impact Industry Zone Code.</a>
	<b><a href="#">Code assessment</a></b>	
	<a href="#">If not otherwise specified.</a>	<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b><a href="#">Community activities</a></b>		
<b><a href="#">Educational establishment</a></b>	<b><a href="#">Code assessment</a></b>	
	<a href="#">If for a technical institute offering vocational training</a>	<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b><a href="#">Emergency services</a></b>	<b><a href="#">Code assessment</a></b>	
		<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b><a href="#">Entertainment activities</a></b>		
<b><a href="#">Theatre</a></b>	<b><a href="#">Code assessment</a></b>	
	<a href="#">If for a filmmaking studio or music recording studio</a>	<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Entertainment Activities Code</a> <a href="#">Works codes</a>
<b><a href="#">Industry activities</a></b>		
<b><a href="#">Car wash</a></b>	<b><a href="#">Code assessment</a></b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works Code</a>
<b><a href="#">Low impact industry</a></b>	<b><a href="#">Accepted development subject to requirements</a></b>	
	<a href="#">If in an existing building and not involving any new buildings or the expansion of buildings or use area</a>	<a href="#">Acceptable Outcomes A19.1, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of Low Impact Industry Zone Code.</a>
	<b><a href="#">Code assessment</a></b>	
	<a href="#">If not otherwise specified</a>	<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code.</a> <a href="#">Industry Activities Code</a> <a href="#">Works Codes</a>
<b><a href="#">Research and technology industry</a></b>	<b><a href="#">Accepted development subject to requirements</a></b>	
	<a href="#">If in an existing building and not involving any new buildings or the expansion of buildings or use area</a>	<a href="#">Acceptable Outcomes A19.1, AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of Low Impact</a>



		<a href="#">Industry Zone Code.</a>
	<b><a href="#">Code assessment</a></b>	
	<a href="#">If not otherwise specified</a>	<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
<b><a href="#">Transport depot</a></b>	<b><a href="#">Code assessment</a></b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
<b><a href="#">Warehouse</a></b>	<b><a href="#">Accepted development subject to requirements</a></b>	
	<a href="#">If:</a> (a) <a href="#">in an existing building and not involving any new buildings or the expansion of buildings or use area; and</a> (b) <a href="#">not a self-storage facility.</a>	<a href="#">Acceptable Outcomes AO24, AO26, AO28.2, AO30, AO31, AO33, AO41 and AO43 of the Low Impact Industry Zone Code.</a>
	<b><a href="#">Code assessment</a></b>	
	<a href="#">If:</a> (a) <a href="#">not a self-storage facility; and</a> (b) <a href="#">not otherwise specified.</a>	<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
<b><a href="#">Infrastructure activities</a></b>		
<b><a href="#">Substation</a></b>	<b><a href="#">Impact assessment</a></b>	
		<a href="#">The planning scheme</a>
<b><a href="#">Telecommunications facility</a></b>	<b><a href="#">Impact assessment</a></b>	
		<a href="#">The planning scheme</a>
<b><a href="#">Complementary use</a></b>		
<b><a href="#">Any defined use excluding those listed as Accommodation activities; Entertainment activities or Infrastructure activities in Table SC1.1.1.B Defined activity groups.</a></b>	<b><a href="#">Code Assessment</a></b>	
	<a href="#">If no greater than 10% of the gross floor area and is not to be a separately titled.</a>	<a href="#">Noosaville Local Plan Code</a> <a href="#">Low Impact Industry Zone Code</a> <a href="#">Relevant Activities Code</a> <a href="#">Works codes</a>
<b><a href="#">All other activities</a></b>		
<b><a href="#">Any other defined use not listed in this table.</a></b>	<b><a href="#">Impact assessment and inconsistent use</a></b>	
<b><a href="#">Any use listed in this table and not meeting the description listed in the categories of development and</a></b>		<a href="#">The planning scheme</a>



[assessment column.](#)

[Any other undefined  
use.](#)

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.10 Medium Impact Industry**

##### Where not located in a precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
Caretaker's accommodation	<b>Impact Code assessment</b>	
	;-If not exceeding 65m2 gross floor area	The Applicable planning Local scheme Plan Code Medium Impact Industry Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Workers Accommodation Code Works codes
<b>Business activities</b>		
Agricultural supplies store	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the Medium Impact Industry Zone code.
	<b>Code assessment</b>	
	If not otherwise specified.	Applicable Local Plan Code Medium Impact Industry Zone Code Business Activities Code Works codes
Bulk landscape supplies	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the Medium Impact Industry Zone code.
	<b>Code assessment</b>	
	If not otherwise specified.	Applicable Local Plan Code Medium Impact Industry Zone Code Business Activities Code Works codes
Food and drink outlet	<b>Code assessment</b>	
	If (a) associated with and subordinate to an industry activity on-site; and (b) not exceeding 60m <sup>2</sup> gross floor area	Applicable Local Plan Code Medium Impact Industry Zone Code Business Activities Code Works codes
Hardware and trade supplies	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use	Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the Medium Impact

	area.	Industry Zone code.
	<b>Code assessment</b>	
	If not otherwise specified	Applicable Local Plan Code Medium Impact Industry Zone Code Business Activities Code Works codes
<b>Service industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the <a href="#">Medium Impact Industry Zone code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	Applicable Local Plan Code Medium Impact Industry Zone Code Business Activities Code Works codes
<b>Showroom</b>	<b>Code assessment</b>	
	If: (a) trade-related and the gross floor area does not exceed 400m <sup>2</sup> ; and (b) on land fronting Eumundi Noosa Road or Eenie Creek Service Road, Noosaville.	Noosaville Local Plan Code Medium Impact Industry Zone Code Business Activities Code Works codes
<b>Community activities</b>		
<b>Educational establishment</b>	<b>Code assessment</b>	
	If for a technical institute offering vocational training.	Applicable Local Plan Code Medium Impact Industry Zone Code Community Activities Code Works codes
<b>Emergency services</b>	<b>Code assessment</b>	
		Applicable Local Plan Code Medium Impact Industry Zone Code Community Activities Code Works codes
<b>Industrial activities</b>		
<b>Car wash</b>	<b>Code assessment</b>	
		Applicable Local Plan Code Medium Impact Industry Zone Code Industry Activities Code Works codes
<b>High impact industry</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Low impact industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO16, AO18, AO20.2, AO22, AO23, AO25, AO33 and <del>AO36</del> AO35 of the <a href="#">Medium Impact Industry Zone code</a> .
	<b>Code assessment</b>	

	If not otherwise specified	Applicable Local Plan Code Medium Impact Industry Zone Code Industry Activities Code Works codes
<b>Medium impact industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the <a href="#">Medium Impact Industry Zone code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	Applicable Local Plan Code Medium Impact Industry Zone Code Industry Activities Code Works codes
<b>Research and technology industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the <a href="#">Medium Impact Industry Zone code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	Applicable Local Plan Code Medium Impact Industry Zone Code Industry Activities Code Works codes
<b>Transport depot</b>	<b>Code assessment</b>	
		Applicable Local Plan Code Medium Impact Industry Zone Code Industry Activities Code Works codes
<b>Warehouse</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) not a self-storage facility	Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the <a href="#">Medium Impact Industry Zone code</a> .
	<b>Code assessment</b>	
	If: (a) not a self-storage facility; and (b) not otherwise specified.	Applicable Local Plan Code Medium Impact Industry Zone Code Industry Activities Code Works codes
<b>Infrastructure activities</b>		
<b>Substation</b>	<b>Code assessment</b>	
		Applicable Local Plan Code Medium Impact Industry Zone Code Infrastructure Activities Code Works codes
<b>Telecommunications facility</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Rural activities</b>		
<b>Aquaculture</b>	<b>Code assessment</b>	
		Applicable Local Plan Code

		<a href="#">Medium Impact Industry Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a>
<b>Intensive horticulture</b>	<b>Code assessment</b>	
	If carried out in a fully enclosed structure and has a gross floor area no greater than 500m <sup>2</sup> .	<a href="#">Applicable Local Plan Code</a> <a href="#">Medium Impact Industry Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a>
<b>All other activities</b>		
<b>Any other defined use not listed in this table</b>  <b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b> <b>Any other undefined use.</b>	<b><a href="#">Code Impact assessment assessment and inconsistent use</a></b>	
		The planning scheme

## 5.5-14.10.1 Venture Drive Enterprise Precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b><a href="#">Impact Code</a> assessment</b>	
	<a href="#">If not exceeding 65m<sup>2</sup> gross floor area.</a>	<a href="#">The Noosaville planning Local scheme Plan Code</a> <a href="#">Medium Impact Industry Zone</a> <a href="#">Caretaker's Accommodation, Dwelling Unit and Rural Workers Accommodation Code</a> <a href="#">Works codes</a>
<b>Business activities</b>		
<b>Agricultural supplies store</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the <a href="#">Medium Impact Industry Zone code</a> .
	<b>Code assessment</b>	
	If not otherwise specified.	<a href="#">Noosaville Local Plan Code</a> <a href="#">Medium Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Food and drink outlet</b>	<b>Code assessment</b>	
	If: (a) in association with and subordinate to an industry activity; and (b) not exceeding 60m <sup>2</sup> gross floor area	<a href="#">Noosaville Local Plan Code</a> <a href="#">Medium Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>



<b>Hardware and trade supplies</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the <a href="#">Medium Impact Industry Zone code</a> .
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Noosaville Local Plan Code</a> <a href="#">Medium Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Office</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; <del>and</del> (b) trade related; <a href="#">and</a> (c) <a href="#">the maximum gross floor area of the trade related office does not exceed 15% of the total site area.</a>	Acceptable Outcomes AO1.1, AO24, AO28.2, AO33, <del>AO35</del> and <del>AO44</del> <a href="#">AO35</a> of the <a href="#">Medium Impact Industry Zone Code</a>
	<b>Code assessment</b>	
	If: (a) trade related; <a href="#">and</a> (b) <a href="#">the developed maximum gross conjunction floor with area an industrial activity on of the same trade related office does not exceed 15% of the total site; and</a> (c) <del>not otherwise specified</del> <a href="#">area</a> .	<a href="#">Noosaville Local Plan Code</a> <a href="#">Medium Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Service industry</b>	<b>Accepted development subject to requirements</b>	
	If in an existing building and not involving any new buildings or the expansion of buildings or use area.	Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the <a href="#">Medium Impact Industry Zone code</a> .
	<b>Code assessment</b>	
	If not otherwise specified.	<a href="#">Noosaville Local Plan Code</a> <a href="#">Medium Impact Industry Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Community activities</b>		
<b>Educational establishment</b>	<b>Code assessment</b>	
	If for a technical institute offering vocational training.	<a href="#">Noosaville Local Plan Code</a> <a href="#">Medium Impact Industry Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Emergency services</b>	<b>Code assessment</b>	
		<a href="#">Noosaville Local Plan Code</a> <a href="#">Medium Impact Industry Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>



Entertainment activities	
<b>Theatre</b>	<b>Code assessment</b>
	If for a filmmaking studio or music recording studio. Noosaville Local Plan Code Medium Impact Industry Zone Code Entertainment Activities Code Works codes
Industrial activities	
<b>Low impact industry</b>	<b>Accepted development subject to requirement</b>
	If in an existing building and not involving any new buildings or the expansion of buildings or use area. Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the <a href="#">Medium Impact Industry Zone code</a> .
	<b>Code assessment</b>
	If not otherwise specified. Noosaville Local Plan Code Medium Impact Industry Zone Code Industry Activities Code Works codes
<b>Medium impact industry</b>	<b>Accepted development subject to requirements</b>
	If in an existing building and not involving any new buildings or the expansion of buildings or use area. Acceptable Outcomes AO16, <del>AO20.2</del> , AO22, AO23, AO25, AO33 and AO35 of the <a href="#">Medium Impact Industry Zone code</a>
	<b>Code assessment</b>
	If not otherwise specified Noosaville Local Plan Code Medium Impact Industry Zone Code Industry Activities Code Works codes
<b>Research and technology industry</b>	<b>Accepted development subject to requirements</b>
	If in an existing building and not involving any new buildings or the expansion of buildings or use area. Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the <a href="#">Medium Impact Industry Zone code</a> .
	<b>Code assessment</b>
	If not otherwise specified Noosaville Local Plan Code Medium Impact Industry Zone Code Industry Activities Code Works codes
<b>Transport depot</b>	<b>Code assessment</b>
	Noosaville Local Plan Code Medium Impact Industry Zone Code Industry Activities Code Works codes
<b>Warehouse</b>	<b>Accepted development subject to requirements</b>
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) not a self-storage facility. Acceptable Outcomes AO16, AO20.2, AO22, AO23, AO25, AO33 and AO35 of the <a href="#">Medium Impact Industry Zone code</a> .
	<b>Code assessment</b>
	If: Noosaville Local Plan Code

	(a) not a self-storage facility; and (b) not otherwise specified.	Medium Impact Industry Zone Code Industry Activities Code Works codes
<b>Infrastructure activities</b>		
<b>Substation</b>	<b>Code assessment</b>	
		Noosaville Local Plan Code Medium Impact Industry Zone Code Infrastructure Activities Code Works codes
<b>Telecommunications Facility</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Recreation activities</b>		
<b>Indoor Sport and Recreation</b>	<b>Code assessment</b>	
	If within an existing building and not involving any expansion of buildings or use area	Noosaville Local Plan Code Medium Impact Industry Zone Code Recreation Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Rural activities</b>		
<b>Aquaculture</b>	<b>Code assessment</b>	
		Noosaville Local Plan Code Medium Impact Industry Zone Code Rural Activities Code Works codes
<b>Intensive horticulture</b>	<b>Code assessment</b>	
	If carried out in a fully enclosed structure and has a gross floor area no greater than 500m <sup>2</sup> .	Noosaville Local Plan Code Medium Impact Industry Zone Code Rural Activities Code Works codes
<b>Complementary use</b>		
<b>Any defined use excluding those listed as Accommodation activities; Entertainment activities or Infrastructure activities in Table SC1.1.1.B Defined activity groups.</b>	<b>Code Assessment</b>	
	If: (a) <u>has a gross floor area of no greater than 10% of the total gross floor area of the site or 30m<sup>2</sup> whichever the lesser; and</u> (b) <u>is not to be separately titled.</u>	Noosaville Local Plan Code Medium Impact Industry Zone Code Relevant Activities Code Works codes
<b>All other activities</b>		
<b>Any other defined</b>	<b>Impact assessment and inconsistent use</b>	



**use not listed in this table.**

**Any use listed in this table and not meeting the description listed in the categories of development and assessment column.**

**Any other undefined use.**

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The planning scheme

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.11 Community Facilities**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	
	If: (a) not located on Lot 3 SP246584; (b) in conjunction with an existing community activity or infrastructure activity on the same site; and (c) the gross floor area does not exceed 90m <sup>2</sup>	Applicable Local Plan Code Community Facilities Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code Works codes
<b>Community Residence</b>	<b>Code assessment</b>	
	<u>If on a site specifically annotated for that use on a zone map included in schedule 2</u>	<u>Applicable Local Plan Code</u> <u>Community Facilities Zone Code</u> <u>Low Density Housing Code</u> <u>Works codes</u>
<b>Multiple dwelling</b>	<b>Code assessment</b>	
	If: (a) <u>on a site specifically annotated for that use on a zone map included in schedule 2; and</u> (b) <u>consisting of small dwellings</u>	Applicable Local Plan Code Community Facilities Zone Code Dual Occupancy and Multiple Dwelling Code Works codes
<b>Residential care facility</b>	<b>Code assessment</b>	
	If: (a) <del>not located on Lot 3 SP246584; and</del> (b) on a site specifically annotated for that use on a zone map included in <u>schedule 2</u>	Applicable Local Plan Code Community Facilities Zone Code Special Residential Code Works codes
	<b>Impact assessment</b>	
	If: (a) <u>not otherwise code assessment; and</u> (b) not located on Lot 3 SP246584 .-	The planning scheme
<b>Retirement facility</b>	<b>Code assessment</b>	
	If: (a) <del>not located on Lot 3 SP246584; and</del> (b) on a site specifically annotated for that use on a zone map included in <u>Schedule 2</u>	Applicable Local Plan Code Community Facilities Zone Code Special Residential Code Works codes
	<b>Impact assessment</b>	
	If:	The planning scheme

	(a) <a href="#">not otherwise code assessment; and</a> (b) not-located on Lot 3 SP246584.	
<b>Rooming accommodation</b>	<b>Code assessment</b>	
	If: (a) within the urban boundary; (b) not located on Lot 3 SP246584; and (c) in conjunction with an existing community activity on the same site; <a href="#">or</a> (d) <a href="#">on a site specifically annotated for that use on a zone map included in schedule 2</a>	Applicable Local Plan Code Community Facilities Zone Code Special Residential Code Works codes
	<b>Impact assessment</b>	
	If <del>not</del> : (a) <del>within not the otherwise urban boundary code assessment; and-</del> (b) <a href="#">not</a> located on Lot 3 SP246584.	The planning scheme
<b>Short-term accommodation</b>	<b>Code assessment</b>	
	If: (a) <del>not</del> located on Lot 3 SP246584; (b) in conjunction with an existing educational establishment or hospital on the same site; and (c) accommodating no more than 30 guests.	Applicable Local Plan Code Community Facilities Zone Code Visitor Accommodation Code Works codes
	<b>Impact assessment</b>	
<b>Business Activities</b>		
<b>Food and drink outlet</b>	<b>Code assessment</b>	
	If: (a) <del>not</del> located on Lot 3 SP246584; (b) in conjunction with and subordinate to a community activity on the same site; and (c) having a gross floor area not exceeding 150m <sup>2</sup> .	Applicable Local Plan Code Community Facilities Zone Code Business Activities Code Works code
	<b>Impact assessment</b>	
	<del>If not</del> If: (a) <a href="#">not otherwise code assessment; and</a> (b) <a href="#">not</a> located on Lot 3 SP246584.	The planning scheme
<b>Market</b>	<b>Accepted development subject to requirements</b>	
	If: (a) not located on Lot 3 SP246584; (b) conducted by a not-for-profit organisation; and (c) conducted in association with and subordinate to an educational establishment, place of worship or community use on the same site.	Acceptable Outcomes <del>AO30</del> , AO31, AO32, AO33, AO34, <a href="#">AO35</a> and <del>AO35</del> <a href="#">AO36</a> of the <a href="#">Business Activities Code</a> .
	<b>Code assessment</b>	



	<p>If <b>not</b>;</p> <p>(a) <u>not otherwise acceptable development subject to requirements</u>; and</p> <p>(b) <u>not</u> located on Lot 3 SP246584.</p>	<p>Applicable Local Plan Code Community Facilities Zone Code Business Activities Code Works code</p>
<b>Shop</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) not located on Lot 3 SP246584; and</p> <p>(b) in conjunction with and subordinate to a community activity on the same site; and</p> <p>(c) having a gross floor area not exceeding 80m<sup>2</sup></p>	<p>Applicable Local Plan Code Community Facilities Zone Code Business Activities Code Works code</p>
	<b>Impact assessment</b>	
	<del>If not located on Lot 3 SP246584.</del>	<del>The planning scheme</del>
<b>Veterinary service</b>	<b>Impact assessment</b>	
	If <del>not</del> located on Lot 3 SP246584	The planning scheme
<b>Community Activities</b>		
<b>Cemetery</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) <del>not located on Lot 3 SP246584</del>; and</p> <p>(b) on a site specifically annotated for that use on a zone map included in <a href="#">Schedule 2</a></p>	<p>Applicable Local Plan Code Community Facilities Zone Code Community Activities Code Works codes</p>
	<b>Impact assessment</b>	
	<p>If <del>not</del> located:</p> <p>(a) <u>not otherwise code assessment</u>; and</p> <p>(b) <u>not located</u> on Lot 3 SP246584.</p>	The planning scheme
<b>Childcare centre</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) not located on Lot 3 SP246584;</p> <p>(b) specifically annotated for that use on a zone map included in <a href="#">Schedule 2</a>; or</p> <p>(c) in conjunction with an educational establishment, place of worship or community use on the same site; and</p> <p>(d) gross floor area does not exceed 500m<sup>2</sup>.</p>	<p>Applicable Local Plan Code Community Facilities Zone Code Community Activities Code Works codes</p>
	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>Club</b>	<b>Code assessment</b>	
	<p>(a) not located on Lot 3 SP246584;</p> <p>(b) if in conjunction with a community use on the same site; and</p> <p>(c) the gross floor area does not exceed 500m<sup>2</sup></p>	<p>Applicable Local Plan Code Community Facilities Zone Code Community Activities Code Works codes</p>
	<b>Impact assessment</b>	
<b>Community care</b>	<b>Code assessment</b>	

<b>centre</b>	If not located on Lot 3 SP246584.	<a href="#">Applicable Local Plan Code</a> <a href="#">Community Facilities Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Community use</b>	<b>Code assessment</b>	
	If not located on Lot 3 SP246584.	<a href="#">Applicable Local Plan Code</a> <a href="#">Community Facilities Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified.	The planning scheme
<b>Crematorium</b>	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>Educational establishment</b>	<b>Code assessment</b>	
	If: (a) not located on Lot 3 SP246584; (b) specifically annotated for that use on a zone map in <a href="#">Schedule 2</a> ; or (c) in conjunction with an existing place of worship, hospital or community use on the <b>same</b> site.	<a href="#">Applicable Local Plan Code</a> <a href="#">Community Facilities Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>Emergency services</b>	<b>Accepted development subject to requirements</b>	
	Where specifically annotated for that use on a zone map in Schedule 2.	<a href="#">Acceptable Outcomes AO17, AO18, AO19.1, AO19.4 AO24, AO27, AO28, AO29, AO48 of the Community Facilities Zone Code</a>  <a href="#">Acceptable Outcomes AO8.1, AO8.2, AO10 and AO16 of the Community Activities Code</a>
	<b>Code assessment</b>	
	If not located on Lot 3 SP246584.	<a href="#">Applicable Local Plan Code</a> <a href="#">Community Facilities Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Funeral parlour</b>	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>Health care service</b>	<b>Code assessment</b>	
	If: (a) not located on Lot 3 SP246584; (b) specifically annotated for that use on a zone map in <a href="#">Schedule 2</a> ; or (c) in conjunction with an existing hospital or health care community use on the same site; or (d) with frontage to Maple St, Cooroy.	<a href="#">Applicable Local Plan Code</a> <a href="#">Community Facilities Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	

	If not located on Lot 3 SP246584.	The planning scheme
<b>Hospital</b>	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>Place of worship</b>	<b>Code assessment</b>	
	If	<a href="#">Applicable Local Plan Code</a> <a href="#">Community Facilities Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
	(a) not located on Lot 3 SP246584;	
	(b) specifically annotated for that use on a zone map in <a href="#">Schedule 2</a> ; or	
(c) in conjunction with an existing community use or educational establishment on the same site.		
	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584	The planning scheme
<b>Entertainment Activities</b>		
<b>Theatre</b>	<b>Code assessment</b>	
	If	<a href="#">Applicable Local Plan Code</a> <a href="#">Community Facilities Zone Code</a> <a href="#">Entertainment Activities Code</a> <a href="#">Works code</a>
	(a) not located on Lot 3 SP246584;	
	(b) conducted in association with an existing community activity on the same site; and	
(c) providing seating for no more than 100 patrons.		
	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>Industry Activities</b>		
<b>Transport depot</b>	<b>Code assessment</b>	
	If:	<a href="#">Applicable Local Plan Code</a> <a href="#">Community Facilities Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
	(a) not located on Lot 3 SP246584;	
	(b) on land owned by Federal, State or local government; and	
(c) in conjunction with a utility installation on the same site.		
	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>Infrastructure activities</b>		
<b>Landing</b>	<b>Code assessment</b>	
	If not located on Lot 3 SP246584.	<a href="#">Applicable Local Plan Code</a> <a href="#">Community Facilities Zone Code</a> <a href="#">Waterways Works Code</a>
	<b>Editor's Note</b> —An operational works application for prescribed tidal works in watercourses may be needed. See Part 5 Table of Assessment for operational works.	
	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>Major electricity infrastructure</b>	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>Parking station</b>	<b>Code assessment</b>	



	If not located on Lot 3 SP246584.	Applicable Local Plan Code Community Facilities Zone Code Infrastructure Activities Code Works codes
	<b>Impact assessment</b>	
	If in conjunction with a utility installation for the purpose of a transport service on the same site.	The planning scheme.
<b>Substation</b>	<b>Code assessment</b>	
	If specifically annotated for that use on a zone map in <a href="#">Schedule 2</a>	Applicable Local Plan Code Community Facilities Zone Code Infrastructure Activities Code Works codes
	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>Telecommunications facility</b>	<b>Code assessment</b>	
	If specifically annotated for that use on a zone map in <a href="#">Schedule 2</a>	Applicable Local Plan Code Community Facilities Zone Code Infrastructure Activities Code Works codes
	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>Utility installation</b>	<b>Code assessment</b>	
	If specifically annotated for that use on a zone map in <a href="#">Schedule 2</a>	Applicable Local Plan Code Community Facilities Zone Code Infrastructure Activities Code Works codes
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Recreation activities</b>		
<b>Environment facility</b>	<b>Code assessment</b>	
	If not located on Lot 3 SP246584.	Applicable Local Plan Code Community Facilities Zone Code Recreation Activities Code Works codes
<b>Indoor sport and recreation</b>	<b>Code assessment</b>	
	If: (a) <b>not</b> located on Lot 3 SP246584; (b) conducted in association with a community activity on the same site; and (c) within an existing building and not involving any expansion of buildings or use area	Applicable Local Plan Code Community Facilities Zone Code Recreation Activities Code Works codes
	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>Outdoor sport and recreation</b>	<b>Code assessment</b>	
	If: (a) not located on Lot 3 SP246584; <b>and; and</b> (b) not within 100 metres of a sensitive land use.	Applicable Local Plan Code Community Facilities Zone Code Recreation Activities Code Works codes



	<b>Impact assessment</b>	
	If not located on Lot 3 SP246584.	The planning scheme
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>  <b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>  <b>Any other undefined use</b>	<b>Impact assessment and inconsistent use</b>	
		The planning scheme

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.12 Innovation Zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed <del>90m</del> <u>65m<sup>2</sup></u> .	Applicable Local Plan Code Innovation Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Worker's Accommodation Code Works codes
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; (b) not exceeding 80m <sup>2</sup> gross floor area; and (c) in conjunction with and subordinate to another business industry or community activity on site.	Acceptable Outcomes AO8, AO9, AO11, AO13, AO14, <u>AO15</u> and <del>AO15</del> the <u>AO16</u> the <u>Business Activities Code</u>
	<b>Code assessment</b>	
	If: (a) in conjunction with and subordinate to another business use on site; (b) not exceeding 100m <sup>2</sup> gross floor area; and (c) not including a drive-through facility	Applicable Local Plan Code Innovation Zone Code Business Activities Code Works codes
<b>Office</b>	<b>Accepted development subject to requirements</b>	
	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) not constituting a post office, bank or real estate agency.	Acceptable Outcomes AO11, AO13, AO14 and AO15 of the <u>Business Activities Code</u> .
	<b>Code assessment</b>	
	If not otherwise specified	Applicable Local Plan Code Innovation Zone Code Business Activities Code Works codes



<b>Community activities</b>		
<b>Educational establishment</b>	<b>Code assessment</b>	
	If not constituting a primary school or secondary school.	<a href="#">Applicable Local Plan Code</a> <a href="#">Innovation Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Emergency services</b>	<b>Code assessment</b>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Innovation Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<a href="#">Health care service</a>	<a href="#">Code assessment</a>	
		<a href="#">Applicable Local Plan Code</a> <a href="#">Innovation Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a>
<b>Industry activities</b>		
<b>Research and technology industry</b>	<b>Code assessment</b>	
	If the gross floor area does not exceed 500m <sup>2</sup>	<a href="#">Applicable Local Plan Code</a> <a href="#">Innovation Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified.	The planning scheme
<b>All other activities</b>		
<b>Any other defined use not listed in this table.</b>  <b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b>  <b>Any other undefined use</b>	<b>Impact assessment and inconsistent use</b>	
		The planning scheme

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.13 Rural**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	
	If on a site at least 20 hectares in area.	Rural Zone Code Caretaker's Accommodation and Rural Workers' Accommodation Dwelling Unit Code Works codes
<b>Community residence</b>	<b>Code assessment</b>	
		Rural Zone Code Special Residential Code Works Code
<b>Dwelling house</b>	<b>Accepted development subject to requirements</b>	
		Acceptable outcomes AO2.4, AO7.1, AO7.2, AO7.3, AO8.4, AO8.5, AO12, AO13 and AO15 of the <a href="#">Rural Zone Code</a>  Acceptable Outcomes AO2.1, AO3, AO5.2, AO5.3, AO5.4, AO8, AO9, AO12, AO13, AO14, AO15, AO16, AO18, AO19 and of the <a href="#">Low Density Housing Code</a>
<b>Home-based business</b>	<b>Accepted development subject to requirements</b>	
	If:	Acceptable Outcomes AO2, AO3.1, AO7, AO8, AO10, AO11, AO12, AO13 and AO15 of the <a href="#">Rural Zone Code</a>
	(a) no more than six people would be on the site for business purposes at any time or where bed and breakfast accommodation, no more than three guest bedrooms are available for letting;	Acceptable Outcomes AO3, AO4, AO5, AO5.1, AO5.2, AO5.6, AO6, AO8, AO9, AO10, AO11 and AO13 of the <a href="#">Home-based Business Code</a>
	(b) retail sales occupy no more than 5m <sup>2</sup> of gross floor area.	
	<b>Code assessment</b>	
If:	<a href="#">Rural Zone Code</a> <a href="#">Home-based Business Code</a> Works codes	
(a) the use does not involve classes of more than 10 people;		
(b) retail sales occupy no more than 16m <sup>2</sup> of gross floor area.		
<b>Impact assessment</b>		
If not otherwise specified		The planning scheme
<b>Nature-based tourism</b>	<b>Accepted development subject to requirements</b>	

**Editor's Note— the presence of overlays may change the level of assessment**

If: (a) located on a site with an area of at least 4 hectares; (b) not located on Agricultural Land Conservation Area as shown on the <a href="#">Agricultural Land Overlay Maps</a> in Schedule 2 (c) including no more than two guest rooms, cottages, cabins or permanent tents; (d) accommodating no more than eight guests; and (e) not incorporating conference or function facilities.	Acceptable Outcomes AO2, AO3.1, AO7.1, AO8.4, AO8.5, AO10, AO11, AO12, AO13, AO15 and AO16 of the <a href="#">Rural Zone Code</a>  Acceptable Outcomes AO1, AO2.3, AO4, AO20.1, AO20.5, AO20.6, AO20.7, AO20.8, AO20.9, AO20.10, AO20.11, AO20.12, AO20.13 and AO21 of the <a href="#">Visitor Accommodation Code</a>
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**Code assessment**

If: (a) located on a site with an area of at least 4 hectares; (b) including no more than four cottages, cabins or no more than six permanent tents; (c) accommodating no more than 12 guests or if in permanent tents no more than 24 guests; and (d) not incorporating conference or function facilities.	<a href="#">Rural Zone Code</a> <a href="#">Visitor Accommodation Code</a> <a href="#">Works codes</a>
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**Impact assessment**

If not otherwise specified	The planning scheme
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**Rural workers' accommodation**

<b>Code assessment</b>	
If: (a) on a property of 20 hectares or greater; and (b) providing accommodation for no more than 10 persons.	<a href="#">Rural Zone Code</a> <a href="#">Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code</a> <a href="#">Works codes</a>

**Impact assessment**

If not otherwise specified	The planning scheme
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**Short-term accommodation**

<a href="#">Accepted Development</a>	
If: (a) <a href="#">in the applicant's principle place of residence;</a> (b) <a href="#">the letting of only one dwelling on site;</a> (c) <a href="#">occupied by short term guests on no more than 4 occurrences in any calendar year; and</a> (d) <a href="#">occupied by short term guests for a total of no more than 60 nights in any calendar year.</a>	<a href="#">Editor's Note: Short-term accommodation may require other approvals under Council Local Laws.</a>

**Code assessment**

If: (a) located on a site with an area of at least 4 hectares; (b) <del>including no more than four guest rooms, cottages, cabins or permanent tents;</del> (c) <del>accommodating no more than eight guests;</del>	<a href="#">Rural Zone Code</a> <a href="#">Visitor Accommodation Code</a> <a href="#">Works codes</a>
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	<p>and</p> <p>(d) not incorporating conference or function facilities; <u>and</u></p> <p>(e) <u>within a dwelling house no more than 5 bedrooms; or</u></p> <p>(f) <u>within no more than four free standing cottages, cabins or permanent tents, accommodating no more than eight guests.</u></p>	
<b>Impact assessment</b>		
	<p><u>If:</u></p> <p>(a) <u>not otherwise acceptable development or code assessment; and</u></p> <p>(b) <u>not incorporating conference or function facilities.</u></p>	<p><u>The planning scheme</u></p>
<b>Tourist Park</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <p>(a) located on a site with an area of at least 10 hectares;</p> <p>(b) guests are only accommodated in self-contained recreational vehicles with no ablutions or amenities provided; and</p> <p>(c) no more than five recreational vehicles are parked on the site at any time.</p>	<p>Acceptable Outcomes AO1, AO4, AO11, AO17.1, AO17.2 and AO19 of the <a href="#">Visitor Accommodation Code</a></p>
<b>Code assessment</b>		
	<p>If:</p> <p>(a) located on a site with an area of at least 10 hectares;</p> <p>(b) not including built accommodation structures such as cabins or villas; and</p> <p>(c) accommodating no more than 25 tents, caravans or recreational vehicles</p>	<p><a href="#">Rural Zone Code</a> <a href="#">Visitor Accommodation Code</a> <a href="#">Works codes</a></p>
<b>Community activities</b>		
<b>Educational establishment</b>	<b>Code assessment</b>	
	<p>If:</p> <p>(a) located on a site with an area of at least 4 hectares;</p> <p>(b) an outdoor education centre or training centre providing instruction in primary industries or in food and fibre production; and</p> <p>(c) involving not more than 20 students on the site at one time.</p>	<p><a href="#">Rural Zone Code</a> <a href="#">Community Activities Code</a> <a href="#">Works codes</a></p>
<b>Emergency services</b>	<b>Accepted development subject to requirements</b>	
	<p>If a rural fire brigade</p>	<p>Acceptable outcomes AO7, AO8, AO10, AO11, AO12, AO13 and AO15 of the <a href="#">Rural Zone Code</a> Acceptable outcomes AO7, AO8, AO10, AO11, AO12, AO13 and AO15 of the <a href="#">Community Activities Code</a> <a href="#">Works codes</a></p>

Entertainment activities		
Function facility	Impact assessment	
		The planning scheme
Tourist attraction	Impact assessment	
		The planning scheme
Industry Activities		
Extractive industry	Impact assessment	
		The planning scheme
Bulk Landscape supplies	Impact assessment	
		The planning scheme
Transport depot	Code assessment	
	If no more than three heavy vehicles or pieces of plant machinery	<a href="#">Rural Zone Code</a> <a href="#">Industry Activities Code</a> <a href="#">Works codes</a>
	Impact assessment	
	If not otherwise specified	The planning scheme
Infrastructure Activities		
Landing	Code assessment	
	<i>Editor's Note</i> —An operational works application is required for operational works for prescribed tidal works in other watercourses.	<a href="#">Rural Zone Code</a> <a href="#">Waterways Works Code</a>
Renewable energy facility  <i>Editor's Note</i> —domestic solar systems are not included in this use definition	Accepted development	
	Solar cells confined to the roof surface area of a dwelling house or domestic outbuilding if not exceeding a total surface area of 300m <sup>2</sup>	
	Code assessment	
	If a solar farm with a total surface area of all photovoltaic solar cells not exceeding 1,000m <sup>2</sup>	<a href="#">Rural Zone Code</a> <a href="#">Infrastructure Activities Code</a> <a href="#">Works codes</a>
Impact assessment		
	If not otherwise specified	The planning scheme
Substation	Impact assessment	
		The planning scheme
Telecommunications facility	Impact assessment	
	If located at least 100 metres from any sensitive land use as defined.	The planning scheme
Utility installation	Impact assessment	
		The planning scheme
Recreation Activities		
Environment Facility	Code assessment	
	If: (a) located on a site with an area of 4 hectares or more; and	<a href="#">Rural Zone Code</a> <a href="#">Recreation Activities Code</a> <a href="#">Works codes</a>



	(b) involving not more than 20 people in the use on the site at one time	
<b>Impact assessment</b>		
	If not otherwise specified	The planning scheme
<b>Outdoor sport and recreation</b>	<b>Impact assessment</b>	
	If: (a) not located on Agricultural Land Conservation Area as shown on the <a href="#">Agricultural Land Overlay Map</a> in Schedule 2; (b) not clearing native vegetation; (c) not involving motor sports	The planning scheme
<b>Park</b>	<b>Code assessment</b>	
	If: (a) not located on Agricultural Land Conservation Area as shown on the <a href="#">Agricultural Land Overlay map</a> in Schedule 2; and (b) not clearing native vegetation	<a href="#">Rural Zone Code</a> <a href="#">Recreation Activities Code</a> <a href="#">Works codes</a>

## Rural activities

<b>Animal husbandry</b>  <i><b>Editor's Note —</b> Council's local laws also establish requirements regarding the keeping of animals.</i>	<b>Accepted development</b>									
	If keeping of animals at or below the following rates:									
	<table border="1"> <tr> <td>Bee hives</td> <td><b>3</b></td> </tr> <tr> <td>Ungulates such as cattle, goats, sheep, alpacas, pigs and the like</td> <td><b>1</b></td> </tr> <tr> <td>Poultry such as chickens, ducks, geese, guinea fowl and turkeys but excluding roosters</td> <td><b>9</b></td> </tr> <tr> <td>Roosters</td> <td><b>1</b></td> </tr> </table>	Bee hives	<b>3</b>	Ungulates such as cattle, goats, sheep, alpacas, pigs and the like	<b>1</b>	Poultry such as chickens, ducks, geese, guinea fowl and turkeys but excluding roosters	<b>9</b>	Roosters	<b>1</b>	
	Bee hives	<b>3</b>								
	Ungulates such as cattle, goats, sheep, alpacas, pigs and the like	<b>1</b>								
Poultry such as chickens, ducks, geese, guinea fowl and turkeys but excluding roosters	<b>9</b>									
Roosters	<b>1</b>									
<b>Accepted development subject to requirements</b>										
If not otherwise specified	Acceptable Outcomes AO3, AO7, AO8, AO11 and AO12 of the <a href="#">Rural Zone Code</a>  Acceptable Outcomes AO5, AO6, AO9, AO10.1, AO10.2, AO10.4, AO10.6, AO11, AO12.1, AO12.2 and AO13 of the <a href="#">Rural Activities Code</a>									

<b>Animal keeping</b>  <i><b>Editor's Note —</b> Council's local laws also establish requirements regarding the keeping of animals.</i>  <i>Additionally, the</i>	<b>Accepted development</b>									
	If keeping of animals at or below the following rates:									
	<table border="1"> <tr> <td>Caged birds (excluding poultry)</td> <td><b>18</b></td> </tr> <tr> <td>Cats</td> <td><b>3</b></td> </tr> <tr> <td>Dogs</td> <td><b>3</b></td> </tr> <tr> <td>Horses</td> <td><b>3</b></td> </tr> </table>	Caged birds (excluding poultry)	<b>18</b>	Cats	<b>3</b>	Dogs	<b>3</b>	Horses	<b>3</b>	
	Caged birds (excluding poultry)	<b>18</b>								
	Cats	<b>3</b>								
Dogs	<b>3</b>									
Horses	<b>3</b>									

keeping of protected wildlife is regulated through the Nature Conservation Act.	<b>Accepted development subject to requirements</b>	
	If: (a) not a cattery or kennel (b) located on a property of 4 hectares or more; and (c) animal enclosures are not within 100 metres of an of a sensitive land use.	Acceptable Outcomes AO2, AO7.1, AO7.2, AO7.3, AO8, AO10, AO11, AO12, AO13 and AO15 of the <a href="#">Rural Zone Code</a>  Acceptable Outcomes AO4, AO5, AO6.1, AO9 and AO17 of the <a href="#">Rural Activities Code</a>
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Rural Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a>
<b>Aquaculture</b>	<b>Accepted development subject to requirements</b>	
	If: (a) not discharging; and (b) having a combined pond/tank surface area not exceeding 200m <sup>2</sup>	Acceptable Outcomes AO7, AO8, AO11, AO12, AO13 and AO15 of the <a href="#">Rural Zone Code</a>  Acceptable Outcomes AO5, AO6, AO9, AO18, AO19, AO20 and AO21 of the <a href="#">Rural Activities Code</a>
	<b>Impact assessment</b>	
	If not otherwise specified and not located on land included within: (a) the Water Supply Buffer as shown on the <a href="#">Regional Infrastructure Overlay Map</a> in schedule 2; (b) the Flooding and Inundation area as shown on <a href="#">Flood Hazard Overlay Map</a> in schedule 2; or (c) the Riparian Buffer Area as shown on <a href="#">Biodiversity, Waterways and Wetlands Overlay Map</a> in schedule 2.	The planning scheme
<b>Cropping</b>	<b>Accepted development</b>	
	Forestry for wood production	
	<b>Accepted development subject to requirements</b>	
	If not forestry for wood production.	Acceptable Outcomes AO7, AO8, AO10, AO11.1, AO11.2 and AO12 of the <a href="#">Rural Zone Code</a>  Acceptable Outcomes AO2, AO5, AO6, AO9, AO23 and AO24 of <a href="#">Rural Activities Code</a>
<b>Intensive animal industry</b>	<b>Code assessment</b>	
	If: (a) located on a site at least 20 hectares in area; and (b) poultry farming (meat or egg production) not exceeding 999 birds; or (c) emu or ostrich farming not exceeding 20 birds; or (d) not exceeding 21 standard units of pig; or (e) not exceeding 50 standard units of cattle	Rural Zone Code Rural Activities Code Works codes
	<b>Impact assessment</b>	
	If:	The planning scheme

	<ul style="list-style-type: none"> <li>(a) located at least 100 metres from a sensitive land use;</li> <li>(b) located outside the Water Supply Buffer or Water Resource Catchment as shown on the <a href="#">Regional Infrastructure Overlay Map</a> in schedule 2;</li> <li>(c) located outside the Flooding and Inundation area as shown on <a href="#">Flood Hazard Overlay Map</a> in schedule 2;</li> <li>(d) located outside the Riparian Buffer Area as shown on <a href="#">Biodiversity, Waterways and Wetlands Overlay Map</a> in schedule 2.</li> </ul>	
<b>Intensive horticulture</b>	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>(a) on a site at least 5 hectares in area;</li> <li>(b) greenhouse structures have a combined area of no more than 2,000m<sup>2</sup>;</li> <li>(c) located outside the riparian buffer area as shown on the <a href="#">Biodiversity, Waterway and Wetland Overlay Maps</a> in Schedule 2;</li> <li>(d) located at least 10 metres from a waterway without a riparian buffer, measured from the top of the bank; and</li> <li>(e) located at least 100 metres from a sensitive land use</li> </ul>	Acceptable Outcomes AO7, AO8.2, AO8.3, AO10, AO11, AO12, AO13 and AO15 of the <a href="#">Rural Zone Code</a>  Acceptable Outcomes AO4, AO5, AO6, AO9, AO23, AO24 and AO27 of the <a href="#">Rural Activities Code</a>
	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>(a) located outside the riparian buffer area as shown on the <a href="#">Biodiversity, Waterway and Wetland Overlay Maps</a> in Schedule 2;</li> <li>(b) located at least 10 metres from a waterway without a riparian buffer, measured from the top of the bank; and</li> <li>(c) located at least 100 metres from a sensitive land use.</li> </ul>	<a href="#">Rural Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
If not otherwise specified	The planning scheme	
<b>Permanent plantation</b>	<b>Accepted development</b>	
<b>Editor's Note</b> <i>—Presence of the Agricultural Land overlay may preclude permanent plantations</i>		
<b>Roadside stall</b>	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>(a) not located within a road reserve</li> <li>(b) not located adjacent to a State controlled road or a road with a legal speed limit of 80km per hour or higher</li> <li>(c) not occupying a gross floor area greater than</li> </ul>	Acceptable Outcomes AO2, AO7.2, AO8.4, AO10, AO11, AO12 AO13 and AO15 of the <a href="#">Rural Zone Code</a>  Acceptable Outcomes AO4, AO5, AO25.1, AO25.2, AO25.3, AO25.5 and AO26 of the <a href="#">Rural Activities Code</a>



	9m <sup>2</sup>	
	<b>Code assessment</b>	
	If not otherwise specified	Rural Zone Code Rural Activities Code Works codes
<b>Rural Industry</b>	<b>Code assessment</b>	
	If:	Rural Zone Code Rural Activities Code Works codes
	(a) located on a site at least 5 hectares in area;	
	(b) having a total use area of no more than 500m <sup>2</sup>	
(c) not within 50 metres of a side or rear property boundary;		
(d) located outside the riparian buffer area as shown on the <a href="#">Biodiversity, Waterway and Wetland Overlay Maps</a> in Schedule 2 Maps;		
(e) located at least 10 metres from a waterway without a riparian buffer, measured from the top of the bank; and		
(f) located at least 100 metres from a sensitive land use		
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Wholesale nursery</b>	<b>Accepted development subject to requirements</b>	
	If:	Acceptable Outcomes AO7, AO8.2, AO8.3, AO10, AO11, AO12, AO13 and AO15 of the <a href="#">Rural Zone Code</a>
	(a) located on a site at least 5 hectares in area;	
	(b) greenhouse or shed structures have a combined area of no more than 2000m <sup>2</sup> ;	Acceptable Outcomes AO4, AO5, AO6, AO9, AO23, AO24, and AO27 of the <a href="#">Rural Activities Code</a>
	(c) located outside the riparian buffer area as shown on the	
	(d) located at least 10 metres from a waterway without a riparian buffer, measured from the top of the bank; and	
	(e) located at least 100 metres from a sensitive land use	
	<b>Code assessment</b>	
If:	Rural Zone Code Rural Activities Code Works codes	
(a) located on a property at least 2 hectares in area;		
(b) located outside the riparian buffer area as shown on the <a href="#">Biodiversity, Waterway and Wetland Overlay Maps</a> in Schedule 2 Maps;		
(c) located at least 10 metres from a waterway without a riparian buffer, measured from the top of the bank; and		
(d) located at least 100 metres from a sensitive land use.		
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>All other activities</b>		



Any other defined use not listed in this table.	Impact assessment and inconsistent use	
<p>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</p> <p>Any other undefined use.</p>		<p>The planning scheme</p>

**Editor's Note**—*The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation.*

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.14 Rural Residential**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
Community residence	<b>Accepted development subject to requirements</b>	
	If complying with the criteria of Schedule 6, Part 2, 6 of the Planning Regulation	Acceptable Outcomes AO1.1, AO2, AO3, AO5, AO6 ,AO10, and AO11 of the <a href="#">Rural Residential Zone Code</a>  Acceptable Outcomes AO2.1, AO5, AO6, AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO15, AO16,AO18 AO19 and AO20 of the <a href="#">Low Density Housing Code</a>  <i><b>Editor's Note</b>—Requirements for community residence development are also set out in schedule 6, part 2 item 6 of the Planning Regulation 2017.</i>
	<b>Code assessment</b>	
	If not otherwise specified	<a href="#">Rural Residential Zone Code</a> <a href="#">Special Residential Code</a> <a href="#">Works codes</a>
Dwelling house	<b>Accepted development subject to requirements</b>	
		Acceptable Outcomes AO1.2, AO2, AO5, AO6, AO8, AO10 and AO11 of the <a href="#">Rural Residential Zone Code</a>  Acceptable Outcomes AO2.1, AO3, AO5, AO6 AO6 and AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO15, AO16, AO17, AO18, AO19 and AO20 and of the <a href="#">Low Density Housing Code</a>
Home-based business	<b>Accepted development subject to requirements</b>	
	If: (a) operated entirely within an existing dwelling house or other building; (b) not including any industrial activity listed in <a href="#">Table SC1.1.2 - Industry thresholds</a> ; (c) no more than six people would be on the site for business purposes at any time or where bed and breakfast accommodation no more than three guest bedrooms are available for letting;	Acceptable Outcomes AO1.1, AO1.3, AO2, AO3, AO5, AO6, AO8, AO10 and AO11,of the <a href="#">Rural Residential Zone Code</a>  Acceptable Outcomes AO3, AO4, AO5.1 , AO5.2 AO5.6, AO6, AO7, AO8, AO9, AO10, AO11, AO12 and AO13 of the <a href="#">Home-based Business Code</a>

	<p>(d) with the exception of overnight guests, no customers, clients, employees or deliveries attend the site:</p> <ul style="list-style-type: none"> <li>(i) between the hours of 6:00pm and 7:00am Monday to Friday; or</li> <li>(ii) on weekends or public holidays;</li> </ul> <p>(e) retail sales occupy no more than 5m<sup>2</sup> of gross floor area.</p>	
<b>Code assessment</b>		
	<p>If:</p> <ul style="list-style-type: none"> <li>(a) operated entirely within a dwelling house or other building;</li> <li>(b) not including any industrial activity listed in <a href="#">Table SC1.1.2 - Industry thresholds</a>;</li> <li>(c) no more than six persons would be on site for business purposes at any one time;</li> <li>(d) with the exception of overnight guests, no customers, clients, employees or deliveries attend the site: <ul style="list-style-type: none"> <li>(i) between the hours of 6:00pm and 7:00am Monday to Friday; or</li> <li>(ii) weekends or public holidays;</li> </ul> </li> <li>(e) retail sales occupy no more than 16m<sup>2</sup> of gross floor area.</li> </ul>	<p><a href="#">Rural Residential Zone Code</a>  <a href="#">Home-based Business Code</a>  <a href="#">Works codes</a></p>
<b>Impact Assessment</b>		
	<p>If:</p> <ul style="list-style-type: none"> <li>(a) no customers, clients, employees or deliveries attend the site between the hours of 8:00pm and 7:00am;</li> <li>(b) no more than six people would be on the site for business purposes at any time or where the use involves classes no more than 10 people attend a class;</li> <li>(c) retail sales occupy no more than 16m<sup>2</sup> of gross floor area;</li> <li>(d) no more than 150m<sup>2</sup> of external space is used in the operation of the business.</li> </ul>	<p>The planning scheme</p>
<b>Nature-based tourism</b>	<b>Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>(a) located on a site with an area of at least 4 hectares;</li> <li>(b) including no more than three guestrooms, cottages, cabins or permanent tents;</li> <li>(c) accommodating no more than 12 guests; and</li> <li>(d) not incorporating conference or function facilities.</li> </ul>	<p><a href="#">Rural Residential Zone Code</a>  <a href="#">Visitor Accommodation Code</a>  <a href="#">Works codes</a></p>
	<b>Impact assessment</b>	
	<p>If not otherwise specified and not located in Noosa North Shore</p>	<p>The planning scheme;</p>

<b>Short-term accommodation</b>	<b>Accepted development subject to requirements</b>									
	<b>If:</b> (a) <u>in the applicant's principle place of residence;</u> (b) <u>the letting of only one dwelling on site;</u> (c) <u>occupied by short term guests on no more than 4 occurrences in any calendar year; and</u> (d) <u>occupied by short term guests for a total of no more than 60 nights in any calendar year.</u>	Acceptable Outcomes AO1.1 and AO1.3 of the <a href="#">Rural Residential Zone Code</a>  <b>Editor's Note:</b> <i>Short-term accommodation may require other approvals under Council Local Laws.</i>								
	<b>Impact assessment</b>									
	<b>If:</b> (a) <u>not otherwise acceptable development ; and</u> (b) <u>not incorporating conference or function facilities.</u>	<a href="#">The planning scheme</a>								
<b>Community activities</b>										
<b>Emergency services</b>	<b>Accepted development subject to requirements</b>									
	If a rural fire brigade	AO5, AO6.4, AO9, AO10 and AO11 of the <a href="#">Rural Residential Zone Code</a>  AO5, AO8.1, AO10 and AO12.3 of the <a href="#">Community Activities Code</a>								
<b>Infrastructure activities</b>										
<b>Landing</b>	<b>Code assessment</b>									
	<i>Editor's Note</i> —Operational works application for prescribed tidal works is also required.	<a href="#">Rural Residential Zone Code</a> <a href="#">Waterways Works Code</a>								
<b>Rural activities</b>										
<b>Animal husbandry</b>  <i>Editor's Note — Council's local laws also establish requirements regarding the keeping of animals.</i>	<b>Accepted development</b>									
	If keeping of animals at or below the following rates:									
	<table border="1"> <tr> <td>Bee hives</td> <td><b>3</b></td> </tr> <tr> <td>Ungulates such as cattle, goats, sheep, alpacas, pigs</td> <td><b>1</b></td> </tr> <tr> <td>Poultry such as chickens, ducks, geese, guinea fowl and turkeys but excluding roosters</td> <td><b>9</b></td> </tr> <tr> <td>Roosters</td> <td><b>1</b></td> </tr> </table>	Bee hives	<b>3</b>	Ungulates such as cattle, goats, sheep, alpacas, pigs	<b>1</b>	Poultry such as chickens, ducks, geese, guinea fowl and turkeys but excluding roosters	<b>9</b>	Roosters	<b>1</b>	
	Bee hives	<b>3</b>								
Ungulates such as cattle, goats, sheep, alpacas, pigs	<b>1</b>									
Poultry such as chickens, ducks, geese, guinea fowl and turkeys but excluding roosters	<b>9</b>									
Roosters	<b>1</b>									
<b>Accepted development subject to requirements</b>										
<b>If:</b> (a) not located in Noosa North Shore; and (b) keeping animals above the rate specified for acceptable development, but not involving more than 10 ungulates or 200 birds; and (c) on a site of at least 4 hectares in area.	Acceptable Outcomes AO1.3, AO5 and AO6 of the <a href="#">Rural Residential Zone Code</a>  Acceptable Outcomes AO5, AO6, AO9, AO10, AO11, AO12, and AO13 of the <a href="#">Rural Activities Code</a>									
	<b>Impact assessment</b>									
If not otherwise specified	The planning scheme									





<b>Animal keeping</b>  <b>Editor's Note —</b> <i>Council's local laws also establish requirements regarding the keeping of animals.</i>  <i>Additionally, the keeping of protected wildlife is regulated through the Nature Conservation Act.</i>	<b>Accepted development</b>									
	If keeping of animals at or below the following rates:									
	<table border="1"> <tr> <td>Caged birds (excluding poultry)</td> <td style="text-align: center;"><b>18</b></td> </tr> <tr> <td>Cats</td> <td style="text-align: center;"><b>3</b></td> </tr> <tr> <td>Dogs</td> <td style="text-align: center;"><b>3</b></td> </tr> <tr> <td>Horses</td> <td style="text-align: center;"><b>3</b></td> </tr> </table>	Caged birds (excluding poultry)	<b>18</b>	Cats	<b>3</b>	Dogs	<b>3</b>	Horses	<b>3</b>	
	Caged birds (excluding poultry)	<b>18</b>								
	Cats	<b>3</b>								
Dogs	<b>3</b>									
Horses	<b>3</b>									
<b>Code assessment</b>										
If: (a) other than a cattery or kennel (b) located on a site with an area of at least 4 hectares; and (c) not within 50 metres of an existing house on an adjoining property	<a href="#">Rural Residential Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a>									
<b>Impact assessment</b>										
If not otherwise specified	The planning scheme									
<b>Aquaculture</b>	<b>Accepted development subject to requirements</b>									
	If: (a) not located in Noosa North Shore; and (b) not discharging; and (c) having a combined pond/tank surface area not exceeding 200m <sup>2</sup>	Acceptable Outcomes AO1.3, AO5, AO6, AO10, and AO11 and AO12 of the of the <a href="#">Rural Residential Zone Code</a>  Acceptable Outcomes AO2, AO5, AO6, AO9, AO11, AO18, AO19, AO20 and AO21 of the <a href="#">Rural Activities Code</a>								
	<b>Impact assessment</b>									
	If not otherwise specified	The planning scheme								
<b>Cropping</b>	<b>Accepted development subject to requirements</b>									
		Acceptable Outcomes AO1.1, AO5, AO6, AO9 and AO11 of the <a href="#">Rural Residential Zone Code</a>  Acceptable Outcomes AO2, AO5, AO9 and AO23 of the <a href="#">Rural Activities Code</a>								
<b>Intensive horticulture</b>	<b>Code assessment</b>									
	If (a) located on a property at least 2 hectares in area; (b) located outside of Noosa North Shore; (c) located outside the riparian buffer area as shown on the <a href="#">Biodiversity, Waterway and Wetland Overlay Map</a> in Schedule 2; (d) located at least 10 metres from a waterway without a riparian buffer, measured from the top of the bank; and (e) located at least 100 metres from a sensitive land use.	<a href="#">Rural Residential Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a>								
<b>Permanent plantation</b>  <b>Editor's Note—</b> <i>Presence of the</i>	<b>Accepted development</b>									

<p><i>Agricultural Land Overlay may preclude permanent plantations</i></p>		
<p><b>Roadside stall</b></p>	<p><b>Accepted development subject to requirements</b></p>	
	<p>If:</p> <p>(a) not located within a road reserve</p> <p>(b) not located adjacent to a State controlled road or a road with a legal speed limit of 80 kilometres per hour or higher; and</p> <p>(c) gross floor area does not exceed 9m<sup>2</sup>.</p>	<p>Acceptable Outcome AO1.3,AO5.2 AO6.3 and AO10 of the <a href="#">Rural Residential Zone Code</a></p> <p>Acceptable Outcomes AO4, AO5,AO25 and AO26 of the <a href="#">Rural Activities Code</a></p>
	<p><b>Code assessment</b></p>	
<p>If not otherwise specified</p>	<p><a href="#">Rural Residential Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a></p>	
<p><b>Wholesale nursery</b></p>	<p><b>Code assessment</b></p>	
	<p>If</p> <p>(a) located outside of Noosa North Shore;</p> <p>(b) located outside the riparian buffer area as shown on the <a href="#">Biodiversity, Waterway and Wetland Overlay Map</a> in Schedule 2 Mapping;</p> <p>(c) located at least 10 metres from a waterway without a riparian buffer, measured from the top of the bank; and</p> <p>(d) located at least 100 metres from a sensitive land use.</p>	<p><a href="#">Rural Residential Zone Code</a> <a href="#">Rural Activities Code</a> <a href="#">Works codes</a></p>
<p><b>All other uses</b></p>		
<p><b>Any other defined use not listed in this table.</b></p> <p><b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b></p> <p><b>Any other undefined use.</b></p>	<p><b>Impact assessment and inconsistent use</b></p>	
		<p>The planning scheme</p>

**Editor's Note**—The above categories of development and assessment apply unless otherwise prescribed in the Planning Regulation.

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.15 Environmental Management and Conservation**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	
	If on land owned by the State or Local Government	<a href="#">Applicable Local Plan Code</a> <a href="#">Environmental Management and Conservation Zone Code</a> <a href="#">Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code</a> <a href="#">Works codes</a>
<b>Nature-based tourism</b>	<b>Impact assessment</b>	
	If located on a site owned by the State or Local Government.	The planning scheme.
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Code assessment</b>	
	If: (a) located on public open space owned by the State or Local Government; (b) having a use area of no more than 10m <sup>2</sup> ; (c) incorporating seating for no more than 10 people; (d) selling only non-alcoholic drinks and light refreshments; (e) not including a kitchen or provision for making or serving meals; and (f) not involving the removal of existing vegetation.	<a href="#">Applicable Local Plan Code</a> <a href="#">Environmental Management and Conservation Zone Code</a> <a href="#">Business Activities Code</a> <a href="#">Works codes</a>
<b>Community activities</b>		
<b>Emergency services</b>	<b>Impact assessment</b>	
		The planning scheme
<b>Infrastructure activities</b>		
<b>Landing</b>	<b>Code assessment</b>	
	<b>Editor's Note</b> —In addition, an operational works application is required for prescribed tidal works.	<a href="#">Applicable Local Plan Code</a> <a href="#">Environmental Management and Conservation Zone Code</a> <a href="#">Waterways Works Code</a>
<b>Telecommunication</b>	<b>Impact assessment</b>	



facility		The planning scheme.
Utility installation	<b>Impact assessment</b>	
		The planning scheme.
<b>Recreation activities</b>		
Environment facility	<b>Code assessment</b>	
	If on land owned by the State or Local Government	<a href="#">Applicable Local Plan Code</a> <a href="#">Environmental Management and Conservation Zone Code</a> <a href="#">Recreation Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
Park	<b>Code assessment</b>	
	If on land owned by the State or Local Government	<a href="#">Applicable Local Plan Code</a> <a href="#">Environmental Management and Conservation Zone Code</a> <a href="#">Recreation Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>All other uses</b>		
Any other defined use not listed in this table.	<b>Impact assessment <a href="#">and inconsistent</a></b>	
		The planning scheme
Any use listed in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use.		

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.5 Categories of development and assessment—Material change of use

The following tables identify the categories of development and assessment for development in a zone or a precinct for making a material change of use.

**Table 5.5.16 Recreation and Open Space**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>(a) on land owned by the State or Local Government; <u>or</u></li> <li>(b) <u>located on the portion of Lot 3 SP246584 to the north of Walter Hay Drive, Noosaville and has a gross floor area no greater than 65m<sup>2</sup>.</u></li> </ul>	Applicable Local Plan Code Recreation and Open Space Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code Works codes
	<b>Impact assessment</b>	
	<u>If not otherwise specified.</u>	<u>The planning scheme.</u>
<b>Nature-based tourism</b>	<b>Impact assessment</b>	
	If not located on: <ul style="list-style-type: none"> <li>(a) Lot 3 RP884396, Noosa Heads; or</li> <li>(b) Lot 3 SP246584 Noosaville.</li> </ul>	The planning scheme
<b>Tourist Park</b>	<b>Impact assessment</b>	
	If not located on: <ul style="list-style-type: none"> <li>(a) Lot 3 RP884396, Noosa Heads; or</li> <li>(b) Lot 3 SP246584 Noosaville.</li> </ul>	<del>The</del> <u>The</u> planning scheme.
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>(a) in the Noosaville Local Plan area;</li> <li>(b) located within the area of a commercial jetty lease;</li> <li>(c) not including a new building or structure;</li> <li>(d) having a gross floor area of no more than 10m<sup>2</sup>;</li> <li>(e) incorporating seating for no more than 10 people which may be external to the building;</li> <li>(f) selling only non-alcoholic drinks and light refreshments; and</li> <li>(g) not including a kitchen or provision for making or serving meals.</li> </ul>	



	<b>Code assessment</b>	
	If: (a) <a href="#">not located on the portion of Lot 3 SP246584 to the north of Walter Hay Drive.</a> (b) having a use area of no more than 10m <sup>2</sup> ; (c) incorporating seating for no more than 10 people; (d) selling only non-alcoholic drinks and light refreshments; and (e) not including a kitchen or provision for making or serving meals.	Applicable Local Plan Code Recreation and Open Space Zone Code Business Activities Code Works codes
	<b>OR</b> If: (a) located at Noosa Marina on Lot 388 MCH839039, Parkyn Court Tewantin or (b) located within and incidental to an existing club or community use and occupying a gross floor area not exceeding 150m <sup>2</sup>	Applicable Local Plan Code Recreation and Open Space Zone Code Business Activities Code Works codes
<b>Market</b>	<b>Code assessment</b>	
	If: (a) conducted by a not-for-profit organisation; and (b) located on Council owned or controlled land	Applicable Local Plan Code Recreation and Open Space Zone Code Business Activities Code Works codes
	<b>Impact assessment</b>	
	If not <a href="#">located otherwise on specified the portion of Lot 3 SP246584 to the north of Walter Hay Drive.</a>	The planning scheme
<b>Shop</b>	<b>Code assessment</b>	
	If: (a) located at Noosa Marina on Lot 388 MCH839039, Parkyn Court Tewantin; and (b) not involving the expansion of a building or use area.	Tewantin Local Plan Code Recreation and Open Space Zone code Business Activities Code Works codes
<b>Community activities</b>		
<b>Club</b>	<b>Code assessment</b>	
	If: (a) not located on: (i) Lot 3 RP884396, Noosa Heads; or (ii) Lot 3 SP246584 Noosaville; (b) undertaken by a not-for-profit community organisation; and (c) the gross floor area of any building associated with the use does not exceed 300m <sup>2</sup> .	Applicable Local Plan Code Recreation and Open Space Zone Code Community Activities Code Works codes
	<b>Impact assessment</b>	

	<p>If not located on:</p> <p>(a) Lot 3 RP884396, Noosa Heads; or</p> <p>(b) <a href="#">The portion of Lot 3 SP246584 to the south and west of Walter Hay Drive</a>, Noosaville.</p>	The planning scheme
Community use	<b>Code assessment</b>	
	<p>If:</p> <p>(a) located on Council owned or controlled land; and</p> <p>(b) undertaken by or on behalf of the Council.</p>	<p>Applicable Local Plan Code</p> <p>Recreation and Open Space Zone Code</p> <p>Community Activities Code</p> <p>Works codes</p>
	<b>Impact assessment</b>	
	<p>If not located on:</p> <p>(a) Lot 3 RP884396, Noosa Heads; or</p> <p>(b) <a href="#">the portion of Lot 3 SP246584 to the south and west of Walter Hay Drive</a>, Noosaville.</p>	The planning scheme
<a href="#">Educational establishment</a>	<b>Impact Assessment</b>	
	<p>If:</p> <p>(a) <a href="#">an outdoor education establishment; and</a></p> <p>(b) <a href="#">associated with outdoor sport and recreation on the same site.</a></p>	<a href="#">The planning scheme.</a>
Emergency services	<b>Impact assessment</b>	
	<p>If not located on:</p> <p>(a) Lot 3 RP884396, Noosa Heads; or</p> <p>(b) <a href="#">the portion of Lot 3 SP246584 to the south and west of Walter Hay Drive</a>, Noosaville.</p>	<a href="#">The planning scheme.</a>
<a href="#">Place of worship</a>	<b>Impact assessment</b>	
	<p>If not located on:</p> <p>(a) <a href="#">Lot 3 RP884396, Noosa Heads; or</a></p> <p>(b) <a href="#">the portion of Lot 3 SP246584 to the south and west of Walter Hay Drive</a>, Noosaville.</p>	The planning scheme.
<b>Entertainment activities</b>		
Function facility	<b>Code assessment</b>	
	<p>If:</p> <p>(a) in conjunction with and subordinate to community activity or recreation activity on the same site;</p> <p>(b) in an existing building without expansion of the building or use area; and</p> <p>(c) not exceeding a gross floor area of 300m<sup>2</sup>.</p>	<p>Applicable Local Plan Code</p> <p>Recreation and Open Space Zone Code</p> <p>Entertainment Activities Code</p> <p>Works codes</p>
	<b>Impact Assessment</b>	
	<a href="#">If located on the portion of Lot 3 SP246584 to the north of Walter Hay Drive, Noosaville.</a>	<a href="#">The planning scheme</a>
<b>Infrastructure activities</b>		
Landing	<b>Impact assessment</b>	
		The planning scheme



<b>Telecommunication facility</b>	<b>Impact assessment</b>	
	If not located on: (a) Lot 3 RP884396, Noosa Heads; or (b) <a href="#">the portion of Lot 3 SP246584 to the south and west of Walter Hay Drive</a> , Noosaville.	The planning scheme.
<b>Utility installation</b>	<b>Impact assessment</b>	
	If not located on: (a) Lot 3 RP884396, Noosa Heads; or (b) <a href="#">the portion of Lot 3 SP246584 to the south and west of Walter Hay Drive</a> , Noosaville.	The planning scheme.
<b>Recreation activities</b>		
<b>Environment facility</b>	<b>Code assessment</b>	
	If on land owned by the State or Local Government	<a href="#">Applicable Local Plan Code</a> <a href="#">Recreation and Open Space Zone Code</a> <a href="#">Recreation Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not otherwise specified	The planning scheme
<b>Indoor Sport and Recreation</b>	<b>Code assessment</b>	
	If: (a) not located on: (i) Lot 3 RP884396, Noosa Heads; or (ii) Lot 3 SP246584 Noosaville; (b) located on Council owned or controlled land; (c) undertaken by or on behalf of the Council or a not-for profit community organisation; and (d) the gross floor area of any building associated with the use does not exceed 300m <sup>2</sup> .	<a href="#">Applicable Local Plan Code</a> <a href="#">Recreation and Open Space Zone Code</a> <a href="#">Recreation Activities Code</a> <a href="#">Works codes</a>
	<b>Impact assessment</b>	
	If not located on: (a) Lot 3 RP884396, Noosa Heads; or (b) <a href="#">the portion of Lot 3 SP246584 to the south and west of Walter Hay Drive</a> , Noosaville.	The planning scheme
<b>Major sport, recreation and entertainment facility</b>	<b>Impact assessment</b>	
	If not located on: (a) Lot 3 RP884396, Noosa Heads; or (b) <a href="#">The portion of Lot 3 SP246584 to the south and west of Walter Hay Drive</a> , Noosaville.	The planning scheme
<b>Outdoor Sport and Recreation</b>	<b>Code assessment</b>	
	If: (a) not located on: (i) Lot 3 RP884396, Noosa Heads; or	<a href="#">Applicable Local Plan Code</a> <a href="#">Recreation and Open Space Zone Code</a> <a href="#">Recreation Activities Code</a> <a href="#">Works codes</a>





	<p>(ii) Lot 3 SP246584 Noosaville.</p> <p>(b) located on Council owned or controlled land;</p> <p>(c) undertaken by or on behalf of the Council or a not-for-profit community organisation; and</p> <p>(d) the gross floor area of any building associated with the use does not exceed 150m<sup>2</sup>.</p>	
<b>Impact assessment</b>		
	<p>If not located on:</p> <p>(a) Lot 3 RP884396, Noosa Heads; or</p> <p>(b) <a href="#">the portion of Lot 3 SP246584 to the south and west of Walter Hay Drive</a>, Noosaville.</p>	The planning scheme
<b>Park</b>	<b>Accepted development</b>	
<b>All other uses</b>		
<p><b>Any other defined use not listed in this table.</b></p> <p><b>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</b></p> <p><b>Any other undefined use.</b></p>	<b>Impact assessment <a href="#">and inconsistent</a></b>	
		The planning scheme

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.9 Categories of development and assessment - Overlays

The following tables identify where an overlay changes the categories of development and assessment from that identified in a zone or local plan and the relevant assessment benchmarks.

**Note**—Some overlays may only be included for information purposes (e.g agriculture). This may result in no change to the level of assessment or assessment criteria under the planning scheme.

**Note**—Where development is proposed on land that is included in more than one overlay, the level of assessment is the highest level for each aspect of development under the applicable overlay.

**Note**—Development that is not identified as being subject to an overlay in this table does not require assessment against an overlay code.

**Table 5.9.3 Bushfire Hazard Overlay benchmarks and criteria**

Development subject to overlay	Categories of development and assessment	Assessment benchmarks for assessable development and criteria for accepted development
<b>Bushfire Hazard Overlay - if within a medium or high bushfire hazard area or bushfire hazard buffer area</b>		
Material change of use, other than in an existing building; <a href="#">or a Dwelling house; or a Community residence; or a Home-based business; or Rooming accommodation if in a Low Density Residential Zone; or Short-term accommodation if within a dwelling house.</a>	<b>Code assessment</b>	
		<a href="#">Bushfire Hazard Overlay Code</a>
Building work not associated with a material change of use, excluding demolition work; <a href="#">or in an existing building; or to a Dwelling house, or to a community residence; or to a Home-based Business; Rooming accommodation if in the Low Density Residential Zone; or Short-term accommodation if within a Dwelling house.</a>	<b>Code assessment</b>	
		<a href="#">Bushfire Hazard Overlay Code</a>
Reconfiguring a lot  Operational work associated with reconfiguring a lot	<b>Code assessment</b>	
	If creating additional lots or constructing a new road	<a href="#">Bushfire Hazard Overlay Code</a>

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.9 Categories of development and assessment - Overlays

The following tables identify where an overlay changes the categories of development and assessment from that identified in a zone or local plan and the relevant assessment benchmarks.

**Note**—Some overlays may only be included for information purposes (e.g agriculture). This may result in no change to the level of assessment or assessment criteria under the planning scheme.

**Note**—Where development is proposed on land that is included in more than one overlay, the level of assessment is the highest level for each aspect of development under the applicable overlay.

**Note**—Development that is not identified as being subject to an overlay in this table does not require assessment against an overlay code.

**Table 5.9.5 Extractive Resources Overlay benchmarks and criteria**

Development subject to overlay	Categories of development and assessment	Assessment benchmarks for assessable development
<b>Extractive Resources Overlay – if within an area subject to <a href="#">extractive resources overlay</a></b>		
Material change of use, other than in an existing building, and not involving dwelling house on an existing lot, <a href="#">caretakers' accommodation associated with an extractive industry</a> , community residence on an existing lot, home-based business, <del>extractive industry</del> , animal husbandry, or cropping	<b>Code assessment</b>	
		<a href="#">Extractive Resources Overlay Code</a>
<del><b>–Extractive Resources Overlay – if within a Transport Route and Transport Route Separation Area</b></del>		
<del>Material change of use, other than in an existing building</del>	<del><b>Code assessment</b></del>	
	<del>If involving a sensitive land use</del>	<del>–Extractive Resources Overlay Code</del>
Reconfiguring a lot	<b>Code assessment</b>	
		<a href="#">Extractive Resources Overlay Code</a>
Operational work	<b>Code assessment</b>	
	If associated with the creation of, or upgrade to, a vehicular <del>access</del> <a href="#">access</a> point to the transport route.	<a href="#">Extractive Resources Overlay Code</a>

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.9 Categories of development and assessment - Overlays

The following tables identify where an overlay changes the categories of development and assessment from that identified in a zone or local plan and the relevant assessment benchmarks.

**Note**—Some overlays may only be included for information purposes (e.g agriculture). This may result in no change to the level of assessment or assessment criteria under the planning scheme.

**Note**—Where development is proposed on land that is included in more than one overlay, the level of assessment is the highest level for each aspect of development under the applicable overlay.

**Note**—Development that is not identified as being subject to an overlay in this table does not require assessment against an overlay code.

**Table 5.9.6 Flood Hazard Overlay benchmarks and criteria**

Development subject to overlay	Categories of development and assessment	Assessment benchmarks for assessable development and criteria for accepted development
<b>Flood Hazard Overlay - if on land subject to a flood hazard overlay</b>		
Material change of use, other than in an existing building or dwelling house on existing lot; or <a href="#">a dwelling house</a> ; or a <a href="#">Home-based business</a> ; or <a href="#">Rooming accommodation</a> ; if in a <a href="#">Low Density Residential Zone</a> ; or <a href="#">Short-term accommodation if within a Dwelling house</a> .	Code assessment	
		<a href="#">Flood Hazard Overlay Code</a>
Operational work if involving filling or excavation of land	Code assessment	
		<a href="#">Flood Hazard Overlay Code</a>
Building work not associated with a material change of use, including building work in an existing building or to an existing dwelling house; <a href="#">a Home-based Business</a> ; or <a href="#">Rooming accommodation in the Low Density Residential Zone</a> ; or <a href="#">Short-term accommodation within a Dwelling house</a> .	Code assessment	
		<a href="#">Flood Hazard Overlay Code</a>
Reconfiguring a lot	Code assessment	
		<a href="#">Flood Hazard Overlay Code</a>

## Noosa Shire Planning Scheme

### Part 5 Tables of Assessment

#### 5.9 Categories of development and assessment - Overlays

The following tables identify where an overlay changes the categories of development and assessment from that identified in a zone or local plan and the relevant assessment benchmarks.

**Note**—Some overlays may only be included for information purposes (e.g agriculture). This may result in no change to the level of assessment or assessment criteria under the planning scheme.

**Note**—Where development is proposed on land that is included in more than one overlay, the level of assessment is the highest level for each aspect of development under the applicable overlay.

**Note**—Development that is not identified as being subject to an overlay in this table does not require assessment against an overlay code.

**Table 5.9.8 Landslide Hazard Overlay benchmarks and criteria**

Development subject to overlay	Categories of development and assessment	Assessment benchmarks for assessable development
<b>Landslide Hazard Overlay - if in a moderate, high or very high landslide hazard area</b>		
Material change of use, where not in an existing building; or for a dwelling house; or for a Community residence; or a Home-based Business; or Rooming accommodation in the Low Density Residential Zone; or Short-term accommodation if within a Dwelling house.	<b>Code assessment</b>	
		Landslide Hazard Overlay Code
Operational work associated with reconfiguring a lot	<b>Code assessment</b>	
	If involving: (a) earthworks exceeding 50m <sup>3</sup> (other than the placing of topsoil); (b) vegetation clearing; or (c) redirecting the existing flow of surface or groundwater.	Landslide Hazard Overlay Code
Operational work involving excavation or filling of land not associated with a material change of use or reconfiguring a lot	<b>Code assessment</b>	
	If involving: (a) earthworks exceeding 50m <sup>3</sup> (other than the placing of topsoil); (b) vegetation clearing; or (c) redirecting the existing flow of surface or groundwater.	Landslide Hazard Overlay Code
Building work not associated with a material change of use, excluding demolition work; or in an existing	<b>Code assessment</b>	
		Landslide Hazard Overlay Code



<p><u>building; or to an existing Dwelling house; or a Home-based business; or Rooming accommodation if in the Low Density Residential Zone; or Short-term accommodation if within a Dwelling House.</u></p>		
<p>Reconfiguring a lot</p>	<p>Code assessment</p>	
		<p>Landslide Hazard Overlay Code</p>

## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.3 Residential zones category

##### 6.3.1 Low Density Residential Zone Code

###### Application

This code applies to:

- (a) assessable development on land within the Low density residential zone as identified on the zoning maps contained within [Schedule 2 \(Mapping\)](#); and
- (b) acceptable development subject to requirements and identified as requiring assessment against the Low density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### Purpose and overall outcomes

- (1) The purpose of the Low density residential zone is to provide for:
  - (a) a variety of low density dwelling types, including dwelling houses; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The overall outcomes sought for the Low density residential zone are as follows:
  - (a) Low density residential neighbourhoods are home to permanent residents with minimal impact of visitors.
  - (b) The character of low density residential neighbourhoods varies due to factors such as proximity to centres, topography, lot sizes, the established vegetated character, the age of development and open space provision.
  - (c) The distinct look and feel of existing residential neighbourhoods is retained, and development makes a positive contribution to the streetscape, maintaining the low density and low scale character.
  - (d) Predominantly detached housing on a range of lot sizes meet the needs of different households.
  - (e) Secondary dwellings, community residences and rooming accommodation are integrated with the low density residential built form and increase housing choice.
  - (f) Outside of the urban boundaries, development is generally limited to a dwelling house on larger lots with limited levels of services and accessibility.
  - (g) Development caters for both the current and projected demographic and socio-economic profile of the area, including one and two-person households, households on low to moderate incomes and residents with reduced mobility.
  - (h) Home-based businesses provide for domestic workplaces and home-hosted guest accommodation of a scale and intensity compatible with the low density residential character and amenity of the locality.
  - (i) ~~Where Visitor located accommodation is limited to forms where guests stay within the short-stay area (as mapped in schedule 2), detached houses may be available for short-term rental where potential impacts home of the their use resident can be managed and there is no resultant change to the amenity of the neighbourhood host.~~
  - (j) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
  - (k) Development provides for an efficient pattern of land use and infrastructure that creates walk-able and legible residential neighbourhoods that integrate with active transport networks and are well connected to activity centres, employment nodes, open space and recreational areas, community facilities and educational opportunities.
  - (l) Development is supported by appropriate infrastructure and essential services and does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise future provision of planned infrastructure.
  - (m) Development responds to land constraints including topography, bushfire and flood.
  - (n) Natural features such as creeks, gullies, waterways, wetlands, vegetation and bushland are retained and protected from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements.
  - (o) Development is located, designed and operated to be responsive to Noosa Shire's sub-tropical climate and

minimises the consumption of energy and water.

- (p) Native vegetation between buildings and in the public realm enhances the amenity and supports local wildlife.

### Alternate provisions to the Queensland Development Code

For the purpose of Section 10 of the Building Regulation 2006 and Section 33 of the Building Act 1975, provisions relating to Setbacks 6.3.1.3 below are alternate provisions to the QDC.

*Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.*

**Table 6.3.1.3 - Criteria for assessment**

**Table 6.3.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<i>Role and function</i>	
<p><b>PO1</b> Development provides for low density, predominantly detached housing on a range of lot sizes consistent with the character of the area, which meets the needs of current and future resident populations including small households, older persons, people on low incomes and people with special mobility needs.</p>	No acceptable outcome provided
<p><b>PO2</b> Land uses are limited to those which are compatible with low density living in urban neighbourhoods.</p>	<p><b>AO2.1</b> <del>Visitor accommodation is limited to bed and breakfast style accommodation provided in the home of the host where it is a home-based business ancillary to the residential use.</del></p> <p><b>AO2.2</b> Land uses do not regularly result in more than ten unrelated persons being present on site.</p> <p><b>AO2.3.2</b> Land uses do not adversely affect the amenity of the residential neighbourhood by the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste water, waste products, or radio or electrical interference.</p> <p><b>AO2.4.3</b> Any business operated on site including accommodation is subordinate to the use of the premises for a domestic residence. -</p>
<p><b>PO3</b> <del>Where visitor located accommodation in is limited to low density formats compatible with the short-stay domestic area character shown and on Maps SSA-1 Short Stay Map 1 &amp; SSA-2 - Short Stay Map 2 in Schedule 2, houses may be leased for short-term accommodation for all or part use of the area where so as not to cause unreasonable loss of residential amenity, having regard to:</del></p>	<p><b>AO3.1</b> <del>Short-term Home-based accommodation businesses is:</del></p> <p>(a) <del>located allow for up to four short term guests to be accommodated within the short-stay home area (shown on) of the Short host Stay while Area the Maps host SSA-1 Short Stay Map 1 &amp; SSA-2 - Short Stay Map 2 remains in Schedule-residence, 2); such as traditional bed and breakfast accommodation.</del></p>



Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>(a) <u>the privacy of adjoining properties;</u></li> <li>(b) <u>any likely increase in noise to adjoining properties;</u></li> <li>(c) <u>the scale of the use and its compatibility with the surrounding character and uses within the area;</u></li> <li>(d) <u>retention of the primary residential function of an area;</u></li> <li>(e) <u>the impact on the safety and efficiency of the local road network;</u></li> <li>(f) <u>any impact on shared access or uses rights of way; and</u></li> <li>(g) <u>waste storage areas are located so they do not significantly impact on the visual amenity of the area:</u> <ul style="list-style-type: none"> <li><del>(a) adversely affect the residential amenity of neighbouring residents by means of noise or traffic;</del></li> <li><del>(b) offer more than five bedrooms for a maximum of 10 guests; and</del></li> <li><del>(c) constitute a party house.</del></li> </ul> </li> </ul>	<p><b>AO3.2</b> <u>Short-term accommodation:</u></p> <ul style="list-style-type: none"> <li>(a) <u>does not constitute a party house;</u></li> <li>(b) <u>makes available no more than five one bedrooms self to contained dwelling at any one time;</u></li> <li>(c) <u>noise does not unreasonably impact on the residential amenity enjoyed by the adjoining or surrounding properties; and</u></li> <li>(d) <u>makes available no more than 10 five guests; and</u></li> <li>(e) <u>does not constitute a party house bedrooms.</u></li> </ul> <p><b>AO3.3</b> <u>Buildings are designed and orientated so that the majority of outdoor living areas face away from the habitable areas of adjoining dwellings.</u></p> <p><b>AO3.4</b> <u>Waste storage areas are screened and located to the rear or side of a building and are not located along any frontage to a public street or space.</u></p>
<p><b>PO4</b> The Low density residential zone includes established house blocks in remote, secluded areas with little or no urban services or infrastructure.</p>	<p><b>AO4</b> Dwelling houses and associated domestic or home-based uses in well-landscaped settings remain the only form of development on small village and waterfront lots in the Low density residential zone:</p> <ul style="list-style-type: none"> <li>(a) on Noosa North Shore; or</li> <li>(b) at Lake Cooribah.</li> </ul>
<p><b>PO5</b> A secondary dwelling may create permanent housing for an extended family member or other member of the household resident in the dwelling house while protecting the low density character of the site and the zone.</p>	<p><b>AO5.1</b> No more than one secondary dwelling is provided on any site regardless of site area.</p> <p><b>AO5.2</b> A secondary dwelling:</p> <ul style="list-style-type: none"> <li>(a) has a maximum gross floor area of 65m<sup>2</sup>;</li> <li>(b) has no more than two bedrooms; and</li> <li>(c) does not occur on any property covered by a Building Unit Plan.</li> </ul>
<p><b>PO6</b> Community residences and rooming accommodation:</p> <ul style="list-style-type: none"> <li>(a) are compatible with the look and feel of the surrounding housing;</li> <li>(b) do not exceed the anticipated load on infrastructure;</li> <li>(c) do not generate vehicular traffic at a level unreasonable for the Low Density Residential Zone; and</li> <li>(d) do not exceed the anticipated residential density of the zone.</li> </ul>	<p><b>AO6.1</b> Development has the external appearance of a dwelling house occupied by one household.</p> <p><b>AO6.2</b> No more than five bedrooms are provided.</p>

**Table 6.3.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
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## Built Form

### Building Height

#### PO7

Buildings and structures:

- (a) are low rise and present a building height consistent with structures on adjoining and surrounding premises and with the predominant character of the area;
- (b) are designed to provide an interesting streetscape and complement landform changes;
- (c) do not visually dominate the street or surrounding area;
- (d) respect the scale of surrounding vegetation and maintain a vegetated skyline;
- (e) do not unreasonably obscure views or lead to overshadowing of neighbouring properties; and
- (f) do not exceed two storeys ~~or appear to exceed two storeys from any elevation.~~

#### AO7.1

Buildings and structures are no more than 8 metres in building height; and do not exceed 2 storeys.

#### AO7.2

Where ~~development involves~~ excavation of is a site required, ~~any the maximum~~ portion of ~~an the~~ exposed external wall ~~facade is of backfilled the to building~~ ground ~~cannot level exceed 8m in building height.~~

*Editor's note*—refer to [Figure AP3-13A](#)

#### Alternative provision to the QDC

### Site cover and gross floor area

#### PO8

Development:

- (a) is of a scale compatible with surrounding development and the particular circumstances of the site;
- (b) has a low site impact to maximise the opportunity to retain site characteristics, such as native vegetation and natural landforms;
- (c) allows the opportunity to provide soft landscaping between buildings;
- (d) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site.

#### AO8.1

Site cover of all buildings and structures on site does not exceed:

- (a) for a single storey building – 50%;
- (b) for a building of 2 storeys –
  - (i) 50% for one of the storeys; and
  - (ii) 30% for the other storey; or
  - (iii) 40% for both storeys.

*Editor's note*—refer to [Figure AP3-9A](#)

#### AO8.2

Irrespective of site cover, the total gross floor area of combined buildings does not exceed 500m<sup>2</sup> with the exception of the following properties at Park Road Noosa Heads, where a maximum gross floor area of 150m<sup>2</sup> applies:

- (a) Lot 57 RP230895;
- (b) Lot 56 RP230895;
- (c) Lot 55 RP52918;
- (d) Lot 54 RP52918; and
- (e) Lot 3 RP122368.

#### Alternative provision to the QDC

### Setback

#### PO9

Buildings and structures are designed and sited to:

- (a) provide a high level of amenity to users of the subject site and adjoining premises, including provision of visual and acoustic privacy and access to sunlight;
- (b) not unreasonably obstruct views or cause overlooking of private open space or habitable areas of adjoining premises;
- (c) provide adequate distance from adjoining land uses;
- (d) preserve existing vegetation that will help buffer development;

#### AO9.1

Buildings and structures have a setback of 6 metres from the road frontage, provided that setback to one frontage may be reduced to 4.5 metres where the lot:

- (a) has frontage to more than one road; and
- (b) is less than 600m<sup>2</sup> in area; or
- (c) is less than 15 metres in width.

#### AO9.2

Buildings and structures meet the following minimum boundary setbacks to rear boundaries:



**Performance Outcomes**

- (e) allow for space and landscaping to be provided between buildings including adequate area at ground level for landscaping with trees, shrubs and outdoor living;
- (f) be consistent with the predominant character of the surrounding area streetscape; and
- (g) protect the natural character and avoid adverse impacts on ecologically important areas such as national parks, waterways and wetlands.

**Acceptable Outcomes**

- (a) where the lot has an area of at least 550m<sup>2</sup>, rear setbacks comply with either:
  - (i) 3 metres setback up to 4.5 metres in height; and 6 metres setback between 4.5 metres and 8 metres height; **or**
  - (ii) no part of the building protrudes beyond a projection line that rises from 1.8 metres above the ground at the property boundary to a point 8 metres in height 6 metres in from the property boundary, providing that no building or structure is setback less than 1 metre from the boundary, as shown in [Figure 6.3.1.4](#)
- (b) where the lot area is less than 550m<sup>2</sup> the rear boundary setback is per other boundaries as addressed in AO9.3 below;
- (c) where the rear boundary of a lot adjoins a reserve, public open space or access easement the rear boundary setback may be as for other boundaries as addressed in AO9.3 below.

**Editor’s Note**—Where the property is a corner lot with two road frontages, there is no “rear boundary” and both common property boundaries are considered as other boundaries as addressed in AO9.3.

**AO9.3**

Buildings and structures meet the following minimum setbacks to boundaries other than road frontages and rear boundaries:

- (a) 1.5 metre setback up to 4.5 metres height;
- (b) 2 metres setback between 4.5 metres and 7.5 metres height; and
- (c) 2.5 metres if above 7.5 metres height.

**AO9.4**

Notwithstanding the provisions of AO9.2 and AO9.3, a lesser building setback to :

- (a) side and rear boundaries may apply for the following provided they comply with the Queensland Development Code:
  - (i) open carport;
  - (ii) swimming pool, garage/shed; and
  - (iii) rainwater tank, retaining walls, screens and fences not exceeding 2 metres in height; and
- (b) front boundaries may apply for the following provided they comply with the Queensland Development Code:
  - (i) swimming pool less than 1m above ground level; or
  - (ii) decks or balconies less than 1m above ground level.

**AO9.5**

Buildings and structures on premises with frontage to the Noosa River system are setback not less than 10 metres from the mean high water spring, as shown in Figure AP3-15A

Performance Outcomes	Acceptable Outcomes
	<b>Alternative provision to the QDC</b>
<p><b>Setback to a watercourse in the Noosa Waters estate, Noosaville</b></p> <p><b>PO10</b></p> <p>Land adjoining the revetment wall and for a width of 4.5 metres serves flood detention and amenity functions, free of structures and impervious surfaces.</p>	<p><b>AO10</b></p> <p>For premises adjoining a watercourse within the Noosa Waters estate no building work, filling or excavation works occurs within 4.5 metres from the centre line of the top of the concrete revetment wall.</p> <p><i>Editor's note—refer to <a href="#">Figure 6.3.1.5</a></i></p> <p><b>Alternative provision to the QDC</b></p>
<p><b>PO11</b></p> <p>The flood detention and amenity functions of the area adjoining the Noosa Waters revetment wall are retained and enhanced by ensuring:</p> <p>(a) works do not protrude through a batter line of 1:4.5 measured from the centre line of the revetment wall;</p> <p>(b) there is no additional load placed on the revetment wall;</p> <p>(c) works do not pose a risk to the membrane adjoining the revetment wall;</p> <p>(d) <del>amenity of</del> the watercourse and surrounding land <del>uses is are</del> not adversely affected by development (building works, filling or excavation) ensuring:</p> <p>(i) the area is predominantly soft landscaping;</p> <p>(ii) a maximum of 25% of the area is impervious;</p> <p>(iii) dominant impervious areas and masonry retaining walls are avoided;</p> <p>(iv) retaining structures and the like are light weight, low rise and screened by landscaping;</p> <p>(v) natural materials such as timber or rock are used rather than manufactured materials;</p> <p>(vi) the acoustic privacy and access to sunlight of surrounding development is protected;</p> <p>(vii) views are not impeded; and</p> <p>(viii) shore side anchor points are avoided.</p>	<p><b>AO11.1</b></p> <p>A minimum of 25% of the area within 4.5 metres of the revetment wall is gardens planted with shrubs and small trees with a mature height of 3 metres or less.</p> <p><b>AO11.2</b></p> <p>The ground surface within the first metre of the revetment wall—</p> <p>(a) is grass or ground cover; and</p> <p>(b) does not include shrubs.</p> <p><b>AO11.3</b></p> <p>Side boundary fences within 4.5 metres of the revetment wall taper down to a maximum height of 1.2 metres at the revetment wall and no more than 1.5 metres at a distance of 2.25 metres from the revetment wall.</p> <p><b>AO11.4</b></p> <p>No shore side anchor points are within 4.5 metres of the revetment wall.</p>

**Table 6.3.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Design</b>	
<p><b>Streetscape and presentation</b></p> <p><b>PO12</b></p> <p>Buildings and structures are designed to:</p> <p>(a) address the street and contribute positively to the streetscape character;</p> <p>(b) avoid large continuous wall planes and bulky elevations or boxy profiles;</p> <p>(c) maintain a domestic appearance consistent with detached dwelling houses.</p>	<p><b>AO12.1</b></p> <p>Buildings are orientated towards the street by having the main entrance easily recognisable from the street and including two or more of the following design elements in the front facade:</p> <p>(a) verandahs;</p> <p>(b) porches;</p> <p>(c) external stairs;</p> <p>(d) awning or shade structures; or</p> <p>(e) window openings.</p>



Performance Outcomes	Acceptable Outcomes
	<p><b>AO12.2</b> No wall greater than 5 metres in height has a length greater than 20 metres.</p> <p><b>AO12.3</b> Where buildings are raised on posts or stumps with a suspended floor, the distance between the ground and the lowest part of the floor of the building does not exceed 3 metres.</p> <p><i>Editor's note—refer to figure 6.9.1B</i></p> <p><b>AO12.4</b> Development visible from the street includes no more than:</p> <ul style="list-style-type: none"> <li>(a) one letter box;</li> <li>(b) one electricity meter box;</li> <li>(c) three wheelie bins; and</li> <li>(d) three garage doors.</li> </ul> <p><b>AO12.5</b> Any shipping containers, railway carriages or similar are placed behind a dwelling house and not visible from the street.</p>
<p><b>PO13</b> Garages and carports are designed and sited to visually integrate with the dwelling and avoid dominating the street by:</p> <ul style="list-style-type: none"> <li>(a) minimising the width of the garaging structure;</li> <li>(b) minimising projection of the structure forward of the main face of the dwelling; and</li> <li>(c) ensuring the pedestrian entrance / front door is visible from the front property boundary.</li> </ul>	<p><b>AO13.1</b> No more than three garage doors, having a combined total width not exceeding 7.2 metres present to the street front.</p> <p><b>AO13.2</b> Double width garages do not occur on any lot less than 10 metres wide.</p> <p><b>AO13.3</b> On a lot less than 12.5 metres wide double garages are permitted only where:</p> <ul style="list-style-type: none"> <li>(a) the lot is at least 10 metres wide;</li> <li>(b) the building is more than one storey in height; and</li> <li>(c) the total width of the garage does not exceed 60% of the width of the lot.</li> </ul> <p><b>AO13.4</b> On lots with a width of at least 12.5 metres but not exceeding 14 metres the total width of the garage does not exceed 50% of the width of the lot and garage doors do not exceed a total width of 6 metres.</p> <p><b>AO13.5</b> On lots with a width of more than 14.0 metres, garage doors within 10 metres of the front boundary do not present a combined width of more than 6.7 metres or 40% of the lot width whichever is the lesser.</p> <p><i>Editor's Note— The lot width would be measured at the frontage unless the lot was irregular in shape being for example on a bend or at the head of a cul-de-sac, in which case it would be the width of the lot in line with the front of the garage.</i></p>
<p><b>PO14</b></p>	<p><b>AO14</b></p>

Performance Outcomes	Acceptable Outcomes
<b>Basements (including the entry points to them):</b> (a) do not dominate the street or building design; (b) visually integrates with the residential building; and (c) do not present as a storey to the street.	<b>Basements:</b> (a) are limited to one access a maximum of 6 metres wide; and (b) do not encroach into boundary setback areas.  <i>Editor's note—refer to figure 6.9.2</i>
<b>PO15</b> Hardstanding driveways and manoeuvring areas are designed so as not to dominate the streetscape nor adversely impact on the low density residential amenity.	<b>AO15</b> Driveways have a maximum width of 6 metres within the property and only one footpath crossing is provided per property <u>as part of the driveway</u> .
<b>Roof design</b> <b>PO16</b> Roof designs: (a) contribute positively to the character of the streetscape; (b) incorporate eaves and roof overhangs; (c) avoid boxy elevations on the front facade of the building; (d) do not present an appearance of excessive bulk to the street or neighbouring properties; (e) do not create opportunities for residents or building users to overlook the private open space or view into habitable windows or doors of neighbouring properties.	<b>AO16.1</b> With the exception of the reuse or renovation of an existing building which does not comply, in areas other than the Coastal Communities and Noosa Heads local plan areas: (a) the main roof of buildings has a pitch no less than 5 degrees; and (b) 600 millimetre eaves apply to at least 75% of the perimeter of the roof.  <i>Editor's Note — 450 millimetre eaves will achieve AO16.1(b) provided a 150 millimetre gutter is used.</i>  <b>AO16.2</b> The <del>roof is</del> <u>total width of any parapet wall does not concealed exceed behind 50% parapet of walls the width of the front facade of a building.</u>  <b>AO16.3</b> Development does not include rooftop terraces.

**Table 6.3.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Safety and amenity</b>	
<b>PO17</b> Development is designed to maintain the safety and security of persons on the premises and nearby premises and to avoid significant adverse changes to the solar access, air quality, noise, accessibility or other conditions enjoyed by users of associated, adjoining or nearby premises.	<b>AO17.1</b> Boundary fences and walls are designed to allow for casual surveillance from the property to the street and any adjoining public spaces.  <i>Editors note- Casual surveillance can be achieved by using open construction where no more than 50% of the fence or wall is solid and can't be seen through.</i>  <b>AO17.2</b> Landscaping, fences or other works on property boundaries or road reserves do not create impediments for pedestrian or cyclist use of the footpath.  <b>AO17.3</b> No more than one heavy vehicle (or combination of heavy vehicles) of more than 4.5 tonnes, or with a total length in excess of 7.5 metres is parked on the property overnight.

Performance Outcomes	Acceptable Outcomes
	<p><b>AO17.4</b> No flood lighting is used on site and the vertical illumination resulting from direct, reflected or other incidental external lighting emanating from the site does not exceed 8 lux when measured at any point 1.5 metre outside the boundary and at any level from ground level upward.</p>
<p><b>Sports courts</b> <b>PO18</b> Lighting and noise associated with outdoor tennis courts, half courts or sports courts do not have an adverse impact upon the amenity enjoyed by occupants of adjoining or nearby premises nor cause unreasonable disturbance to local fauna.</p>	<p><b>AO18.1</b> A 1.5 metre landscaped buffer separates any private tennis court, half court or sports court from side property boundaries where adjoining land in a residential zone or in the Rural Residential zone.</p> <p><b>AO18.2</b> Courts are fenced to a height of— (a) 3.6 metres for a full sized court; or (b) 2.4 metres for a half court.</p> <p><b>AO18.3</b> Courts are not lit.</p> <p><b>or</b></p> <p><b>AO18.4</b> For lit courts: (a) lighting structures are not more than 8 metres in height and set back at least 2 metres from any property boundary; (b) the court is located at least 60 metres from the external wall of an existing or approved residential dwelling on an adjacent or nearby lot (as measured from the centre line of the court); (c) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upward; and (d) lighting is hooded or baffled to direct lighting downward or is of a type that gives no upward component of light when mounted horizontally.</p>

**Table 6.3.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<i>Environment, heritage and scenic amenity</i>	
<p><b>PO19</b> Development: (a) has minimal impact on the natural landform and landscape of the site; (b) does not lead to erosion or the transport of sediments off site; and (c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</p>	<p><b>AO19.1</b> For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p><b>AO19.2</b> Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p>

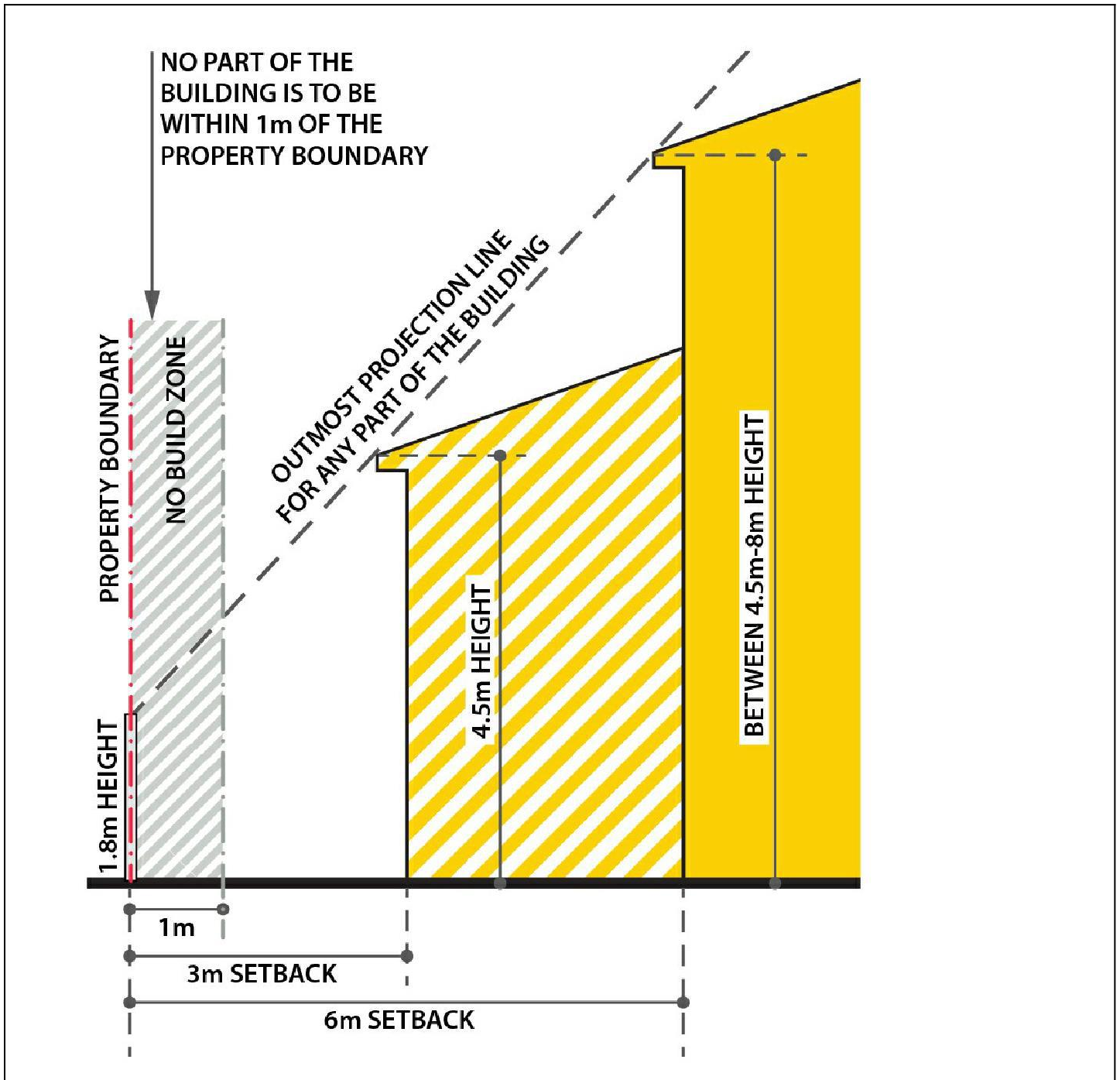
Performance Outcomes	Acceptable Outcomes
	<p><b>AO19.3</b> Development on a site adjoining a local heritage place respects the cultural heritage significance of the place by mitigating any adverse impacts on the setting or integrity of the heritage values.</p> <p><i>Editor's Note</i>—Local heritage places are identified on the <i>Heritage and Character Area Overlay Maps</i> in Schedule 2.</p>
<p><b>PO20</b> Development on sloping sites:</p> <p>(a) is visually responsive to the natural topography and sits within the landscape rather than dominating it;</p> <p>(b) steps down slopes or uses suspended floor construction, minimising cut or fill and avoiding benching of the site;</p> <p>(c) retains natural vegetation that assists in screening or visually softening development; and</p> <p>(d) uses materials, finishes and colours that complement the natural setting and integrate with the landscape and skyline.</p>	<p><b>AO20.1</b> <u>To protect scenic amenity and other landscape qualities, buildings</u> and structures are not constructed on land with a slope greater than <del>25</del> <u>33%</u> <del>to protect scenic amenity</del> and <u>on steep slopes are only constructed if:</u></p> <p>(a) <u>there are no other landscape suitable qualities building sites on the property; and</u></p> <p>(b) <u>using suspended floors or pole footings rather than slab on ground construction.</u></p> <p><b>AO20.2</b> On <u>properties sloping located sites or</u> on ridgelines <u>or at where the uppermost edge of a hill</u> slope <del>gradient exceeds</del> <u>45%:</u></p> <p>(a) roof lines are generally parallel with contours of the land;</p> <p>(b) roofs do not exceed a pitch of 15 degrees; <del>and</del> <u>;</u></p> <p>(c) buildings do not protrude above the height of prevailing vegetation; <u>and</u></p> <p>(d) <u>undercroft areas exceeding 1.5 metres in height are screened with landscaping or battens.</u></p> <p><i>Editor's note</i>—refer to <i>Figure AP3-3B</i></p> <p><b>AO20.3</b> <del>Where</del><u>On slope sloping gradients sites exceed slab 15% on split ground construction is avoided to minimise building bulk and benching of the site. Split-level buildings with small floorplates are used as an alternative. To Post standard and single beam construction or double suspended storey floor construction or topole minimise footings building may bulk be and benching of the sites appropriate. .</u></p> <p><i>Editor's note</i>—refer to <i>Figure 6.9.1A and Figure 6.9.1B</i></p> <p><b>AO20.4</b> <u>External Buildings:</u></p> <p>(a) <u>are building constructed in lightweight materials are lightweight (such such as timber or board, stainless steel, glass, and corrugated iron);</u></p> <p>(b) <u>are finished with exterior colours of moderate to darker shades of olive green, brown, green, blue, charcoal or wood stains that blend with the colour and non-reflective hues with of the surrounding vegetation and landscape;</u></p> <p>(c) <u>avoid large expanses of solid colours avoided or reflective surfaces.</u></p>



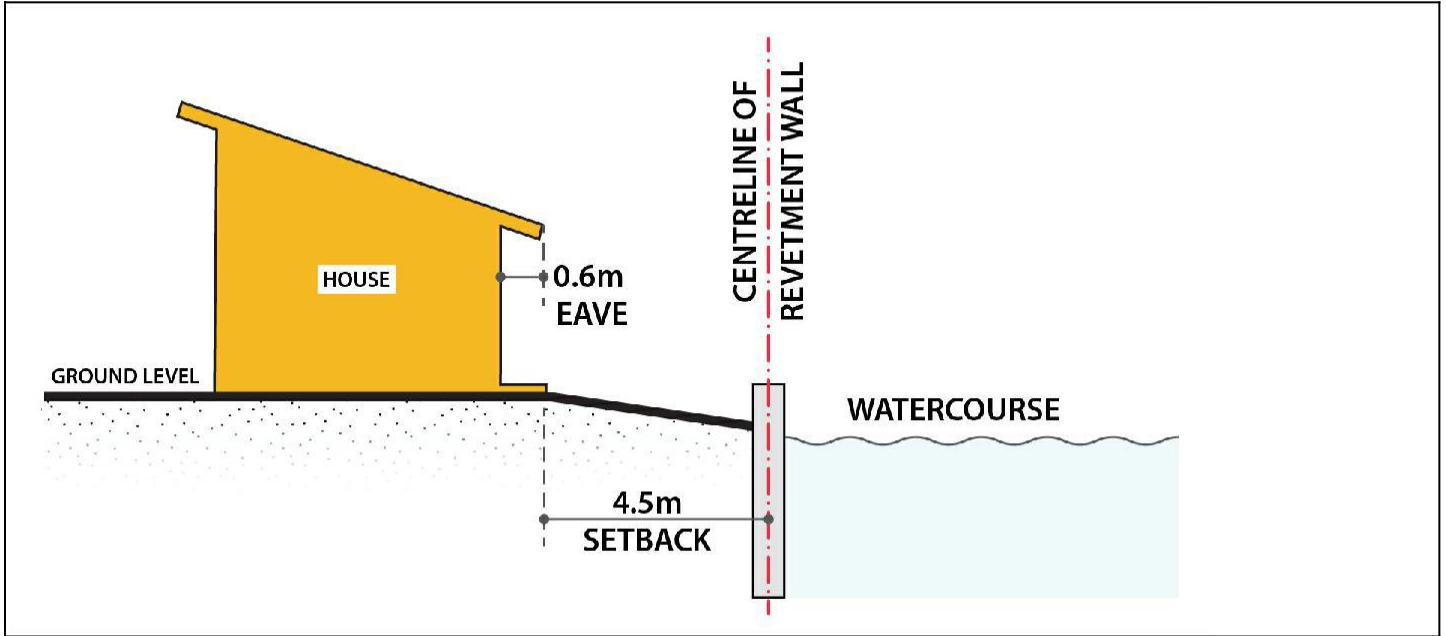
**Table 6.3.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Earthworks and drainage</b>	
<p><b>PO21</b> Filling and excavation for operational works do not directly, indirectly or cumulatively cause adverse impacts external to the development site by:</p> <ul style="list-style-type: none"> <li>(a) causing ponding of water on the site or nearby land;</li> <li>(b) increasing flooding, which adversely affects the safety or use of any land upstream or downstream; or</li> <li>(c) adversely affecting the flow of water in any overland flow path.</li> </ul>	<p><b>AO21</b> Filling and excavation for operation works are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties or downstream environments.</p>

**Figure 6.3.1.4 - Setbacks**



**Figure 6.3.1.5 - Noosa Waters Setbacks from Revetment wall**



## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.3 Residential zones category

##### 6.3.2 Medium Density Residential Zone Code

###### Application

This code applies to:-

- (a) assessable development on land within the Medium density residential zone as identified on the zoning maps contained within [Schedule 2 \(Mapping\)](#); and
- (b) acceptable development subject to requirements and identified as requiring assessment against the Medium density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### Purpose and overall outcomes

- (1) The purpose of the Medium density residential zone is to provide for:-
  - (a) medium density multiple dwellings; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The overall outcomes sought for the Medium density residential zone are as follows:-
  - (a) Medium density residential neighbourhoods are predominantly home to permanent residents.
  - (b) The character of medium density residential neighbourhoods varies due to factors such as proximity to beaches, the Noosa River, recreation spaces, centres, topography, availability of views, the established vegetated character, the presence of visitor accommodation and the age of development.
  - (c) Development makes a positive contribution to the look and feel of residential neighbourhoods by maintaining a low scale character with well designed buildings and landscaping that enhance the streetscape.
  - (d) New uses are located, designed and managed to be compatible with surrounding uses.
  - (e) The intrusion of incompatible uses, or uses which are more appropriately accommodated in other zones is avoided to protect land for dual occupancies, community residences, rooming accommodation, multiple dwellings, retirement and relocatable home park facilities.
  - (f) Development caters for both the current and projected demographic and socio-economic profile of the area, including one and two-person households, households on low to moderate incomes and residents with reduced mobility.
  - (g) Small dwellings and co-housing models are integrated within the medium density residential built form to increase housing choice.
  - (h) Short-term visitor accommodation is predominately provided through well-established resorts and holiday units.
  - (i) Home-based businesses provide for domestic workplaces and home-hosted guest accommodation of a scale and intensity compatible with attached and semi-attached living and the residential character and amenity of the surrounding area and locality.
  - (j) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
  - (k) Development provides for an efficient pattern of land use and infrastructure that creates walkable and legible residential neighbourhoods that integrate with active transport networks and are well connected to activity centres, employment nodes, open space and recreational areas, community facilities and educational opportunities.
  - (l) Development is supported by appropriate infrastructure and essential services and does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise future provision of planned infrastructure.
  - (m) Development responds to land constraints including topography, bushfire and flood.
  - (n) Natural features such as creeks, gullies, waterways, wetlands, vegetation and bushland are retained and protected from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements.

(o) Native vegetation between buildings and in the public realm enhances the amenity and supports local wildlife.

*Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.*

**Table 6.3.2.3 - Criteria for assessment**

**Table 6.3.2.3 - Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<i>Role and function</i>	
<p><b>PO1</b> Development provides for medium density dual occupancy and multiple dwellings in a range of dwelling sizes and styles, which meet the needs of current and future resident populations including small households, older persons, people on low incomes and people with special mobility needs.</p>	No acceptable outcome provided
<p><b>PO2</b> Alternative models of housing including housing for people with special needs are appropriate where they are in keeping with the medium density residential amenity and density.</p>	No acceptable outcome provided
<p><b>PO3</b> Sites that are currently used for, or approved for the use of, relocatable home parks or retirement facilities continue to provide such residential accommodation into the future.</p>	<p><b>AO3.1</b> The following sites are retained as relocatable home parks to the general exclusion of other uses:-</p> <ul style="list-style-type: none"> <li>(a) 'Noosa Glades' at 159 Moorindil St and 44 Tait St, over Lots 2 and 3 on RP220959;</li> <li>(b) 'Bougainvillea Gardens' at 141 Cooroy Noosa Road, Tewanin, over part of Lot 230 on MCH4144; and</li> <li>(c) 'Cooroy Village' at 1 Ferrells Road, Cooroy, over Lot 9 RP844021.</li> </ul> <p><b>AO3.2</b> The following sites are retained as retirement facilities to the general exclusion of other uses:-</p> <ul style="list-style-type: none"> <li>(a) 'Noosa Outlook Retirement Village' at 71 St Andrews Drive, Tewanin, over Lot 5 on SP117231;</li> <li>(b) 'Riverlands' at 139 Moorindil St, Tewanin, on Lot 335 on RP211082;</li> <li>(c) 'Laguna Retirement Estate' between Lake Weyba Drive, Reef Street and Nannygai Street, Noosaville, over Lot 3 on RP159386, Lot 1 on SP141238 and Lot 1 on RP840222;</li> <li>(d) 'Noosa Waters Retirement Estate' at 39 Lake Weyba Drive, Noosaville over Lot 1 on SP115712; and</li> <li>(e) 'Noosa Domain Village' at 35 Walter Hay Drive, Noosaville over Lot 2 on SP162077.</li> </ul>
<p><b>PO4</b> Land uses are limited to those which are compatible with medium density living in urban neighbourhoods.</p>	<p><b>AO4.1</b> Land uses do not typically rely on people other than residents of the site to be present on the site between the hours of 7:00pm and 7:00am.</p> <p><b>AO4.2</b> <b>Well-established visitor accommodation is scattered amongst permanent residents.</b></p>



Performance Outcomes	Acceptable Outcomes
	<p><b>AO4.3</b> <b>Additional short-term accommodation is limited to the Short Stay Area as shown on the Short Stay Area Map within Schedule 2.</b></p> <p><b>AO4.3</b> Land uses do not result in adverse changes to the amenity of the residential neighbourhood by the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste water, waste products, or radio or electrical interference.</p>
<p><b>PO5</b> <u>Visitor accommodation is limited to formats compatible with the character and use of the area so as not to cause unreasonable loss of residential amenity, having regard to:</u></p> <ul style="list-style-type: none"> <li>(a) <u>the privacy of residents on the subject property or adjoining properties;</u></li> <li>(b) <u>any likely increase in noise to adjoining properties;</u></li> <li>(c) <u>the scale of the use and its compatibility with the character and uses within the property or surrounding area;</u></li> <li>(d) <u>retention of the primary residential function of an area;</u></li> <li>(e) <u>the residential function and arrangement of common property;</u></li> <li>(f) <u>the impact on the safety and efficiency of the local road network;</u></li> <li>(g) <u>the impact of waste storage areas on the visual amenity of the area;</u></li> <li>(h) <u>the location of waste storage areas in relation to sensitive land uses; and</u></li> <li>(i) <u>any impact on shared vehicular access or parking.</u></li> </ul>	<p><b>AO5.1</b> <u>Home-based businesses allow for up to four short term guests to be accommodated within the home of the host while the host remains in residence, such as traditional bed and breakfast accommodation.</u></p> <p><b>AO5.2</b> <u>Short-term accommodation does not:</u></p> <ul style="list-style-type: none"> <li>(a) <u>constitute a party house;</u></li> <li>(b) <u>make available more than one self contained dwelling at any one time;</u></li> <li>(c) <u>create noise that does not unreasonably impact on the residential amenity enjoyed by the adjoining or surrounding properties; and</u></li> <li>(d) <u>make available more than five bedrooms.</u></li> </ul> <p><b>AO5.3</b> <u>Buildings are designed and orientated so that the majority of outdoor living areas face away from the habitable areas of adjoining dwellings.</u></p> <p><b>AO5.4</b> <u>Waste storage areas are screened and located to the rear or side of a building and are not located along any frontage to a public street or space.</u></p>
<p><b>Peregian Beach</b> <b>PO5PO6</b> Offices and health care services are allowed for in conjunction with small dwellings in a mixed use format on premises located on the western side of David Low Way (street numbers 233-245), Peregian Beach, on land described as Lots 16, 17, 18, 19, 20 and 22 P9315 and all lots on BUP9496.</p>	<p><b>AO5AO6</b> Offices and health care services are developed in conjunction with residential units in a mixed use format providing:</p> <ul style="list-style-type: none"> <li>(a) no commercial tenancy exceeds 250m<sup>2</sup> gross floor area;</li> <li>(b) non-residential use(s) do not constitute shops;</li> <li>(c) the total gross floor area of the non-residential use(s) does not exceed the gross floor area of the residential use(s);</li> <li>(d) non-residential uses are limited to the ground floor;</li> <li>(e) at least one small dwelling is provided for every 90m<sup>2</sup> of lettable commercial gross floor area; and</li> <li>(f) Car parking is to be located at the rear of the building.</li> </ul>

**Table 6.3.2.3 - Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Built form</b>	



Performance Outcomes	Acceptable Outcomes
<p><b>Building Height</b> <b>PO6PO7</b> Buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) are low rise and present a building height consistent with structures on adjoining and surrounding premises;</li> <li>(b) are designed to provide an interesting streetscape and complement landform changes and landscapes;</li> <li>(c) do not visually dominate the street or surrounding area;</li> <li>(d) maintain a vegetated skyline;</li> <li>(e) do not unreasonably obscure views or lead to overshadowing of neighbouring properties;</li> <li>(f) do not exceed two storeys <del>or appear to exceed two storeys from any elevation.</del></li> </ul>	<p><b>AO6AO7.1</b> Buildings and structures are no more than 8 metres in building height; and</p> <p><b>AO6AO7.2</b> Where <del>development involves excavation of</del> <u>a site required</u>, <del>any</del> <u>the maximum</u> portion of <del>an</del> <u>the</u> exposed external <u>wall</u> <del>facade</del> <u>is of</u> <del>backfilled</del> <u>the to</u> <del>building ground</del> <u>cannot level</u> <del>exceed 8m in building height.</del></p> <p><i>Editor's note—refer to figure AP3-13A</i></p>
<p><b>Site Building cover Scale and plot ratio Bulk</b> <b>PO7PO8</b> Development:</p> <ul style="list-style-type: none"> <li>(a) is of a scale compatible with surrounding development and the particular circumstances of the site; and</li> <li>(b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site.</li> </ul>	<p>No acceptable outcome provided.</p>
<p><b>PO8 Site Cover</b> <b>PO9</b> Site cover of development:</p> <ul style="list-style-type: none"> <li>(a) does not exceed 40% of the site area; <b>or</b></li> <li>(b) for small dwellings or for development which provides a ratio of at least three small dwellings to one other dwelling, does not exceed 45% of the site area.</li> </ul>	<p>No acceptable outcome provided</p>
<p><b>PO9 Plot Ratio</b> <b>PO10</b> Plot ratio of development:</p> <ul style="list-style-type: none"> <li>(a) does not exceed 0.4:1; <b>or</b></li> <li>(b) for small dwellings or for development which provides a ratio of at least three small dwellings to one other dwelling, does not exceed 0.5:1.</li> </ul>	<p>No acceptable outcome provided</p>
<p><b>Building Setback</b> <b>PO10PO11</b> Buildings and structures are designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) provide a high level of amenity to users of the subject site and adjoining premises, including provision of visual and acoustic privacy;</li> <li>(b) not unreasonably obstruct views or cause overlooking of private open space or habitable areas of adjoining premises;</li> <li>(c) provide adequate distance from adjoining land uses;</li> <li>(d) preserve existing vegetation that will help buffer development;</li> </ul>	<p><b>AO10AO11.1</b> Buildings and structures meet the following minimum boundary setbacks:</p> <ul style="list-style-type: none"> <li>(a) for frontages — 6 metres</li> <li>(b) for side boundaries— <ul style="list-style-type: none"> <li>(i) 1.5 metres setback up to 4.5 metres height;</li> <li>(ii) 2 metres setback between 4.5 metres and 7.5 metres height; and</li> <li>(iii) 2.5 metres where above 7.5 metres height</li> </ul> </li> <li>(c) for the rear boundary - 6 metres</li> </ul>

Performance Outcomes	Acceptable Outcomes
<p>(e) allow for space and landscaping to be provided between buildings including adequate area at ground level for landscaping with trees, shrubs, outdoor living and utilities;</p> <p>(f) be consistent with the predominant character of the surrounding area; and</p> <p>(g) protect the natural character and avoid adverse impacts on ecologically important areas such as national parks, waterways and wetlands.</p>	<p><del>AO10</del><b>AO11.2</b> The front 6 metres of the property is landscaped open space, provided that uncovered visitor parking, or swimming pools protruding no more than 1 metre above the ground level, can be as close as 2 metres from the front boundary.</p> <p><b>AO11.3</b> Relocatable homes are set back not less than: (a) 6 metres from a road frontage; (b) 1.5 metres from any other site boundary; and (c) 3 metres from an internal road</p> <p><del>AO10.3</del><b>AO11.4</b> Buildings and structures on premises with frontage to the Noosa River system are set back not less than 10 metres from mean high water spring as shown in Figure AP3-15A.</p>
<p><del>AO10.4</del><b>Setback to a watercourse in the Noosa Waters estate, Noosaville</b> <b>Buildings PO12</b> Land adjoining the revetment wall and for a width of 4.5 metres serves flood detention and amenity functions, free of structures and impervious surfaces.</p>	<p><b>AO12</b> For premises adjoining a watercourse within the waterways of Noosa Waters estate are no set building backwork, filling or excavation works occurs within 4.5 metres from the centre line of the top of the concrete revetment wall. —</p> <p><i>Editor's note</i> — refer refer to figure 6.3.1.5</p>
<p><b>PO13</b> The flood detention and amenity functions of the area adjoining the Noosa Waters revetment wall are retained and enhanced by ensuring:</p> <p>(a) works do not protrude through a batter line of 1:4.5 measured from the centre line of the revetment wall;</p> <p>(b) there is no additional load placed on the revetment wall;</p> <p>(c) works do not pose a risk to the membrane adjoining the revetment wall;</p> <p>(d) of the watercourse and surrounding land uses is not adversely affected by development (building works, filling or excavation) ensuring:</p> <p>(i) the area is predominantly soft landscaping;</p> <p>(ii) a maximum of 25% of the area is impervious;</p> <p>(iii) dominant impervious areas and masonry retaining walls are avoided;</p> <p>(iv) retaining structures and the like are light weight, low rise and screened by landscaping;</p> <p>(v) natural materials such as timber or rock are used rather than manufactured materials;</p> <p>(vi) the acoustic privacy and access to sunlight of surrounding development is protected;</p> <p>(vii) views are not impeded; and</p> <p>(viii) shore side anchor points are avoided.</p>	<p><b>AO13.1</b> A minimum of 25% of the area within 4.5 metres of the revetment wall is gardens planted with shrubs and small trees with a mature height of 3 metres or less.</p> <p><b>AO13.2</b> The ground surface within the first metre of the revetment wall—</p> <p>(a) is grass or ground cover; and</p> <p>(b) does not include shrubs.</p> <p><b>AO13.3</b> Side boundary fences within 4.5 metres of the revetment wall taper down to a maximum height of 1.2 metres at the revetment wall and no more than 1.5 metres at a distance of 2.25 metres from the revetment wall.</p> <p><b>AO13.4</b> No shore side anchor points are within 4.5 metres of the revetment wall.</p>

**Table 6.3.2.3 - Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Design</b>	

Performance Outcomes	Acceptable Outcomes
<p><b>Streetscape</b> <b>PO14PO14</b> Development:</p> <ul style="list-style-type: none"> <li>(a) contributes positively to the locality;</li> <li>(b) addresses and enhances the streetscape by incorporating articulation and individual design elements that add visual interest to the development;</li> <li>(c) has a form and architectural scale that does not dominate the streetscape or the surrounding properties;</li> <li>(d) does not detract from the visual amenity of adjoining properties through the impact on views, access to sunlight or overlooking;</li> <li>(e) takes the form of small separate buildings, rather than large single bulky development; and</li> <li>(f) sits within a landscaped setting.</li> </ul>	<p><b>AO14AO14.1</b> Development provides visual interest to the street and surrounding areas through:</p> <ul style="list-style-type: none"> <li>(a) highlighting individual dwellings and land uses;</li> <li>(b) an asymmetrical design presentation to the street;</li> <li>(c) offsetting or staggering dwellings to provide variation in the frontage;</li> <li>(d) varying the roof form</li> </ul> <p><b>AO14AO14.2</b> Buildings have the main entrance easily recognisable from the street and include design elements in the front façade such as verandahs, external stairs, awning or shade structures and window openings.</p> <p><b>AO14AO14.3</b> Buildings and structures are designed to:</p> <ul style="list-style-type: none"> <li>(a) have a maximum wall length of 15 metres and external walls incorporate at least one design element to add visual interest and amenity;</li> <li>(b) allow for landscape treatments to soften the development;</li> <li>(c) avoid more than six dwellings attached in any one plane; and</li> <li>(d) have no more than four dwellings are attached along a street frontage.</li> </ul> <p><b>AO11.4</b> <del>The front 6 metres of the property is landscaped open space, provided that uncovered visitor parking, or swimming pools protruding no more than 1 metre above the ground level, can be as close as 2 metres from the front boundary.</del></p> <p><b>AO11.5AO14.4</b> For corner sites, the building design addresses both street frontages by:</p> <ul style="list-style-type: none"> <li>(a) including doors and windows that front each road; and</li> <li>(b) providing separate vehicle access points to each road.</li> </ul> <p><i>Editor's Note—for examples of designs see Figure 6.3.2.4 and Figure 6.3.2.5</i></p>
<p><b>Garages and Carports</b> <b>PO12PO15</b> Garages, garage doors and carports do not dominate the street or the building design.</p>	<p><b>AO12AO15.1</b> Garage doors that face the street are no more than 6 metres in width or 50% of the frontage, whichever is the lesser.</p> <p><b>AO12AO15.2</b> Where multiple garages face the street, they are separated by a minimum of 2 metres or are staggered in setback by a minimum of 1 metre.</p> <p><b>AO12AO15.3</b> Garages that are visible from the street, but do not face the street, include a landscaped setback to the street and provide</p>



Performance Outcomes	Acceptable Outcomes
	articulation, windows or a mix of materials to provide interest to the garage facade.
<b>Basements</b> <b>PO13PO16</b> Basements: <ul style="list-style-type: none"> <li>(a) visually integrate with the building;</li> <li>(b) do not dominate the street or building design;</li> <li>(c) are screened through landscaping; and</li> <li>(d) do not present as a storey to the street.</li> </ul>	<b>AO13AO16</b> Basements: <ul style="list-style-type: none"> <li>(a) are limited to one access a maximum of 6 metres wide; and</li> <li>(b) do not encroach into building setback areas.</li> </ul> <p><i>Editor's note— refer to Figure 6.9.2</i></p>
<b>Front fences and walls</b> <b>PO14PO17</b> Front fences and walls are designed and sited to: <ul style="list-style-type: none"> <li>(a) contribute to the attractiveness of the streetscape;</li> <li>(b) be compatible with the existing streetscape character;</li> <li>(c) avoid interference with movement of surface stormwater;</li> <li>(d) allow for casual surveillance of the street;</li> <li>(e) provide planting in front of solid fences and walls; and</li> <li>(f) ensure plantings between the front fence and the footpath does not create an impediment for pedestrians using the footpath</li> </ul>	<b>AO14AO17.1</b> Front fences or walls are set back an average of 1 metre and are articulated to provide visual interest by stepping the design at a maximum of 5 metre intervals.  <b>AO14AO17.2</b> Where located on the boundary: <ul style="list-style-type: none"> <li>(a) the solid portion of front fences and walls is no more than 1.2 metres high; or</li> <li>(b) the walls contain openings or materials that ensure it is 50% transparent and has a height not exceeding 1.8 metres.</li> </ul> <b>AO14AO17.3</b> Solid front fences and walls may be 1.8 metres in height if the property has frontage to an arterial road or a distributor road.  <b>AO14AO17.4</b> The area of land between the front fence and the boundary is landscaped to screen the fence from the street however landscaping does not encroach more than 500 millimeters into the road reserve or within 1.5 metres of a sealed footpath.  <p><i>Editor's note— for examples refer to figure AP3-4A and figure AP3-4B</i></p>
<b>Materials and finishes</b> <b>PO15PO18</b> Development incorporates: <ul style="list-style-type: none"> <li>(a) materials and finishes that complement the surrounding area and integrate with the surrounding natural and built environment; and</li> <li>(b) a variety of external finishes to provide an interesting built form and avoid bulky single plane finishes</li> </ul>	<b>AO15AO18</b> Buildings and structures use: <ul style="list-style-type: none"> <li>(a) natural finishes wherever possible;</li> <li>(b) a mix of lightweight and textured external finishes;</li> <li>(c) masonry construction where variation is provided in texture and the façade uses a variety of finishes to break up the surface; and</li> <li>(d) open or transparent balustrades.</li> </ul> <p><i>Editor's note—refer to Figure AP3-3B</i></p>
<b>Roof forms</b> <b>PO16PO19</b> Roof forms: <ul style="list-style-type: none"> <li>(a) contribute positively to the local skyline;</li> <li>(b) complement the character of the locality and the topography of the site;</li> </ul>	<b>AO16AO19.1</b> With the exception of Noosa Heads and Coastal Communities Local Areas, the main roof of the building has a roof pitch no less than 5 degrees and has minimum 600 millimetre eaves to at least 75% of the perimeter of the building.



Performance Outcomes	Acceptable Outcomes
(c) <a href="#">avoid box profiles/parapets; and</a> (d) do not create opportunities for overlooking the private open space or internal spaces of neighbouring properties.	<b>AO16AO19.2</b> Development does not include <del>roof-top</del> <a href="#">rooftop</a> terraces.  <b>AO19.3</b> <a href="#">The total width of any parapet wall does not exceed 50% of the width of the front facade of a building.</a>

**Table 6.3.2.3 - Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Safety and amenity</b>	
<b>PO17PO19</b> Development: <ul style="list-style-type: none"> <li>(a) provides a high level of residential amenity to users of the subject site; and</li> <li>(b) does not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises, including privacy and access to sunlight.</li> </ul> <p><i>Editor's note—Provisions for sill height, glazing, screening and window openings are to improve the residential amenity for occupants. Thermal performance requirements are contained in Queensland Development Code MP4.1 Sustainable Buildings. Energy efficiency requirements are contained in the National Construction Code.</i></p>	<b>AO17AO19.1</b> Buildings and structures: <ul style="list-style-type: none"> <li>(a) are sited and orientated to minimise the likelihood of overlooking the private open space of adjacent residential uses;</li> <li>(b) avoid reduction of sunlight to at least 40% of the private open space areas of any adjoining residences to less than two hours between 9:00am and 3:00pm on any day of the year;</li> <li>(c) incorporate fencing, landscaping and screening to mitigate impacts on adjoining residential uses.</li> </ul> <p><i>Editor's note—refer to figure AP3-1A and figure AP3-2A</i></p> <b>AO17AO19.2</b> Transparent doors and windows are designed and located so they do not directly face transparent doors or windows or the private open space areas of other dwellings within 10 metres;
	<b>AO17AO19.3</b> Where windows, balconies, terraces, verandahs or decks overlook or have the potential to overlook the private open space of nearby properties or view into habitable room windows within 10 metres: <ul style="list-style-type: none"> <li>(a) windows have a sill height of not less than 1.7 metres above finished floor level;</li> <li>(b) windows and other openings are permanently screened to a minimum height of 1.7 metres to avoid overlooking;</li> <li>(c) windows and doors use translucent glazing to obscure views; or</li> <li>(d) windows or balconies are offset by 45 degrees or more.</li> </ul> <p><i>Editor's note—refer to figure AP3-1A and figure AP3-1C</i></p> <b>AO17AO19.4</b> Planter boxes, screens, pergolas, landscaping and architectural design of balconies are used to screen the ground floor private open space of dwellings from separate upper level dwellings.
	<p><i>Editor's note—refer to figure AP3-1A</i></p> <b>AO17AO19.5</b>



Performance Outcomes	Acceptable Outcomes
	<p>Permanently fixed external screening devices complement the building's external materials and finishes and may incorporate solid translucent screens, shutters, perforated panels or trellises which have a maximum of 50% openings.</p> <p><b>Editor's note</b>—refer to <a href="#">figure AP3-1B</a></p>
<p><b>PO18PO20</b> Mechanical plant, vehicle manoeuvring, utilities and communal outdoor recreation uses:</p> <p>(a) do not have an adverse effect on the amenity enjoyed by users of adjacent or nearby premises through emission of noise, light, fumes or smoke; and</p> <p>(b) do not cause unreasonable disturbance to local fauna through light or smoke emissions.</p>	<p><b>AO18AO20.1</b> Communal outdoor recreational facilities including swimming pools, spas and sports courts are:</p> <p>(a) setback at least 12 metres from the boundary of land in a residential zone and screened by a 5 metre wide buffer densely planted with trees and shrubs including species from 1 metre to 8 metres in height; or</p> <p>(b) located internally to the arrangement of buildings on the site; and</p> <p>(c) not used between the hours of 9:00pm and 6:30am the following day.</p> <p><b>AO18AO20.2</b> For a lit sports court:</p> <p>(a) the court is located at least 60 metres from the external wall of an existing or approved dwelling on adjoining or nearby premises (as measured from the centre line of the court); and</p> <p>(b) the vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upward; and</p> <p>(c) any floodlighting is restricted to the types that give no upward component of light were mounted horizontally (i.e. a full cut off luminaire).</p> <p><b>AO18AO20.3</b> Mechanical plant is-</p> <p>(a) located at least 2 metres from the side or rear property boundaries;</p> <p>(b) where located at ground level, screened by fencing 1.5 metres in height or dense vegetation of at least 1.5 metres in width incorporating grouped trees and shrubs with a maximum separation distance of 1 metre measured from the centre of the plant;</p> <p>(c) where located above ground level, enclosed or screened such that it is not visible from the street frontage nor adjoining properties; and</p> <p>(d) visually integrated into the line and plane of the building and roof design and does not project beyond the height or width of the building when viewed from the street and adjoining properties.</p> <p><b>Editor's Note</b>— <i>Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning or pool equipment.</i></p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO18AO20.4</b> Waste storage areas, clothes drying areas and external storage areas are screened from the street.</p> <p><b>AO18AO20.5</b> Letterboxes and detached carports complement the architecture and landscaping of the site.</p>

**Table 6.3.2.3 - Criteria for assessment (part)**

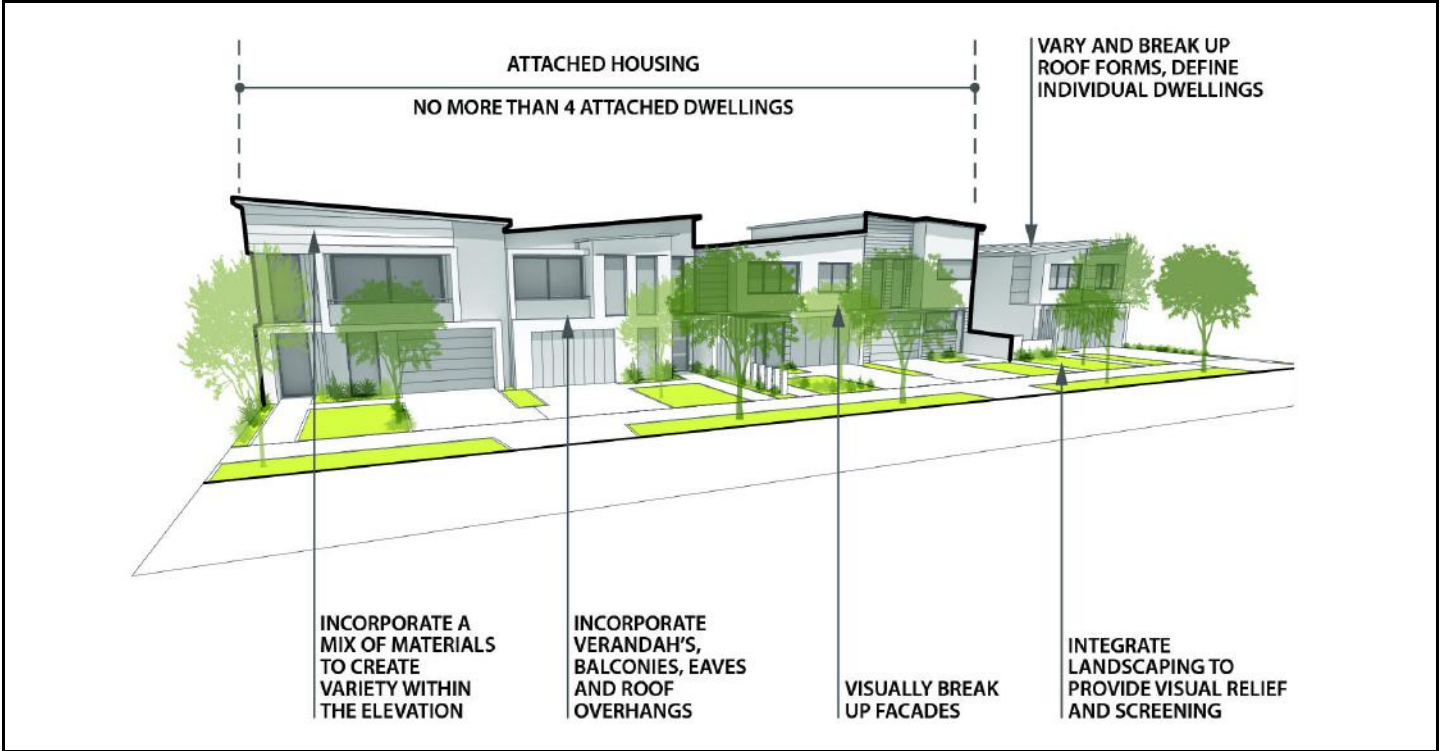
Performance Outcomes	Acceptable Outcomes
<b>Environment, heritage and scenic amenity</b>	
<p><b>PO19PO21</b> Development:</p> <p>(a) has minimal impact on the natural landform of the site;</p> <p>(b) does not lead to erosion or the transport of sediments off site; and</p> <p>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</p>	<p><b>AO19AO21.1</b> For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p><b>AO19AO21.2</b> Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p> <p><b>AO19AO21.3</b> Development on a site adjoining a local heritage place respects the cultural heritage significance of the place by mitigating any adverse impacts on the setting or integrity of the heritage values.</p> <p><i>Editor's Note— Local heritage places are identified on the Heritage and Character Areas Overlay maps in Schedule 2.</i></p>
<p><b>PO20PO22</b> Development on sloping sites:</p> <p>(a) is visually responsive to the natural topography and sits within the landscape rather than dominating it; and</p> <p>(b) steps down slopes or uses suspended floor construction, minimising cut or fill and avoiding benching of the site.</p>	<p><b>AO20AO22.1</b> Buildings and structures are not constructed on land with a slope greater than 25%.</p> <p><b>AO20AO22.2</b> <del>Where</del>On slopes sloping gradients exceed 15% sites, split-level buildings, with small floorplates, that step down the slope are used as an alternative to standard single or double storey construction to minimise building bulk and benching of the sites.</p> <p><i>Editor's note- refer to Figure 6.9.1A and Figure 6.9.1B</i></p> <p><b>AO20AO22.3</b> The distance between the ground level and the lowest part of the floor of the building does not exceed 3 metres.</p>

**Table 6.3.1.3 Criteria for assessment (part)**

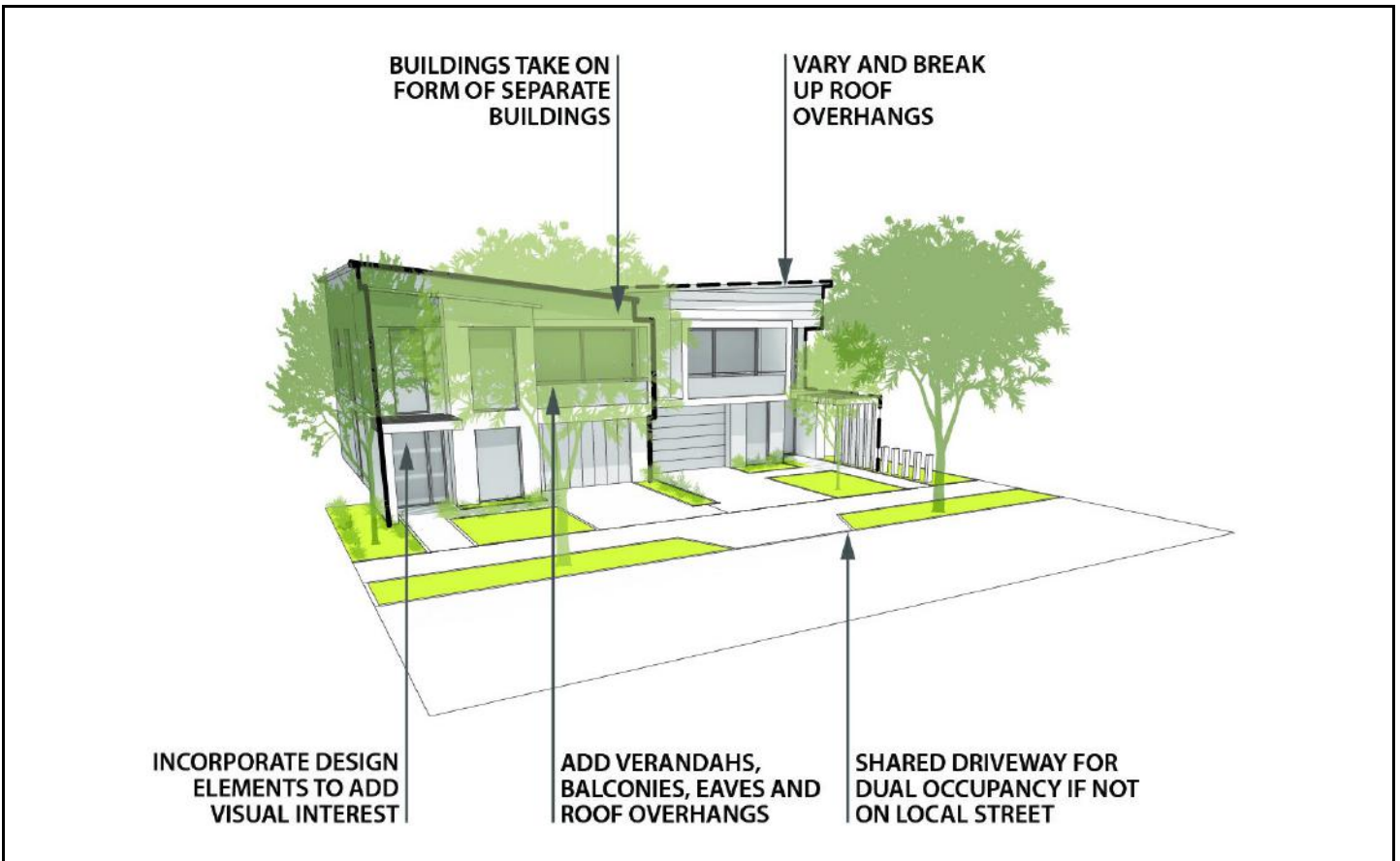
Performance Outcomes	Acceptable Outcomes
<b>Earthworks and drainage</b>	
<p><b>PO24PO23</b> Filling and excavation for operational works do not directly, indirectly or cumulatively cause adverse impacts external to the development site by:</p> <p>(a) causing ponding of water on the site or nearby land;</p> <p>(b) increasing flooding, which adversely affects the safety or</p>	<p><b>AO24AO23</b> Filling and excavation for operational works is designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties or downstream environments.</p>

Performance Outcomes	Acceptable Outcomes
use of any land upstream or downstream; or (c) adversely affecting the flow of water in any overland flow path.	

**Figure 6.3.2.4 - Streetscape Character & Building Bulk - Medium Density Street**



**Figure 6.3.2.5 - Articulation / Semi-attached dwelling**



## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.3 Residential zones category

##### 6.3.3 High Density Residential Zone Code

###### Application

This code applies to:-

- (a) assessable development on land within the High density residential zone as identified on the zoning maps contained within [Schedule 2 \(Mapping\)](#); and
- (b) acceptable development subject to requirements and identified as requiring assessment against the High density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### Purpose and overall outcomes

- (1) The purpose of the High density residential zone is to provide for:
  - (a) high density multiple dwellings; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The overall outcomes sought for the High density residential zone are as follows:
  - (a) High density residential neighbourhoods are predominantly home to permanent residents.
  - (b) The character of high density residential neighbourhoods varies due to factors such as proximity to beaches, the Noosa River, centres, topography, availability of views, the established vegetated character, the age of development and open space provision.
  - (c) The distinct look and feel of existing residential neighbourhoods is retained, and development makes a positive contribution to the streetscape by maintaining the predominant character of the area and providing well designed buildings and landscaping.
  - (d) New uses are located, designed and managed to be compatible with surrounding uses.
  - (e) The intrusion of incompatible uses, or uses which are more appropriately accommodated in other zones is avoided to protect land for higher density attached housing.
  - (f) Multiple dwellings of various sizes and some communal housing models, to the exclusion of dual occupancy and dwelling houses, are provided to meet the needs of different households.
  - (g) Development caters for both the current and projected demographic, economic and social profile of the area, including one and two-person households, households on low to moderate incomes and residents with reduced mobility.
  - (h) Small multiple dwellings are integrated within the high density residential built form to increase housing choice.
  - (i) Home-based businesses allow residents to operate discreet businesses which are compatible with high density living and the residential character and amenity of the surrounding area.
  - (j) Short-term visitor accommodation is predominately provided through well-established resorts and holiday units.
  - (k) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
  - (l) Development provides for an efficient pattern of land use and infrastructure that creates walkable and legible residential neighbourhoods that integrate with active transport networks and are well connected to activity centres, employment nodes, open space and recreational areas, community facilities and educational opportunities.
  - (m) Development is supported by appropriate infrastructure and essential services and does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise future provision of planned infrastructure.
  - (n) Development responds to land constraints including topography, bushfire and flood.
  - (o) Natural features such as creeks, gullies, waterways, wetlands, vegetation and bushland are retained and protected from the impacts of development and any unavoidable impacts are minimised through location, design, operation and management requirements.
  - (p) Native vegetation between buildings and in the public realm enhances the amenity and supports local wildlife.

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

**Table 6.3.3.3 -Criteria for assessment**

**Table 6.3.3.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Role and function</b>	
<p><b>PO1</b> Development provides for higher density multiple dwellings in a range of dwelling sizes and styles, which meet the needs of current and future resident populations including small households, older persons, people on low incomes and people with special mobility needs.</p>	No acceptable outcome provided
<p><b>PO2</b> <u>Where adjoining or over the road from land within the Major Centre Zone, residential development is exclusively for permanent residents rather than visitors.</u></p>	<u>No acceptable outcome provided</u>
<p><b>PO3</b> Land uses <u>including short-term accommodation</u> are limited to those which are compatible with high density living in urban neighbourhoods <u>and do not cause unreasonable loss of amenity, having regard to:</u></p> <ul style="list-style-type: none"> <li>(a) <u>the privacy of residents on the subject property or adjoining properties;</u></li> <li>(b) <u>any likely increase in noise to adjoining properties;</u></li> <li>(c) <u>the scale of the use and its compatibility with the character and uses within the property or surrounding area;</u></li> <li>(d) <u>retention of the primary residential function of an area;</u></li> <li>(e) <u>the residential function and arrangement of common property;</u></li> <li>(f) <u>the impact on the safety and efficiency of the local road network;</u></li> <li>(g) <u>the impact of waste storage areas on the visual amenity of the area or sensitive land uses;</u></li> <li>(h) <u>the location of the waste storage in relation to sensitive land uses; and</u></li> <li>(i) <u>any impact on shared vehicular access or parking.</u></li> </ul>	<p><del>AO2</del><b>AO3.1</b> Land uses do not typically rely on people other than residents of the site to be present on the site between the hours of 7:00pm and 7:00am.</p> <p><del>AO2</del><b>AO3.2</b> Well established visitor accommodation including resort complexes and short-term accommodation is scattered amongst permanent residents.</p> <p><del>AO2</del><b>AO3.3</b> <del>Additional short</del><u>Short-term accommodation is limited designed to and orientated so that the Shortmajority Stayof Areaoutdoor as living shown areas on face away from the Shorthabitable Stay areas Area of Map adjoining within Schedule 2 dwellings.</u></p> <p><del>AO2</del><b>AO3.4</b> <del>Land Waste uses storage de areas not are results screened in and adverse changes located to the amenity rear or side of a building and are not located along any frontage to a public street or space.</del></p> <p><b>AO3.5</b> <u>Short-term accommodation :</u></p> <ul style="list-style-type: none"> <li>(a) <u>does not constitute a party house;</u></li> <li>(b) <u>makes available no more than one self contained dwelling at any one time;</u></li> <li>(c) <u>noise does not unreasonably impact on</u> the residential neighbourhood <u>amenity enjoyed</u> by the <del>emission of</del> noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste water, waste products, <u>adjoining</u> or <del>radiosurrounding of</del> <u>properties; electrical and</u></li> <li>(d) <u>makes interference available no more than five bedrooms.</u></li> </ul>

**Table 6.3.3.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Built form</b>	
<b>Building Height</b> <b>PO3PO4</b> Buildings and structures: <ul style="list-style-type: none"> <li>(a) are low rise and present a building height consistent with structures on adjoining and surrounding premises;</li> <li>(b) are designed to provide an interesting streetscape and complement landform changes and landscapes;</li> <li>(c) do not visually dominate the street or surrounding area;</li> <li>(d) respect the scale of existing vegetation, maintaining a vegetated skyline;</li> <li>(e) preserve the amenity of surrounding premises including privacy, views and access to sunlight;</li> <li>(f) do not exceed three storeys <del>or appear to exceed three storeys from any elevation</del>, except for lots with frontage to Serenity Close, Noosa Heads which do not exceed four storeys <del>or appear to exceed four storeys from any elevation</del>.</li> </ul>	<b>AO3AO4.1</b> Buildings and structures: <ul style="list-style-type: none"> <li>(a) on lots with frontage to Serenity Close, Noosa Heads, are no more than 15 metres in building height; or</li> <li>(b) on any other site, are no more than 12 metres in building height.</li> </ul> <b>AO3AO4.2</b> Where <del>development involves excavation of a site</del> <b>required</b> , <del>any the maximum</del> portion of <del>an the</del> exposed external <del>wall facade</del> <b>is of backfilled the building cannot exceed</b> : <ul style="list-style-type: none"> <li>(a) <b>15 metres in building height for lots with frontage to ground Serenity level Close, Noosa Heads; or</b></li> <li>(b) <b>12 metres in building height on any other site.</b></li> </ul> <b>Editor's note</b> —refer to <i>figure AP3-13A</i>
<b>Site Building cover Scale and plot ratio Bulk</b> <b>PO4PO5</b> Development: <ul style="list-style-type: none"> <li>(a) is of a scale compatible with surrounding development and the particular circumstances of the site; and</li> <li>(b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site.</li> </ul>	No acceptable outcome provided
<b>PO5 Site Cover</b> <b>PO6</b> Site cover: <ul style="list-style-type: none"> <li>(a) does not exceed 40% of the site area; <b>or</b></li> <li>(b) for small dwellings or for development which provides a ratio of at least three small dwellings to every one other dwelling, does not exceed 45% of the site area.</li> </ul>	No acceptable outcome provided
<b>PO6 Plot Ratio</b> <b>PO7</b> Plot ratio: <ul style="list-style-type: none"> <li>(a) for sites with frontage to Serenity Close, Noosa Heads — does not exceed 1:1; <b>or</b></li> <li>(b) for development in all other areas does not exceed:               <ul style="list-style-type: none"> <li>(i) 0.65:1 for sites up to and including 7,000m<sup>2</sup>; or</li> <li>(ii) 0.6:1 for sites over 7,000m<sup>2</sup>; or</li> </ul> </li> <li>(c) for small dwellings or for development which provides a ratio of at least three small dwellings to every one other dwelling, does not exceed:               <ul style="list-style-type: none"> <li>(i) 0.75:1 for sites up to and including 7,000m<sup>2</sup>; or</li> <li>(ii) 0.7:1 for sites over 7,000m<sup>2</sup>.</li> </ul> </li> </ul>	No acceptable outcome provided
<b>Boundary Setback</b> <b>PO7PO8</b> Buildings and structures are designed and sited to: <ul style="list-style-type: none"> <li>(a) provide a high level of amenity to users of the subject site</li> </ul>	<b>AO7AO8.1</b> Buildings and structures meet the following minimum boundary setbacks:



Performance outcomes	Acceptable Outcomes
<p>and adjoining premises, including provision of visual and acoustic privacy;</p> <p>(b) not unreasonably obstruct views or cause overlooking of private open space or habitable areas of adjoining premises;</p> <p>(c) provide adequate distance from adjoining land uses;</p> <p>(d) preserve existing vegetation that will help buffer development;</p> <p>(e) allow for space and landscaping to be provided between buildings including adequate area at ground level for landscaping with trees, shrubs, outdoor living and utilities;</p> <p>(f) be consistent with the predominant character of the surrounding area; and</p> <p>(g) protect the natural character and avoid adverse impacts on ecologically important areas such as national parks, waterways and wetlands.</p>	<p>(a) for frontages:</p> <p>(i) first and second storeys— 6 metres</p> <p>(ii) third storey and thereafter—10 metres</p> <p>(b) Side boundaries—</p> <p>(i) 1.5 metre setback up to 4.5 metres height;</p> <p>(ii) 2 metres setback between 4.5 metres and 7.5 metres height; and</p> <p>(iii) 2 metres plus 500 millimetres for every 3 metres above 7.5 metres height or part thereof</p> <p>(c) Rear boundary</p> <p>(i) first and second storeys—6 metres</p> <p>(ii) third storey and thereafter— 8 metres</p> <p><del>AO8.2</del>  <a href="#">The 7-2 front 6 metres of the property is landscaped open space, provided that uncovered visitor parking, or swimming pools protruding no more than 1 metre above the ground level, can be as close as 2 metres from the front boundary.</a></p> <p><del>AO8.3</del>            Relocatable homes are set back not less than:</p> <p>(a) 6 metres from a road frontage;</p> <p>(b) 1.5 metres from any other site boundary; and</p> <p>(c) 3 metres from an internal road</p> <p><del>AO7.3</del><del>AO8.4</del>            Buildings and structures on premises with frontage to the Noosa River system are setback not less than 10 metres from mean high water spring: <a href="#">as shown in Figure AP3-15A</a></p> <p><del>AO7.4</del><del>AO8.5</del>            Where a boundary adjoins land in the Environmental Management and Conservation zone the minimum setback is 5 metres.</p> <p><i>Editor's note— If there is a conflict between minimum boundary setbacks, the greater setback prevails.</i></p>

**Table 6.3.3.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Building Design and Streetscape</b>	
<p><b>Streetscape</b></p> <p><del>PO8</del><del>PO9</del></p> <p>Development:</p> <p>(a) contributes positively to the surrounding area;</p> <p>(b) addresses and enhances the streetscape by incorporating articulation and individual design elements that add visual interest to the development;</p> <p>(c) has form and architectural scale that does not dominate the streetscape or the surrounding properties;</p> <p>(d) does not detract from the visual amenity of adjoining properties through the impact on views, access to</p>	<p><del>AO8</del><del>AO9.1</del></p> <p>Development provides visual interest to the street and surrounding area through:</p> <p>(a) highlighting individual dwellings and land uses through differing external materials, finishes or textures;</p> <p>(b) offsetting or staggering dwellings to provide variation in the frontage;</p> <p>(c) varying the roof form.</p> <p><del>AO8</del><del>AO9.2</del></p>



Performance outcomes	Acceptable Outcomes
<p>sunlight or overlooking;</p> <p>(e) takes the form of small separate buildings, rather than large single bulky development; and</p> <p>(f) sits within a landscaped setting.</p>	<p>Buildings have the main entrance easily recognisable from the street and include design elements in the front façade such as verandahs, external stairs, awning or shade structures and window openings.</p> <p><b>AO8AO9.3</b> Buildings and structures are designed to:</p> <p>(a) have a maximum wall length of 15 metres and external walls incorporate at least one design element (such as windows, pergolas, sun shading devices, balconies) to add visual interest and amenity;</p> <p>(b) allow for landscape treatments to soften the development; and</p> <p>(c) avoid more than six dwellings attached in any one plane.</p> <p><b>AO8.4</b> <del>The front 6 metres of the property is landscaped open space, provided that uncovered visitor parking, or swimming pools protruding no more than 1 metre above the ground level, may be as close as 2 metres from the front boundary.</del></p> <p><b>AO8.5AO9.4</b> For corner sites, the building design addresses both street frontages by:</p> <p>(a) including doors and windows that front each road; and</p> <p>(b) providing separate vehicle access points to each road.</p> <p><i>Editor's Note—for examples of designs that meet AO8-4 above provisions see Figure 6.3.3.4 and Figure AP3-4A</i></p>
<p><b>Garages and carports</b> <b>PO9PO10</b> Garage doors and carports do not dominate the street or the building design.</p>	<p><b>AO9AO10.1</b> Covered car parking spaces are not located between the building and the road frontage.</p> <p><b>AO9AO10.2</b> Garages and covered car parking are integrated with the line and plain of the building</p> <p><b>AO9AO10.3</b> Where multiple garages face the street, they are separated by a minimum of 2 metres or are staggered in setback by a minimum of 1 metre.</p> <p><b>AO9AO10.4</b> Garages that are visible from the street, but do not face the street, include a landscaped setback to the street and provide articulation, windows or a mix of materials to provide interest to the garage facade.</p>
<p><b>Basements</b> <b>PO10PO11</b> Basements:</p> <p>(a) visually integrate with the building;</p> <p>(b) do not dominate the street or building design;</p> <p>(c) area screened through landscaping; and</p> <p>(d) do not present as a storey to the street.</p>	<p><b>AO10AO11</b> Basements:</p> <p>(a) are limited to one access a maximum of 6 metres wide; and</p> <p>(b) do not encroach into building setback areas.</p> <p><i>Editor's Note— refer to figure 6.9.2</i></p>

Performance outcomes	Acceptable Outcomes
<p><b>Front fences and walls</b> <b>PO11PO12</b></p> <p>Front fences and walls are designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) contribute to the attractiveness of the streetscape;</li> <li>(b) be compatible with the existing streetscape character;</li> <li>(c) avoid interference with movement of surface stormwater;</li> <li>(d) allow for casual surveillance of the street;</li> <li>(e) provide planting in front of solid fences and walls; and</li> <li>(f) ensure plantings between the front fence and the footpath does not create an impediment for pedestrians using the footpath.</li> </ul>	<p><b>AO11AO12.1</b></p> <p>Front fences or walls are set back an average of 1 metre and are articulated to provide visual interest by stepping the design at a maximum of 5 metre intervals.</p> <p><b>AO11AO12.2</b></p> <p>Where located on the boundary:</p> <ul style="list-style-type: none"> <li>(a) the solid portion of front fences and walls is no more than 1.2 metres high; or</li> <li>(b) the walls contain openings or materials that ensure it is 50% transparent and has a height not exceeding 1.8 metres.</li> </ul> <p><b>AO11AO12.3</b></p> <p>Solid front fences and walls may be 1.8 metres in height if the property has frontage to an arterial road or a distributor road.</p> <p><b>AO11AO12.4</b></p> <p>The area of land between the front fence and the boundary is landscaped to screen the fence from the street, however, landscaping does not encroach more than 500 millimetres into the road reserve or within 1.5 metres of a sealed footpath.</p> <p><i>Editor's note—refer to figure AP3-4A and figure AP3-4B</i></p>
<p><b>Materials and finishes</b> <b>PO12PO13</b></p> <p>Development incorporates: Buildings and structures use:</p> <ul style="list-style-type: none"> <li>(a) materials and finishes that complement the surrounding area and integrate with the surrounding natural and built environment; and</li> <li>(b) a variety of external finishes to provide an interesting built form and avoid bulky single plane finishes.</li> </ul>	<p><b>AO12AO13</b></p> <p>Buildings and structures use:</p> <ul style="list-style-type: none"> <li>(a) natural finishes wherever possible;</li> <li>(b) a mix of lightweight and textured external finishes;</li> <li>(c) masonry construction where variation is provided in texture and the façade uses a variety of finishes to break up the surface; and</li> <li>(d) open or transparent balustrades.</li> </ul> <p><i>Editor's note—refer to Figure AP3-3B</i></p>
<p><b>Roof form</b> <b>PO13PO14</b></p> <p>Roof forms:</p> <ul style="list-style-type: none"> <li>(a) contribute positively to the local skyline;</li> <li>(b) complement the character of the locality and the topography of the site;</li> <li>(c) avoid box profiles/parapets; <u>and</u></li> <li>(d) do not create opportunities for overlooking the private open space or internal spaces of neighbourhood properties.</li> </ul>	<p><b>AO13AO14.1</b></p> <p>With the exception of Noosa Heads and Coastal Communities Local Areas, the main roof of the building has a roof pitch no less than 5 degrees and has minimum 600 millimetre eaves to at least 75% of the perimeter of the building.</p> <p><b>AO13AO14.2</b></p> <p>Development does not include roof top terraces.</p> <p><b>AO14.3</b></p> <p><u>The total width of any parapet wall does not exceed 50% of the width of the front facade of a building.</u></p>

**Table 6.3.3.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Safety and amenity</b>	
<b>PO14PO15</b>	<b>AO14AO15.1</b>

Performance outcomes	Acceptable Outcomes
<p>Development:</p> <p>(a) provides a high level of residential amenity to users of the subject site; and</p> <p>(b) does not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises, including privacy and access to sunlight.</p> <p><b>Editor's note</b>—Provisions for sill height, glazing, screening and window openings are to improve the residential amenity for occupants. Thermal performance requirements are contained in Queensland Development Code MP4.1 Sustainable Buildings. Energy efficiency requirements are contained in the National Construction Code.</p>	<p>Buildings and structures:</p> <p>(a) are sited and orientated to minimise the likelihood of overlooking the private open space of adjacent residential uses;</p> <p>(b) avoid reduction of sunlight to at least 40% of the private open space areas of any adjoining residences to less than 2 hours between 9:00am and 3:00pm on any day of the year;</p> <p>(c) incorporate fencing, landscaping and screening to mitigate impacts on adjoining residential uses.</p> <p><b>Editor's note</b>—refer to <a href="#">figure AP3-1A</a> and <a href="#">figure AP3-2A</a></p> <p><b>AO14AO15.2</b> Business or entertainment uses established as part of a mixed-use development incorporate suitable noise attenuation measures to reduce amenity impacts to occupants of residential uses.</p> <p><b>AO14AO15.3</b> Transparent doors and windows are designed and located so they do not directly face transparent doors or windows or the private open space areas of other dwellings or accommodation units within 10 metres;</p> <p><b>AO14AO15.4</b> Where windows, balconies, terraces, verandas or decks overlook or have the potential to overlook the private open space of nearby properties or view into habitable room windows within 10 metres—</p> <p>(a) windows have a sill height of not less than 1.7 metres above finished floor level;</p> <p>(b) windows and other openings are permanently screened to a minimum height of 1.7 metres to avoid overlooking;</p> <p>(c) windows and doors use translucent glazing to obscure views; or</p> <p>(d) windows or balconies are offset by 45 degrees or more.</p> <p><b>Editor's note</b>—refer to <a href="#">figure AP3-1C</a></p> <p><b>AO14AO15.5</b> Planter boxes, screens, pergolas, landscaping and architectural design of balconies are used to screen the ground floor private open space of dwellings from separate upper-level dwellings.</p> <p><b>AO14AO15.6</b> Permanently fixed external screening devices complement the building's external materials and finishes and may incorporate solid translucent screens, shutters, perforated panels or trellises which have a maximum of 50% openings.</p> <p><b>Editor's note</b>—refer to <a href="#">figure AP3-1B</a></p>
<p><b>PO15PO16</b> Development, including mechanical plant, vehicle manoeuvring and communal outdoor recreation uses:</p>	<p><b>AO15AO16.1</b> Communal outdoor recreational facilities including swimming pools, spas and sports courts are:</p>

Performance outcomes	Acceptable Outcomes
<p>(a) do not have an adverse effect on the amenity enjoyed by users of adjacent or nearby premises through emission of noise, light, fumes or smoke;</p> <p>(b) do not cause unreasonable disturbance to local fauna through light or smoke emissions.</p>	<p>(a) setback at least 12 metres from the boundary of land in a residential zone and screened by a 5 metre wide buffer densely planted with trees and shrubs including species from 1 metre to 8 metres in height; or</p> <p>(b) located internally to the arrangement of buildings on the site; and</p> <p>(c) not used between the hours of 9:00pm and 6:30am the following day</p> <p><b>AQ15AO16.2</b> For a lit sports court:</p> <p>(a) the court is located at least 60 metres from the external wall of an existing or approved dwelling on adjoining or nearby premises (as measured from the centre line of the court); and</p> <p>(b) the vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upward; and</p> <p>(c) any flood lighting is restricted to the types that give no upward component of light where mounted horizontally (i.e. a full cut off luminaire)</p> <p><b>AQ15AO16.3</b> Mechanical plant is:</p> <p>(a) located at least 2 metres from side or rear property boundary;</p> <p>(b) where located at ground level, screened by fencing 1.5 metres in height or dense vegetation of at least 1.5 metres in width incorporating grouped trees and shrubs with maximum separation distance of 1 metre measured from the centre of the plant;</p> <p>(c) where located above ground level, enclosed or screened such that it is not visible from the street frontage nor adjoining properties; and</p> <p>(d) visually integrated into the line and plane of the building and roof design and does not project beyond the height or width of the building when viewed from the street and adjoining properties.</p> <p><b>Editor's Note</b>— <i>Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning or pool equipment.</i></p> <p><b>AQ15AO16.4</b> Waste storage areas, clothes drying areas and external storage areas are screened from the street.</p>

**Table 6.3.3.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Pedestrian and Cycling</b>	
<b>Pedestrian and cycling connectivity</b> <b>PO16PO17</b>	<b>AQ16AO17</b>

Performance outcomes	Acceptable Outcomes
<p>Development promotes safe and efficient walking and cycling by providing well located, legible and convenient to use sealed pathways with opportunity for casual surveillance:</p> <p>(a) external to the site; and</p> <p>(b) along any new roads created.</p>	<p>Pedestrian and bicycle pathways are provided in accordance with the <a href="#">Transport Code in Table 9.4.8.3 Pedestrian and Cycle Infrastructure</a>.</p>

**Table 6.3.3.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Environment, heritage and scenic amenity</b>	
<p><b>PO17PO18</b></p> <p>Development:</p> <p>(a) has minimal impact on the natural heritage landform of the site;</p> <p>(b) does not lead to erosion or the transport of sediments off site; and</p> <p>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</p>	<p><b>AO17AO18.1</b></p> <p>For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.-]</p> <p><b>AO17AO18.2</b></p> <p><u>Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</u></p> <p><b>AO17AO18.3</b></p> <p><u>Development on a site adjoining a local heritage place respects the cultural heritage significance of the place by mitigating any adverse impacts on the setting or integrity of the heritage values.</u></p> <p><u>Editor's Note—Local heritage places are identified on the Heritage and Character Areas Overlay maps in Schedule 2.</u></p>
<p><b>PO18PO19</b></p> <p>Development on sloping sites:</p> <p>(a) is visually responsive to the natural topography and sits within the landscape rather than dominating it; and</p> <p>(b) steps down slopes or uses suspended floor construction, minimising cut and fill and avoiding benching of the site.</p>	<p><b>AO18AO19.1</b></p> <p>Buildings and structures are not constructed on land with a slope greater than 25%.</p> <p><b>AO18AO19.2</b></p> <p><del>Where On slopes sloping gradients exceed 15% sites,</del> split-level buildings, with small floorplates, that step down the slope are used as an alternative to <del>standard slab single on or double storey ground</del> construction to minimise building bulk and benching of the sites.</p> <p><b>Editor's note-</b> Refer to <a href="#">Figure 6.9.1A</a> and <a href="#">Figure 6.9.1B</a></p> <p><b>AO18AO19.3</b></p> <p>The distance between the ground level and the lowest part of the floor of the building does not exceed 3 metres.</p>

**Table 6.3.3.3 - Criteria for assessment (part)**

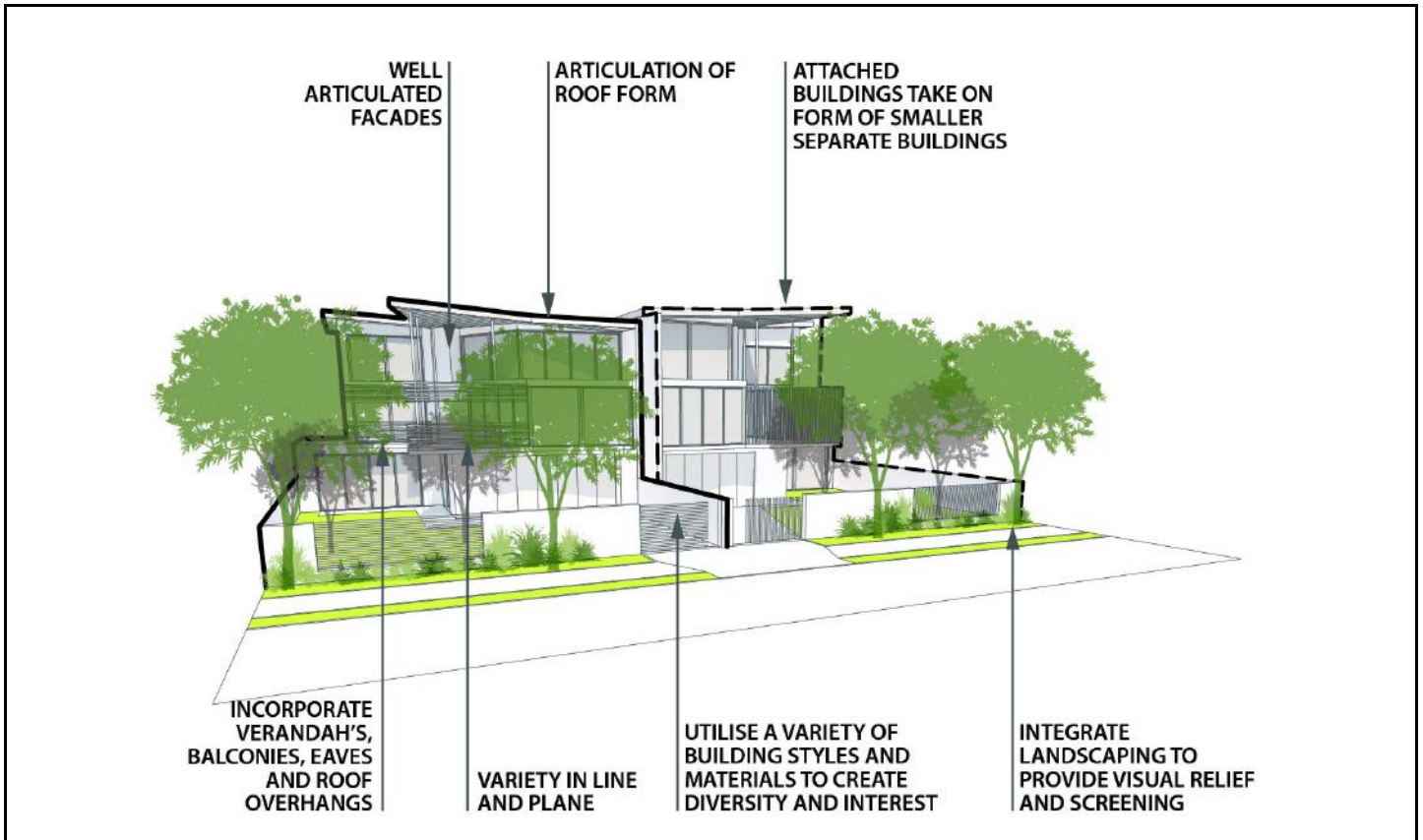
Performance outcomes	Acceptable Outcomes
<b>Social Housing</b>	
<p><b>PO19PO20</b></p> <p>For development on Lot 3 RP884396, Noosa Heads <del>or a site with a frontage to Walter Hay Drive, Noosaville:</del></p> <p>(a) <del>a</del> <u>1 contribution in every 10 dwellings</u> shall be <del>made social towards housing, provided at no cost to council or the provider, to provide for</del> the social housing needs of the</p>	<p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable Outcomes
<p><del>Noosa</del>-community;</p> <p>(b) <del>the contribution mentioned in (a) above, shall be one in every 10 dwellings is dedicated to a registered housing provider at no cost to the provider or Council;</del> and</p> <p>(c) <del>the</del><u>The contributed</u><u>social housing</u> dwellings shall be distributed evenly across the development: <u>and provided for the life of the development</u></p> <p><del>Editors</del><u>Editor's Note</u>:- <u>Social housing is housing made up of public and community housing, that is owned and run by the government or a not-for-profit/non for profit agency (as the provider) for people on low incomes or with special needs.</u></p>	

**Table 6.3.3.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Earthworks and drainage</b>	
<p><del>PO20</del><u>PO21</u></p> <p>Filling and excavation for operational works do not directly, indirectly or cumulatively cause adverse impacts external to the development site by:</p> <p>(a) causing ponding of water on the site or nearby land;</p> <p>(b) increasing flooding, which adversely affects the safety or use of any land upstream or downstream; or</p> <p>(c) adversely affecting the flow of water in any overland flow path.</p>	<p><del>AO20</del><u>AO21</u></p> <p>Filling and excavation for operational works is designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties or downstream environments.</p>

**Figure 6.3.3.4 - Streetscape Character & Building Bulk - High Density**



## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.3 Residential zones category

##### 6.3.4 Tourist Accommodation Zone Code

###### Application

This code applies to:

- (a) assessable development on land within the Tourist accommodation zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) acceptable development subject to requirements and identified as requiring assessment against the Tourist accommodation zone code by the tables of assessment in **Part 5 (Tables of Assessment)**.

###### Purpose and overall outcomes

- (1) The purpose of the Tourist accommodation zone is to provide for:
  - (a) short-term accommodation; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support short-term accommodation and tourist attractions.
- (2) The overall outcomes sought for the Tourist accommodation zone are as follows:
  - (a) Development provides for a mix of medium to high density visitor accommodation in the form of resorts, hotels and short-term accommodation such as hostels and self-contained holiday units.
  - (b) Visitor accommodation in the urban areas is supported by a mix of business activities which create a vibrant atmosphere and complement and enhance the function and attractiveness of the area as a visitor destination. Cafes, restaurants, entertainment, function facilities and complementary shopping and personal services cater to the needs of visitors as well as Noosa Shire residents enjoying these areas.
  - (c) Business activities are ancillary to visitor accommodation and should be of a nature and scale compatible with the mixed-use character and coastal amenity of the area and not compromise the viability of the Noosa Shire centres network by introducing activities at a scale that should be accommodated within a centre. No business uses are appropriate on 215 David Low Way, Peregian Beach.
  - (d) Development contributes to the economy of the Shire through the tourism and hospitality sectors and integrates with nearby public recreation and open space, promoting low impact nature and water-based recreation activities.
  - (e) In urban areas development incorporates a high standard of urban and landscape design that creates attractive, functional buildings and places with active or landscaped streetscapes whilst maintaining a human scale at street level.
  - (f) For the Noosa North Shore, development is low impact, low density and of a domestic scale within densely landscaped settings reflecting the seclusion and values of Noosa North Shore. Buildings are designed to be in character with the natural bushland setting of the locality with lightweight materials or colours that blend with the environment. Any business activities established in the zone servicing tourists have low environmental impacts and are related to recreational experiences offered in the locality such as nature-based tourism.
  - (g) Development incorporates a high level of residential amenity and safety and ensures that there is no unreasonable loss of amenity to surrounding premises.
  - (h) The design of development ensures car parking does not visually dominate street frontages and promotes and facilitates safe and accessible walking, cycling and public transport use where relevant.
  - (i) Development enhances the experience of the specific features and values that attract tourists to the locality including the Noosa River, beaches and national parks.
  - (j) Land adjacent to or in close proximity to Gympie Terrace, Noosaville offers ready access to the recreation opportunities of the Noosa River and vistas across the waterway.
  - (k) Native vegetation between buildings and in the public realm enhances the amenity and supports local wildlife.
  - (l) Development is supported by appropriate infrastructure and essential services and does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise future provision of planned



infrastructure.

- (m) Development sensitively responds to land constraints including topography, bushfire, flooding and storm surge where applicable.
- (n) Development is designed to respond to the sub-tropical climate of Noosa Shire and maximise energy efficiency and water conservation and be resilient to future impacts of climate change.

### Hasting Street Mixed Use Precinct

- (3) The purpose of the zone will also be advanced through the following additional outcomes of the Hastings Street mixed use precinct:
  - (a) Development in the Hastings Street mixed use precinct is consistent with the existing built form and the particular mix of accommodation, dining, retail and other entertainment and services that have created such a vibrant and successful centre dominated by independently operated local businesses.
  - (b) Because Hastings Street has more intensive building forms than other areas within the Tourist accommodation zone, the protection of character, retention of existing trees and built form presentation to any public spaces about the site, including beaches and other waterways and parks, is of particular significance.
  - (c) The Hastings Street mixed use precinct is identified as a destination suitable for much day time and night time activity including cafes, restaurants, bars and entertainment uses which generate late night noise.

*Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.*

### Table 6.3.4.3 Criteria for assessment

**Table 6.3.4.3 - Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Role and function</b>	
<b>PO1</b> Development provides a focus for visitor accommodation and a range of ancillary retail, food and beverage and entertainment uses that contribute to the tourism focus of Noosa Shire.	No acceptable outcome provided.
<b>PO2</b> Development provides for a range of visitor accommodation activities and non-residential uses accommodated in mixed-use buildings, where such activities are compatible with and ancillary to the predominant functions of the zone as visitor accommodation.	<b>AO2</b> Development provides for one or more of the following activities which may be in conjunction with non-residential uses in a mixed-use building format: <ul style="list-style-type: none"> <li>(a) resort accommodation;</li> <li>(b) short-term accommodation.</li> </ul>
<b>PO3</b> Business uses are secondary to accommodation uses and support recreational activities and surrounding accommodation facilities without compromising or competing with Major Centres or District Centres.	<b>AO3.1</b> Businesses offer food and drink outlets, small scale retail and entertainment activities to residents and visitors.  <b>AO3.2</b> Banks, professional offices, supermarkets, discount department stores, showrooms, hardware stores and health care services do not establish in the Tourist accommodation zone.
<b>PO4</b> Development fronting Hastings Street, <a href="#">GympieDuke TerraceStreet</a> and <a href="#">Dukeparts Streetof Gympie Tce</a> , reinforces the role of Noosa Shire as a major coastal tourism destination and visitor accommodation area, providing a range of small-scale boutique retail and outdoor dining experiences with accommodation above, and strong visual and pedestrian	- No acceptable outcome provided.



Performance Outcomes	Acceptable Outcomes
<p>linkages with the beach and Noosa River foreshore area and nearby community uses.</p> <p><b>Noosaville PO5</b> Development is predominantly of a residential nature to accommodate visitors with ancillary uses limited to Gympie Terrace, Thomas Street and Weyba Road.</p>	<p><b>AO5.4</b> Non-residential uses are limited to Gympie Terrace, Weyba Road and Thomas Street, where:</p> <p>(a) Development has a non-residential activity component of no more than 20% of the gross floor area on the site;</p> <p>(b) <del>The Uses on the ground floor are commercial with uses above the ground floor predominately residential; and</del></p> <p>(c) <del>For sites not designated as having a primary active street frontage as shown on Figure 7.2.4.4 (Noosaville Framework and Character Plan), the</del> number of non-residential tenancies developed on a site does not exceed the rate of one per 12 accommodation units or dwellings, provided that non-residential uses with a use area over 100m<sup>2</sup> are calculated as one tenancy per 100m<sup>2</sup> or part thereof; <del>and</del></p> <p>(d) <del>Non-residential uses are limited to the ground floor.</del></p>
<p><b>Hastings Street Mixed Use Precinct PO6</b> For Hastings Street Mixed Use Precinct uses above the ground floor are predominantly of a residential nature to accommodate visitors.</p>	<p><b>AO6.1</b> The number of non-residential tenancies developed on a site <del>does not exceed the rate</del> <del>ratio of one at per least</del> 20 accommodation units <del>or dwellings to one non residential tenancy</del>, provided that non-residential uses with a use area over 100m<sup>2</sup> are calculated as <del>one two tenancy per 100m<sup>2</sup> or part thereof tenancies</del>.</p> <p><b>AO6.2</b> New non-residential uses are limited to the ground floor. Refer to Figure 6.3.4.4 showing the mixed-use character outcomes for the Hastings Street Mixed Use Precinct.</p>
<p><b>PO7</b> The following sites are protected for the purpose of a resort complex or short-term accommodation to the general exclusion of permanent residents:</p> <p>(a) located within the Hastings Street Mixed Use Precinct;</p> <p>(b) on Lot <del>771 SP234645</del> <u>SP286680</u>, 215 David Low Way, Peregrin Beach;</p> <p>(c) <del>Lots all 4 lots to 23 on</del> <u>SP151409 and SP190823</u>, 3-5 Morwong Drive, Noosa Heads, (Viridian Noosa Resort);</p> <p>(d) on Lots 10 or 11 SP195871, <del>3, 3</del> <u>and 7, 7</u> Serenity Close, Noosa Heads (Settlers Cove resort site);</p> <p>(e) on Lot 203 SP267424 <del>and Lot 803 SP203417</del>, 94 Noosa Drive, Noosa Heads (RACV Resort);</p> <p>(f) on Lots <del>6201, or 8000 7 and</del> <u>SP478340 common property on SP290680, 75-105</u> Resort Drive, Noosa Heads (<u>Parkridge Noosa</u>);</p> <p>(g) on GTP102758, 73 Hilton Terrace, Noosaville (Ivory Palms Resort);</p> <p>(h) on SP115731, 3 Hilton Terrace, Tewantin (Noosa Lakes Resort);</p>	<p>No acceptable outcome provided.</p>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>(i) on Lot 2 RP135678, 1 Beach Road, Noosa North Shore;</li> <li>(j) on Lot 2 <del>SP18616930</del><a href="#">SP186169</a>, 30 Beach Rd, Noosa North Shore;</li> <li>(k) at Lot 500 SP215779, Lot 500 SP186174 or is not any of the Beach Road Holiday Homes, 90 Beach Road, Noosa North Shore;</li> <li>(l) <del>P190823, SP151409, SP174665, Viewland Drive, Noosa Heads (Peppers Resort); or</del></li> <li>(m) Lot 2 on RP865533, <a href="#">2</a> Halse Lane, Noosa Heads (Halse Lodge).</li> <li>(n) <a href="#">Lot 4 on SP178340 at 61 Noosa Springs Drive, Noosa Heads.</a></li> </ul>	
<p><b>PO8</b> Lot <del>771</del> <a href="#">SP231645</a><a href="#">SP286680</a>, 215 David Low Way, Peregrin Beach provides for a diversity of short-term accommodation types, including low-cost visitor accommodation, to cater for a range of visitor accommodation experiences.</p>	No acceptable outcome provided

**Table 6.3.4.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Built form</b>	
<p><b>Building Height</b> <b>PO9</b> Buildings and other structures:</p> <ul style="list-style-type: none"> <li>(a) are low rise and present a building height consistent with structures on adjoining and surrounding premises;</li> <li>(b) do not visually dominate the street or surrounding areas;</li> <li>(c) preserve the amenity of surrounding premises including privacy, views and access to sunlight;</li> <li>(d) respect the scale of any nearby vegetation, retaining a vegetated skyline;</li> <li>(e) respond to the topography of the site;</li> <li>(f) have a maximum building height of: <ul style="list-style-type: none"> <li>(i) Noosaville– three storeys and appear no more than three storeys from any elevation; or</li> <li>(ii) Coastal Communities – <ul style="list-style-type: none"> <li>(A) Sunshine Beach– three storeys <del>and appear no more than three storeys;</del></li> <li>(B) Peregrin Beach- two storeys <del>and appear no more than two storeys from any elevation;</del> or</li> </ul> </li> <li>(iii) Noosa Heads—three storeys <del>and appear no more than three storeys from any elevation</del> with the exception of: <ul style="list-style-type: none"> <li>(A) Lots 10 and 11 SP195871, Serenity Close where a maximum height of four storeys is permitted <del>and buildings appear no more than four storeys from any elevation;</del></li> </ul> </li> </ul> </li> </ul>	<p><b>AO9.1</b> Buildings and other structures have a building height of no more than:</p> <ul style="list-style-type: none"> <li>(a) Noosa Heads– 12 metres with the exception of: <ul style="list-style-type: none"> <li>(i) Lots 10 and 11 SP195871, Serenity Close where building height is no more than 15 metres; and</li> <li>(ii) Lot 3 SP126203, Lot 203 SP267424, <a href="#">and</a> any lot on <a href="#">SP203415</a> or SP203417, 94 <del>-142</del> Noosa Drive; and Lot 2 on RP865533, <a href="#">2</a> Halse Lane where building height is no more than 8 metres; and</li> <li>(iii) the northern side of Hastings Street: <ul style="list-style-type: none"> <li>(A) within 7 metres of the Hastings St alignment – building height is no more than 6 metres;</li> <li>(B) balance area of the site – building height is no more than 15 metres with a 12 metres presentation to the beach; and</li> </ul> </li> <li>(iv) the southern side of Hastings Street: <ul style="list-style-type: none"> <li>(A) within 10 metres of the Hastings St or Noosa Drive alignments – building height of no more than 6 metres;</li> <li>(B) balance area of the site – building height of no more than 15 metres; or</li> </ul> </li> </ul> </li> <li>(b) Noosaville and Sunshine Beach – building height of no more than 12 metres; or</li> </ul>



Performance outcomes	Acceptable Outcomes
<p>(B) Lot 3 SP126203, Lot 203 SP267424, <u>and all lots on SP203415 or SP203417, 94 - 142 Noosa Drive;</u> and Lot 2 on RP865533, <u>2 Halse Lane</u> where a maximum height of two storeys is permitted <del>and buildings appear no more than two storeys from any elevation;</del></p> <p>(C) the northern side of Hastings Street within 7 metres of the Hastings St alignment – two storeys <del>and buildings appear no more than two storeys from any elevation;</del> and balance area of site four storeys <del>and buildings appear no more than four storeys from any elevation</del> excluding where fronting the beach where buildings have a three storey presentation to the beach; or</p> <p>(D) the southern side of Hastings Street within 10 metres of the Hastings St or Noosa Drive alignments – two storeys <del>and buildings appear no more than two storeys from any elevation;</del> and balance area of the site – four storeys <del>and buildings appear no more than four storeys from any elevation;</del> or</p> <p>(iv) Noosa North Shore, <u>Boreen Point</u> and Tewanin – two storeys <del>and appear no more two storeys from any elevation.</del></p>	<p>(c) Noosa North Shore, Peregrin Beach, <u>Boreen Point</u> and Tewanin– building height of no more than 8 metres.</p> <p><b>AO9.2</b> Where <del>development involves excavation of</del> <u>a site required,</u> <del>any</del> <u>the maximum</u> portion of <del>an</del> <u>the</u> exposed external <u>wall</u> <del>façade</del> <u>is of backfilled</u> <del>the</del> <u>building ground</u> <del>cannot level</del> <u>exceed the building height in AO9.1</u></p> <p><i>Editor's note—refer to figure AP3-13A</i></p>
<p><b>Site</b> <del>Building cover,</del> <u>plot ratio</u> <b>Scale</b> <del>and gross floor area</del> <b>Bulk</b></p> <p><b>PO10</b> Development:</p> <p>(a) is of a scale compatible with surrounding development and the particular circumstances of the site; and</p> <p>(b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site.</p>	<p>No acceptable outcome provided</p>
<p><b>PO11</b> The maximum site cover does not exceed <del>40</del> <u>;</u></p> <p>(a) <u>45% unless</u> in the Hastings Street <del>mixed use</del> <u>precinct</u> <del>precinct, or</del></p> <p>(b) <u>45%</u> where <u>45a mixed use development incorporating non-residential uses with frontage to:</u></p> <p>(i) <u>185 through to 207 Gympie Terrace or, 235 through to 257 Gympie Terrace, Noosaville; or</u></p> <p>(ii) <u>Thomas St, Noosaville; or</u></p> <p>(iii) <u>Duke Street, Sunshine Beach; or</u></p> <p>(c) <u>40% is</u> <del>where permitted</del> <u>not listed above.</u></p>	<p>No acceptable outcome provided</p>
<p><b>PO12</b> The maximum plot ratio does not exceed:</p> <p>(a) In Noosa Heads –</p> <p>(i) 1.12:1 of the site area if in the Hastings Street mixed use precinct;</p> <p>(ii) 1:1 of the site area if on Lots 10 and 11 SP195871, Serenity Close;</p>	<p>No acceptable outcome provided</p>



Performance outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>(iii) 0.4:1 of the site area if on SP190823, SP151409, SP174665, Viewland Drive;</li> <li>(iv) 0.4:1 of the site area if on Lots 6 and 7 on SP178340 Resort Drive being the Noosa Springs;</li> <li>(v) 0.4:1 of the site area if on Lot 2 on RP865533, Halse Lane;</li> <li>(vi) 0.65:1 of the site area if on Lot 3 SP126203, Lot 203 SP267424, SP203417, 94 Noosa Drive; <u>or</u></li> <li>(vii) <u>0.65:1 of the site area where not listed above.</u></li> <li>(b) In <del>Coastal Communities</del>, Tewantin and <del>Noosaville</del> <u>Boreen Point</u> – 0.65:1 of the site area.</li> <li>(c) <u>In Coastal Communities – 0.65:1 of the site area excluding Duke Street, Sunshine Beach where it is 0.8:1 of the site area.</u></li> <li>(d) <u>In Noosaville:</u> <ul style="list-style-type: none"> <li>(i) <u>where a mixed use buildings incorporating non-residential uses, 0.8:1 of the site area for properties from 185 through to 207 Gympie Terrace, and 235 through to 257 Gympie Tce, or with frontage to Thomas Street Noosaville; or</u></li> <li>(ii) <u>0.65:1 of the site are where not listed above.</u></li> </ul> </li> <li>(e) On Noosa North Shore <u>the gross floor area does not exceed-</u> <ul style="list-style-type: none"> <li>(i) for 30 Beach Road, described as Lot 2 SP186169 - 2770m<sup>2</sup>;</li> <li>(ii) for 90 Beach Road, described as Lot 500 SP215779 - 3786m<sup>2</sup>;</li> <li>(iii) otherwise - no increase to gross floor area beyond buildings in existence on the date of the commencement of the planning scheme.</li> </ul> </li> </ul>	
<p><b>Setbacks</b> <b>PO13</b> Buildings and other structures are designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) provide a high level of amenity to users of the subject site and adjoining premises, including provision of visual and acoustic privacy;</li> <li>(b) not unreasonably obstruct views or cause overlooking of private open space or habitable areas of adjoining premises;</li> <li>(c) provide adequate distance from adjoining land uses;</li> <li>(d) preserve existing vegetation that will help buffer development;</li> <li>(e) allow for space and landscaping to be provided between buildings including adequate area at ground level for landscaping with trees, shrubs, outdoor living and utilities;</li> <li>(f) be consistent with the predominant character of the</li> </ul>	<p><b>AO13.1</b> Except where otherwise specified in a local plan code, buildings and structures meet the following minimum boundary setbacks:</p> <p><b>In the Coastal Communities Local Plan Area –<del>Duke Street, Sunshine Beach and to the west</del><u>West</u> of David Low Way, Peregian Beach:</b></p> <ul style="list-style-type: none"> <li>(a) 2 metres from the front boundary for the ground floor;</li> <li>(b) 6 metres from the front boundary for the second storey;</li> <li>(c) 9 metres from the front boundary for the third storey;</li> <li>(d) 3 metres from side boundaries;</li> <li>(e) 6 metres from the rear boundary for buildings up to two storeys; and</li> <li>(f) 10 metres from the rear boundary for the third storey.</li> </ul>

Performance outcomes	Acceptable Outcomes
<p>surrounding area, maintaining the visual continuity and pattern of buildings and landscape elements within the street; and</p> <p>(g) protect the natural character and avoid adverse impacts on ecologically important areas such as the beach, Noosa River, national parks and other parklands.</p>	<p><b><u>In the Coastal Communities Local Plan Area - Duke Street, Sunshine Beach:</u></b></p> <p>(a) <u>0 metres from the front boundary for the ground floor;</u></p> <p>(b) <u>2m from the front boundary for the second storey or 0m where there is an open balcony along the entire frontage at least 2.5m wide;</u></p> <p>(c) <u>6 metres from the front boundary for the third storey;</u></p> <p>(d) <u>0 metres from side boundaries for ground and second storey and 1m for third storey;</u></p> <p>(e) <u>6 metres from the rear boundary for buildings up to two storeys; and</u></p> <p>(f) <u>10 metres from the rear boundary for the third storey.</u></p> <p><b>In the Noosa Heads Local Plan Area (excluding the Hastings Street Mixed Use Precinct):</b></p> <p>(a) 6 metres from the front boundary for up to two storeys;</p> <p>(b) 10 metres from the front boundary for the third and fourth storey;</p> <p>(c) From side boundaries:</p> <p>(i) 1.5 metres setback up to 4.5 metres height;</p> <p>(ii) 2 metres setback between 4.5 metres - 7.5 metres height; and</p> <p>(iii) 2 metres plus 500 millimetres for every 3 metres or part thereof above 7.5 metres height;</p> <p>(d) 6 metres from the rear boundary for up to two storeys; and</p> <p>(e) 8 metres from the rear boundary for the third and fourth storey.</p> <p><b>Hastings Street Mixed use precinct:</b> The northern side of Hastings Street:</p> <p>(a) 2 metres, average of 4 metres from the front boundary to Hastings Street for the ground floor and second storey;</p> <p>(b) 7 metres from the front boundary to Hastings Street above the second storey; and</p> <p>(c) 10 metres from the front boundary to The Parade (beach).</p> <p>The southern side of Hastings Street, west of Noosa Drive:</p> <p>(a) 2 metres, average of 4 metres from the front boundary to Hastings Street for the ground floor and second storey;</p> <p>(b) 10 metres from the front boundary to Hasting Street above the second storey; and</p> <p>(c) 7 metres from front boundary to Noosa Drive and Noosa Parade.</p> <p>The southern side of Hastings Street, east of Noosa Drive:</p> <p>(a) 2 metres, average 4 metres from the front boundary to Hastings Street and Noosa Drive for the ground floor and second storey;</p> <p>(b) 10 metres from the front boundary to Hastings Street and</p>

**Performance outcomes**

**Acceptable Outcomes**

- Noosa Drive above the second storey; and
- (c) 6 metres from the front boundary to Morwong Drive.
- In the Boreen Point, Tewantin and Noosaville and Tewantin Locality, **except for properties facing Gympie Terrace and Thomas Street:****
- (a) 6 metres from the front boundary for up to two storeys and if a mixed use building this setback area may contain ramps and stairs:
- (b) 10 metres from the front boundary for the third storey;
- (c) From side boundaries:
- (a) 1.5 metres setback up to 4.5 metres height;
- (b) 2 metres setback between 4.5 metres - 7.5 metres height; and
- (c) 2 metres plus 500 millimetres for every 3 metres or part thereof above 7.5 metres height;
- (d) 6 metres from the rear boundary for up to two storeys; and
- (e) 8 metres from the rear boundary for the third storey.
- Properties facing fronting 185 through to 207 Gympie Terrace, 235 through to 257 Gympie Tce or Thomas Street **where a mixed use building incorporating a non-residential use:****
- (a) 6 metres from the front boundary for up to two storeys provided that this setback area may contain ramps, stairs, open awnings and unenclosed outdoor dining areas;
- (b) ~~4.0~~ metres from the front boundary for the third storey;
- (c) 6 metres from the rear boundary for up to two storeys;
- (d) 8 metres from the rear boundary for the third storey; and
- (e) From a side boundaries **boundary where adjoining a mixed use building:**
- (i) 0 metres up to 7.5 metres height; and
- (ii) 2 metres plus 500 millimetres for every 3 metres or part thereof above 7.5 metres height.
- (f) From a side boundary where not adjoining a mixed use building:
- (i) 1.5 metres setback up to 4.5 metres height;
- (ii) 2 metres setback between 4.5 metres - 7.5 metres height; and
- (iii) 2 metres plus 500 millimetres for every 3 metres or part thereof above 7.5 metres height.
- 
- On Noosa North Shore:**
- The northern side of Beach Road, east of Maximillian Road: -
- (a) Frontage – 10 metres
- (b) Other boundaries – 20 metres
- The southern side of Beach Road, east of Maximillian Road: -
- (a) Frontage – 20 metres;



Performance outcomes	Acceptable Outcomes
	(b) Other boundaries – 20 metres  <b>AO13.2</b> Within urban boundaries all cabins, caravans, recreational vehicles or tent sites are set back: (a) 12 metres from the road frontage; and (b) 5 metres from any other site boundary

**Table 6.3.4.3 - Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Design</b>	
<b>Streetscape</b> <b>PO14</b> Development: (a) incorporates a high standard of architectural and landscaping design and creates attractive and functional buildings, streets and places. (b) addresses and enhances the streetscape by incorporating articulation and individual design elements that add visual interest to the development; (c) provides non-discriminatory access where floor levels are raised to meet flood immunity; (d) enables direct visual connection between the street, footpath and interior of the building where located on Hastings Street, Gympie Terrace or Thomas Street; (e) makes the most of corner sites by addressing both frontages; (f) has a form and architectural scale that does not dominate the streetscape or the surrounding properties; (g) does not detract from the visual amenity of adjoining properties such as the impact on views, access to sunlight or overlooking; (h) takes the form of small separate buildings, rather than large single bulky development; (i) sits within a landscaped setting; and (j) visually screens site utilities or integrates them with the design of the development.	<b>AO14.1</b> Building design incorporates design elements to add visual interest and amenity (such as windows, sun shading devices, balconies, varying railing treatments or a change of building material).  <i>Editor's note— refer to <a href="#">figure 6.3.2.4</a> and <a href="#">figure 6.3.2.5</a></i>  <b>AO14.2</b> Development on site has the main pedestrian entrance easily recognisable from the street.  <b>AO14.3</b> Where fronting Gympie Terrace <del>or</del> Thomas Street spaces between the building and the road reserve is not used for car parking or vehicular manoeuvring.  <b>AO14.4</b> Where floor levels are raised to accommodate flooding or projected sea level rise the building design must be designed to engage with the footpath by having an external terrace within the front setback area that is set at an intermediate level between the footpath and the main ground floor that is suitable for outdoor trading, dining, seating or display of goods. An example is shown in <a href="#">Figure 6.3.4.5</a>  <b>AO14.5</b> Development on corner sites address both streets by including openings, balconies and architectural features to both frontages. <a href="#">Figure AP3-7A</a> shows corner treatment for buildings requiring active street frontages such as Hastings Street, Thomas Street and Gympie Terrace.  <b>AO14.6</b> Development consists of small separate buildings rather than large bulky buildings with no more than six units attached in one plane.  <b>AO14.7</b> Buildings incorporate both vertical and horizontal articulation such that no unbroken elevation is longer than 15 metres without a change in plane of at least 750 millimetres.



Performance Outcomes	Acceptable Outcomes
	<p><b>AO14.8</b> Subtle changes in colours, textures and materials are used to break up the building facades and complement the natural environment.</p> <p><b>AO14.9</b> On site development incorporates landscaping in front building setback areas and footpath areas that is in character with existing or planned streetscape themes.</p> <p><i>Editor's note—refer to figure AP3-5A for example of landscape treatments.</i></p> <p><b>AO14.10</b> Waste storage areas, clothes drying areas, letter boxes, detached carports and external storage areas are sited and designed to complement the architecture and landscaping of the site.</p>
<p><b>PO15</b> Development with frontage to Hastings Street Noosa Heads, Gympie Terrace Noosaville or Duke Street Sunshine Beach, presents a particularly high quality streetscape with design elements and building forms that:</p> <ul style="list-style-type: none"> <li>(a) contribute to the creation of an attractive, contemporary coastal built form that defines rather than dominates, the street and public spaces;</li> <li>(b) provide a pedestrian friendly facade and incorporates activities located at ground level to create a vibrant streetscape with high levels of activity and casual surveillance; and</li> <li>(c) incorporates dense street planting and a variety of alfresco dining or sitting areas serving as local meeting places</li> </ul>	<p><b>AO15.1</b> Development ensures that the ground storey level of a premise on a site:</p> <ul style="list-style-type: none"> <li>(a) provides a fine scale built form;</li> <li>(b) incorporates shopfronts with at least 50% transparent glazing to provide pedestrian interest and promote active street fronts;</li> <li>(c) has building openings overlooking the street;</li> <li>(d) incorporates indoor/outdoor food and drink outlets and other activities that are likely to foster casual, social and business interaction built to the boundary of the active street frontage; and</li> <li>(e) includes the provision of landscaping, shaded seating and consistent footpath treatment that conforms to the wider existing or planned streetscape theme.</li> </ul>
<p><b>Car parking and access</b> <b>PO16</b> On site car parking:</p> <ul style="list-style-type: none"> <li>(a) does not detract from people dominated streetscape;</li> <li>(b) is generally screened from the street to avoid visually dominating the streetscape;</li> <li>(c) is accessed via a single ingress and egress point; and</li> <li>(d) is accessed via a secondary road where possible to minimise driveways on Gympie Terrace, Hastings Street and Duke Street.</li> </ul>	<p><b>AO16.1</b> On site car parking is not located between the building and the road reserve;</p> <p><b>or</b></p> <p><b>AO16.2</b> Where not located on Hastings Street Noosa Heads, Gympie Terrace Noosaville, or Duke Street Sunshine Beach, uncovered spaces may be located in front of the building providing they are separated from the road reserve by a 2 metre wide landscaped buffer.</p> <p><b>AO16.3</b> No additional vehicle access ways are created:</p> <ul style="list-style-type: none"> <li>(a) on the north-western side of Duke Street, between Douglas Street and Bryant Street, Sunshine Beach</li> <li>(b) on Hastings Street, west of Noosa Drive, Noosa Heads;</li> <li>(c) on Gympie Terrace, between The Cockleshell and Weyba Road, Noosaville.</li> </ul>

Performance Outcomes	Acceptable Outcomes
<p><b>Basements</b> <b>PO17</b> <b>Basements:</b></p> <ul style="list-style-type: none"> <li>(a) <u>visually integrate with the building;</u></li> <li>(b) <u>do not dominate the street or building design;</u></li> <li>(c) <u>area screened through landscaping; and</u></li> <li>(d) <u>do not present as a storey to the street.</u></li> </ul>	<p><b>AO17</b> <b>Basements:</b></p> <ul style="list-style-type: none"> <li>(a) <u>are limited to one access a maximum of 6 metres wide; and</u></li> <li>(b) <u>do not encroach into building setback areas.</u></li> </ul> <p><b>Editor's Note</b>— refer to figure 6.9.2</p>
<p><b>Front fences and walls</b> <b>PO17PO18</b> Front fences and walls are designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) contribute to the attractiveness of the streetscape;</li> <li>(b) be compatible with the existing streetscape character;</li> <li>(c) avoid interference with movement of surface stormwater;</li> <li>(d) allow for casual surveillance of the street;</li> <li>(e) provide planting in front of solid fences and walls; and</li> <li>(f) ensure plantings between the front fence and the footpath does not create an impediment for pedestrians using the footpath.</li> </ul>	<p><b>AO17AO18.1</b> Front fences or walls are set back an average of 1 metre and are articulated to provide visual interest by stepping the design at a maximum of 5 metre intervals.</p> <p><b>AO17AO18.2</b> Where located on the boundary:</p> <ul style="list-style-type: none"> <li>(a) the solid portion of front fences and walls is no more than 1.2 metres high; or</li> <li>(b) the walls contain openings or materials that ensure it is 50% transparent and has a height not exceeding 1.8 metres.</li> </ul> <p><b>AO17AO18.3</b> Solid front fences and walls may be 1.8 metres in height if the property has frontage to an arterial road or a distributor road.</p> <p><b>AO17AO18.4</b> The area of land between the front fence and the boundary is landscaped to screen the fence from the street, however, landscaping does not encroach more than 500 millimetres into the road reserve or within 1.5 metres of a sealed footpath.</p> <p><b>Editor's note</b>—refer to figure AP3-4A and figure AP3-4B</p>
<p><b>PO18PO19</b> To the northern side of Hastings Street, fences between buildings and The Parade (Noosa Main Beach) are designed and sited to be sympathetic to the scenic amenity of the beachfront and do not degrade the beachfront character.</p>	<p><b>AO18AO19</b> Fences between buildings and the beach:</p> <ul style="list-style-type: none"> <li>(a) are no more than 1.5 metres in height;</li> <li>(b) are setback 500 millimetres from the property boundary; and</li> <li>(c) are of glass construction or where a solid construction, are of colours and finishes that blend with the natural landscape and are screened by vegetation between the fence and the property boundary.</li> </ul> <p><b>Editor's note</b>—refer to Figure AP3-14A for design outcomes along Noosa parade (Boardwalk)</p>
<p><b>Roof form</b> <b>PO19PO20</b> Roof forms:</p> <ul style="list-style-type: none"> <li>(a) contribute positively to the local skyline;</li> <li>(b) complement the character of the locality and the topography of the site;</li> <li>(c) avoid box profiles/parapets; <u>and</u></li> </ul>	<p><b>AO19AO20.1</b> The main roof of the building has a roof pitch no less than 5 degrees and has minimum 600 millimetre eaves to at least 75% of the perimeter of the building <u>excluding where located in:</u></p> <ul style="list-style-type: none"> <li>(a) <u>the Coastal Communities local plan area; or</u></li> <li>(b) <u>the Noosa Heads local plan area.</u></li> </ul>

Performance Outcomes	Acceptable Outcomes
(d) <a href="#">do not create opportunities for overlooking the private open space or internal spaces of neighbourhood properties.</a>	<p><b>AO20.2</b> <a href="#">Development does not include roof top terraces.</a></p> <p><b>AO20.3</b> <a href="#">The total width of any parapet wall does not exceed 50% of the width of the front facade of a building.</a></p>

**Table 6.3.4.3 - Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Safety and amenity</b>	
<p><b>PO20PO21</b> Development ensures that the design of the development and operation of uses;</p> <p>(a) provide a high level of amenity to users of the subject site; and</p> <p>(b) do not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises, including privacy and access to sunlight.</p> <p><i>Editor's note—Provisions for sill height, glazing, screening and window openings are to improve the residential amenity for occupants. Thermal performance requirements are contained in Queensland Development Code MP4.1 Sustainable Buildings. Energy efficiency requirements are contained in the National Construction Code.</i></p>	<p><b>AO20AO21.1</b> Buildings and structures:</p> <p>(a) are sited and orientated to minimise the likelihood of overlooking the private open space of adjacent residential uses;</p> <p>(b) avoid reduction of sunlight to at least 40% of the private open space areas of any adjoining residences to less than 2 hours between 9:00am and 3:00pm on any day of the year;</p> <p>(c) incorporate fencing, landscaping and screening to mitigate impacts on adjoining residential uses.</p> <p><i>Editor's note—refer to <a href="#">figure AP3-1A</a> and <a href="#">figure AP3-2A</a></i></p> <p><b>AO20AO21.2</b> Dwellings and visitor accommodation units established as part of a mixed-use development incorporate suitable noise attenuation measures to reduce amenity impacts from business or entertainment uses.</p> <p><b>AO20AO21.3</b> Transparent doors and windows are designed and located so they do not directly face transparent doors or windows or the private open space areas of other dwellings or accommodation units within 10 metres;</p> <p><b>AO20AO21.4</b> Where windows, balconies, terraces, verandahs or decks overlook or have the potential to overlook the private open space of nearby properties or view into habitable room windows within 10 metres—</p> <p>(a) windows have a sill height of not less than 1.7 metres above finished floor level;</p> <p>(b) windows and other openings are permanently screened to a minimum height of 1.7 metres to avoid overlooking;</p> <p>(c) windows and doors use translucent glazing to obscure views; or</p> <p>(d) windows or balconies are offset by 45 degrees or more.</p> <p><i>Editor's note—refer to <a href="#">figure AP3-1C</a></i></p> <p><b>AO20AO21.5</b> Screens, pergolas, landscaping and architectural design of balconies are used to screen the ground floor private open</p>



Performance Outcomes	Acceptable Outcomes
	<p>space of dwellings from separate upper-level dwellings.</p> <p><b>AO20AO21.6</b> Permanently fixed external screening devices complement the building's external materials and finishes and may incorporate solid translucent screens, shutters, perforated panels or trellises which have a maximum of 50% openings.</p> <p><i>Editor's note—refer to figure AP3-1B</i></p>
<p><b>PO24PO22</b> Development, including mechanical plant, vehicle manoeuvring, commercial kitchens, and communal outdoor recreation uses:</p> <p>(a) do not have an adverse effect on the amenity enjoyed by users of adjacent or nearby premises through emission of noise, light, fumes or smoke;</p> <p>(b) do not cause unreasonable disturbance to local fauna through light or smoke emissions.</p>	<p><b>AO24AO22.1</b> Communal outdoor recreational facilities including swimming pools, spas and sports courts are:</p> <p>(a) setback at least 12 metres from the boundary of land in <del>the residential</del> <u>Low zone Density Residential Zone, Medium Density Residential Zone or High Density Residential Zone</u> and screened by a 5 metre wide buffer densely planted with trees and shrubs including species from 1 metre to 8 metres in height; or</p> <p>(b) located internally to the arrangement of buildings on the site; and</p> <p>(c) not used between the hours of 9:00pm and 6:30am the following day</p> <p><b>AO24AO22.2</b> For a lit sports court:</p> <p>(a) the court is located at least 60 metres from the external wall of an existing or approved dwelling on adjoining or nearby premises (as measured from the centre line of the court); and</p> <p>(b) the vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upward; and</p> <p>(c) any floodlighting is restricted to the types that give no upward component of light where mounted horizontally (i.e. a full cut off luminaire).</p> <p><b>AO24AO22.3</b> Outdoor or semi-enclosed common areas used for serving or drinking alcohol, or designated outdoor smoking areas are:</p> <p>(a) setback at least 15 metres from the boundary of land in a <del>residential</del> <u>Low zone Density Residential Zone, Medium Density Residential Zone or High Density Residential Zone</u> and screened by a 5 metre wide buffer densely planted with trees and shrubs including species from 1 metre to 8 metres in height; or</p> <p>(b) located internally to the arrangement of buildings on the site.</p> <p><b>AO24AO22.4</b> Mechanical plant is:</p> <p>(a) located at least 2 metres from side or rear property boundaries;</p>

Performance Outcomes	Acceptable Outcomes
	<p>(b) where located at ground level, screened by fencing 1.5 metres in height or dense vegetation of at least 1.5 metres in width incorporating grouped trees and shrubs with a maximum separation distance of 1 metre measured from the centre of the plant;</p> <p>(c) where located above ground level, enclosed or screened such that it is not visible from the street frontage nor adjoining properties; and</p> <p>(d) visually integrated into the line and plane of the building and roof design and does not project beyond the height or width of the building when viewed from the street and adjoining properties.</p> <p><b>Editor's Note</b>— Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning or pool equipment.</p>
<p><b>PO22PO23</b> On site car parking areas are accessible to residents, customers, and staff during business hours.</p>	<p><b>AO22AO23.1</b> Car parking spaces are accessible to residents, customers and staff during business hours with security gating only operational for business uses outside of business hours.</p> <p><b>PO22PO23.2</b> Sufficient car parking spaces are allocated to resident guests and guests are not competing with customers or patrons for parking spaces.</p>

**Table 6.3.3.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Environment, heritage and scenic amenity</b>	
<p><b>PO23PO24</b> Development:</p> <p>(a) has minimal impact on the natural landform of the site;</p> <p>(b) does not lead to erosion or the transport of sediments off site; and</p> <p>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</p>	<p><b>AO23AO24.1</b> <del>Cut</del>For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p><b>AO23AO24.2</b> Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p> <p><b>AO23AO24.3</b> Development on a site adjoining a local heritage place respects the cultural heritage significance of the place by mitigating any adverse impacts on the setting or integrity of the heritage values.</p> <p><b>Editor's Note</b>—Local heritage places are identified on the Heritage and Character Areas Overlay maps in Schedule 2.</p>
<p><b>PO24PO25</b> Development on sloping sites:</p> <p>(a) is visually responsive to the natural topography and sits within the landscape rather than dominating it; <u>and</u></p> <p>(b) steps down slopes or uses suspended floor construction, minimising cut and fill and avoiding benching of the site.</p>	<p><b>AO24AO25.1</b> Buildings and structures are not constructed on land with a slope greater than 25% <u>to protect scenic amenity and other landscape qualities.</u></p> <p><b>AO24AO25.2</b> <del>Where</del>On slopes <u>sloping gradients exceed 15%</u> sites, split-level buildings, with small floorplates, that step down the slope are used as an alternative to <u>standard slab single on or double</u></p>

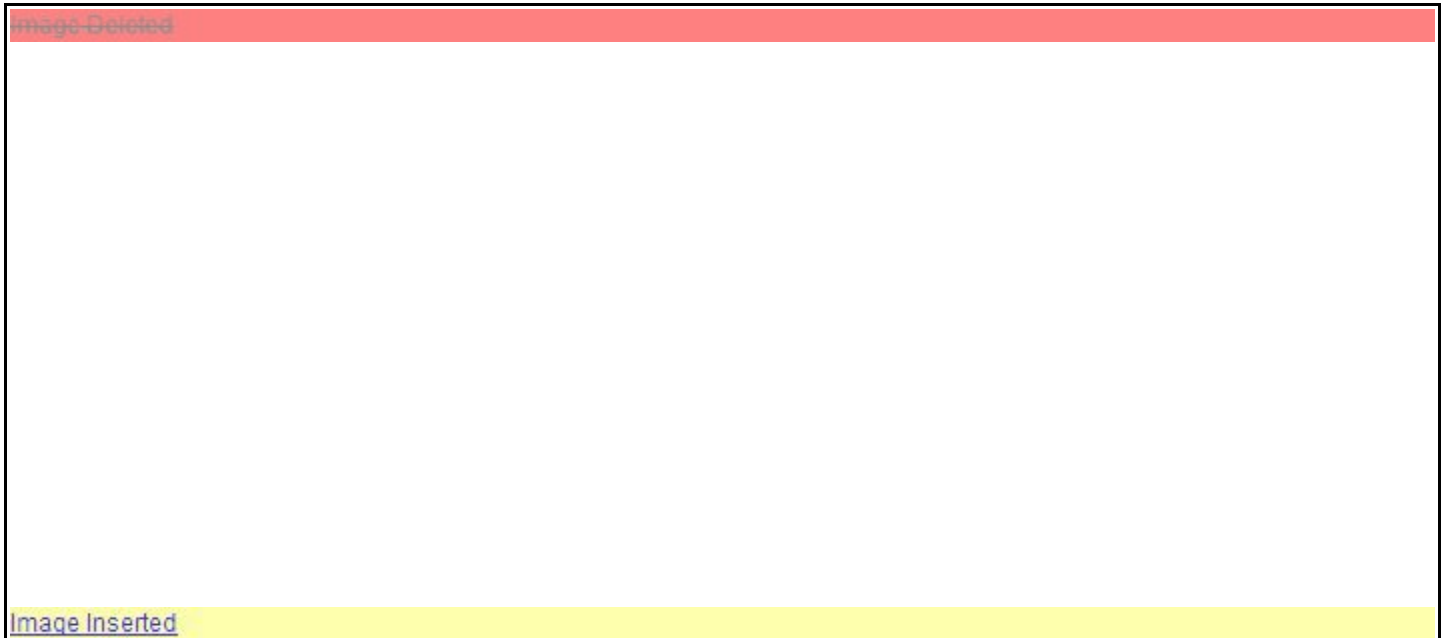


Performance outcomes	Acceptable Outcomes
	<p><u>storeyground</u> construction to minimise building bulk and benching of the sites.</p> <p><i>Editor's note- Refer to Figure 6.9.1A and Figure 6.9.1B</i></p> <p><b>AO24AO25.3-</b> The distance between the ground level and the lowest part of the floor of the building does not exceed 3 metres.</p>

**Table 6.3.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<u>Earthworks and drainage</u>	
<p><b>PO21</b> <u>Filling and excavation for operational works do not directly, indirectly or cumulatively cause adverse impacts external to the development site by:</u></p> <ul style="list-style-type: none"> <li>(a) <u>causing ponding of water on the site or nearby land;</u></li> <li>(b) <u>increasing flooding, which adversely affects the safety or use of any land upstream or downstream; or</u></li> <li>(c) <u>adversely affecting the flow of water in any overland flow path.</u></li> </ul>	<p><b>AO21</b> <u>Filling and excavation for operation works are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties or downstream environments.</u></p>

**Figure 6.3.4.4 - Hastings Street Character outcome**



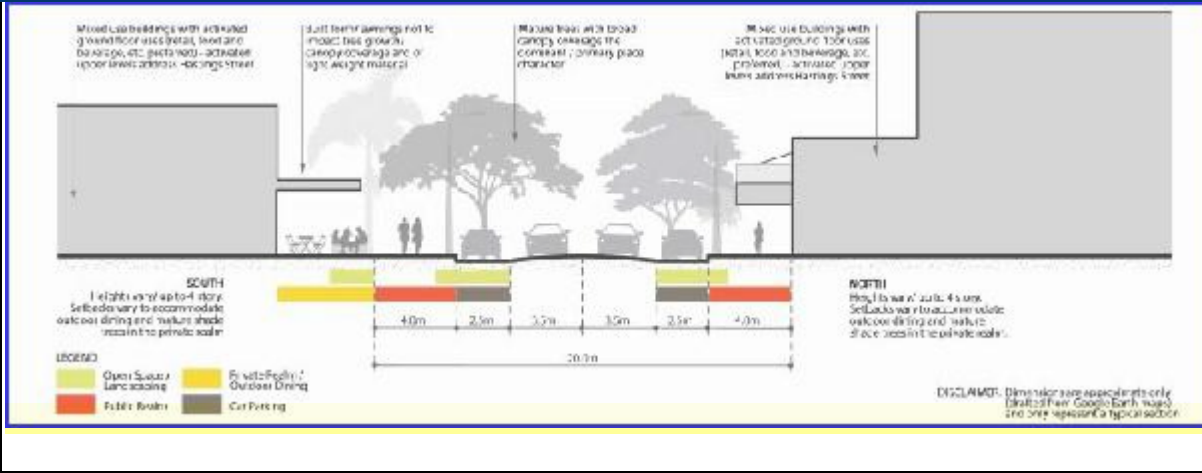
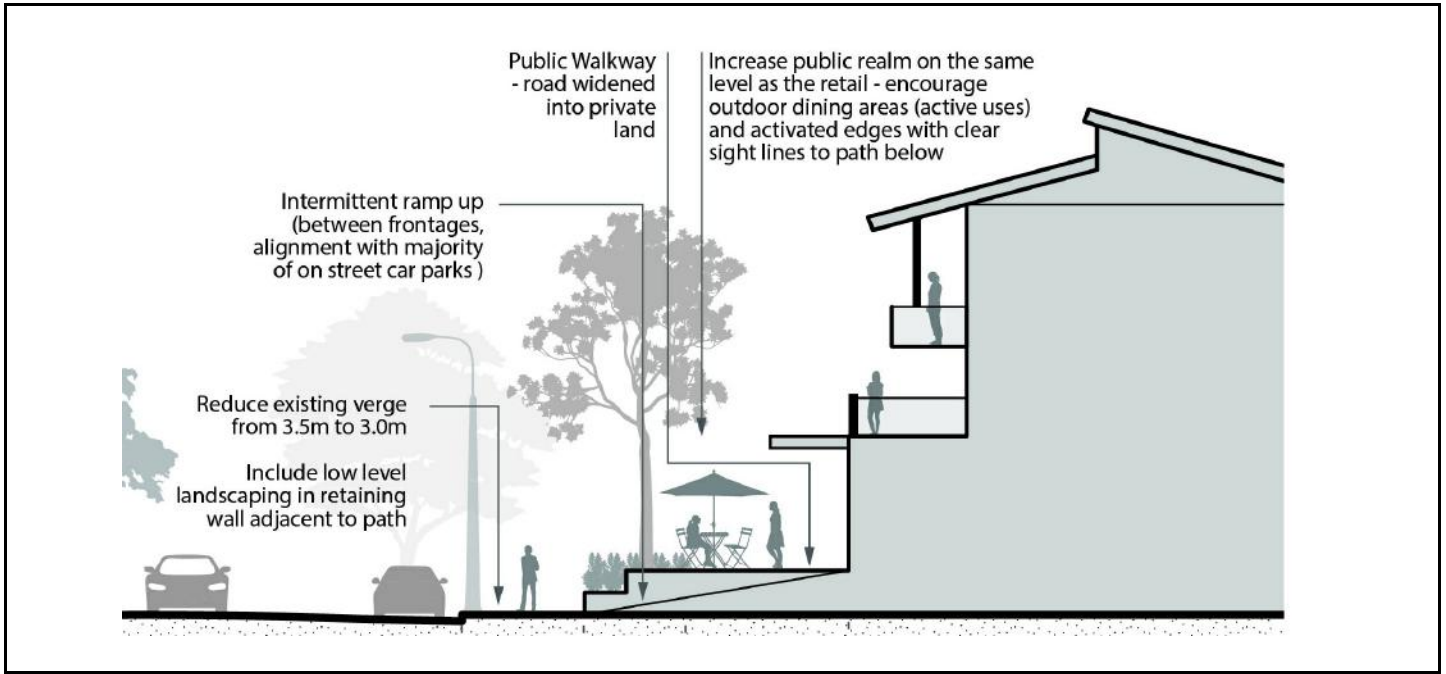


Figure 6.3.4.5 - Gibson Gympie Road Terrace / Mary Street / Thomas Street



## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.4 Centre zones category

##### 6.4.1 Major Centre Zone Code

###### Application

This code applies to assessable development:-

- (a) within the Major centre zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) identified as requiring assessment against the Major centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### Purpose and overall outcomes

- (1) The purpose of the Major Centre zone is to provide for a large variety of uses and activities to service a part of the Noosa Shire, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (2) The overall outcomes sought for the Major centre zone are as follows:
  - (a) The major centres of Noosa Business Centre and Noosa Junction are the most significant centres for the Noosa Shire. These major centres service subregional catchments with complementary, not competing roles and functions thereby not compromising the viability of each centre.
  - (b) Development complements the higher order services at the principal regional activity centre at Maroochydore ~~which;~~ [which](#) is the focal point for employment and services on the Sunshine Coast, with provision of high-order retail and hospitality functions and cultural and entertainment facilities catering to local and more distant communities, including the Noosa community.
  - (c) Major centres contain the highest order of community, retail and commercial functions including entertainment and business activities, as well as transport services in Noosa Shire.
  - (d) Development does not compromise the hierarchy of centres across the Noosa Shire, whether as a result of the impacts from individual developments or the potential cumulative impacts of multiple developments.
  - (e) Major centres contribute to a diversified local economy and provide key employment opportunities through a range of higher order commercial and enterprise activities in addition to core retail outlets that are founded on the needs of ~~the Noosa sub-regional catchments they serve~~ [the Noosa Shire](#).
  - (f) Major centres provide a variety of retail uses including shopping centres, full-line supermarkets, specialty retail shops, food and drink outlets such as cafes and restaurants, personal services, local offices and a range of entertainment activities. Noosa Business Centre contains a higher order of retail than Noosa Junction with a shopping centre anchored by a single fullsize discount department store and a full line supermarket. Complementary retail uses include large format retail showrooms and a separate small format supermarket. Noosa Junction complements the Noosa Business Centre with specialty retail stores, supermarkets and a variety of entertainment uses such as restaurants, bars, cafes and cinema, catering to the local community and visitors.
  - (g) Entertainment activities contribute to the economic activity and vibrancy of the major centres both day and night.
  - (h) Major centres develop as hubs for medical and specialised educational services.
  - (i) Higher density living in mixed use developments provide for diversity in housing choice, reduced commuting pressures and create activated streets in a safe environment with opportunities for both day and night time casual surveillance.
  - (j) Development is located and designed to maximise activity along a primary street ~~frontages~~ [frontage](#) and maintain a human scale and pedestrian focus at street level. Development located in:
    - (i) Noosa Business Centre, incorporates a contemporary main street character and pedestrian scale of development with activated street frontages as a key feature of the Village mixed use precinct; and
    - (ii) Noosa Junction maintains and enhances the existing traditional main street character by contributing to the established ~~fine-grained~~ development form throughout the centre;



- (k) Major activity centres are serviced by efficient and effective transport networks including accessibility by walking and cycling.
- (l) Development creates vibrant and safe activity centres, with attractive and functional buildings and streets with integrated high amenity landscaping, open space and public places.
- (m) Centres are designed and operated to avoid adverse impacts on the amenity of nearby residential neighbourhoods and create a pleasant community feel.
- (n) Development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including any significant environmental features.
- (o) Development encourages and facilitates urban consolidation to maximise the efficient extension and safe operation of infrastructure and does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.
- (p) Development is well designed reflecting:
  - (i) a subtropical, 'Noosa' style with emphasis on indoor and outdoor connections, variety in façade treatment through articulation and materials, creation of shade on public spaces and landscaping around sites and on buildings in accordance with PSP5 Sustainable Design Code; and
  - (ii) best practice in sustainable design, including excellence in energy and water conservation and resilience to the impacts of climate change in accordance with 9.6.6 Sustainable Design Code and PSP5 Sustainable Building Design.
- (q) Development ~~is~~:
  - (i) is supported by appropriate infrastructure and essential services; and
  - (ii) is consolidated, and maximises the efficient use of existing infrastructure; and
  - (iii) does not compromise the future provision of planned infrastructure
- (r) The Major centre zone for the Noosa Business Centre is developed into precincts, generally consistent with [Figure 7.2.4.5 \(Noosa Business Centre Framework and Character Plan\)](#).
- (s) The Major centre zone for Noosa Junction is developed generally consistent with [Figure 7.2.5.4 \(Noosa Junction Framework and Character Plan\)](#).
- (t) The establishment of the diversity of intended land uses in the Major centre zone is facilitated by precincts with locally specific outcomes.

## Noosa Business Centre

- (3) The following overall outcomes apply to the Noosa Business Centre and are additional to the overall outcomes of the Major centre zone:
  - (a) Additional development in the Noosa Business Centre follows a logical sequence of infrastructure and development in response to the needs of the community and with regard to-
    - (i) timing and construction of the additional parts of the internal circulation road and community village green space;
    - (ii) development of a substantial amount of non-retailing employment opportunities floor space; and
    - (iii) development of a diversity of housing options including a significant provision of smaller forms of accommodation and social housing to support key workers and smaller family units.
  - (b) Development may be sequenced over time to enable be consistent with the needs of the community in terms of enabling optimum provision for higher order employment opportunities and infrastructure delivery.
  - (c) Development occurs in distinct settings defined by:
    - (i) A network of open space with distinguishable development precincts;
    - (ii) supplementary landscaping treatments and a central community village green space;
    - (iii) distinctive and subtropical design elements appropriate to the precinct and the setting and which are immediately recognisable as having a 'Noosa' style.
  - (d) Land adjoining Eenie Creek Road and Walter Hay Drive maintains a natural vegetation buffer to effectively screen urban development within the zone except at the key entry points.
  - (e) Development at key entry points provides a distinctive and appropriate sense of arrival through architecture architectural design features, artwork or landscaping, providing external identification of the centre, and internal wayfinding.

- (f) Buildings are distinctive in design and interspersed with attractive and low key informal spaces that retain existing mature vegetation.
  - (g) Other than at key entry points, the presentation of development is internal to the zone and does not seek to be distinguishable from Eenie Creek Road or Walter Hay Drive.
  - (h) Development provides an integrated built form with visual and physical connectivity across and throughout the Noosa Business Centre including the sub-regional transit facility.
  - (i) The scale and intensity of development ~~de~~does not detrimentally impact on the function of the road network of Eumundi Noosa Road, Eenie Creek Road or Walter Hay Drive and traffic lights and flyovers are avoided.
- (4) The following overall outcomes for particular precincts in Noosa Business Centre are additional to the overall outcomes of the Major centre zone and the overall outcomes described in (3) above:

### **~~Small Scale Business Precinct~~**

- ~~(a) The Precinct provides opportunities for complementary businesses to colocate or cluster, including those linked by business activity, manufacturing or services and where the clustering and colocation adds value to the economy of Noosa.~~
- ~~(b) Development in the Small scale business precinct increases the range of opportunities for small business, especially those in a start-up phase.~~
- ~~(c) Development is in the form of small premises.~~
- ~~(d) Any ancillary retail and office use is directly associated with the manufacture or warehousing of goods on-site.~~
- ~~(e) Development is designed to be commercial in appearance with high amenity landscaping.~~

### **Showroom Precinct**

- (a) The Showroom precinct specifically accommodates limited additional showroom retailing in a large/larger format space for the centre and other compatible uses such as hardware and recreation.
- (b) Development is designed with articulated facades and design features to break up blank walls.
- (c) Development design and landscaping is to be of a high amenity and standard and address the corner where located at a gateway site to the Noosa Business Centre.

### **Business Park Precinct**

- (a) The Business park precinct facilitates commercial office space for businesses and a range of professional services including health and wellbeing, education, research and technology and knowledge-based industries.
- (b) Development is of a high standard of architectural design, particularly at ~~key~~ gateway sites to the Noosa Business Centre.
- (c) Buildings address the street frontages and car parking is located to the rear of or under buildings or otherwise not located on the primary frontage and screened to the street, ~~or otherwise without a presentation to the primary street frontage.~~
- (d) Buildings are of sub-tropical design with lightweight construction arranged in the form of pavilions allowing for pedestrian permeability and landscaping between buildings to create a place overall recognisable as having a Noosa style.

**Editor's note**– The key gateway sites are identified by the Noosa Business Centre Character & Framework Plan.

### **Retail Precinct**

- (a) The Retail precinct accommodates sub-regional retail uses for Noosa Shire and includes the existing shopping centre, a discount department store, full-line supermarket and specialty retail including food and drink outlets and associated car parking.
- (b) Development adjoining the Village mixed use precinct incorporates landscape and architectural design features that are consistent with the form of development in the Village mixed use precinct to create a ~~compatibly~~ integrated appearance.

### **Village Mixed Use Precinct**

- (a) The Village mixed use precinct facilitates mixed use development focused around a village style main street connecting to the existing shopping centre by an activated, pedestrian focused open air community village green space.
- (b) ~~Retail~~limited additional retail uses concentrate in the main street which forms the core of the precinct with continuous active street frontages and public realm with a high standard of landscaping providing good amenity and onstreet

parking.

- (c) Buildings, where not located on a site identified as having a primary active frontage, develop in a pavilion style allowing for pedestrian permeability and landscaping between buildings to overall create a place recognisable as having a Noosa style.
- (d) Car parking is located to the rear of or under a building and screened from the street, or otherwise without a presentation to the primary **street frontage** and with good connectivity for pedestrians to other destinations within the precinct.
- (e) Development includes a mix of small format retail such as specialty shops, cafes and restaurants with opportunities for small multiple dwellings located above ground level.
- (f) A small format supermarket, entertainment activities such as cinemas, hotel, bars, as well as short-term accommodation opportunities and community uses develop in the precinct
- (g) Housing choice is provided through mixed-use buildings along the village main street.
- (h) Development is designed and sited to visually and physically integrate well with the sub-regional transit facility.

### **High Density Residential Precinct**

- (a) The High Density Residential Precinct develops into a modern sub-tropically designed neighbourhood with a high level of amenity, privacy and landscaped open spaces for residents.
- (b) Development incorporates a range and mix of housing types accommodating predominantly small dwellings and social housing.
- (c) Dwellings are located within easy walking and cycling access to shops, businesses, public transport and entertainment uses.
- (d) Development is designed using sub-tropical style in the Noosa Style with good pedestrian connectivity and integration with other centre uses, a high standard of architectural design, landscaping and private and public open spaces.

### **Noosa Junction**

- (5) The following overall outcomes apply to Noosa Junction and are additional to the overall outcomes of the Major centre zone:
  - (a) Noosa Junction retains its traditional main street focus with a strong core of businesses fronting Sunshine Beach Road, Lanyana Way and Arcadia Street.
  - (b) Entertainment and late night uses locate in suitable areas **within a reasonable focus around proximity** Arcadia Street;
  - (c) There is a wide range of independently operated local businesses;
  - (d) Diversity of business opportunities in the digital economy and creative industries promotes the work of local artisans; and
  - (e) Development on the former bowls club site:
    - (i) integrates with the existing road network and pattern of development characteristic of Noosa Junction providing a new local road linking Noosa Drive near Pinaroo Park to Lanyana Way, with an access to
    - (ii) ~~Council's~~ **Councils** car **parking park** in the first stage of development;
    - (iii) provides visual and physical access to Pinaroo Park creating a vista and pedestrian link between Lanyana Way and Pinaroo Park;
    - (iv) provides commercial
    - (v) office floor space for new business opportunities in buildings that are of a high standard of sub-tropical architectural design reflecting the Noosa style;
    - (vi) continues the fine grained main street style of development
    - (vii) reflective of Noosa Junction **as shown in Figure 6.4.1.4** with buildings fronting Lanyana Way, the new local road link and local open space; **and**
    - (viii) provides primary active frontages as shown in **Figure 6.4.3.6** and **6.4.1.7**.to the south, east and
    - (ix) west of the dedicated open space area which connects to Council's car parking.
- (6) The following overall outcomes for a precinct in Noosa Junction are additional to the overall outcomes of the Major centre zone and the overall outcomes described in (5) above:

### **Hospitality Precinct**

- (a) Development specifically supports and provides entertainment including live entertainment, in suitable locations, in premises

such as cafes, restaurants, bars, nightclubs, cinemas and markets, and other associated activities to serve the community and promote visitation to the centre, particularly at night.

- (b) Suitable locations, where entertainment uses ~~are and to street be activation is~~ encouraged and ~~expected which~~ may ~~result occur in into the evenings and~~ late ~~night noise and street activation nights~~, are identified to inform and manage expectations of operators and the community.

**Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.**

**Table 6.4.1.3 - Criteria of assessment**

**Table 6.4.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Role and Function</b>	
<b>PO1</b> The business use or centre activity is of a type, scale and intensity that is consistent with a Major Centre as identified in the Noosa Shire Centre Hierarchy.	No acceptable outcome provided
<b>PO2</b> Uses within a Major Centre do not detract from the role or function of another Major Centre.	No acceptable outcome provided
<b>PO3</b> Development provides for a mix of retail, <del>business,</del> <u>residential</u> and community activities to promote an activated mixed-use environment.	<b>AO3</b> Development provides for the following activities: - <ul style="list-style-type: none"> <li>(a) retail shops;</li> <li>(b) food and drink outlets (e.g. local restaurant and dining facilities);</li> <li>(c) health care services;</li> <li>(d) offices (e.g. banks and real estate agencies);</li> <li>(e) entertainment activities (e.g. a club, function facility or theatre);</li> <li>(f) residential activities located above or behind non-residential activities; and</li> <li>(g) an appropriate range of community activities and support service.</li> </ul>
<b>PO4</b> Development provides for a range of business activities that serve the highest level needs of businesses, residents and visitors within the Shire, and offers a higher level and more diverse range of employment opportunities than other centres in Noosa Shire.	No acceptable outcome provided
<b>PO5</b> The Noosa Business Centre, as a principal function provides for employment growth in key priority employment sectors for Noosa Shire, by enabling a wide range of business, commercial and community activities, as well as retaining development capacity in the longer term to take advantage of potential future employment opportunities.	No acceptable outcome provided
<b>PO6</b> The Noosa Business Centre provides for higher order retailing and entertainment facilities for the shire including the existing discount department store and full- line supermarket established in the centre. An additional small format supermarket is established in the Village	<b>AO6</b> <del>The gross floor area of the small format supermarket does not exceed 2,500m<sup>2</sup></del> <u>No acceptable outcome provided</u>

Performance Outcomes	Acceptable Outcomes
mixed use precinct with a maximum gross floor area of 2500m <sup>2</sup> .	
<b>PO7</b> Development in the Noosa Business centre includes the construction of an internal link road and the extension of Hofmann Drive to service new development at the first stage of development of the site.	<b>A07</b> The internal link road and extension to Hofmann Drive connecting to Walter Hay Drive is to be generally in accordance with <a href="#">Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan)</a>
<b>PO8</b> Development in the Noosa Business Centre and Noosa Junction is designed to be integrated with and provide activated edges to public open space areas.	<b>A08</b> Primary activated frontages are provided to public open space areas as identified on Figures 7.2.5.4 (Noosa Junction Framework and Character plan) and Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan).
<b>PO9</b> Noosa Junction's principal role and function is to provide for a higher order mixed-use centre prioritising entertainment and retail uses focused on unique destination shops with local brands, restaurants and cafes, as well as digital and creative enterprise and health and professional services.	No acceptable outcome provided
<b>PO10</b> Noosa Junction provides for a diversity of higher order business and entertainment activities including specialty retail, restaurants, cafes and a cinema located in a compact, fine grained main street centre with no additional discount department store use or additional fullline supermarket established.	No acceptable outcome provided
<b>PO11</b> Commercial development is consolidated through increased floor space within the boundaries of the Major centre zone in Noosa Junction.	No acceptable outcome provided
<b>Open Space PO12</b> Development in the Noosa Business Centre and Noosa Junction is designed to be integrated with and provide activated edges to open space areas.	<b>AO12</b> Primary activated frontages are provided to public open space areas as identified on <a href="#">Figures 7.2.5.4 (Noosa Junction Framework and Character plan)</a> and <a href="#">Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan)</a> .  <b>Editor's Note-</b> The requirements for the open space areas for Noosa Junction and Noosa Business Centre are provided in the <a href="#">Recreation and Open Space Zone Code</a> .
<b>Sunshine Beach Road and Bottlebrush Road, Noosa Junction</b> <b>PO13</b> Development located at 43 Sunshine Beach Road (BUP104047) and, 1 Eugarie Street (BUP102871) and where fronting <a href="#">Bottlebrush Avenue</a> Noosa Heads, develops for office or health services uses only to the exclusion of shops, <a href="#">food and drink outlets</a> and entertainment uses.	No acceptable outcome provided
<b>Short-term accommodation PO14</b> Short term accommodation is established in locations close to entertainment activities and retail uses.	No acceptable outcome provided
<b>Former Bowls Site Noosa Junction</b>	

Performance Outcomes	Acceptable Outcomes
<b>PO15</b> Development on the former bowls club site located at Lot 3 RP884396 includes a road connection through the site linking Noosa Drive to Lanyana Way which is to be constructed and dedicated to Council at no cost as part of the first stage of development of the site.	<b>AO15</b> The link road connecting Noosa Drive to Lanyana Way is to be generally in accordance with <a href="#">Figure 7.2.5.4 (Noosa Junction Framework and Character Plan)</a>

**Table 6.4.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Built Form</b>	
<b>Height</b> <b>PO16</b> Buildings and other structures: <ul style="list-style-type: none"> <li>(a) are low rise and have a visual bulk and architectural scale consistent with structures on adjoining or nearby land;</li> <li>(b) have the following maximum building height:                             <ul style="list-style-type: none"> <li>(i) for Noosa Junction three storeys <del>and appear no more than three storeys in height from any elevation;</del></li> <li>(ii) for the Noosa Business Centre two storeys <del>and appear no more than two storeys from any elevation,</del> except a key gateway site or a mixed-use building incorporating a residential use which may be three storeys <del>and appear no more than three storeys from any elevation.</del></li> </ul> </li> <li>(c) do not visually dominate the street, surrounding spaces or the existing skyline; and</li> <li>(d) preserve the amenity of surrounding premises including privacy, views and access to sunlight.</li> </ul>	<b>AO16.1</b> Buildings and other structures have a building height of no more than: <ul style="list-style-type: none"> <li>(a) Noosa Junction- 12 metres;</li> <li>(b) Noosa Business Centre –                             <ul style="list-style-type: none"> <li>(i) if a site <b>immediately is adjoining identified as</b> a gateway <b>identified site</b> on <a href="#">Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan)</a>, <b>that portion of the site located within 50m of the street frontage 12 metres;</b> or</li> <li>(ii) are part of a mixed-use building incorporating residential uses, or in the High density residential precinct 12 metres; otherwise</li> <li>(iii) 10 metres.</li> </ul> </li> </ul> <b>AO16.2</b> Where <del>development involves</del> excavation <del>of</del> <b>is a site required, any the maximum</b> portion of an <b>the</b> exposed external wall <b>façade is of backfill dthe to building ground cannot level exceed the respective building heights in AO16.1. .</b> <p><b>Editor's Note</b>—refer to <a href="#">figure AP3-13A</a> to measure height in storeys.</p>
<b>Site Cover</b> <b>PO17</b> The site cover and plot ratio of buildings and other roofed structures: <ul style="list-style-type: none"> <li>(a) is of a scale that is compatible with surrounding development;</li> <li>(b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site;</li> <li>(c) maximises the retention of existing vegetation and allows for additional soft landscaping between buildings;</li> <li>(d) where including residential development, allows for adequate area at ground level for outdoor recreation and other site facilities; and</li> <li>(e) facilitates onsite stormwater management and vehicular access; and</li> <li>(f) at the Noosa Business Centre in the High density residential precinct site cover:                             <ul style="list-style-type: none"> <li>(i) does not exceed 40% of the site area; or</li> <li>(ii) for small dwellings or for development which provides a ratio of at least three small dwellings to</li> </ul> </li> </ul>	No acceptable outcome provided

Performance Outcomes	Acceptable Outcomes
<p>any other one dwelling, site cover does not exceed 45% of the site area.</p>	
<p><b>Plot ratio</b> <b>PO18</b> For the Major centre zone the plot ratio of a building does not exceed:</p> <p>(a) for Noosa Junction 1.9:1 excluding Lot 54 RP139776 (Noosa Fair), where the plot ratio is not greater than:</p> <ul style="list-style-type: none"> <li>(i) 0.8:1 for the first 2,000m<sup>2</sup> of site area; plus</li> <li>(ii) 0.3:1 for the balance of the site area in excess of 2,000m<sup>2</sup>;</li> </ul> <p>(b) for the Noosa Business Centre:</p> <ul style="list-style-type: none"> <li>(i) <del>Small scale business precinct 0.6:1</del></li> <li>(ii) Showroom precinct 0.8:1</li> <li>(iii) Business park precinct 0.8:1</li> <li>(iv) Retail precinct 0.5:1;</li> <li>(v) Village mixed use precinct 1.9: 1;</li> <li>(vi) High density residential precinct: <ul style="list-style-type: none"> <li>(A) 0.65:1 for sites up to and including 7,000m<sup>2</sup>; or</li> <li>(B) 0.6:1 for sites over 7,000m<sup>2</sup>; or</li> <li>(C) where development provides a ratio of at least three small dwellings to every one other dwelling, does not exceed: <ul style="list-style-type: none"> <li>(I) 0.75:1 for sites up to and including 7,000m<sup>2</sup>; or</li> <li>(II) 0.7:1 for sites over 7,000m<sup>2</sup>.</li> </ul> </li> </ul> </li> </ul>	<p>No acceptable outcome provided</p>
<p><b>Setbacks</b> <b>PO19</b> Buildings and other structures are appropriately designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) provide amenity for users of the premises as well as preserve the visual and acoustic amenity of adjoining and nearby properties;</li> <li>(b) provide adequate distance from adjoining land uses;</li> <li>(c) allow space for required vehicle parking;</li> <li>(d) preserve any existing vegetation that will buffer the proposed building;</li> <li>(e) allow for landscaping to be provided between buildings;</li> <li>(f) maintain the visual continuity and pattern of buildings and landscape elements within the street; and</li> <li>(g) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief.</li> </ul>	<p><b>AO19.1</b> Buildings and structures comply with the following minimum boundary setbacks:</p> <p><b>Frontage-</b></p> <p>(a) Noosa Junction:</p> <ul style="list-style-type: none"> <li>(i) <del>if fronting Sunshine Beach Road, Arcadia Street, Cooyar Street, northern side of Lanyana Way, eastern side of Noosa Drive and where</del> <u>Where</u> shown as having primary active street frontage in <u>Figure 7.2.5.4 (Noosa Junction Framework and Character Plan)</u>, <del>fronting the new public open space area</del>, no setback required for the ground floor, second storey and third storey provided the third storey has an open balcony to any street frontage with a minimum width of 2.5 metres, otherwise a setback of 2 metres for the third storey;</li> <li>(ii) notwithstanding the above, the minimum setback for the following properties at Lots 188,189, 195, 196, 197 and 198 RP88772, Lot 2 RP168311, Lot 2 RP168282 and Lot 1 RP173872 fronting Sunshine Beach Road is 5.5 metres; <del>and</del></li> <li>(iii) if fronting a road and not referred to above <u>and not</u></li> </ul>

**Performance Outcomes**

**Acceptable Outcomes**

shown as having primary active street frontage in Figure 7.2.5.4 (Noosa Junction Framework and Character Plan), 3 metres for the ground floor and second storey and 5 metres for the third storey; and

(iv) for paragraphs (ii) and (iii) above the setback area can contain open awnings and unenclosed outdoor dining areas.

(b) Noosa Business Centre – 4 metres for the ground and second storey and 8 metres for the third storey, where permissible, except if located in the Noosa Business Centre where:

(i) If Village mixed use precinct precinct and in the main street and shown as having primary active street frontage in Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan) where no setback is required for the ground floor and second storey and third storey provided the third storey has an open balcony to any street frontage with a minimum width of 2.5 metres, otherwise a setback of 2 metres for the third storey; or

(ii) If High density residential precinct buildings and structures meet the following minimum boundary setbacks:

(A) for frontages -- first and second storeys— 6 metres, third storey and thereafter—108 metres;

(B) Side boundaries—1.5 metre setback up to 4.5 metres height; 2 metres setback between 4.5 metres and 7.5 metres height; and 2 metres plus 500 millimetres for every 3 metres above 7.5 metres height or part thereof; and

(C) Rear boundary—first; first and second storeys—6; 6 metres, third storey and thereafter—6m 8if metreshas an open balcony with a minimum width of 2.5m, otherwise 8m.

**Editor's Note—** For properties mentioned in section (a)(ii) above, the minimum setback can be considered as part of a separate urban design and planning study endorsed by Council, to review land use, built form and streetscape outcomes for these properties.

**Other boundaries-**

3 metres from boundaries that adjoin land in a residential zone or Environmental Management and Conservation Zone, otherwise 0.0 metres.

**AO19.2 Childcare centres**

All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential activity or land included in a residential zone.

**Editor's Note—** If there is a conflict between minimum



Performance Outcomes	Acceptable Outcomes
	<i>boundary setbacks, the greater setback prevails.</i>

**Table 6.4.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Building Design and Streetscape</b>	
<p><b>PO20</b> Development has design elements and materials that reflect the local streetscape character of the area.</p>	No acceptable outcome provided
<p><b>PO21</b> Development creates attractive and functional buildings, streets and places.</p>	No acceptable outcome provided
<p><b>PO22</b> Streetscape treatments are provided to enhance the character and amenity of the street.</p>	No acceptable outcome provided
<p><b>PO23</b> Buildings and other structures present a high level of architectural merit with building elements and forms that:</p> <ul style="list-style-type: none"> <li>(a) are consistent with the bulk and scale of buildings on adjoining and nearby land;</li> <li>(b) break down the facade into finer scaled components;</li> <li>(c) provide strong visual relationships to the landscape, natural features and recreation areas in the vicinity;</li> <li>(d) create a pedestrian scale with visual interest;</li> <li>(e) present subtle changes in colours, textures and materials to break up the building facades;</li> <li>(f) integrate signage with the building design;</li> <li>(g) integrate landscaping into the building design and car parking areas;</li> <li>(h) are well articulated with strong horizontal and vertical design elements providing an interesting streetscape; and</li> <li>(i) complement landform changes and landscape features, stepping down sloping sites and minimising cut or fill.</li> </ul>	<p><b>AO23.1</b> Buildings incorporate horizontal and vertical articulation.</p> <p><b>AO23.2</b> Elevations are no longer than 15 metres without articulation of at least 0.75 metres and present <b>subtle</b> changes in textures and materials to break up building facades.</p> <p><b>AO23.3</b> Frontages to public streets or semi-public spaces are articulated with vertical elements to emphasise a finer-grained building frontage.</p> <p><b>AO23.4</b> Buildings incorporate:</p> <ul style="list-style-type: none"> <li>(a) variations in plan shape, such as steps, recesses, projections or splays;</li> <li>(b) variations in the vertical profile, with steps or slopes at different level;</li> <li>(c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure;</li> <li>(d) balconies, verandahs or terraces; and</li> <li>(e) planting, particularly on terraces, and low-level roof decks or incorporate other landscape elements such as green walls.</li> </ul> <p><b>AO23.5</b> For multi-site developments buildings maintain the appearance of smaller <a href="#">buildings</a> or varied frontages and reflect the fine grained character of the existing built form.</p> <p><b>AO23.6</b> <a href="#">Any large scale buildings within the Village Mixed Use Precinct are to be sleeved with active shopfronts at street level where possible and include landscaping or design features at upper levels where visible from public spaces.</a></p> <p><b>Editor's note</b>—refer to <a href="#">figure 6.4.1.4</a></p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO24</b> Buildings and other structures present a high quality streetscape with design elements and building forms that:</p> <ul style="list-style-type: none"> <li>(a) define the street and public spaces;</li> <li>(b) provide a consistent building alignment fronting the street and public spaces;</li> <li>(c) contribute to the streetscape activity and vibrancy of the centre;</li> <li>(d) create pedestrian scale and visual interest;</li> <li>(e) contribute to their setting, including the skyline; and</li> <li>(f) provide areas for outdoor dining and meeting opportunities on the ground level.</li> </ul>	No acceptable outcome provided
<p><b>PO25</b> Buildings on corner sites define the street intersection and include interesting or decorative features and design elements.</p> <p><b>Editor's note</b>—refer to <a href="#">figure AP3-7A</a></p>	No acceptable outcome provided
<p><b>PO26</b> Development addresses the street and makes a positive contribution to the visual amenity and activation of the street during normal daytime trading hours.</p>	<p><b>AO26</b> Development:</p> <ul style="list-style-type: none"> <li>(a) is designed and sited to activate and provide a positive contribution to the streetscape during daytime trading hours by incorporating architectural, landscape and furniture treatments which engage with the street;</li> <li>(b) includes ground level building facades that avoid blank walls and security shutters and maintain a shopfront presence to the street.</li> </ul>
<p><b>PO27</b> Uses on the ground floor are predominantly Business activities or Community activities accessible to the general public, including but not limited to shops, restaurants, cafes, medical centres, banks, post office, accountants or real estate agencies.</p>	<p><b>AO27</b> Ground floor buildings provide a minimum of 50% <a href="#">transparent</a> glazing to shop fronts to create active building fronts.</p>
<p><b>PO28</b> A mix of uses including outdoor sitting and dining areas are incorporated in the design to activate key street frontages and laneways.</p>	<p><b>AO28</b> Buildings address the street with main entrances fronting the street or outdoor squares or open plazas or laneways that constitute the focal point of the centre, rather than to internal spaces or parking areas.</p> <p><b>Editor's note</b>—refer to <a href="#">figure 6.4.4.4</a>, <a href="#">figure AP3-8A</a> and <a href="#">figure AP3-12A</a> for design outcomes.</p>
<p><b>PO29</b> A consistent paving pattern, material and design is to be adopted for outdoor public areas.</p>	No acceptable outcome provided
<p><b>PO30</b> Street awnings in Major centres are designed and located to:</p> <ul style="list-style-type: none"> <li>(a) provide continuous weather protection to pedestrians;</li> <li>(b) maintain the continuity and style of adjacent awnings, especially in relation to height, scale, form and materials;</li> </ul>	<p><b>AO30</b> Street awnings:</p> <ul style="list-style-type: none"> <li>(a) are provided along the full frontage of the building and cover the footpath where no other weather protection is provided for pedestrians as part of the building design;</li> </ul>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>(c) contribute to an attractive streetscape environment;</li> <li>(d) promote an active building front by encouraging pedestrian use of the street;</li> <li>(e) provide a feeling of enclosure and human scale for pedestrians so as to contribute to the "sense of place"; and</li> <li>(f) have an adequate clearance distance from the kerb to prevent obstruction.</li> </ul>	<ul style="list-style-type: none"> <li>(b) are set back a minimum of 1 metre from the kerb and where include timber posts, the posts are set back not less than 1 metre from the kerb;</li> <li>(c) are waterproof;</li> <li>(d) conform with the height, form and materials of awnings on adjoining properties which share the same frontage;</li> <li>(e) where falling towards the street, are no less than 2.5 metres at their lowest point or where cantilevered, are no less than 2.7 metres at their lowest point;</li> <li>(f) use an awning slope of within 15 degrees of adjacent awnings;</li> <li>(g) are no more than 500 millimetres higher or lower than adjacent awnings that are less than 2 metres away; and</li> <li>(h) do not exceed 3 metres in height.</li> </ul> <p><b>Editor's note</b>—refer to <a href="#">figure 6.4.2.5</a> for design outcomes for awnings.</p>
<p><b>Mechanical plant, equipment and storage</b> <b>PO31</b> Mechanical plant and equipment (including air conditioning equipment) and storage areas are designed and located to:</p> <ul style="list-style-type: none"> <li>(a) avoid adverse visual impacts when viewed from the street and adjoining properties; and</li> <li>(b) visually integrate with the building design.</li> </ul>	<p><b>AO31.1</b> Mechanical plant, equipment and storage areas, including vents and exhausts, are not visible from any street or public space.</p> <p><b>AO31.2</b> Mechanical plant, equipment and storage areas are:</p> <ul style="list-style-type: none"> <li>(a) located more than 2 metres from any property boundary;</li> <li>(b) where located at ground level, screened by fencing 1.5 metres in height or dense vegetation of at least 1.5 metres in width incorporating grouped trees and shrubs with a maximum separation distance of 1 metre measured from the centre of the tree or shrub;</li> <li>(c) re visually integrated into the line and plane of the building and roof design and do not project beyond the height or width of the building when viewed from the street and adjoining properties;</li> <li>(d) fully enclosed or screened where above ground level such that they are not visible from the street frontages nor adjoining premises; and</li> <li>(e) are acoustically screened from any adjoining sensitive land use.</li> </ul>

**Table 6.4.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Landscaping</b>	
<p><b>PO32</b> Landscaped areas are provided to:</p> <ul style="list-style-type: none"> <li>(a) reduce the impervious area and enhance the visual amenity and natural landscape character of the setting, streetscape and local area;</li> <li>(b) retain existing native vegetation and enhance buffer areas around property boundaries;</li> </ul>	<p><b>For Noosa Junction-</b> <b>AO32.1</b> The minimum area required for providing landscaping is 10% of the site area with a minimum dimension of 2 metres.</p> <p><b>AO32.2</b> The minimum average width of landscaping along a street frontage is 2 metres with <b>exceptions to the following exception of</b> streets <a href="#">where shown as having primary active street frontage in</a></p>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>(c) suit the relative size and nature of the development and its setting;</li> <li>(d) reduce the visual impact of large or bulky structures and fencing along watercourses;</li> <li>(e) screen car parking, loading and service areas of developments; and</li> <li>(f) contribute to pedestrian wayfinding and comfort through shade.</li> </ul>	<p><a href="#">Figure 7.2.5.4 (Noosa Junction Framework and Character Plan)</a> where no frontage landscaping is required: <a href="#">excluding street trees.</a></p> <ul style="list-style-type: none"> <li>(a) <del>Sunshine Beach Road;</del></li> <li>(b) <del>Arcadia Street;</del></li> <li>(c) <del>Cooyar Street;</del></li> <li>(d) <del>Northern side of Lanyana Way; and</del></li> <li>(e) <del>Eastern side of Noosa Drive</del></li> </ul> <p><b>For Noosa Business Centre- AO32.3</b></p> <p>Dense vegetated screening is provided between the development and Eenie Creek Road and Walter Hay Drive.</p> <p><a href="#">AO32.4</a> <a href="#">Development where possible retains and incorporates existing vegetation.</a></p> <p><a href="#">AO32.4.5</a> The minimum area required for providing landscaping <a href="#">excluding High Density Residential Precinct</a> is 15% of the site area with a minimum dimension of 2 metres.</p> <p><a href="#">AO32.5.6</a> Landscaping <a href="#">excluding High Density Residential Precinct</a>, is provided on <a href="#">site sites</a> in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) an average width of: <ul style="list-style-type: none"> <li>(i) 4 metres measured from a frontage to the internal circulation road, except for a main street frontage where identified as having a primary active frontage on <a href="#">Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan)</a> where it is 0 metres; and</li> <li>(ii) 2 metres measured from a frontage to any other road; and</li> </ul> </li> <li>(b) shade trees are provided in car parks;</li> <li>(c) a landscaped area is provided between the centre activity, associated car parking and any adjacent residential activity or residential zone which: <ul style="list-style-type: none"> <li>(i) has a minimum width of 3 metres and is not used for storage or mechanical plant;</li> <li>(ii) is planted with a variety of screening trees and shrubs; and</li> <li>(iii) incorporates a minimum 1.8-metre-high solid screen fence with acoustic attenuation where required.</li> </ul> </li> </ul> <p><a href="#">AO32.6.7</a> For showroom, garden centre, hardware and trade supply uses the following side and rear boundary setbacks apply:</p> <ul style="list-style-type: none"> <li>(a) standard 2 metres width; or</li> <li>(b) 5 metres width along all boundaries that adjoin land in a residential zone.</li> </ul>

Performance Outcomes	Acceptable Outcomes
<p><b>PO33</b> Landscape and streetscape treatments are consistent with the existing streetscape character, enhance the amenity and contributes positively to the major centre, particularly along the major road network.</p>	No acceptable outcome provided
<p><b>PO34</b> Landscaping within road reserves:</p> <p>(a) enhances the streetscape quality and natural landscape character of the area; and</p> <p>(b) maintains the functionality of the road reserve for vehicles and pedestrians.</p>	<p><b>AO34</b> Landscaping:</p> <p>(a) is set back a minimum of 500 millimetres from the back of the kerb;</p> <p>(b) ensures landscaping and paving styles are consistent with any Council endorsed streetscape theme; and</p> <p>(c) incorporates a minimum pedestrian pathway width of 3 metres provided along the frontage, clear of any planted area or outdoor business area.</p> <p><b>Editor's note</b>—refer to <a href="#">figure AP3-5A</a></p>
<p><b>PO35</b> Landscape treatments soften and improve the visual appearance of the building, outdoor spaces and service areas.</p>	<p><b>AO35.1</b> Entries, outdoor spaces and outdoor dining areas are treated with hard and soft landscaping features.</p> <p><b>Editor's note</b>—refer to <a href="#">figure AP3-8A</a> for design outcomes for landscaping outdoor dining areas.</p> <p><b>AO35.2</b> Landscaping may be used to conceal, and reduce the noise generated from mechanical plant equipment, loading bays, storage and service areas.</p>

**Table 6.4.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Mixed use development</b>	
<p><b>PO36</b> <del>Development</del>Where provides residential development is proposed it is provided for a in mixed range use of residential activities buildings with small dwellings, primarily accommodated in mixed-use buildings, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p><b>AO36</b> Development provides for one or more of the following residential activities, in the form of small dwellings only and accommodated in a mixed-use building format: - ]</p> <p>(a) <u>one</u> caretaker's accommodation <u>unit</u>;</p> <p>(b) dwelling unit (e.g. shop top housing);</p> <p>(c) dual occupancies;</p> <p>(d) multiple dwellings.</p>
<p><b>PO37</b> Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.</p>	<p><b>AO37.1</b> Any residential activities are located above or behind ground storey business or community activities.</p> <p><b>AO37.2</b> 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><b>PO38</b> Residential uses:</p> <p>(a) have separate identifiable, well lit and safe pedestrian</p>	No acceptable outcome provided

Performance Outcomes	Acceptable Outcomes
<p>access to building entries and dwellings; and</p> <p>(b) clearly identify private residential space by using features such as low walls, changes in surface texture or other landscape treatments.</p>	
<p><b>PO39</b> Mixed-use buildings are designed and operated to ensure:</p> <p>(a) business uses manage potential impact on residents, including impacts associated with:</p> <ul style="list-style-type: none"> <li>(i) visual and acoustic privacy;</li> <li>(ii) safety and security; and</li> <li>(iii) lighting.</li> </ul> <p>(b) residential uses do not limit the business opportunities of the site.</p>	<p><b>AO39.1</b> Dwellings are designed to incorporate suitable noise attenuation and privacy measures to reduce amenity impacts from business uses.</p> <p><b>AO39.2</b> The residential component of the development provides for:</p> <ul style="list-style-type: none"> <li>(a) separate identifiable residential entries from entrances for other building uses;</li> <li>(b) clearly defined and safe pedestrian access to dwelling units and accommodation units that are appropriately lit, visible to others and directly accessible to units from areas likely to be used at night; and</li> <li>(c) security measures such that building users do not have access to areas that are intended for the exclusive use or residents of, and visitors to, residential accommodation;</li> <li>(d) windows, balconies, terraces of each dwelling are screened up to a minimum height of 1.7 metres from the finished floor level where overlooking a habitable room or private open space of another dwelling within 9 metres; and</li> <li>(e) screening may incorporate solid translucent screens, shutters, perforated panels or trellises which have a maximum of 50% openings.</li> </ul> <p><b>Editor's Note</b>—refer to <a href="#">figure AP3-1B</a> and <a href="#">figure AP3-1C</a> for design outcomes for overlooking.</p> <p><b>AO39.3</b> Dwellings provide:</p> <ul style="list-style-type: none"> <li>(a) clearly identify private residential space by using features such as low walls, changes in surface texture or other landscape treatments; and</li> <li>(b) private open space or an open balcony directly accessible from a habitable room with: <ul style="list-style-type: none"> <li>(i) a minimum area of 9m<sup>2</sup>,</li> <li>(ii) a minimum dimension of 2.5 metres; and</li> <li>(iii) is clear of any utilities such as gas, water tanks and air conditioning units.</li> </ul> </li> </ul>

**Table 6.4.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Safety and Amenity</b>	
<p><b>PO40</b> Where adjoining land in a residential zone <a href="#">or High Density Residential Precinct</a>, development ensures that the siting, design and hours of operation do not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises.</p>	No acceptable outcome provided
<b>Overlooking</b>	

Performance Outcomes	Acceptable Outcomes
<b>PO41</b> Development provides reasonable privacy, amenity and use of indoor and outdoor living areas to surrounding residential uses.	<b>AO41</b> Development is designed and arranged to avoid overlooking by siting windows and outdoor areas, (including balconies and terraces) to not look into residential dwellings and may incorporate screening over building openings.
<b>PO42</b> Development creates a safe environment by incorporating key elements of crime prevention through environmental design in its layout considering: <ul style="list-style-type: none"> <li>(a) casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) lighting;</li> <li>(d) signage and wayfinding;</li> <li>(e) minimising entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul>	No acceptable outcome provided
<b>PO43</b> Walkways, carparks and publicly accessible facilities, including toilets, and bicycle racks are located and designed to allow casual surveillance by other persons.	No acceptable outcome provided
<b>PO44</b> Pathways allow clear sightlines in all directions.	No acceptable outcome provided
<b>PO45</b> Adequate lighting is provided to building entrances, carparks and pedestrian routes.  <i>Editor's note—Applicants may find useful guidance to the Queensland Government's <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</i>	No acceptable outcome provided
<b>PO46</b> <del>All property boundaries are clearly identifiable with public and private spaces clearly defined.</del>	<b>PO46.1</b> <del>Boundaries are identified by such means as—</del> <ul style="list-style-type: none"> <li><del>(a) fencing; or</del></li> <li><del>(b) changes in surface materials or levels; or</del></li> <li><del>(c) landscape treatments.</del></li> </ul> <b>AO46.2</b> <del>Loading and storage areas are well lit or can be locked after hours.</del>
<b>PO47</b> All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.	<b>AO47</b> <b>AO46</b> All premises are identified by the provision of the street number in a prominent location, preferably near the site entry, (i.e. on the kerb or letterbox or by signage on the building or site).
<b>PO48</b> <b>PO47</b> Building entries are visible and easily identifiable.	<b>AO48</b> <b>AO47.1</b> The number of entrances and exits are limited and main building entrances/exits are located at the front of the site in view of the street. Where this is not possible, due to site or existing building constraints, a well-defined path is provided to the entrance/exit.  <b>AO48</b> <b>AO47.2</b> All entrances/exits to buildings, are well lit and signed, and signage includes hours of operation.

Performance Outcomes	Acceptable Outcomes
	<p><b><del>A048</del><u>A047.3</u></b> Entrances/exits are located to provide a direct link to driveways and car parking areas.</p> <p><b><del>A048</del><u>A047.4</u></b> Recessed doorways are avoided where the recess is of sufficient size to conceal a person. Where recessed doorways are unavoidable, the following measures are used to enhance safety—</p> <ul style="list-style-type: none"> <li>(a) good lighting;</li> <li>(b) strategically placed mirrors;</li> <li>(c) angled approaches; or</li> <li>(d) gates which restrict access.</li> </ul>
<p><b>Vandalism</b> <b><del>PO49</del><u>PO48</u></b> Buildings and structures are designed to minimise opportunities for vandalism.</p>	<p><b><del>A049</del><u>A048</u></b> Buildings or structures that are visible from and accessible from a public street or laneway—</p> <ul style="list-style-type: none"> <li>(a) avoid the use of solid fences and blank walls which attract graffiti. Where solid blank surfaces are unavoidable, measures in the form of landscaping, creepers, murals, vandal resistant paint, etc. are used;</li> <li>(b) with windows at ground level use measures that deter break and enters without obscuring views to shopfronts; and</li> <li>(c) are constructed to be vandal and graffiti proof.</li> </ul>
<p><b>Lighting</b> <b><del>PO50</del><u>PO49</u></b> Lighting of appropriate intensities is provided to maximise safety.</p>	<p><b><del>A050</del><u>A049.1</u></b> Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code unless otherwise specified in this Code.</p> <p><b><del>A050</del><u>A049.2</u></b> External lighting of a graduated intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a higher level at the entrance to buildings or at the centre of the site.</p> <p><b><del>A050</del><u>A049.3</u></b> Lighting is directed onto the site and away from neighbouring properties.</p> <p><b><del>A050</del><u>A049.4</u></b> <del>Vandal-resistant lighting is used in</del> <u>In</u> public and publicly accessible areas: <u>]</u></p> <ul style="list-style-type: none"> <li>(a) <u>lighting is vandal-resistant; and</u></li> <li>(b) <u>development incorporates solar lighting where possible.</u></li> <li><u>]</u></li> </ul> <p><b><u>A049.5</u></b> <u>Loading and storage areas are well lit or can be locked after hours.</u></p>
<p><b>Vehicle loading and waste</b> <b><del>PO54</del><u>PO50</u></b></p>	<p><b><del>A054</del><u>A050</u></b></p>



Performance Outcomes	Acceptable Outcomes
Vehicle loading / unloading and waste storage and collection areas do not significantly impact on the visual or acoustic amenity of the area or sensitive landuses.	Vehicle loading/unloading, waste storage/collection and external storage areas are enclosed within a service yard or courtyard and located to the rear or under the building and not located along any frontage to a public street or space.

**Table 6.4.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Earthworks and Drainage</b>	
<p><b>PO52PO51</b></p> <p>Filling and excavation <del>for operational works do</del><b>does</b> not directly, indirectly or cumulatively cause adverse impacts external to the development site by—</p> <ul style="list-style-type: none"> <li>(a) causing ponding of water on the site or nearby land;</li> <li>(b) causing erosion or the transport of sediment off the site;</li> <li>(c) increasing flooding, which adversely affects the safety or use of any land upstream and downstream;</li> <li>(d) or adversely affecting the flow of water in any overland flow path.</li> </ul>	<p><b>AO52AO51</b></p> <p>Filling and excavation <del>for operational</del> works are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties or downstream environments.</p>

**Table 6.4.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Car parking and access</b>	
<p><b>PO53PO52</b></p> <p>Pedestrian safety and convenience is not threatened or reduced by additional vehicular driveways.</p>	<p><b>AO53AO52.1</b></p> <p>Car parking is not located forward of the front building line or front building setback and is screened from view from the street and does not to dominate the streetscape.</p> <p><b>AO53AO52.2</b></p> <p>Provision is made for shared driveways to minimise the number of driveways interrupting the flow of pedestrians along the footpath.</p> <p><b>Editor's Note</b>—refer to figure AP3-11A and figure AP3-11B for design outcomes for car parking.</p>
<p><b>Basements</b></p> <p><b>PO54PO53</b></p> <p>Basement design:</p> <ul style="list-style-type: none"> <li>(a) <b>does</b> not dominate the street or building design;</li> <li>(b) <b>visually</b> integrates with the building;</li> <li>(c) <b>is screened through landscaping;</b> and</li> <li>(d) <b>does not present as a storey to the street</b></li> </ul> <p><del>limits the access width to a maximum of 6 metres.</del></p>	<p><b>AO54AO53.1</b></p> <p><b>For residential development basements</b> are :</p> <ul style="list-style-type: none"> <li>(a) limited to one access a maximum of 6 metres wide; <b>and</b></li> <li>(b) <b>do not encroach into building setback areas.</b></li> </ul> <p><b>AO53.2</b></p> <p><b>For non residential development basements</b> are:</p> <ul style="list-style-type: none"> <li>(a) <b>limited to one access a maximum width compliant with the relevant Australian Standards; and</b></li> <li>(b) <b>do not encroach into building setback areas.</b></li> </ul> <p><b>Editor's Note</b>—refer to figure 6.9.2</p>
<p><b>PO55PO54</b></p> <p>Car parking including multi-deck car parking is located and designed so that it is effectively screened to street frontages at</p>	<p><b>AO55AO54</b></p> <p>Car parking is sleeved with active shopfronts at street level where possible and includes landscaping or design features at</p>

Performance Outcomes	Acceptable Outcomes
ground level with upper floors to be landscaped or designed to have a good amenity when viewed from public spaces within and surrounding the centre.	upper levels where visible from public spaces.
<del>PO56</del> <del>Multi-deck car parking is designed and constructed with sufficient height to enable adaptation to different uses in the future.</del> -	<del>AO56</del> <del>Multi-deck car parking has a minimum floor to ceiling height of 3.5 metres to enable future conversion to other uses if no longer required for car parking.</del>
<b>Access to the Noosa Business Centre</b> <del>PO57</del> <del>PO55</del> Access to the Noosa business centre is via the existing access points in Eenie Creek Road and Walter Hay Drive and Rene Street.	<del>AO57</del> <del>AO55</del> There are no additional access points to Eenie Creek Road and Walter Hay Drive.
<del>PO58</del> <del>PO56</del> Development within the Noosa Business Centre site is of a scale and intensity to operate without the need for traffic lights.	No acceptable outcome provided
<b>New Access to Noosa Junction</b> <del>PO59</del> <del>PO57</del> Development of the former bowls club site provides a new opportunity for <a href="#">improved</a> access <a href="#">and connectivity through the site</a> to <del>Noosa</del> <a href="#">Lanyana Junction Way</a> .	<del>AO59</del> <del>AO57</del> Development provides a new road linking Noosa Drive near Pinnaroo Park and Lanyana Way and with an access to Council's car park, in the first stage.

**Table 6.4.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b><i>Pedestrian and Cycling Connectivity</i></b>	
<del>PO60</del> <del>PO58</del> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, other centres and community-related spaces.	No acceptable outcome provided
<del>PO64</del> <del>PO59</del> Public or semi-public spaces are integrated into the centre's <a href="#">key</a> pedestrian and cycle networks <a href="#">and are designed to provide for and create a safe environment and legible wayfinding.</a>	<del>AO64</del> <del>AO59.1</del> Public and semi-public spaces are located to ensure pedestrian movement flows through the site and connects with the centres <a href="#">key</a> pedestrian and cycle networks <a href="#">including where identified in Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan) and Figure 7.2.5.4 (Noosa Junction Framework and Character Plan).</a>  <del>AO64</del> <del>AO59.2</del> Pedestrian arcades, laneways or enclosed thoroughfares are a minimum of 6 metres wide, provide a direct line of sight to a major pedestrian destination (major tenancy, car park, public place, etc.), and are not dead ends, narrow or circuitous.
<del>PO62</del> <del>PO60</del> Pedestrian and bicycle <a href="#">paths</a> <a href="#">links</a> are constructed throughout the <del>Noosa Business Centre site,</del> <a href="#">centre</a> with appropriate external connections provided.	<del>AO62</del> <del>AO60</del> Pedestrian and <a href="#">bicycle</a> <a href="#">cycle paths</a> <a href="#">networks</a> are <del>constructed</del> <a href="#">provided as including shown where in identified indicatively on</a> Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan) <a href="#">and Figure 7.2.5.4 (Noosa Junction Framework and Character Plan).</a>
<del>PO63</del> <del>PO61</del> Pedestrian and bicycle movements between key nodes within the Noosa Business Centre site are designated to minimise	No acceptable outcome provided

Performance Outcomes	Acceptable Outcomes
the need to cross over roads and where road crossing is necessary, central refuges are provided.	

**Table 6.4.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Environment and heritage</b>	
<p><b>PO64PO62</b> Development—</p> <p>(a) does not lead to erosion or the transport of sediments off site;</p> <p>(b) does not lead to the disturbance of natural features or buildings or structures;</p> <p>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</p>	<p><b>AO64AO62.1</b> Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p> <p><b>AO64AO62.2</b> Development on a site adjoining a local heritage place respects the cultural heritage significance of the place by mitigating any adverse impacts on the setting or integrity of the heritage values.</p> <p><i>Editor's note—Local heritage places are identified on the Heritage and Character Area Overlay Map in schedule 2.</i></p>
<p><b>PO65PO63</b> Development is conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments or environmental processes.</p>	No acceptable outcome provided

**Table 6.4.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Infrastructure</b>	
<p><b>PO66PO64</b> Development is supported by adequate infrastructure and urban services including reticulated water, sewerage, stormwater drainage, sealed roads, pathways and electricity and telecommunication infrastructure.</p>	No acceptable outcome provided
<p><b>PO67PO65</b> Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	No acceptable outcome provided

**Table 6.4.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Additional Provisions for the Noosa Business Centre Precincts</b>	
<b>Small Scale Business Precinct</b>	
<p><b>PO68</b> <del>Development is for business uses within small scale tenancies that do not exceed a gross floor area of 150m<sup>2</sup>.</del></p>	<p><b>AO68.1</b> <del>The ground floor level of tenancies is used for business purposes only, with other ancillary uses located at the second storey.</del></p> <p><b>AO68.2</b> <del>Tenancies do not exceed a gross floor area of 150m<sup>2</sup>.</del></p>
<p><b>PO69</b> <del>The precinct is developed as a discrete grouping of businesses</del></p>	<p><b>AO69</b> <del>Individual tenancies do not have direct access to Hofmann</del></p>

Performance Outcomes	Acceptable Outcomes
<del>with an internal access road.</del>	<del>Drive.</del>
<b>Showroom Precinct</b>	
<p><b>PO70PO66</b> Development <u>Within the Showroom precinct development</u> provides <del>a core of for</del> large format <u>retail showroom</u> premises <del>comprising showrooms and does not exceed with</del> a combined <u>maximum</u> total gross floor area <u>for retail uses</u> of :</p> <p>(a) 7,700m<sup>2</sup> <u>for Lot 3 SP246584; within and</u></p> <p>(b) <u>3,500m<sup>2</sup> the combined for showroom Lot precinct 4</u> <u>SP246584 and Lot 1 SP222983.</u></p>	<p><b>AO70</b> <del>Development does not exceed a combined total gross floor area of 7,700m<sup>2</sup>; within the showroom precinct.</del></p> <p><u>No acceptable outcome provided</u></p>
<b>Business Park Precinct</b>	
<p><b>PO74PO67</b> Development provides for integrated commercial and professional office floor space offering a wide range of office-based uses and employment opportunities.</p>	<p><b>AO74AO67</b> Development is to be generally consistent with Figure 7.2.4.5- (Noosa Business Centre Framework and Character Plan).</p>
<p><b>PO72PO68</b> Development on key gateway sites exhibits the highest standard of design.</p>	No acceptable outcome provided
<p><b>Food and Drink Outlet</b> <b>PO73PO69</b> Food and drink outlets occur only when ancillary to and associated with a bonafide office use on site and are limited in scale and size.</p>	<p><b>AO73AO69</b> Food and drink outlets have a gross floor area no greater than 10% of the total gross floor area of the site.</p>
<b>Retail Precinct</b>	
<p><b>PO74PO70</b> Development provides the retail core of the Noosa Business Centre and shops, shopping centre, service industry and food and drink outlets do not exceed a combined gross floor area of 24,500m<sup>2</sup> within the Retail precinct.</p>	<p><b>AO74AO70</b> Shops, shopping centre, service industry and food and drink outlets do not exceed a combined gross floor area of 24,500m<sup>2</sup> within the Retail precinct.</p>
<b>Village Mixed Use Precinct</b>	
<p><b>PO75PO71</b> The Village Mixed use precinct develops as the core village centre with a notable main street and civic space providing for—</p> <p>(a) retailing to serve local needs;</p> <p>(b) community congregation, interaction, entertainment and leisure;</p> <p>(c) activated street frontages with a pedestrian focus;</p> <p>(d) convenient pedestrian and bikeway links to adjacent business and residential activities;</p> <p>(e) a landscaped setting incorporating existing trees that reflects the village look and feel associated with Noosa.</p>	No acceptable outcome provided
<p><b>Retail Uses</b> <b>PO76PO72</b> The combined gross floor area of all retail uses within the village mixed use precinct does not exceed 7,500m<sup>2</sup> and does not include a discount department store or full-line supermarket.</p>	<p><b>AO76AO72</b> A small format supermarket is included in the retail mix of uses with a gross floor area that does not exceed 2,500m<sup>2</sup>.</p>
<p><b>Walkable Places</b> <b>PO77PO73</b> The precinct is developed with a walkable network of streets</p>	No acceptable outcome provided.



Performance Outcomes	Acceptable Outcomes
<p>and public places that are well connected, safe, attractive and inclusive, and provide a platform for diverse community interactions and commercial exchange.</p>	
<b>High Density Residential Precinct</b>	
<p><b>PO74</b>  <u>Development provides for higher density multiple dwellings which meets the needs of a diverse range of current and future resident populations including small households, older persons, people on low incomes and people with special mobility needs.</u></p>	<p><u>No acceptable outcome provided.</u></p>
<p><b>PO75</b>  <u>Development:</u></p> <ul style="list-style-type: none"> <li>(a) <u>addresses and enhances the streetscape by incorporating articulation and individual design elements that add visual interest to the development;</u></li> <li>(b) <u>has a form and architectural scale that does not dominate the streetscape or surrounding properties;</u></li> <li>(c) <u>does not detract from the visual amenity of adjoining properties through access to sunlight or overlooking;</u></li> <li>(d) <u>takes the form of small separate buildings, rather than large single bulky development; and</u></li> <li>(e) <u>sites within a landscape setting.</u></li> </ul>	<p><b>AO75.1</b>  <u>Development provides visual interest to the street and surrounding area through:</u></p> <ul style="list-style-type: none"> <li>(a) <u>highlighting individual dwellings and land uses through differing external materials, finishes or textures;</u></li> <li>(b) <u>offsetting or staggering dwellings to provide variation in the frontage; and</u></li> <li>(c) <u>varying the roof form.</u></li> </ul> <p><b>AO75.2</b>  <u>Buildings have the main entrance easily recognisable from the street and include design elements in the front façade such as verandahs, external stairs, awning or shade structures and window openings.</u></p> <p><b>AO75.3</b>  <u>Buildings and structures are designed to:</u></p> <ul style="list-style-type: none"> <li>(a) <u>have a maximum wall length of 15 metres and external walls incorporate at least one design element (such as windows, pergolas, sun shading devices, balconies) to add visual interest and amenity;</u></li> <li>(b) <u>allow for landscape treatments to soften the development; and</u></li> <li>(c) <u>avoid more than six dwellings attached in any one plane.</u></li> </ul>
<p><b>Garages and carports</b>  <b>PO76</b>  <u>Garage doors and carports do not dominate the street or the building design.</u></p>	<p><b>AO76.1</b>  <u>Covered car parking spaces are not located between the building and the road frontage.</u></p> <p><b>AO76.2</b>  <u>Garages and covered car parking are integrated with the line and plain of the building</u></p> <p><b>AO76.3</b>  <u>Where multiple garages face the street, they are separated by a minimum of 2 metres or are staggered in setback by a minimum of 1 metre.</u></p> <p><b>AO76.4</b>  <u>Garages that are visible from the street, but do not face the street, include a landscaped setback to the street and provide articulation, windows or a mix of materials to provide interest to the garage facade.</u></p>
<p><b>Front Fences and Walls</b>  <b>PO77</b></p>	<p><b>AO77.1</b></p>

Performance Outcomes	Acceptable Outcomes
<p><u>Front fences and walls are designed and sited to:</u></p> <ul style="list-style-type: none"> <li>(a) <u>contribute to the attractiveness of the streetscape;</u></li> <li>(b) <u>be compatible with the existing streetscape character;</u></li> <li>(c) <u>avoid interference with movement of surface stormwater;</u></li> <li>(d) <u>allow for casual surveillance of the street;</u></li> <li>(e) <u>provide planting in front of solid fences and walls; and</u></li> <li>(f) <u>ensure plantings between the front fence and the footpath does not create an impediment for pedestrians using the footpath.</u></li> </ul>	<p><u>Front fences or walls are set back an average of 1 metre and are articulated to provide visual interest by stepping the design at a maximum of 5 metre intervals.</u></p> <p><b>AO77.2</b> <u>Where located on the boundary:</u></p> <ul style="list-style-type: none"> <li>(a) <u>the solid portion of front fences and walls is no more than 1.2 metres high; or</u></li> <li>(b) <u>the walls contain openings or materials that ensure it is 50% transparent and has a height not exceeding 1.8 metres.</u></li> </ul> <p><b>AO77.3</b> <u>Solid front fences and walls may be 1.8 metres in height if the property has frontage to an arterial road or a distributor road.</u></p> <p><b>AO77.4</b> <u>The area of land between the front fence and the boundary is landscaped to screen the fence from the street, however, landscaping does not encroach more than 500 millimetres into the road reserve or within 1.5 metres of a sealed footpath.</u></p> <p><u>Editor's note—refer to figure AP3-4A</u></p>
<p><b><u>Safety and Amenity</u></b> <b><u>PO78</u></b> <b><u>Development:</u></b></p> <ul style="list-style-type: none"> <li>(a) <u>provides a high level of residential amenity to users of the subject site; and</u></li> <li>(b) <u>does not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises, including privacy and access to sunlight.</u></li> </ul> <p><b><u>Editor's note—Provisions for sill height, glazing, screening and window openings are to improve the residential amenity for occupants. Thermal performance requirements are contained in Queensland Development Code MP4.1 Sustainable Buildings. Energy efficiency requirements are contained in the National Construction Code.</u></b></p>	<p><b><u>AO78.1</u></b> <b><u>Buildings and structures:</u></b></p> <ul style="list-style-type: none"> <li>(a) <u>are sited and orientated to minimise the likelihood of overlooking the private open space of adjacent residential uses;</u></li> <li>(b) <u>avoid reduction of sunlight to at least 40% of the private open space areas of any adjoining residences to less than 2 hours between 9:00am and 3:00pm on any day of the year;</u></li> <li>(c) <u>incorporate fencing, landscaping and screening to mitigate impacts on adjoining residential uses.</u></li> </ul> <p><b><u>Editor's note—refer to figure AP3-1A and figure AP3-2A</u></b></p> <p><b>AO78.2</b> <u>Where adjoining non residential uses, dwellings are designed to incorporate suitable noise attenuation measures to reduce amenity impacts to occupants of residential uses.</u></p> <p><b>AO78.3</b> <u>Transparent doors and windows are designed and located so they do not directly face transparent doors or windows or the private open space areas of other dwellings or accommodation units within 10 metres;</u></p> <p><b>AO78.4</b> <u>Where windows, balconies, terraces, verandas or decks overlook or have the potential to overlook the private open space of nearby properties or view into habitable room windows within 10 metres:</u></p> <ul style="list-style-type: none"> <li>(a) <u>windows have a sill height of not less than 1.7 metres above finished floor level;</u></li> </ul>

Performance Outcomes	Acceptable Outcomes
	<p>(b) <u>windows and other openings are permanently screened to a minimum height of 1.7 metres to avoid overlooking;</u></p> <p>(c) <u>windows and doors use translucent glazing to obscure views; or</u></p> <p>(d) <u>windows or balconies are offset by 45 degrees or more.</u></p> <p><b>Editor's note</b>—refer to figure AP3-1C</p> <p><b>AO78.5</b> <u>Planter boxes, screens, pergolas, landscaping and architectural design of balconies are used to screen the ground floor private open space of dwellings from separate upper-level dwellings.</u></p> <p><b>AO78.6</b> <u>Permanently fixed external screening devices complement the building's external materials and finishes and may incorporate solid translucent screens, shutters, perforated panels or trellises which have a maximum of 50% openings.</u></p> <p><b>Editor's note</b>—refer to figure AP3-1B</p>
<p><b>PO79</b> <u>Development, including mechanical plant, vehicle manoeuvring and communal outdoor recreation uses:</u></p> <p>(a) <u>do not have an adverse effect on the amenity enjoyed by users of adjacent or nearby premises through emission of noise, light, fumes or smoke;</u></p> <p>(b) <u>do not cause unreasonable disturbance to local fauna through light or smoke emissions.</u></p>	<p><b>AO79.1</b> <u>Communal outdoor recreational facilities including swimming pools, spas and sports courts are:</u></p> <p>(a) <u>setback at least 12 metres from the boundary of land in a residential zone and screened by a 5 metre wide buffer densely planted with trees and shrubs including species from 1 metre to 8 metres in height; or</u></p> <p>(b) <u>located internally to the arrangement of buildings on the site; and</u></p> <p>(c) <u>not used between the hours of 9:00pm and 6:30am the following day</u></p> <p><b>AO79.2</b> <u>For a lit sports court:</u> <u>the court is located at least 60 metres from the external wall of an existing or approved dwelling on adjoining or nearby premises (as measured from the centre line of the court); and the vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upward; and any flood lighting is restricted to the types that give no upward component of light where mounted horizontally (i.e. a full cut off luminaire)</u></p> <p><b>AO79.3</b> <u>Mechanical plant is:</u></p> <p>(a) <u>located at least 2 metres from side or rear property boundary;</u></p> <p>(b) <u>where located at ground level, screened by fencing 1.5 metres in height or dense vegetation of at least 1.5 metres in width incorporating grouped trees and shrubs with maximum separation distance of 1 metre measured from the centre of the plant;</u></p> <p>(c) <u>where located above ground level, enclosed or screened</u></p>

Performance Outcomes	Acceptable Outcomes
	<p><u>such that it is not visible from the street frontage nor adjoining properties; and</u></p> <p>(d) <u>visually integrated into the line and plane of the building and roof design and does not project beyond the height or width of the building when viewed from the street and adjoining properties.</u></p> <p><u><i>Editor's Note— Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning or pool equipment.</i></u></p> <p><u><b>AO79.4</b></u> <u>Waste storage areas, clothes drying areas and external storage areas are screened from the street.</u></p>
<p><b>Social Housing</b> <b>PO78PO80</b></p> <p>For development in the High <u>density</u><u>Density</u> residential <u>Residential</u> Precinct:</p> <p>(a) <u>a 1 contribution in is every made 10 towards dwellings shall be social housing, provided at no cost to council or the provider, to provide for the social housing needs of the Noosa community; and</u></p> <p>(b) <u>the The contribution mentioned in (a) above, shall be one in every 10 dwellings is dedicated to a registered social housing provider at no cost to the provider or Council; and</u></p> <p>(c) <u>the contributed dwellings shall be distributed evenly across the development. and provided for the life of the development</u></p> <p><i>Editor's Note: Social housing is housing made up of public and community housing, that is owned and run by the government or a non for profit agency (as the provider) for people on low incomes or with special needs.</i></p>	<p>No acceptable outcome provided.</p>
<p><b>Stage</b><u>Landscaping</u> <b>PO81</b></p> <p><u>Development contributes to the visual amenity and natural landscape character of the area and retains existing large trees where practicable.</u></p>	<p><b>AO81</b></p> <p><u>For the High Density Residential precinct, the front 6 metres of the property is landscaped open space, provided that uncovered visitor parking, or swimming pools protruding no more than 1 Development metre above the ground level, may be as close as 2 metres from the front boundary.</u></p> <p><b>PO79</b></p> <p><u><i>Editor's Note— Further requirements for landscaping and private open space are located in 9.3.3 Dual Occupancy and Multiple Dwelling Code.</i></u></p>
<b><u>Development between Precincts</u></b>	
<p><b>PO82</b></p> <p><u>Where development is located on sites immediately adjoining or within two different precincts:</u></p> <p>(a) <u>it is designed to appear as part of an integrated development site or respond positively to adjoining development, including the continuation of any pedestrian or vehicle connections between precincts; and</u></p>	<p><u>No acceptable outcome provided.</u></p>



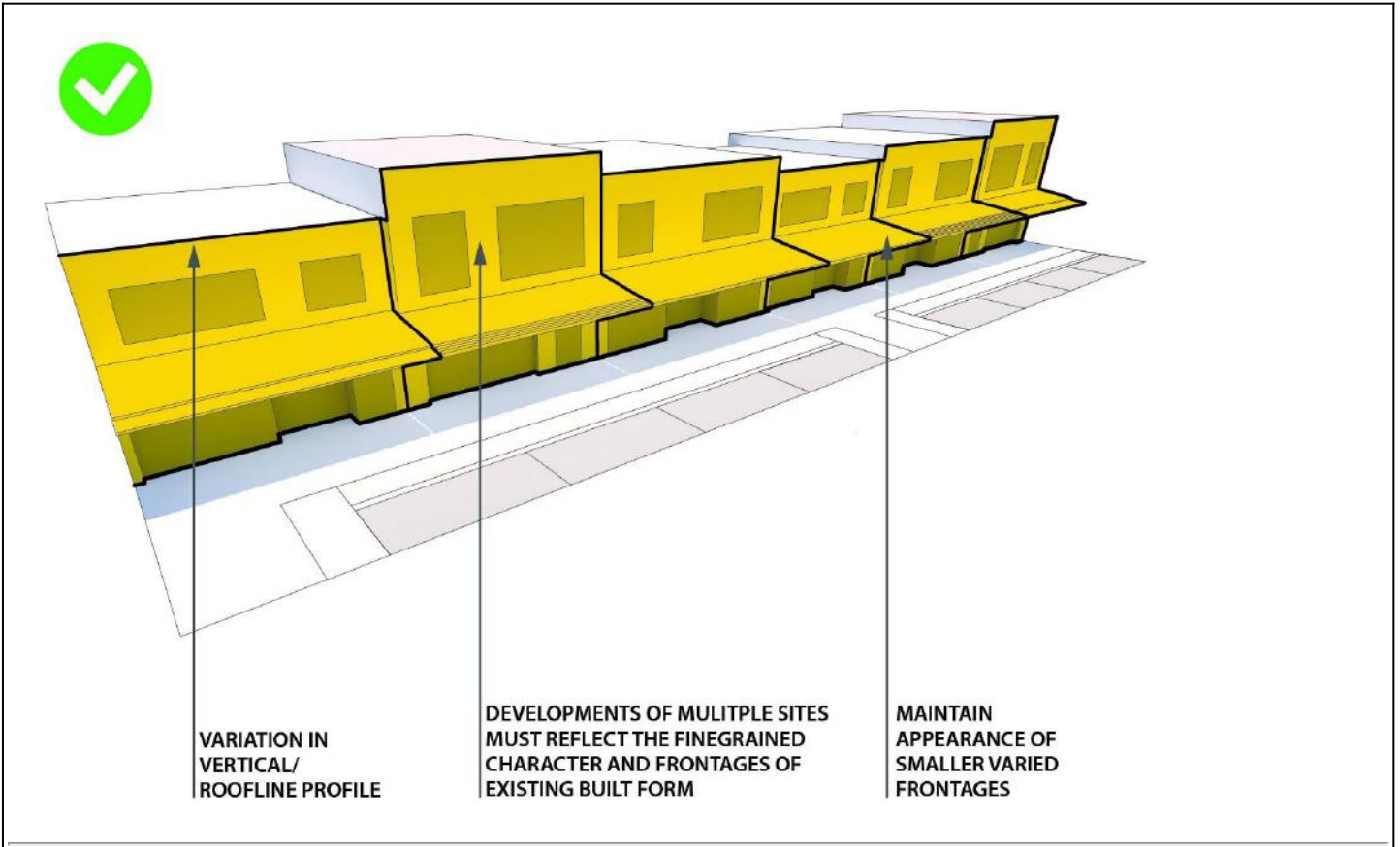
Performance Outcomes	Acceptable Outcomes
(b) <a href="#">the building design provides for a gradual transition from one precinct to the next.</a>	
<b><a href="#">Development adjacent to the Central Environment Management and Conservation Zone</a></b>	
<p><b><a href="#">PO83</a></b>  <a href="#">Development adjoining the central environmental management and conservation corridor located between the existing development and the Business Park and Village Mixed Use Precincts provides a high level of amenity and design when viewed from the adjoining key pedestrian/cycle link and other public spaces and provides for:</a></p> <p>(a) <a href="#">activated frontages and lighting to enhance passive surveillance; and</a></p> <p>(b) <a href="#">permeable connections through the development to key pedestrian and cycle links generally consistent with Figure 7.2.4.5- (Noosa Business Centre Framework and Character Plan).</a></p>	<p><a href="#">No acceptable outcome provided.</a></p>
<b><a href="#">Staging of Development</a></b>	
<p><b><a href="#">PO84</a></b>            The first stage of development in the Noosa Business Centre Village mixed use precinct, High density residential precinct or the Business park precinct (where immediately adjoining either the Village mixed use of High density residential precincts) includes:</p> <p>(a) construction of the road link between Hofmann Drive and Walter Hay Drive and dedication of the road reserve to Council;</p> <p>(b) construction of the internal circulation road through the Village mixed use precinct;</p> <p>(c) the internal circulation road is designed to provide a main street environment with proximity to the civic space;</p> <p>(d) the main street referred to in (c) is designed in accordance with the sections shown in <a href="#">Figure 6.4.1.5</a> where Section 1A is provided where there is a primary active frontage identified on <a href="#">Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan)</a>.</p> <p>(e) a pedestrian link between the Noosa Civic shopping centre building and the main street area that passes through the village green space;</p> <p>(f) development of the Village mixed use precinct with small floor plate retail including shops and food and drink outlets, with primary active street frontage to the village green space; and</p> <p>(g) the construction of a minimum of 3,000m<sup>2</sup> of commercial office floor space, capable of use for commercial or professional offices, constructed in an adjacent Business park precinct or precincts.</p> <p><b><i>Editor's Note:</i></b> <i>The development of the Noosa Business Centre also includes the creation of a landscaped village green space with a minimum area of 3,000m<sup>2</sup> and a site for a future transit facility of 5,000m<sup>2</sup> which are included in the Recreation and Open Space zone code and Community Facilities zone code respectively.</i></p>	<p>No acceptable outcome provided</p>

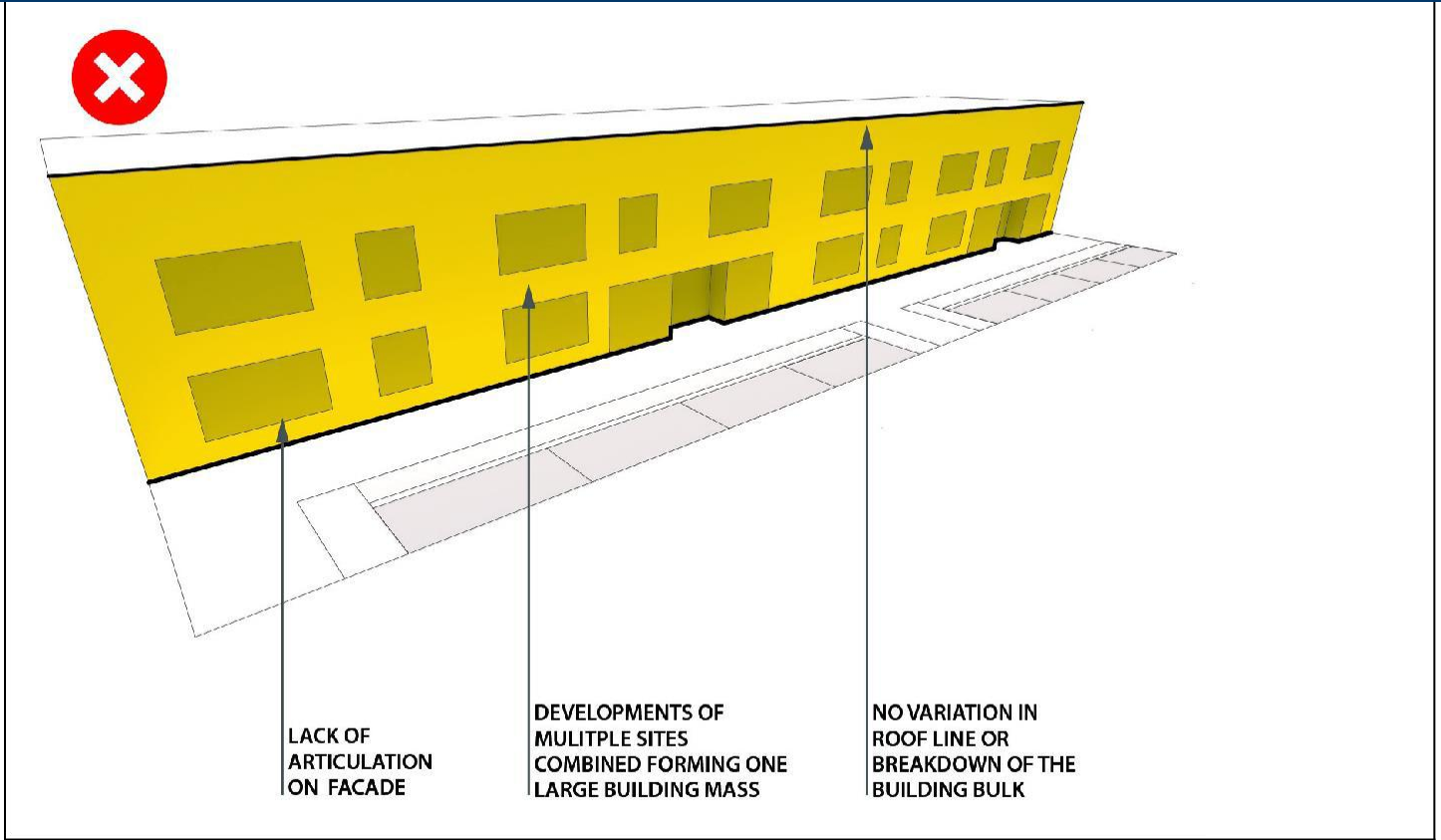
Performance Outcomes	Acceptable Outcomes
<b>Subsequent Stages</b> <b>PO80PO85</b> Any subsequent stage of development provides the completion of the pedestrian network as shown on the <a href="#">Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan)</a> .	No acceptable outcome provided

**Table 6.4.1.3 Criteria for assessment (part)**

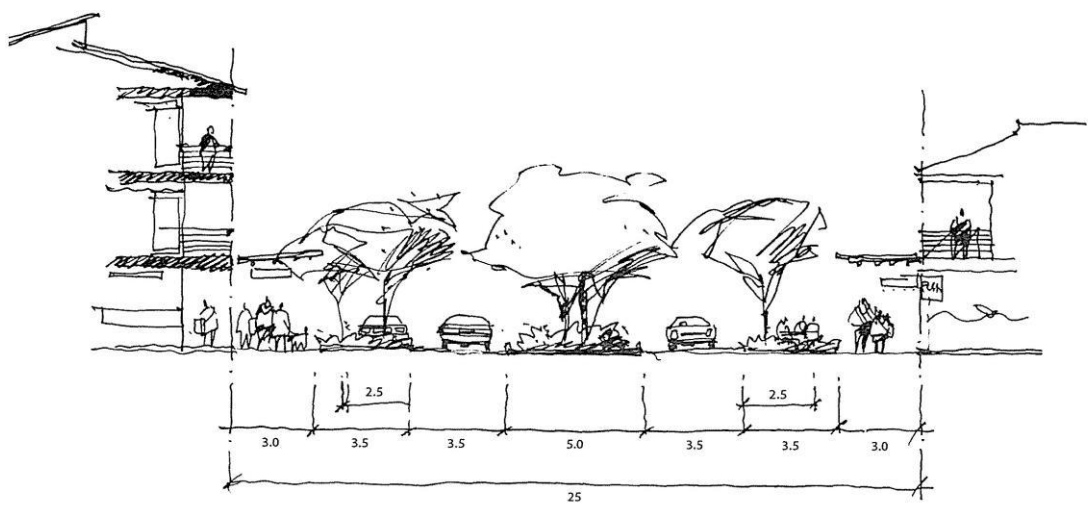
Performance Outcomes	Acceptable Outcomes
<b>Additional Provisions for the Noosa Junction Precinct</b>	
<b>Hospitality Precinct</b>	
<b>PO84PO86</b> Development provides entertainment, including live entertainment, in premises such as cafes, restaurants, bars, nightclubs, cinemas and markets.	No acceptable outcome provided

**Figure 6.4.1.4 - Multi-site development**

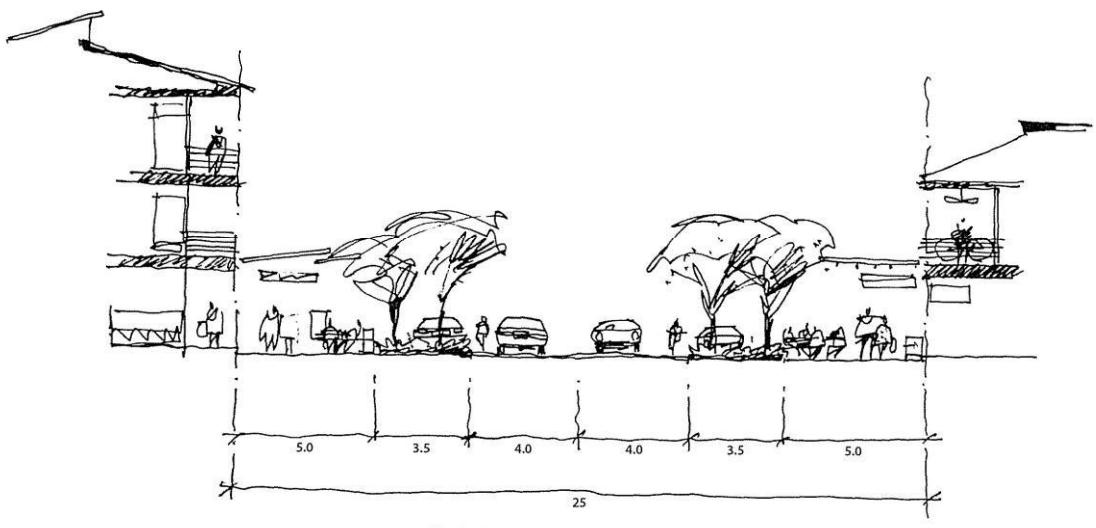




**Figure 6.4.1.5 - 25 metre Main Street with/without Median**

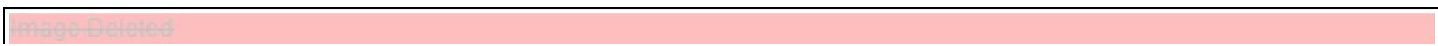


Section A1 : 25m Main Street with Median



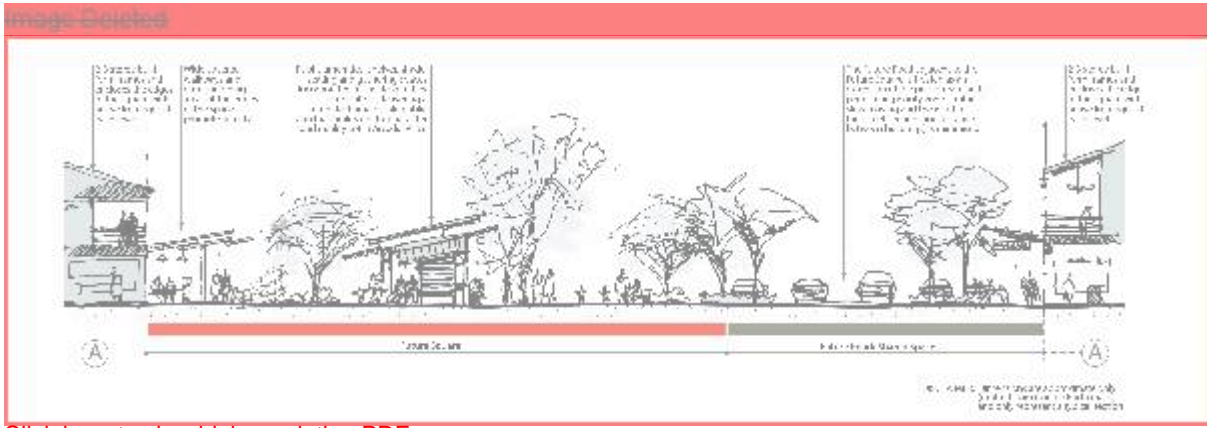
Section A2 : 25m Main Street without Median

**Figure 6.4.1.6 – Noosa Junction Key Plan**





**Figure 6.4.1.7 – Noosa Junction Sketch Section**



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## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.4 Centre zones category

##### 6.4.2 District Centre Zone Code

###### Application

This code applies to assessable development:-

- (a) within the District centre zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) identified as requiring assessment against the District centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### Purpose and overall outcomes

- (1) The purpose of the District centre zone is to provide for a large variety of uses and activities to serve a district of the Noosa Shire, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (2) The purpose of the District centre zone will be achieved by the following overall outcomes:
  - (a) Development supports the Noosa Shire Centres Hierarchy by providing a mix and range of goods and services and employment appropriate to the centre role and function and district catchment.
  - (b) Development complements and does not undermine, the role and function of the major centres of Noosa Junction and the Noosa Business Centre.
  - (c) Development services the needs of the community and visitors and includes shopping centres and full-line supermarkets (where there is a demonstrated need), specialty retail, commercial, residential, office, personal services, health, community and small-scale entertainment and recreation uses compatible with the centre's role and function.
  - (d) Development contributes to the economic activity and vibrancy of the business centre.
  - (e) Residential uses occur in conjunction with a non-residential use in a mixed-use format and support the predominant business function of the zone.
  - (f) Development integrates with the low rise landscaped character, built form and layout of the centre and creates a pleasant community feel.
  - (g) Development has a high level of architectural merit and contributes positively to the activation of the street and the character of the centre.
  - (h) Development reinforces the traditional 'main street' character and scale of development in the centre.
  - (i) Development facilitates the creation of vibrant and safe business centres, with attractive and functional buildings and streets with integrated high amenity public spaces.
  - (j) Residential uses provide housing choice, reduced commuting pressures, creates a mixed-use environment and provides casual surveillance.
  - (k) Entertainment activities contribute to the economic activity and vibrancy of the business centre both day and night.
  - (l) Development gives priority to improved accessibility for walking and cycling.
  - (m) Buildings are designed and operated to avoid adverse impacts on the amenity of surrounding residential development associated with noise, lighting, waste, fumes, odours, overlooking public health and safety.
  - (n) Buildings are designed and sited to sensitively respond to the physical characteristics and constraints of land, including coastal inundation, flooding, ~~steep land~~, landslide hazard and bushfire hazard, where applicable.
  - (o) Development is supported by appropriate infrastructure and essential services, is consolidated, and maximises the efficient use of existing infrastructure.
  - (p) Development does not compromise the future provision of planned infrastructure.
  - (q) Development provides high levels of sub-tropical and sustainable design including excellence in energy efficiency and water conservation and is resilient to the impacts of climate change.

## Mary Street/Thomas Street Health and Wellbeing Precinct

- (3) The following overall outcomes apply to the Mary Street/Thomas Street Health and Wellbeing Precinct and are additional to the overall outcomes of the District centre zone;
- (a) Development accommodates health and wellbeing uses including allied health, natural therapy consultants, specialist services and professional offices that support and complement medical uses at the corner of Goodchap Street, Eumundi-Noosa Road and at the Noosa Hospital.
  - (b) Low-cost short-term accommodation, such as a backpackers hostel, may be located at 14-16 Mary Street.
  - (c) Small dwellings may be developed in conjunction with a non-residential use in a mixed-use format.
  - (d) Development does not generate large volumes of traffic or require significant customer parking.
  - (e) Buildings are of a domestic scale and form.

*Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.*

**Table 6.4.2.3 - Criteria of assessment**

**Table 6.4.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Role and Function</b>	
<b>PO1</b> The business activity is of a type, scale and intensity that is consistent with the intended role and function of a District Centre as identified in the Noosa Shire Centre Hierarchy.	No acceptable outcome provided
<b>PO2</b> The District centre zone accommodates a mid-range of business, community, entertainment and recreation uses and offers a range of employment opportunities.	No acceptable outcome provided
<b>PO3</b> Development does not compromise or compete with the role and function of the Major Centres of Noosa Junction and Noosa Business Centre as the highest order centres in Noosa Shire by ensuring the gross floor area of: <ul style="list-style-type: none"> <li>(a) a shopping centre does not exceed 2,000m<sup>2</sup>; and</li> <li>(b) any individual tenancy does not exceed 1,000m<sup>2</sup> for a shop or 1,500m<sup>2</sup> for a supermarket.</li> </ul>	No acceptable outcome provided.
<b>PO4</b> A diverse range of retail, offices and healthcare, business, community, entertainment and recreation activities support the needs of residents and visitors in the district catchment and promote an activated mixed-use centre.	<b>AO4</b> Development provides for one or more of the following uses:- <ul style="list-style-type: none"> <li>(a) retail shops;</li> <li>(b) food and drink outlets (cafes, restaurant and outdoor dining facilities);</li> <li>(c) local health care services;</li> <li>(d) offices (e.g. banks and real estate agencies);</li> <li>(e) entertainment activities (bar, function facility or theatre);</li> <li>(f) recreation activities (indoor sport &amp; recreation); and</li> <li>(g) community activities and support service.</li> </ul>
<b>PO5</b> Higher order retail uses, including department stores and discount department stores, do not locate in the District centre zone.	No acceptable outcome provided
<b>PO6</b> Small to mid-range supermarkets locate in the District Centre	<b>AO6</b> A retail needs assessment is provided by a suitably qualified

Performance outcomes	Acceptable Outcomes
zone only where there is a demonstrated need.	economist outlining the demand for a supermarket in the District Centre.
<b>PO7</b> In the localities of Tewantin and Cooroy, a food and drink outlet does not incorporate a drive-through facility.	No acceptable outcome provided
<b>PO8</b> Development is contained within the boundaries of the District Centre zone with business growth consolidated on existing sites.	No acceptable outcome provided
<b>PO9</b> Development respects the fact that higher intensity retail uses are concentrated in traditional core main streets and that at the edges of the District Centre zone lower intensity business and community uses form a transition to residential uses.	<p><b>AO9.1</b> Within Tewantin:</p> <p>(a) development in Diyan Street includes a mix of residential and entertainment and dining uses but does not include shops;</p> <p>(b) development in Doonella Street and Blakesly Street include mixed-use development incorporating small dwelling units but does not include business uses such as shops which rely on active frontages to Doonella Street or Blakesly Street.</p> <p><b>AO9.2</b> Within Cooroy, sites fronting Pearl Street, Kauri Street, <del>Wattle street or Victory Lane</del> do not include shops or shopping centres <u>or other uses that rely on active frontages.</u></p>
<b>PO10</b> Short term accommodation is developed in conjunction with other centre uses, has proximity to tourist focused areas and is accessible to visitors.	<b>AO10</b> Development incorporates non-residential development in conjunction with short-term accommodation in a mixed-use format.
<b>Mary Street/Thomas Street Health and Wellbeing Precinct PO11</b> Uses: (a) are low impact; (b) are daytime use only if adjoining a residential zone; and (c) do not include: (i) a food and drink outlet or shop excluding where located on Lot 1 RP802167; or (ii) bar, hotel or nightclub entertainment facility.	No acceptable outcome provided

**Table 6.4.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Built form</b>	
<b>Height PO12</b> Buildings and other structures: (a) are low rise and have a visual bulk and architectural scale consistent with the character of the area;	<b>AO12.1</b> Buildings and other structures have a building height of no more than: (a) 10 metres for Noosaville District centre zone unless



Performance outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>(b) present a building height consistent with structures on adjoining and surrounding premises;</li> <li>(c) do not visually dominate the street, surrounding spaces or skyline;</li> <li>(d) preserve the amenity of surrounding development including privacy, views and access to sunlight to residential dwellings;</li> <li>(e) respect the scale of the surrounding vegetation;</li> <li>(f) respond to the topography of the site; and</li> <li>(g) have a maximum building height of two storeys <del>and appear no more than two storeys in height from any elevation.</del></li> </ul>	<p>within the Mary Street/Thomas Street Health and Wellbeing Precinct in which case the building height is no greater than 8 metres;</p> <ul style="list-style-type: none"> <li>(b) 10 metres for Tewantin District centre zone unless within 10 metres of the frontage of either Blakesley Street or Sidoni Street Tewantin in which case building height is no greater than 8 metres; and</li> <li>(c) 8 metres for Cooroy District centre zone.</li> </ul> <p><b>AO12.2</b> Where <del>development involves excavation of a site</del> <u>required, any the maximum</u> portion of <u>an the</u> exposed external <u>wall facade</u> <del>is of backfilled the to building ground cannot level exceed the</del> <u>respective building heights in AO12.1</u></p> <p><i>Editor's note</i>—refer to <i>figure AP3-13A</i> to measure height in storeys.</p>
<p><b>Site cover and gross floor area</b> <b>PO13</b> The site cover and gross floor area of building and other structures:</p> <ul style="list-style-type: none"> <li>(a) is of a scale that is compatible with surrounding development;</li> <li>(b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site;</li> <li>(c) maximises the retention of existing vegetation and allows for additional soft landscaping between buildings;</li> <li>(d) allows for adequate area at ground level for outdoor recreation, entertainment, and other site facilities; and</li> <li>(e) facilitates on-site stormwater management and vehicular access.</li> </ul>	<p>No acceptable outcome provided</p>
<p><b>Plot ratio</b> <b>PO14</b> If not within the Health and Wellbeing Precinct, Lot 1 on RP845244 or Lot 3 RP40197, the maximum plot ratio of a site is:</p> <ul style="list-style-type: none"> <li>(a) 0.8:1 for site areas up to and including 2,000m<sup>2</sup>; plus</li> <li>(b) 0.3:1 for the balance portion of the site area in excess of 2000m<sup>2</sup>.</li> </ul>	<p>No acceptable outcome provided</p>
<p><b>Health and Wellbeing Precinct</b> <b>PO15</b> Development is to be of a domestic scale and has a maximum site cover of 50%.</p>	<p><b>AO15</b> Development has a maximum GFA of 300m<sup>2</sup>.</p> <p><i>Editor's note</i>— refer to <i>Figure 6.4.2.6</i> for design outcomes for buildings in the Mary/Thomas Street Precinct.</p>
<p><b>14-16 Mary Street, Noosaville</b> <b>PO16</b> Development for short-term accommodation at 14-16 Mary Street Noosaville (Lots 3 and 4 on RP122928) contributes to diversity in visitor accommodation styles for Noosaville and has a maximum plot ratio of 1.3:1.</p>	<p>No acceptable outcome provided</p>
<p><b>Setbacks</b> <b>PO17</b> Buildings and other structures are appropriately designed and</p>	<p><b>AO17.1</b> Buildings and structures comply with the following minimum</p>

Performance outcomes	Acceptable Outcomes
<p>sited to:</p> <ul style="list-style-type: none"> <li>(a) provide amenity for users of the premises as well as preserve the visual and acoustic amenity of adjoining and nearby properties;</li> <li>(b) allow space for required vehicle parking;</li> <li>(c) preserve any existing vegetation to buffer the building;</li> <li>(d) allow for landscaping between buildings;</li> <li>(e) maintain the visual continuity and pattern of buildings and landscape elements within the street;</li> <li>(f) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief; and</li> <li>(g) help protect the natural character and visual amenity of the Noosa River system and other watercourses where relevant.</li> </ul>	<p>boundary setbacks:</p> <p><b>Frontage:</b></p> <p>Cooroy:</p> <ul style="list-style-type: none"> <li>(a) for Elm Street, Pearl Street, Wattle Street and Kauri Street — 2 metres; or</li> <li>(b) 0.0 metres otherwise.</li> </ul> <p>Noosaville: 6 metres.</p> <p>Tewantin:</p> <ul style="list-style-type: none"> <li>(a) Standard 6 metres</li> <li>(b) Exceptions: <ul style="list-style-type: none"> <li>(i) 0.0 metres for ground floors facing Poinciana Avenue;</li> <li>(ii) 2 metres for ground floors facing Memorial Avenue or Diyan Street.</li> </ul> </li> </ul> <p><b>Other boundaries:</b></p> <ul style="list-style-type: none"> <li>(a) 3 metres from boundaries that adjoin land in a residential zone, or</li> <li>(b) 0.0 metres otherwise.</li> </ul> <p><b>AO17.2</b> Places of worship, function facilities, hotels, bars, nightclub entertainment facilities or any other uses that involve music or large numbers of patrons are not within 10 metres of a residential zone.</p> <p><i><b>Editor's note</b>— If there is a conflict between minimum boundary setbacks, the greater setback prevails.</i></p>

**Table 6.4.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Building Design and Streetscape</b>	
<p><b>PO18</b> Buildings are designed using design elements and materials that reflect the local streetscape character of the area.</p>	No acceptable outcome provided
<p><b>PO19</b> Development creates attractive and functional buildings, streets and places.</p>	No acceptable outcome provided
<p><b>PO20</b> Streetscape treatments are provided to enhance the character and amenity of the street.</p>	No acceptable outcome provided
<p><b>PO21</b> Buildings and other structures present a high level of architectural merit with building elements and forms that:</p> <ul style="list-style-type: none"> <li>(a) are consistent with the bulk and scale of buildings on adjoining and nearby land;</li> <li>(b) break down the facade into finer scaled components;</li> <li>(c) provide strong visual relationships to the landscape, natural features and recreation areas in the vicinity;</li> </ul>	<p><b>AO21.1</b> Buildings incorporate horizontal and vertical articulation.</p> <p><b>AO21.2</b> Elevations are no longer than 15 metres without articulation of at least 0.75 metres and present subtle changes in textures and materials to break up building facades.</p> <p><b>AO21.3</b></p>



Performance outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>(d) create a pedestrian scale with visual interest;</li> <li>(e) present subtle changes in colours, textures and materials to break up the building facades;</li> <li>(f) integrate signage with the building design;</li> <li>(g) integrate landscaping into the building design and car parking areas; and</li> <li>(h) is well articulated with strong horizontal and vertical design elements providing an interesting streetscape; and</li> <li>(i) complement landform changes and landscape features, stepping down sloping sites to minimise cut or fill.</li> </ul>	<p>Frontages to public streets or other public or semi-public spaces are articulated with vertical elements to emphasise a finer-grain and human scale to the building frontage.</p> <p><b>AO21.4</b> Buildings incorporate:</p> <ul style="list-style-type: none"> <li>(a) variations in plan shape, such as steps, recesses, projections or splays;</li> <li>(b) variations in the vertical profile, with steps or slopes at different level;</li> <li>(c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure;</li> <li>(d) balconies, verandas or terraces; and</li> <li>(e) planting, particularly on podiums, terraces, and low-level roof decks or incorporate other landscape elements such as green walls.</li> </ul> <p><i>Editor's note—refer to <a href="#">figure 6.4.4.5</a> for design outcomes.</i></p>
<p><b>PO22</b> Buildings and other structures present a high quality streetscape with design elements and building forms that:</p> <ul style="list-style-type: none"> <li>(a) define the street and public spaces;</li> <li>(b) provide a consistent awning alignment fronting the street and public spaces;</li> <li>(c) contribute to the streetscape activity and vibrancy of the centre;</li> <li>(d) create pedestrian scale and visual interest;</li> <li>(e) contribute to their setting, including the skyline;</li> <li>(f) celebrate corner sites as key focal points that contribute positively to defining the street; and</li> <li>(g) provide areas outdoor dining and meeting opportunities on the ground level.</li> </ul>	<p>No acceptable outcome provided</p>
<p><b>PO23</b> Buildings on corner sites define the street intersection and include interesting or decorative features and design elements.</p> <p><i>Editor's note—refer to <a href="#">figure AP3-7A</a> for design outcomes on corner sites.</i></p>	<p>No acceptable outcome provided</p>
<p><b>PO24</b> Development makes a positive contribution to the visual amenity and activation of the street during normal daytime trading hours.</p>	<p><b>AO24</b> Development:</p> <ul style="list-style-type: none"> <li>(a) is designed and sited to activate and provide a positive contribution to the streetscape during daytime trading hours by incorporating architectural, landscape and furniture treatments which engage with the street;</li> <li>(b) includes ground level building facades that avoid blank walls and security shutters and maintain a shop-front presence to the street.</li> </ul>
<p><b>PO25</b> Uses on the ground floor are predominantly Business uses or Community uses accessible to the general public, including but</p>	<p><b>AO25</b> Ground floor buildings address the street and provide a minimum of 50% <a href="#">transparent</a> glazing to shop fronts to create</p>



Performance outcomes	Acceptable Outcomes
not limited to shops, restaurants, cafes, medical centres, banks, post office, accountants or real estate agencies.	active building fronts.
<b>PO26</b> A mix of uses, including outdoor dining and seating areas, are incorporated in the building design to activate frontages in a main street environment or activated laneway.  <i>Editor's note—refer to <a href="#">figure AP3-12A</a>, <a href="#">figure 6.4.4.4</a> and <a href="#">figure AP3-8A</a> for design outcomes for outdoor dining and active primary street frontages and laneways.</i>	No acceptable outcome provided
<b>PO27</b> A consistent style of paving and materials are used for outdoor spaces.	No acceptable outcome provided
<b>Health and Wellbeing Precinct</b> <b>PO28</b> Development reinforces the predominantly low-rise domestic character, scale and character of the precinct.	No acceptable outcome provided
<b>Health and Wellbeing Precinct</b> <b>PO29</b> Buildings are designed and sited to: <ul style="list-style-type: none"> <li>(a) present a domestic scale and form of architecture, rather than commercial, when viewed from the street and adjoining residential premises;</li> <li>(b) accommodate small-scale Business Uses that protect the visual and acoustic amenity of surrounding residential development;</li> <li>(c) accommodate car parking at the rear of the site.</li> </ul>	No acceptable outcome provided
<b>Street awnings Cooroy and Tewantin</b> <b>PO30</b> Street awnings in Cooroy and Tewantin District centres are designed and located to: <ul style="list-style-type: none"> <li>(a) provide continuous weather protection to pedestrians;</li> <li>(b) maintain the continuity and style of adjacent awnings, especially in relation to height, scale, form and materials;</li> <li>(c) contribute to an attractive streetscape environment;</li> <li>(d) promote an active building front by encouraging pedestrian use of the street;</li> <li>(e) provide a feeling of enclosure and human scale for pedestrians so as to contribute to the “sense of place”; and</li> <li>(f) have an adequate clearance distance from the kerb to prevent obstruction.</li> </ul>	<b>AO30</b> Street awnings: <ul style="list-style-type: none"> <li>(a) are provided along the full frontage of the building and cover the footpath where no other weather protection is provided for pedestrians as part of the building design;</li> <li>(b) are set back a minimum of 1 metre from the kerb and where include timber posts, the posts are set back not less than 1 metre from the kerb;</li> <li>(c) are water proof;</li> <li>(d) conform with the height, form and materials of awnings on adjoining properties which share the same frontage;</li> <li>(e) where fall towards the street, are no less than 2.5 metres at their lowest point or where cantilevered, are no less than 2.7 metres at their lowest point</li> <li>(f) use an awning slope of within 15 degrees of adjacent awnings; and</li> <li>(g) are no more than 0.5 metres higher or lower than adjacent awnings that are less than 2 metres away; and</li> <li>(h) are no higher than 3 metres in height.</li> </ul> <i>Editor's note—refer to <a href="#">figure 6.4.2.4</a> and <a href="#">figure 6.4.2.5</a> for design outcomes for awnings in Cooroy and Tewantin.</i>
<b>Mechanical plant, equipment and storage</b> <b>PO31</b> Mechanical plant and equipment (including air conditioning	<b>AO31.1</b> Mechanical plant, equipment and storage areas including vents

Performance outcomes	Acceptable Outcomes
<p>equipment) and storage areas are designed and located to:</p> <p>(a) avoid adverse visual impacts when viewed from the street and adjoining properties; and</p> <p>(b) visually integrate with the building design.</p>	<p>and exhausts are not visible from a street or public space.</p> <p><b>AO31.2</b> Mechanical plant and equipment are:</p> <p>(a) located more than 2 metres from any property boundary;</p> <p>(b) where located at ground level, screened by fencing 1.5 metres in height or dense vegetation of at least 1.5 metres in width incorporating grouped trees and shrubs with maximum separation distance of 1 metre measured from the centre of the tree or scrub;</p> <p>(c) are visually integrated into the line and plane of the building and roof design and do not project beyond the height or width of the building when viewed from the street and adjoining properties;</p> <p>(d) fully enclosed or screened where above ground level such that they are not visible from the street frontages nor adjoining properties; and</p> <p>(e) are acoustically screened from any adjoining sensitive land use.</p>
<p><b>Car parking and access</b> <b>PO32</b> Pedestrian safety and convenience is not threatened or reduced by additional vehicular driveways.</p>	<p><b>AO32.1</b> Car parking is not located forward of the front building line or front building setback and is screened from view from the street.</p> <p><b>AO32.2</b> Provision is made for shared driveways to minimise the number of driveways interrupting the flow of pedestrians along the footpath.</p> <p><i>Editor's note—refer to <a href="#">figure AP3-11A</a> for design outcomes for shared driveways.</i></p>
<p><b>PO33</b> Car parking is located at the rear of buildings or in a basement with shared driveways to avoid interrupting the flow of pedestrians along the footpath.</p>	<p><b>AO33</b> In Cooroy, no additional driveways are created on Maple Street or Emerald Street.</p>
<p><b>Basements</b> <b>PO34</b> Basement design:</p> <p>(a) does not dominate the street or building design;</p> <p>(b) visually integrates with the building;</p> <p>(c) <a href="#">screened through landscaping</a>; and</p> <p>(d) <del>limits</del><a href="#">does not present as a storey to</a> the <del>access width to a maximum of 6 metres</del><a href="#">street</a>.</p>	<p><b>AO34</b> Basements are limited to one access a maximum of 6 metres wide.</p> <p><i>Editor's note—refer to <a href="#">figure 6.9.2</a>.</i></p>

**Table 6.4.2.3 Criteria for assessment**

Performance outcomes	Acceptable Outcomes
<b>Landscaping</b>	
<p><b>PO35</b> Landscaped areas are provided to:</p> <p>(a) reduce the impervious area and enhance the visual</p>	<p><b>AO35.1</b> The minimum area required for providing landscaping is 10% of the site area with a minimum dimension of 2 metres.</p>

Performance outcomes	Acceptable Outcomes
<p>amenity and natural landscape character of the area, streetscape and local area;</p> <p>(b) retain existing native vegetation and enhance buffer areas around property boundaries;</p> <p>(c) suit the relative size and nature of the development and its setting;</p> <p>(d) reduce the visual impact of large or bulky structures and fencing along watercourses;</p> <p>(e) screen car parking, loading and service areas of developments;</p> <p>(f) contribute to pedestrian comfort through shade; and</p> <p>(g) screen incompatible land uses.</p>	<p><b>AO35.2</b> The minimum average width of landscaping along a street frontage is 2 metres with exceptions to the following streets where no frontage landscaping is required:</p> <p>(a) Poinciana Ave, Tewantin; and</p> <p>(b) Emerald St, Maple St and Diamond St, Cooroy.</p> <p><b>AO35.3</b> For showroom, garden centre or hardware and trade supply uses the following side and rear boundary setbacks apply:</p> <p>(a) standard 2 metres width; or</p> <p>(b) 5 metres width along all boundaries that adjoin land in a residential zone.</p>
<p><b>PO36</b> Landscape and streetscape treatments are consistent with the existing streetscape character, enhances the amenity and contribute positively to the district centre, particularly along major roads.</p>	No acceptable outcome provided
<p><b>PO37</b> Landscaping within road reserves—</p> <p>(a) enhances the streetscape quality and natural landscape character of the area; and</p> <p>(b) maintains the functionality of the road reserve for vehicles and pedestrians.</p>	<p><b>AO37</b></p> <p>(a) Landscaping is set back a minimum of 0.5 metres from the back of the kerb;</p> <p>(b) Landscaping and paving styles are consistent with any Council endorsed streetscape theme; and</p> <p>(c) A minimum pedestrian pathway width of 3 metres is provided along the frontage, clear of any planted area or outdoor business area.</p> <p><i>Editor's note—refer to figure AP3-5A</i></p>
<p><b>PO38</b> Landscape treatments soften and improve the visual appearance of the building, outdoor spaces and service areas.</p>	<p><b>AO38.1</b> Entries, outdoor spaces and outdoor dining areas are treated with hard and soft landscaping features.</p> <p><b>AO38.2</b> Landscaping may be used to conceal, and reduce the noise generated from, mechanical plant equipment, loading bays, storage and service areas.</p>

**Table 6.4.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Mixed use development</b>	
<p><b>PO39</b> <del>Development</del> <u>Where residential development is proposed it is provided for in a range of mixed use residential activities, building with small dwellings accommodated in mixed-use buildings</u>, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p><b>AO39.1</b> Development provides for one or more of the following residential activities, <u>in the form of small dwellings only and accommodated in a mixed-use building format</u>:</p> <p>(a) caretaker's accommodation;</p> <p>(b) dual occupancies;</p> <p>(c) dwelling units (e.g. shop top housing);</p> <p>(d) multiple dwellings.</p>

Performance outcomes	Acceptable Outcomes
<p><b>PO40</b> Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.</p>	<p><b>AO40.1</b> Any residential uses are located above or behind ground storey business or community uses.</p> <p><b>AO40.2</b> 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><b>PO41</b> Mixed-use buildings are designed and operated to ensure:</p> <p>(a) business uses manage potential impact on residents, including impacts associated with:</p> <ul style="list-style-type: none"> <li>(i) visual and acoustic privacy;</li> <li>(ii) safety and security; and</li> <li>(iii) lighting.</li> </ul> <p>(b) residential uses do not limit the business opportunities of the site; and</p> <p>(c) residential uses have reasonable privacy, security and private outdoor living space.</p>	<p><b>AO41.1</b> Business uses which operate outside the hours of 6:00am to 9:00pm are designed and operated to minimise impacts on the amenity of residents of mixed-use buildings.</p> <p><b>AO41.2</b> Residential uses are designed to incorporate suitable noise attenuation and privacy measures to reduce amenity impacts from business uses.</p> <p><b>AO41.3</b> The residential component of the development provides for:</p> <ul style="list-style-type: none"> <li>(a) separate identifiable residential entries from entrances for other building uses;</li> <li>(b) clearly defined and safe pedestrian access to dwelling units and accommodation units that are appropriately lit, visible to others and directly accessible to units from areas likely to be used at night;</li> <li>(c) security measures such that building users do not have access to areas that are intended for the exclusive use or residents of, and visitors to, residential accommodation;</li> <li>(d) windows, balconies, terraces of each dwelling are screened up to a minimum height of 1.7 metres from the finished floor level where overlooking a habitable room or private open space of another dwelling within 9 metres; and</li> <li>(e) screening may incorporate solid translucent screens, shutters, perforated panels or trellises which have a maximum of 50% openings.</li> </ul> <p><i>Editor's note—refer to <a href="#">figure AP3-1B</a> and <a href="#">figure AP3-1C</a> for design outcomes for overlooking.</i></p> <p><b>AO41.4</b> Dwellings provide:</p> <ul style="list-style-type: none"> <li>(a) clearly identify private residential space by using features such as low walls, changes in surface texture or other landscape treatments.; and</li> <li>(b) private open space or an open balcony directly accessible from a habitable room: <ul style="list-style-type: none"> <li>(a) with a minimum area of 9m<sup>2</sup>,</li> <li>(b) with a minimum dimension of 2.5 metres; and</li> <li>(c) clear of any utilities such as gas, water tanks and air conditioning units.</li> </ul> </li> </ul>

**Table 6.4.2.3 Criteria for assessment (part)**



Performance outcomes	Acceptable Outcomes
<b>Amenity and safety</b>	
<b>PO42</b> Where adjoining land in a residential zone development ensures that the siting, design and hours of operation do not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises.	No acceptable outcome provided
<b>Overlooking</b> <b>PO43</b> Development provides reasonable privacy, amenity and use of indoor and outdoor living areas to surrounding residential uses.	<b>AO43</b> Development: <ul style="list-style-type: none"> <li>(a) is sited to avoid overlooking by siting windows and outdoor areas, (including balconies and terraces) to not look into residential dwellings and may incorporate screening over building openings; <b>and</b></li> <li>(b) <b>does not include roof top terraces.</b></li> </ul>
<b>PO44</b> Development creates a safe environment by incorporating key elements of crime prevention through environmental design in its layout considering: <ul style="list-style-type: none"> <li>(a) casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) lighting;</li> <li>(d) signage and wayfinding;</li> <li>(e) minimising entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul>	No acceptable outcome provided.
<b>PO45</b> Walkways, carparks and publicly accessible facilities, including toilets, and bicycle racks are located and designed to allow casual surveillance by other persons.	No acceptable outcome provided
<b>PO46</b> Pathways allow clear sightlines in all directions.	No acceptable outcome provided
<b>PO47</b> Adequate lighting is provided to building entrances, carparks and pedestrian routes.  <b>Editor's Note</b> —Applicants may find useful guidance to the Queensland Government's <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a> .	No acceptable outcome provided
<b>PO48</b> All property boundaries are clearly identifiable with public and private spaces clearly defined.	<b>AO48.1</b> Boundaries are identified by such means as: <ul style="list-style-type: none"> <li>(a) fencing; or</li> <li>(b) changes in surface materials or levels; or</li> <li>(c) landscape treatments.</li> </ul> <b>AO48.2</b> Loading and storage areas are well lit or can be locked after hours.
<b>PO49</b> All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.	<b>AO49</b> All premises are identified by the provision of the street number in a prominent location, preferably near the site entry, (i.e. on the kerb or letterbox or by signage on the building or site).





Performance outcomes	Acceptable Outcomes
<p><b>PO50</b> Building entries are visible and easily identifiable.</p>	<p><b>AO50.1</b> The number of entrances and exits are limited and main building entrances/exits are located at the front of the site in view of the street, or where this is not possible, due to site or existing building constraints, a well-defined path is provided to the entrance/exit.</p> <p><b>AO50.2</b> All entrances/exits to buildings, are well lit and signed, and signage includes hours of operation.</p> <p><b>AO50.3</b> Entrances/exits are located to provide a direct link to driveways and car parking areas.</p> <p><b>AO50.4</b> Recessed doorways are avoided where the recess is of sufficient size to conceal a person. Where recessed doorways are unavoidable, the following measures are used to enhance safety:</p> <ul style="list-style-type: none"> <li>(a) good lighting;</li> <li>(b) strategically placed mirrors;</li> <li>(c) angled approaches; or</li> <li>(d) gates which restrict access.</li> </ul>
<p><b>Vandalism</b> <b>PO51</b> Buildings and structures are designed to minimise opportunities for vandalism.</p>	<p><b>AO51</b> Buildings or structures that are visible or accessible from a public street or laneway:</p> <ul style="list-style-type: none"> <li>(a) avoid the use of solid fences and blank walls which attract graffiti. Where solid blank surfaces are unavoidable, measures in the form of landscaping, creepers, murals, vandal resistant paint, etc. are used;</li> <li>(b) with windows at ground level use measures that deter break and enters without obscuring views to shopfronts; and</li> <li>(c) are constructed to be vandal and graffiti proof.</li> </ul>
<p><b>Lighting</b> <b>PO52</b> Lighting of appropriate intensities is provided to maximise safety.</p>	<p><b>AO52.1</b> Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code, unless otherwise specified in this Code.</p> <p><b>AO52.2</b> External lighting of a graduated intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a higher level at the entrance to buildings or at the centre of the site.</p> <p><b>AO52.3</b> Lighting is directed onto the site and away from neighbouring properties.</p> <p><b>AO52.4</b> Vandal-resistant lighting is used in public and publicly accessible areas</p>

Performance outcomes	Acceptable Outcomes
<b>Vehicle loading and waste</b> <b>PO53</b> Vehicle loading / unloading and waste storage and collection areas do not significantly impact on the visual or acoustic amenity of the area or sensitive land uses.	<b>AO53</b> Vehicle loading/unloading, waste storage/collection and external storage areas are enclosed within a service yard or courtyard and located to the rear or under the building and not located along any frontage to a public street or space.

**Table 6.4.2.3 Criteria for assessment**

Performance outcomes	Acceptable Outcomes
<b>Earthworks and Drainage</b>	
<b>PO54</b> Filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by: <ul style="list-style-type: none"> <li>(a) causing ponding of water on the site or nearby land;</li> <li>(b) causing erosion or the transport of sediment off the site;</li> <li>(c) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; or adversely affecting the flow of water in any overland flow path.</li> </ul>	<b>AO54</b> Filling and excavation works are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties or downstream environments.

**Table 6.4.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Pedestrian and Cycling Connectivity</b>	
<b>PO55</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.	No acceptable outcome provided
<b>PO56</b> Public or semi-public spaces are integrated into the centre's pedestrian and cycle networks.	<b>AO56.1</b> Public and semi-public spaces are located to ensure pedestrian movement flows through the site and connects to the pedestrian and cycle networks.  <b>AO56.2</b> Pedestrian arcades, laneways or enclosed thoroughfares are a minimum of 6 metres wide, provide a direct line of sight to a major pedestrian destination (major tenancy, car park, public place, etc.), and are not dead ends, narrow or circuitous.

**Table 6.4.2.3 Criteria for assessment (part)**

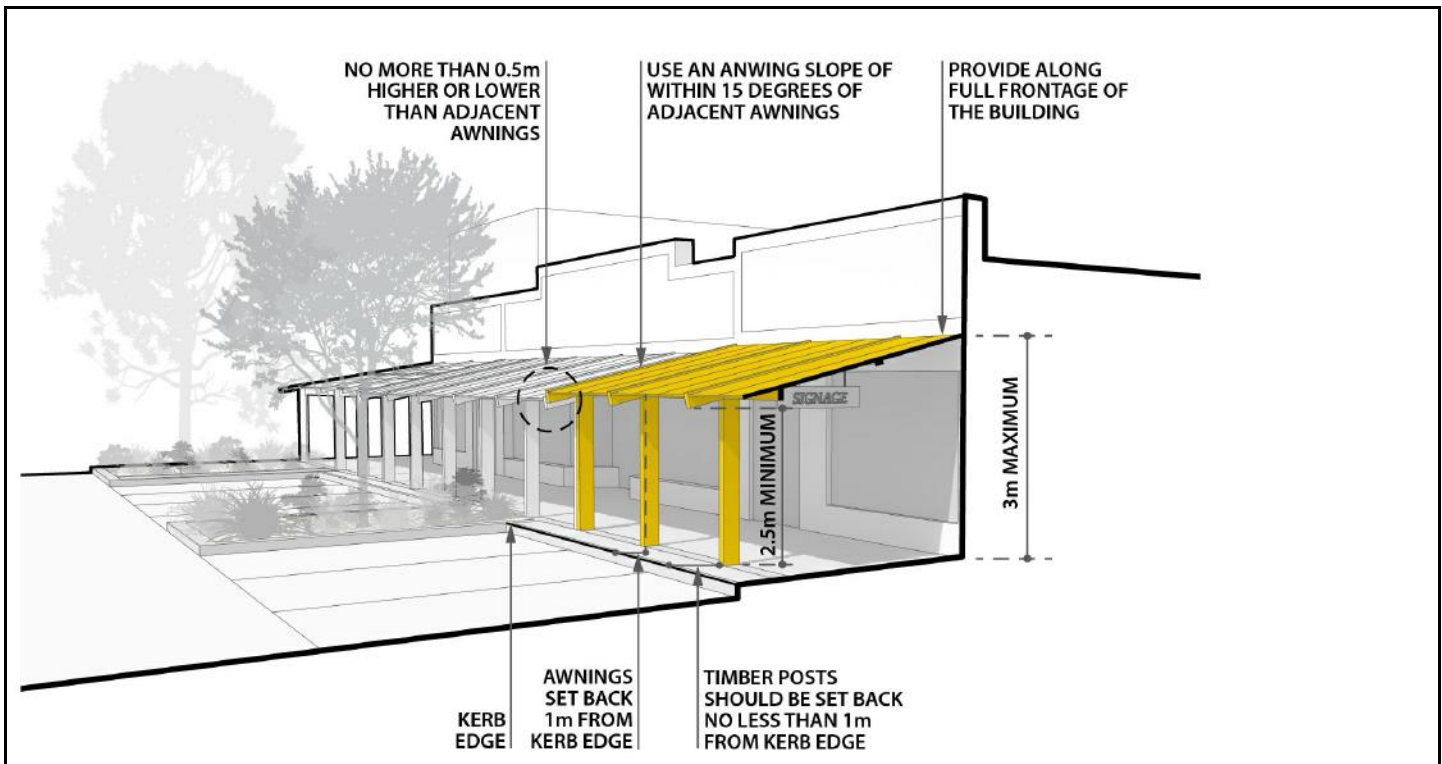
Performance outcomes	Acceptable Outcomes
<b>Environment and heritage</b>	
<b>PO57</b> Development: <ul style="list-style-type: none"> <li>(a) has minimal impact on the natural landform of the site;</li> <li>(b) does not lead to erosion or the transport of sediments off site;</li> </ul>	<b>AO57.1</b> Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.

Performance outcomes	Acceptable Outcomes
<p>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance; and</p> <p>(d) does not visually impact on the cultural heritage significance of the site .</p>	<p><b>AO57.2</b> Development on a site adjoining a local heritage place respects the cultural heritage significance of the place by mitigating any adverse impacts on the setting or integrity of the heritage values.</p> <p><i>Editor's Note</i>— Local heritage places are identified on the <a href="#">Heritage and Character Areas overlay maps in schedule 2.</a></p>
<p><b>PO58</b> Uses are conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments or environmental processes.</p>	<p>No acceptable outcome provided</p>

**Table 6.4.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Infrastructure</b>	
<p><b>PO59</b> Development is supported by adequate infrastructure and urban services including reticulated water, sewerage, stormwater drainage, sealed roads, pathways and electricity and telecommunication infrastructure.</p>	<p>No acceptable outcome provided</p>
<p><b>PO60</b> Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p>No acceptable outcome provided</p>

**Figure 6.4.2.4 - Pedestrian Environment - Street Awnings Cooroy**



**Figure 6.4.2.5 - Pedestrian Environment - Street Awnings Cooroy & Tewantin**

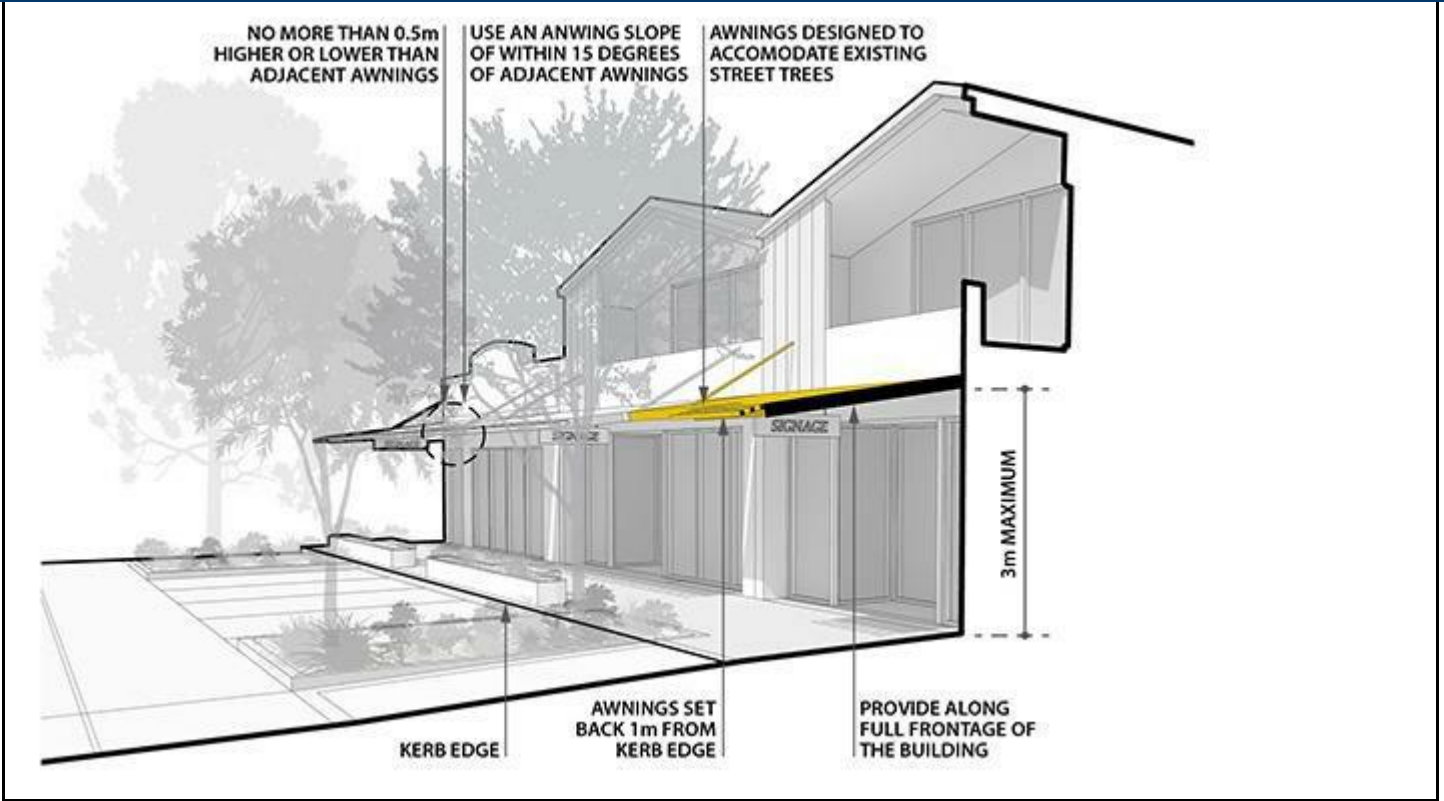
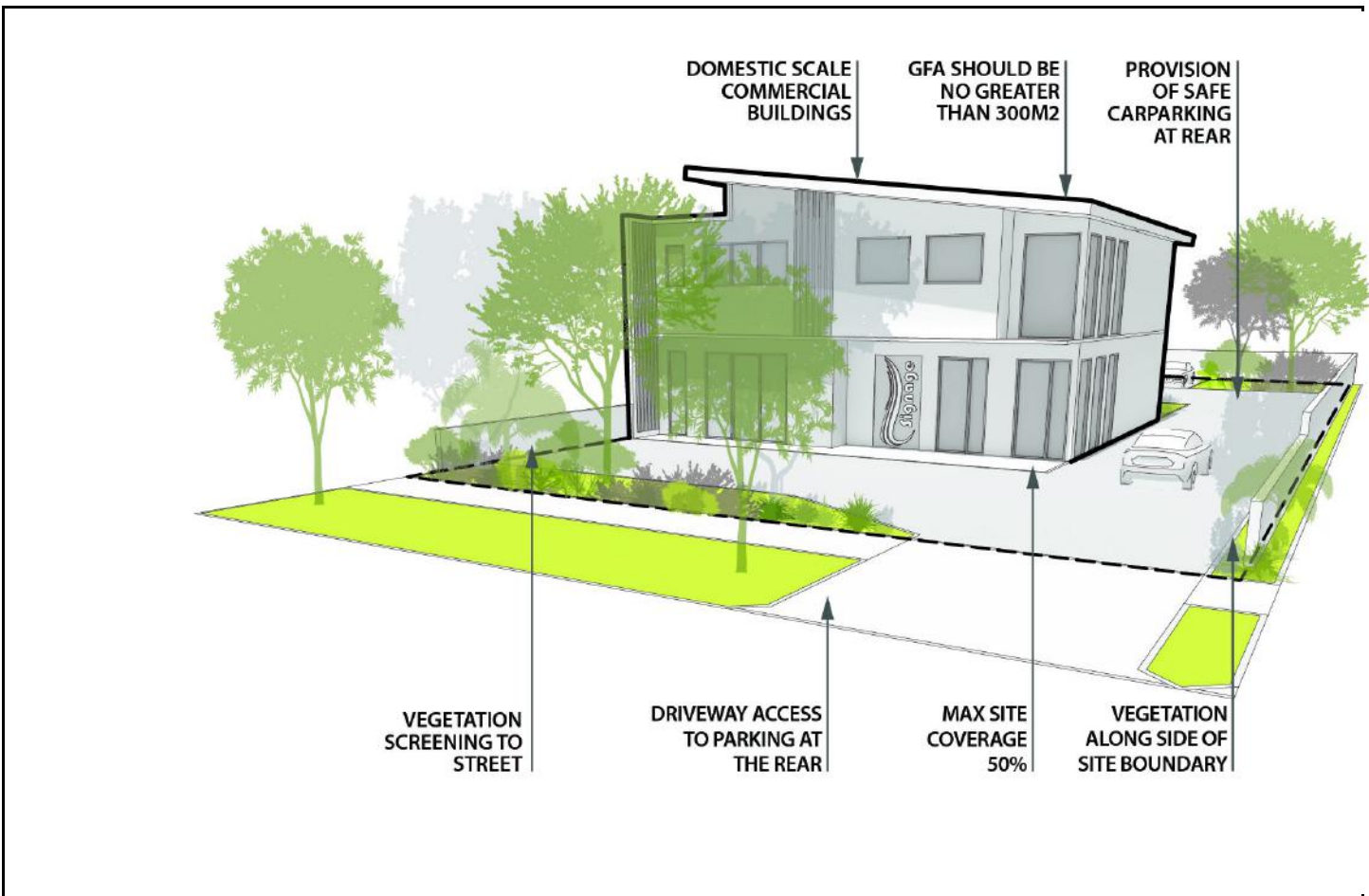


Figure 6.4.2.6 - Streetscape & Character Domestic Scale Commercial



## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.4 Centre zones category

##### 6.4.3 Local Centre Zone Code

###### Application

This code applies to assessable development:-

- (a) within the Local centre zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) identified as requiring assessment against the Local centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### Purpose and overall outcomes

- (1) The purpose of the Local centre zone is to provide for:
  - (a) a limited variety of commercial, community and retail activities to service local residents; and
  - (b) other uses and activities that integrate with, and enhance the local centre, including, for example, entertainment, shopping or residential uses.
- (2) The purpose of the Local centre zone will be achieved by the following overall outcomes:
  - (a) Local centres are vibrant focal points for the community and provide a mix and range of low order goods and services appropriate to their community and catchment.
  - (b) Development complements and does not compromise the role and function of district centres or major centre identified in the Noosa Shire Centres Hierarchy.
  - (c) Higher order or large scale uses more appropriately located in district centres or major centres do not locate in the Local Centre zone;
  - (d) Local centres provide a limited range of retail, commercial and community uses to service the local community and visitor needs including local grocery shopping, local employment, offices, cafes and dining, a limited range of entertainment, community services and residential use in conjunction with a nonresidential use.
  - (e) Local centres provide a single supermarket and a small range of specialty shops, cafes and restaurants (other than where incorporating a high volume convenience restaurant and/or a drive-through facility), personal services, local offices servicing the day to day needs of the local community and a local employment.
  - (f) Residential uses occur in conjunction with non-residential uses in a mixed-use format and support the predominant business function of the zone;
  - (g) Entertainment uses contribute to the economic activity and vibrancy of the business centre both day and night;
  - (h) Local centres are developed as vibrant, mixed-use places incorporating good architecture.
  - (i) Local centres are safe, accessible and visually attractive reflecting the character of the local urban coastal or hinterland village environments.
  - (j) Development facilitates the creation of vibrant and safe neighbourhood centres, with attractive and functional buildings and streets with integrated high amenity public places;
  - (k) Development is low-rise and small in scale and activated by shop fronts, awnings and kerbside activities
  - (l) Local centres contain pedestrian focussed public spaces and street frontages with landscaping and mature trees, activated by shop fronts, awnings and kerbside activity.
  - (m) Development integrates with the local character, built form and layout of the centre which is generally low rise within pleasant traditional coastal or hinterland community feel.
  - (n) Local centres are a focal point for the surrounding community and where possible are colocated with or include other local facilities such as churches, halls, schools, parks or community uses.
  - (o) Buildings are designed and operated to avoid adverse impacts on the amenity of surrounding residential development such as noise, lighting, waste, fumes, odours, overlooking, public health and safety.
  - (p) Development is supported by appropriate infrastructure and essential services, is consolidated and maximises the

efficient use of existing infrastructure;

- (q) Development does not compromise the future provision of planned infrastructure;
- (r) Buildings are designed and sited to sensitively respond to the physical characteristics and constraints of land, including coastal inundation, flooding, ~~steep land~~, landslide hazard and bushfire hazard, where applicable;
- (s) Development is designed to maximise opportunities for energy and water efficiency and is resilient to the impacts of climate change.

*Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.*

**Table 6.4.3.3 - Criteria of assessment**

**Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Role and Function</b>	
<b>PO1</b> The business use or centre activity is of a type, scale and intensity that is consistent with a Local Centre as identified in the Noosa Shire Centre Hierarchy.	No acceptable outcome provided
<b>PO2</b> The Local Centre zone accommodates a range of low order goods and services for residents and offers local employment opportunities.	No acceptable outcome provided
<b>PO3</b> Development does not compromise or compete with the role and function of a District centre of Major centres of Noosa Junction and Noosa Business Centre as the highest order centres in Noosa Shire.	No acceptable outcome provided.
<b>PO4</b> Higher order shopping facilities, including full line supermarkets, large format retail showrooms and discount department stores do not locate in the Local centre zone. The gross floor area of: <ul style="list-style-type: none"> <li>(a) any individual shop tenancy does not exceed 500m<sup>2</sup>; and</li> <li>(b) a shopping centre does not exceed 1,500m<sup>2</sup>.</li> </ul>	No acceptable outcome provided.
<b>P05</b> Supermarkets locate in the Local Centre zone only where there is demonstrated need.	<b>AO5.1</b> A retail needs assessment is provided by a suitably qualified economist outlining the demand for a supermarket in the Local Centre zone.  <b>AO5.2</b> The gross floor area of a supermarket does not exceed 1,000m <sup>2</sup> .
<b>PO6</b> A mix of low order retail uses such as shops, food and drink outlets (without drivethrough facilities), medical and community uses and other services catering to the day to day needs of local residents locate in the Local centre zone.	No acceptable outcome provided
<b>PO7</b> Food and drink outlets do not: <ul style="list-style-type: none"> <li>(a) consist of high volume convenience restaurant with precooked food; or</li> <li>(b) incorporate a drive-through facility.</li> </ul>	No acceptable outcome provided

Performance outcomes	Acceptable Outcomes
<b>PO8</b> Service industries do not exceed a gross floor area of 500m <sup>2</sup> .	No acceptable outcome provided

**Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Built form</b>	
<b>Height</b> <b>PO9</b> Buildings and other structures; <ul style="list-style-type: none"> <li>(a) have a visual bulk and architectural scale consistent with the residential character of the area;</li> <li>(b) are low rise and present a building height consistent with structures on adjoining and surrounding premises;</li> <li>(c) have a maximum building height of 2 storeys <del>and appear no more than two storeys from any elevation;</del></li> <li>(d) do not visually dominate the street, surrounding spaces or the existing skyline;</li> <li>(e) preserve the amenity of surrounding premises development including privacy, views and access to sunlight to residential dwellings;</li> <li>(f) respect the scale of the surrounding vegetation; and</li> <li>(g) respond to the topography of the site.</li> </ul>	<b>AO9.1</b> Buildings and other structures are no more than the following building height: <ul style="list-style-type: none"> <li>(a) 8 metres, or 9 metres for where the pitched roof but no other part of the building or structure exceeds 8 metres for Pomona, Cooran, Kin Kin and Boreen Point; and</li> <li>(b) 8 metres for Peregian Beach.</li> </ul> <b>AO9.2</b> Where <del>development involves excavation of a site required,</del> <u>any the maximum</u> portion of <u>an the</u> exposed external <u>wall façade</u> <u>is of backfilled the to building ground cannot level exceed</u> <u>the respective building heights in AO9.1</u> <i>Editor's note—refer to figure AP3-13A</i>
<b>Site cover and gross floor area</b> <b>PO10</b> The site cover and gross floor area of buildings and other roofed structures: <ul style="list-style-type: none"> <li>(a) is of a scale that is compatible with surrounding development;</li> <li>(b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site;</li> <li>(c) maximises the retention of existing vegetation and allows for soft landscaping between buildings;</li> <li>(d) allows for adequate area at ground level for site facilities; and</li> <li>(e) facilitates onsite stormwater management and vehicular access</li> </ul>	No acceptable outcome provided
<b>Plot ratio</b> <b>PO11</b> The maximum plot ratio does not exceed: <ul style="list-style-type: none"> <li>(a) for Pomona, Cooran, Kin Kin and Boreen Point 1:1 of the site area; and</li> <li>(b) for Peregian Beach:               <ul style="list-style-type: none"> <li>(i) 1.4:1 for the following sites that adjoin the village green:                   <ul style="list-style-type: none"> <li>(A) BUP11239, 2 Heron Street;</li> <li>(B) Lots 69 P9313, 6 Heron Street;</li> <li>(C) Lots 1,2,3 and 4 GTP250, 2 Kingfisher Drive;</li> <li>(D) BUP3650, 4 Kingfisher Drive;</li> </ul> </li> </ul> </li> </ul>	No acceptable outcome provided

Performance outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>(E) Lots 1, 2 and 3 BUP5703, 6 Kingfisher Drive;</li> <li>(F) SP209306, 8 Kingfisher Drive;</li> <li>(G) Lot 68 P9313, 10 Kingfisher Drive;</li> <li>(H) Lot 58 P9313, 4 Grebe Street;</li> <li>(I) Lot 59 P9313, 6 Grebe Street;</li> <li>(J) Lots 1,2,3 and 4 BUP106624, 8 Grebe Street;</li> <li>(K) BUP5114, 10 Grebe Street;</li> <li>(L) Lot 1 PP171401, 12 Grebe Street;</li> <li>(M) Lots 1,2,3,4 and 5 BUP5932, 212 David Low Way;</li> <li>(N) Lot 74 P9313, 214 David Low Way;</li> <li>(O) SP284446, 216, David Low Way; and</li> <li>(P) Lot 72 P9313, 218 David Low Way, otherwise;</li> <li>(ii) 0.8:1 for site areas up to and including 2,000m<sup>2</sup>; plus</li> <li>(iii) 0.3:1 for the balance portion of the site area in excess of 2000m<sup>2</sup>.</li> </ul>	
<p><b>Setbacks</b> <b>PO12</b> Buildings and other structures are appropriately designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) provide amenity for users of the premises, as well as preserve the visual and acoustic privacy of adjoining and nearby properties;</li> <li>(b) allow space for required vehicle parking;</li> <li>(c) preserve existing vegetation to buffer the proposed building from adjoining uses;</li> <li>(d) allow for landscaping between buildings;</li> <li>(e) maintain the visual continuity and pattern of buildings and landscape elements within the street;</li> <li>(f) avoid large areas of continuous wall planes by varying the building setback and using appropriate techniques to provide visual relief; and</li> <li>(g) help protect the natural character and visual amenity of the locality.</li> </ul>	<p><b>AO12.1</b> Buildings and roofed structures are set back at least:</p> <ul style="list-style-type: none"> <li>(a) Frontage: <ul style="list-style-type: none"> <li>(i) 0.0 metres for the ground floor; and</li> <li>(ii) 2 metres for the first floor excluding Peregian Beach which is 0.0 metres.</li> </ul> </li> <li>(b) Other boundaries: <ul style="list-style-type: none"> <li>(i) for Pomona, Kin Kin Cooran and Boreen Point 0.0 metres for the ground and first floor; and</li> <li>(ii) for Peregian Beach 0.0 metres for the ground and first floor excluding those properties that adjoin Lot 373 P93119, the village green, which have a minimum setback of 0.0 metres for the ground floor and 2 metres for the first floor from the boundary with the village green.</li> </ul> </li> <li>(c) 3 metres from boundaries that adjoin land in a residential zone.</li> </ul> <p><b>AO12.2</b> Places of worship, function facilities, hotels, bars, nightclub entertainment facilities or any other uses that involve music or large numbers of patrons are not within 10 metres of a residential zone.</p> <p><i><b>Editor's note</b>— If there is a conflict between minimum boundary setbacks, the greater setback prevails.</i></p>

**Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
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Performance outcomes	Acceptable Outcomes
<b>Building Design and Streetscape</b>	
<b>PO13</b> Buildings are designed using design elements and materials that reflect the local streetscape character of the area.	No acceptable outcome provided
<b>PO14</b> Development incorporates a high standard of architecture, design and landscaping and creates attractive and functional buildings, streets and places.	No acceptable outcome provided
<b>PO15</b> Streetscape treatments are provided to enhance the character and amenity of the street, particularly along major roads.	No acceptable outcome provided
<b>PO16</b> Buildings and other structures present a high level of architectural merit with building elements and forms that: <ul style="list-style-type: none"> <li>(a) are consistent with the bulk and scale of buildings on adjoining and nearby land;</li> <li>(b) break down the facade into finer scaled components;</li> <li>(c) provide strong visual relationships to the landscape, natural features and recreation areas in the vicinity;</li> <li>(d) create a pedestrian scale with visual interest;</li> <li>(e) present subtle changes in colours, textures and materials to break up the building facades;</li> <li>(f) integrate signage with the building design; and</li> <li>(g) integrate landscaping into the building design and car parking areas;</li> <li>(h) are well articulated with strong horizontal and vertical design elements providing an interesting streetscape; and</li> <li>(i) complement landform changes and landscape features, stepping down sloping sites to minimise cut or fill.</li> </ul>	<b>AO16.1</b> Buildings incorporate horizontal and vertical articulation.  <b>AO16.2</b> Elevations are no longer the 15 metres without articulation of at least 750 millimetres and present subtle changes in textures and materials to break up building facades.  <b>AO16.3</b> Frontages to public streets or other public or semi-public spaces area articulated with vertical elements to emphasise a finer-grain and human scale to the building frontage.  <b>AO16.4</b> Buildings incorporate: <ul style="list-style-type: none"> <li>(a) variations in plan shape, such as steps, recesses, projections or splays;</li> <li>(b) variations in the vertical profile, with steps or slopes at different level;</li> <li>(c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure;</li> <li>(d) balconies, verandas or terraces; and</li> <li>(e) planting, particularly on podiums, terraces, and low-level roof decks or incorporate other landscape elements such as green walls.</li> </ul> <i>Editor's note—refer to <a href="#">figure 6.4.4.5</a> for design outcomes.</i>
<b>PO17</b> Buildings and other structures present a high quality streetscape with design elements and building forms that: <ul style="list-style-type: none"> <li>(a) define the street and public spaces;</li> <li>(b) provide a consistent awning alignment fronting the street and public spaces;</li> <li>(c) contribute to the streetscape activity and vibrancy of the centre;</li> <li>(d) contribute to their setting, including the skyline;</li> <li>(e) celebrate corner sites as key focal points that contribute positively to defining the street; and</li> <li>(f) retain and provide areas for outdoor dining and meeting opportunities on the ground level.</li> </ul>	No acceptable outcome provided



Performance outcomes	Acceptable Outcomes
<p><b>PO18</b> Buildings on corner sites define the street intersection and include interesting or decorative features and design elements.</p> <p><i>Editor's Note—refer to <a href="#">figure AP3-7A</a> for design outcomes on corner sites.</i></p>	No acceptable outcome provided
<p><b>PO19</b> Ground floor uses are predominantly business uses or community uses accessible to the general public, including but not limited to shops, restaurants, cafes, medical centres, banks, post office, accountants or real estate agencies.</p>	<p><b>AO19</b> Ground floor buildings provide a minimum 50% <a href="#">transparent</a> glazing to shop fronts to create active building fronts.</p>
<p><b>PO20</b> A mix of uses including outdoor dining and seating areas are incorporated in the design to activate key street frontages and activated laneways.</p> <p><i>Editor's Note—refer to <a href="#">figure AP3-12A</a>, <a href="#">figure 6.4.4.4</a>. and <a href="#">figure AP3-8A</a> for design outcomes for outdoor dining and active primary street frontages and laneways.</i></p>	No acceptable outcome provided
<p><b>PO21</b> Street awnings are designed and located to:</p> <ul style="list-style-type: none"> <li>(a) provide continuous weather protection to pedestrians;</li> <li>(b) maintain the continuity and style of adjacent awnings, especially in relation to height, scale, form and materials;</li> <li>(c) contribute to an attractive streetscape environment;</li> <li>(d) promote an active front by encouraging pedestrian use of the street;</li> <li>(e) provide a feeling of enclosure and human scale for pedestrians so as to contribute to the “sense of place”; and</li> <li>(f) have an adequate clearance distance from the kerb to prevent obstruction.</li> </ul>	<p><b>AO21</b> Street awnings:</p> <ul style="list-style-type: none"> <li>(a) are provided along the full frontage of the building and cover the footpath where no other weather protection is provided for pedestrians as part of the building design;</li> <li>(b) are set back a minimum of 1 metre from the kerb and where including timber posts, the posts are set back not less than 1 metre from the kerb;</li> <li>(c) are waterproof;</li> <li>(d) conform with the height, form and materials of awnings on adjoining properties which share the same frontage;</li> <li>(e) where falling towards the street, are no less than 2.5 metres at their lowest point or where cantilevered, are no less than 2.7 metres at their lowest point;</li> <li>(f) use an awning slope of within 15 degrees of adjacent awnings;</li> <li>(g) are no more than 500 millimetres higher or lower than adjacent awnings that are less than 2 metres away; and</li> <li>(h) are no higher than 3 metres in height.</li> </ul> <p><i>Editor's note—refer to <a href="#">figure 6.4.2.4</a> and <a href="#">figure 6.4.2.5</a> for design outcomes for awnings.</i></p>
<p><b>Car parking and access</b></p> <p><b>PO22</b> Pedestrian safety and convenience is not threatened or reduced by additional vehicular driveways.</p>	<p><b>AO22.1</b> Car parking is not located forward of the front building line or from building setback.</p> <p><b>AO22.2</b> Provision is made for shared driveways to minimise the number of driveways interrupting the flow of pedestrians along the footpath.</p>
<p><b>PO23</b> Pedestrian safety and convenience is not threatened or reduced by additional vehicular driveways.</p>	<p><b>AO23</b> Car parking is located at the rear of buildings or in a basement, with shared driveways to avoid interrupting the flow of pedestrians along the footpath.</p>

Performance outcomes	Acceptable Outcomes
	<b>Editor's Note</b> —refer to <a href="#">figure AP3-11A</a> for design outcomes for shared driveways.
<b>Basements</b> <b>PO24</b> Basement design: <ul style="list-style-type: none"> <li>(a) does not dominate the street or building design;</li> <li>(b) visually integrates with the <a href="#">dwelling building</a>;</li> <li>(c) <a href="#">screened through landscaping</a>; and</li> <li>(d) <a href="#">limits does not present as a storey to the access width to a maximum of 6 metres street</a>.</li> </ul>	<b>AO24</b> Basements are limited to one access a maximum of 6 metres wide.  <b>Editor's Note</b> —refer to <a href="#">figure 6.9.2</a> .
<b>Mechanical plant, equipment and storage</b> <b>PO25</b> Mechanical plant and equipment (including air conditioning equipment) and storage areas are designed and located to: <ul style="list-style-type: none"> <li>(a) avoid adverse visual impacts when viewed from the street and adjoining properties; and</li> <li>(b) visually integrate with the building design.</li> </ul>	<b>AO25.1</b> Mechanical plant, equipment and storage areas including vents and exhausts are not visible from an street or public space.  <b>AO25.2</b> Mechanical plant and equipment are: <ul style="list-style-type: none"> <li>(a) located more than 2 metres from any property boundary;</li> <li>(b) where located at ground level, screened by fencing 1.5 metres in height or dense vegetation of at least 1.5 metres in width incorporating grouped trees and shrubs with a maximum separation distance of 1 metre measured from the centre of the tree or scrub;</li> <li>(c) visually integrated into the line and plane of the building and roof design and do not project beyond the height or width of the building when viewed from the street and adjoining properties;</li> <li>(d) fully enclosed or screened where above ground level such that they are not visible from the street frontages nor adjoining properties; and</li> <li>(e) acoustically screened from any adjoining sensitive land use.</li> </ul>

**Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Landscaping</b>	
<b>PO26</b> Sufficient landscaped areas are provided to: <ul style="list-style-type: none"> <li>(a) reduce the impervious area and enhance the visual amenity and natural landscape character of the area, streetscape and local area;</li> <li>(b) retain existing native vegetation and enhance buffer areas around property boundaries;</li> <li>(c) suit the relative size and nature of the development and its setting;</li> <li>(d) reduce the visual impact of large or bulky structures and fencing along watercourses;</li> <li>(e) screen car parking, loading and service areas of developments;</li> </ul>	<b>AO26</b> The minimum area required for providing landscaping is no less than 10% of the site area with the following minimum dimensions:  <b>Coastal Communities</b> <ul style="list-style-type: none"> <li>(a) for properties with frontage to Heron Street, Kingfisher Drive, Grebe Street and the eastern side of David Low Way between Grebe Street and Heron Street, Peregian Beach: 0.0 metres from the front and side boundaries;</li> <li>(b) For properties on the western side of David Low Way, Peregian Beach:               <ul style="list-style-type: none"> <li>(i) Frontage—average width of 2 metres of soft landscaping; and</li> <li>(ii) Side or rear boundaries—3 metres width along all</li> </ul> </li> </ul>

Performance outcomes	Acceptable Outcomes
<p>(f) contribute to pedestrian comfort through shade; and</p> <p>(g) screen incompatible land uses.</p>	<p>boundaries that adjoin land in a residential zone except for garden centre or hardware and trade supply uses where the setback is 5 metres.</p> <p><b>Pomona, Boreen Point Kin Kin and Cooran</b></p> <p>(a) Frontage— 0.0 metres; and</p> <p>(b) Side or rear boundaries—3 metres width along all boundaries that adjoin land in a residential zone except for garden centre or hardware and trade supply uses where the setback is 5 metres.</p>
<p><b>PO27</b> Landscape and streetscape treatments are consistent with existing streetscape character, enhances the amenity and contribute positively to the local centre, particularly along major roads.</p>	<p>No acceptable outcome provided</p>
<p><b>PO28</b> Landscaping within road reserves:</p> <p>(a) enhances the streetscape quality and natural landscape character of the area; and</p> <p>(b) maintains the functionality of the road reserve for vehicles and pedestrians</p>	<p><b>AO28</b></p> <p>(a) Landscaping is setback a minimum of 500 millimetres from the back of the kerb;</p> <p>(b) Landscaping and paving styles are consistent with any Council endorsed streetscape theme; and</p> <p>(c) A minimum pedestrian pathway of 3 metres is provided along the frontage, clear of any planted area or outdoor business area.</p> <p><i>Editor's note—refer to <a href="#">figure AP3-5A</a></i></p>
<p><b>PO29</b> Landscape treatments soften and improve the visual appearance of the building, outdoor spaces and services areas.</p>	<p><b>AO29.1</b> Entries, outdoor spaces and outdoor dining areas are treated with hard and soft landscaping features.</p> <p><b>AO29.2</b> Landscaping may be used to conceal, and reduce the noise generated from, mechanical plant equipment, loading bays, storage and service areas.</p>

**Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Mixed use development</b>	
<p><b>PO30</b> Development provides for a range of <u>Where</u> residential activities with <u>development</u> <u>small</u> <u>is</u> <u>dwellings</u> <u>proposed</u> <u>accommodated</u> <u>it is provided for</u> in mixed-use <u>use</u> buildings <u>with small dwellings</u>, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p><b>AO30.1</b> Development provides for one or more of the following residential activities, <u>in the form of small dwellings only and</u> accommodated in a mixed-use building format:</p> <p>(a) caretaker's accommodation;</p> <p>(b) dual occupancies;</p> <p>(c) dwelling units (e.g. shop top housing);</p> <p>(d) multiple dwellings.</p> <p><b>AO30.2</b> The total gross floor area of the residential use does not exceed the gross floor area of the non-residential use.</p>
<p><b>PO31</b> Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street</p>	<p><b>AO31.1</b> Any residential uses are located above or behind ground storey business or community uses.</p>

Performance outcomes	Acceptable Outcomes
frontage.	<p><b>AO31.2</b> 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><b>PO32</b> Mixed-use buildings are designed and operated to ensure:</p> <p>(a) business uses manage the potential impact on residents, including impacts associated with:</p> <ul style="list-style-type: none"> <li>(i) visual and acoustic privacy;</li> <li>(ii) safety and security; and</li> <li>(iii) lighting.</li> </ul> <p>(b) residential uses do not limit the business opportunities of the site; and</p> <p>(c) residential uses have reasonable privacy, security and private outdoor living space.</p>	<p><b>AO32.1</b> Business uses which operate outside the hours of 6:00am to 9:00pm are designed and operated to minimise impacts on the amenity of residents of mixed-use buildings.</p> <p><b>AO32.2</b> Residential uses are designed to incorporate suitable noise attenuation and privacy measures to reduce amenity impacts from business uses.</p> <p><b>AO32.3</b> The residential component of the development provides for:</p> <ul style="list-style-type: none"> <li>(a) separate identifiable residential entries from entrances for other building uses;</li> <li>(b) clearly defined and safe pedestrian access to dwelling units and accommodation units that are appropriately lit, visible to others and directly accessible to units from areas likely to be used at night;</li> <li>(c) security measures such that building users do not have access to areas that are intended for the exclusive use or residents of, and visitors to, residential accommodation;</li> <li>(d) windows, balconies, terraces of each dwelling are screened up to a minimum height of 1.7 metres from the finished floor level where overlooking a habitable room or private open space of another dwelling within 9 metres; and</li> <li>(e) screening may incorporate solid translucent screens, shutters, perforated panels or trellises which have a maximum of 50% openings.</li> </ul> <p><i>Editor's note—refer to <a href="#">figure AP3-1B</a> and <a href="#">figure AP3-1C</a> for design outcomes for overlooking.</i></p> <p><b>AO32.4</b> Dwellings provide:</p> <ul style="list-style-type: none"> <li>(a) clearly identify private residential space by using features such as low walls, changes in surface texture or other landscape treatments.; and</li> <li>(b) private open space or an open balcony directly accessible from a habitable room: <ul style="list-style-type: none"> <li>(a) with a minimum area of 9m<sup>2</sup>,</li> <li>(b) with a minimum dimension of 2.5 metres; and</li> <li>(c) is clear of any utilities such as gas, water tanks and air conditioning units.</li> </ul> </li> </ul>

**Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Amenity and Safety</b>	



Performance <b>Performance</b> outcomes	Acceptable Outcomes
<p><b>PO33</b> Buildings and structures adjacent to land in a residential zone have—</p> <p>(a) a domestic scale, with building size and landscaping consistent with development in the residential zone; and</p> <p>(b) Fencing, landscaping and screening to mitigate potential impacts.</p>	No acceptable outcome provided
<p><b>PO34</b> Buildings adjacent to land in a residential zone development ensures the siting, design and hours of operation do not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises.</p>	No acceptable outcome provided
<p><b>Overlooking</b> <b>PO35</b> Development maintains reasonable privacy, amenity and use of indoor and outdoor living areas to surrounding residential uses.</p>	<p><b>AO35</b> Development—</p> <p>(a) is sited to avoid overlooking by siting windows and outdoor areas, (including balconies and terraces) to not look into residential dwellings and may incorporate screening over building openings— <b>and</b></p> <p>(b) <b>does not include roof top terraces.</b></p>
<p><b>PO36</b> Development creates a safe environment by incorporating key elements of crime prevention through environmental design in its layout considering:</p> <p>(a) casual surveillance and sight lines;</p> <p>(b) exterior building design that promotes safety;</p> <p>(c) lighting;</p> <p>(d) signage and wayfinding;</p> <p>(e) minimising entrapment locations; and</p> <p>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</p>	No acceptable outcome provided
<p><b>PO37</b> Walkways, carparks and publicly accessible facilities, including toilets, and bicycle racks are located and designed to allow casual surveillance by other persons.</p>	No acceptable outcome provided
<p><b>PO38</b> Pathways allow clear sightlines in all directions.</p>	No acceptable outcome provided
<p><b>PO39</b> Adequate lighting is provided to building entrances, carparks and pedestrian routes.</p> <p><i>Editor's Note—Applicants may find useful guidance to the Queensland Government's <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a></i></p>	No acceptable outcome provided
<p><b>PO40</b> All property boundaries are clearly identifiable with public and private spaces clearly defined.</p>	<p><b>AO40.1</b> Boundaries are identified by such means as:</p> <p>(a) fencing; or</p> <p>(b) changes in surface materials or levels; or</p> <p>(c) landscape treatments.</p> <p><b>AO40.2</b></p>

Performance <b>Performance</b> outcomes	Acceptable Outcomes
	Loading and storage areas are well lit or can be locked after hours.
<b>PO41</b> All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.	<b>AO41</b> All premises are identified by the provision of the street number in a prominent location, preferably near the site entry, (i.e. on the kerb or letterbox or by signage on the building or site).
<b>PO42</b> Building entries are visible and easily identifiable.	<b>AO42.1</b> The number of entrances and exits are limited and main building entrances/exits are located at the front of the site in view of the street. Where this is not possible, due to site or existing building constraints, a well-defined path is provided to the entrance/exit.  <b>AO42.2</b> All entrances/exits to buildings, are well lit and signed, and signage includes hours of operation.  <b>AO42.3</b> Entrances/exits are located to provide a direct link to driveways and car parking areas.  <b>AO42.4</b> Recessed doorways are avoided where the recess is of sufficient size to conceal a person or where recessed doorways are unavoidable, the following measures are used to enhance safety: (a) good lighting; (b) strategically placed mirrors; (c) angled approaches; or (d) gates which restrict access.
<b>Vandalism</b> <b>PO43</b> Buildings and structures are designed to minimise opportunities for vandalism.	<b>AO43</b> Buildings or structures that are visible or accessible from a public street or laneway: (a) avoid the use of solid fences and blank walls which attract graffiti. Where solid blank surfaces are unavoidable, measures in the form of landscaping, creepers, murals, vandal resistant paint, etc. are used; (b) with windows at ground level use measures that deter break and enters without obscuring views to shopfronts; and (c) are constructed to be vandal and graffiti proof.
<b>Lighting</b> <b>PO44</b> Lighting of appropriate intensities is provided to maximise safety.	<b>AO44.1</b> Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code, unless otherwise specified in this Code.  <b>AO44.2</b> External lighting of a graduated intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a higher level at the entrance to buildings or at the centre of the site.  <b>AO44.3</b>

Performance outcomes	Acceptable Outcomes
	<p>Lighting is directed onto the site and away from neighbouring properties.</p> <p><b>AO44.4</b> Vandal-resistant lighting is used in public and publicly accessible areas.</p>
<p><b>Vehicle loading and waste</b> <b>PO45</b> Vehicle loading / unloading and waste storage and collection areas do not significantly impact on the visual or acoustic amenity of the area or sensitive landuses.</p>	<p><b>AO45</b> Vehicle loading/unloading, waste storage/collection and external storage areas are enclosed within a service yard or courtyard and located to the rear or under the building and not located along any frontage to a public street or space.</p>

**Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Earthworks and Drainage</b>	
<p><b>PO46</b> Filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by:</p> <ul style="list-style-type: none"> <li>(a) causing ponding of water on the site or nearby land;</li> <li>(b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; or</li> <li>(c) adversely affecting the flow of water in any overland flow path.</li> </ul>	<p><b>AO46</b> Filling and excavation works are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties and downstream environments.</p>

**Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Pedestrian and Cycling Connectivity</b>	
<p><b>PO47</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.</p>	<p>No acceptable outcome provided</p>
<p><b>PO48</b> Public or semi-public spaces are integrated into the centre's pedestrian and cycle networks.</p>	<p><b>AO48.1</b> Public and semi-public spaces are located to ensure pedestrian movement flows through the site and connects to the pedestrian and cycle networks.</p> <p><b>AO48.2</b> Pedestrian arcades, laneways or enclosed thoroughfares are a minimum of 6 metres wide, provide a direct line of sight to a major pedestrian destination (major tenancy, car park, public place, etc.), and are not dead ends, narrow or circuitous.</p>

**Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Environment and heritage</b>	
<p><b>PO49</b> Development:</p>	<p><b>AO49.1</b> Development does not result in sediment or other material</p>



Performance outcomes	Acceptable Outcomes
<p>(a) has minimal impact on the natural landform of the site;</p> <p>(b) does not lead to erosion or the transport of sediments off site;</p> <p>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</p>	<p>including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p> <p><b>AO49.2</b> Development on a site adjoining a local heritage place respects the cultural heritage significance of the place by mitigating any adverse impacts on the setting or integrity of the heritage values.</p> <p><i>Editor's Note—Local heritage places are identified on the <a href="#">Heritage and Character overlay maps</a> in schedule 2</i></p>
<p><b>PO50</b> Uses are conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments or environmental processes.</p>	<p>No acceptable outcome provided</p>

**Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Infrastructure</b>	
<p><b>PO51</b> Development is supported by adequate infrastructure and urban services including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p>No acceptable outcome provided</p>
<p><b>PO52</b> Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p>No acceptable outcome provided</p>

## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.4 Centre zones category

##### 6.4.4 Neighbourhood Centre Zone Code

###### Application

This code applies to assessable development:

- (a) assessable development on land within the Neighbourhood centre zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) acceptable development subject to requirements and identified as requiring assessment against the Neighbourhood centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### Purpose and overall outcomes

- (1) The purpose of the neighbourhood centre zone is to provide for—
  - (a) a small variety of uses and activities to service local residents;
  - (b) other smallscale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices;
- (2) The purpose of the Neighbourhood centre zone will be achieved by the following overall outcomes:
  - (a) Neighbourhood centres are vibrant focal points for the community and provide a mix and range of low order goods and services appropriate to their community and catchment.
  - (b) Development compliments and does not undermine the role and function of local centres, district centres or major centres identified in the Noosa Shire Centres Hierarchy.
  - (c) Higher order or large scale uses more appropriately located in major centres, district centres or local centres do not locate in the Neighbourhoods centres zone.
  - (d) Business activities offer local employment and include low order retail facilities such as convenience stores, food and drink outlets (without drive-through facilities), medical and community uses and other services catering to the day to day needs of local residents.
  - (e) Residential uses occur in conjunction with non-residential uses in a mixed-use format and support the predominant business function of the zone.
  - (f) Development facilitates the creation of vibrant and safe neighbourhood centres, with attractive and functional buildings and streets with integrated high amenity public places.
  - (g) Development is low-rise and small in scale and activated by shop fronts, awnings and kerbside activities.
  - (h) The design of neighbourhood centres promotes a safe, accessible and visually attractive place.
  - (i) Neighbourhood centres are an integral part of residential communities and where possible are colocated with other local activities such as child care centres, parks or community uses.
  - (j) Building design and landscaping provides a high level of amenity reflecting the residential character of the surrounding area contributing to the identity of the local community.
  - (k) Buildings are designed and operated to avoid adverse impacts on the amenity of surrounding residential development such as noise, lighting, waste, fumes, odours, overlooking, public health and safety.
  - (l) Development gives priority to improved accessibility for public transport, walking and cycling.
  - (m) Buildings are designed and sited to sensitively respond to the physical characteristics and constraints of land, including coastal inundation, flooding, ~~steep land~~, landslide hazard and bushfire hazard, where applicable.
  - (n) Development is supported by appropriate infrastructure and essential services, is consolidated and maximises the efficient use of existing infrastructure.
  - (o) Development does not compromise the future provision of planned infrastructure; and
  - (p) Development is designed to maximise energy efficiency and water conservation and is resilient to the impacts of climate change.

*Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.*

**Table 6.4.4.3 - Criteria of assessment**

**Table 6.4.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Role and Function</b>	
<b>PO1</b> The business use or centre activity is of a type, scale and intensity that is consistent with a Neighbourhood Centre as identified in the Noosa Shire Centre Hierarchy.	No acceptable outcome provided
<b>PO2</b> The Neighbourhood Centre zone accommodates a range of low order goods and services for the day to day convenience needs of residents and offers local employment opportunities.	No acceptable outcome provided
<b>PO3</b> Development does not compromise or compete with the role and function of Local or District centres or Major Centres of Noosa Junction and Noosa Business Centre as the highest order centres in Noosa Shire.	<b>AO3</b> The gross floor area of a shopping centre does not exceed 1500m <sup>2</sup> .
<b>PO4</b> Higher order shopping facilities, including full line supermarkets, large format retail showrooms and discount department stores, do not locate in the Neighbourhood Centre zone. The gross floor area of: <ul style="list-style-type: none"> <li>(a) a shopping centre does not exceed 1500m<sup>2</sup>; and</li> <li>(b) any individual shop tenancy does not exceed 500m<sup>2</sup>.</li> </ul>	No acceptable outcome provided.
<b>PO5</b> Supermarkets locate in the Neighbourhood Centre zone only where there is demonstrated need.	<b>AO5.1</b> A retail needs assessment is provided by a suitably qualified economist outlining the demand for a supermarket in the Neighbourhoods Centre zone.  <b>AO5.2</b> The gross floor area of a supermarket does not exceed 1,000m <sup>2</sup> .
<b>PO6</b> A mix of low order retail uses such as convenience stores, food and drink outlets (without drive-through facilities), medical and community uses and other services catering to the day to day needs of local residents locate in the Neighbourhood centre zone.	No acceptable outcome provided
<b>PO7</b> Food and drink outlets do not: <ul style="list-style-type: none"> <li>(a) include a high volume convenience restaurant of pre-cooked food; or</li> <li>(b) incorporate a drive-through facility.</li> </ul>	No acceptable outcome provided
<b>PO8</b> Service industries do not exceed a gross floor area of 500m <sup>2</sup> .	No acceptable outcome provided

**Table 6.4.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Built form</b>	
<b>Height</b> <b>PO9</b> Buildings and structures: <ul style="list-style-type: none"> <li>(a) have a visual bulk and architectural scale consistent with the residential character of the area;</li> <li>(b) are low rise and present a building height consistent with structures on adjoining and surrounding premises;</li> <li>(c) have a maximum building height of two storeys <del>and appear no more than two storeys from any elevation;</del></li> <li>(d) do not visually dominate the street, surrounding spaces or skyline;</li> <li>(e) preserve the amenity of surrounding development including privacy, views and access to sunlight to residential dwellings;</li> <li>(f) respect the scale of the surrounding vegetation; and</li> <li>(g) respond to the topography of the site.</li> </ul>	<b>AO9.1</b> Buildings and structures are no more than 10 metres in building height.  <b>AO9.2</b> Where <del>development involves</del> excavation <del>of</del> <u>a site required</u> , <del>any</del> <u>the maximum</u> portion of <del>an</del> <u>the</u> exposed external <del>wall</del> <u>facade</u> <del>is</del> <u>of</u> <del>backfilled</del> <u>the</u> <del>to</del> <u>building</u> <del>ground</del> <u>cannot</u> <del>level</del> <u>exceed 10 metres in building height.</u>  <b>Editor's note</b> —refer to <i>figure AP3-13A</i> for measuring height in storeys.
<b>Site Cover and Gross floor area</b> <b>PO10</b> The site cover and gross floor area of buildings and other roofed structures: <ul style="list-style-type: none"> <li>(a) Is of a scale that is compatible with surrounding development;</li> <li>(b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site;</li> <li>(c) maximises the retention of existing vegetation and allows for soft landscaping between buildings;</li> <li>(d) allows for adequate area at ground level for other site facilities; and</li> <li>(e) facilitates onsite stormwater management and vehicle access.</li> </ul>	No acceptable outcome provided
<b>Plot ratio</b> <b>PO11</b> The maximum plot ratio for a site is as follows: <ul style="list-style-type: none"> <li>(a) 0.8:1 of the site area, for site areas up to and including 2000m<sup>2</sup>; and</li> <li>(b) 0.3:1 of the site area, for that area of a site in excess of 2,000m<sup>2</sup>.</li> </ul>	No acceptable outcome provided
<b>PO12</b> The density of development within the site area: <ul style="list-style-type: none"> <li>(a) is compatible with surrounding development;</li> <li>(b) has a low site impact to enhance the opportunity to maintain natural site characteristics, including native vegetation and natural landforms.</li> </ul>	<b>AO12</b> For neighbourhood centres the combined total gross floor area for: <ul style="list-style-type: none"> <li>(a) a shop, adult store or service industry does not exceed 500m<sup>2</sup> in gross floor area; and</li> <li>(b) a childcare centre does not exceed 500m<sup>2</sup> in gross floor area.</li> </ul>
<b>Setbacks</b> <b>PO13</b> Buildings and other structures are appropriately designed and sited to: <ul style="list-style-type: none"> <li>(a) provide amenity for users of the premises, as well as</li> </ul>	<b>AO13.1</b> Buildings and roofed structures are setback at least:  In the Coastal Communities Locality:

Performance outcomes	Acceptable Outcomes
<p>preserve the visual and acoustic privacy of adjoining and nearby properties;</p> <p>(b) allow for landscaping between buildings;</p> <p>(c) preserve any existing vegetation to buffer the proposed building;</p> <p>(d) maintain the visual continuity and pattern of buildings and landscape elements within the street; and</p> <p>(e) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief;</p> <p>(f) help protect the natural character and visual amenity of the locality; and</p> <p>(g) allow space for required vehicle parking.</p>	<p>(a) 6 metres to all boundaries for the Sunrise Beach Neighbourhood Centre Zone.</p> <p>In the Noosa Heads Locality:</p> <p>(a) 2 metres from the front boundary to Quamby Place;</p> <p>(b) 0.0 metres to land in the Open Space Recreation Zone;</p> <p>(c) 3 metres to land in a residential zone;</p> <p>In the Noosaville Locality:</p> <p>(a) 6 metres from the front boundary to Weyba Road;</p> <p>(b) 2 metres from the front boundary to Swanbourne Way;</p> <p>(c) 3 metres to land in a residential zone.</p> <p>In the Tewantin Locality:</p> <p>(a) 6 metres to any road frontage;</p> <p>(b) 3 metres to other boundaries;</p> <p>(c) 0.0 metres to adjoining land in the Neighbourhood Centre Zone.</p> <p><b>AO13.2 Childcare centres</b> All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential activity or land included in a residential zone.</p> <p><i><b>Editor's note</b>— If there is a conflict between minimum boundary setbacks, the greater setback prevails.</i></p>

**Table 6.4.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Building Design and Streetscape</b>	
<p><b>PO14</b> Buildings are designed using design elements and materials that reflect the local streetscape character of the area.</p>	No acceptable outcome provided
<p><b>PO15</b> Development incorporates a high standard of architecture, design and landscaping and creates attractive and functional buildings, streets and places.</p>	No acceptable outcome provided
<p><b>PO16</b> Streetscape treatments are provided to enhance the character and amenity of the street, particularly along major roads.</p>	No acceptable outcome provided
<p><b>PO17</b> Buildings and other structures present a high level of architectural merit with building elements and forms that:</p> <p>(a) are consistent with the bulk and scale of buildings on adjoining and nearby land;</p> <p>(b) breaks down the facade into finer scaled components;</p> <p>(c) provide strong visual relationships to the landscape, natural features and recreation areas in the vicinity;</p> <p>(d) create pedestrian scale with visual interest;</p> <p>(e) present subtle changes in colours, textures and materials to break up the building facades;</p>	<p><b>AO17.1</b> Buildings incorporate horizontal and vertical articulation;</p> <p><b>AO17.2</b> Elevations are no longer the 15 metres without articulation of at least 0.75 metres and present subtle changes in textures and materials to break up building facades.</p> <p><b>AO17.3</b> Buildings incorporate:</p> <p>(a) variations in plan shape, such as steps, recesses, projections or splays:</p>

Performance outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>(f) integrate signage with the building design; and</li> <li>(g) integrate landscaping into the building design and car parking areas;</li> <li>(h) is well articulated with strong horizontal and vertical design elements providing an interesting streetscape; and</li> <li>(i) complement landform changes and landscape features, stepping down sloping sites to minimise cut or fill.</li> </ul>	<ul style="list-style-type: none"> <li>(b) variations in the vertical profile, with steps or slopes at different levels;</li> <li>(c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure;</li> <li>(d) balconies, verandas or terraces; and</li> <li>(e) planting, particularly on podiums, terraces, and low level roof decks or incorporate other landscape elements such as green walls.</li> </ul> <p><b>Editor's Note</b>—refer to <a href="#">figure 6.4.4.5</a> for design outcomes.</p>
<p><b>PO18</b> Buildings and other structures present a high quality streetscape with design elements and building forms that:</p> <ul style="list-style-type: none"> <li>(a) define the street and public spaces;</li> <li>(b) provide a consistent alignment fronting the street and public spaces;</li> <li>(c) contribute to the streetscape activity and vibrancy of the centre;</li> <li>(d) contribute to their setting, including the skyline;</li> <li>(e) celebrate corner sites as key focal points that contribute positively to defining the street; and</li> <li>(f) retain and provide areas for outdoor dining and meeting opportunities on the ground level.</li> </ul>	No acceptable outcome provided
<p><b>PO19</b> Buildings on corner sites define the street intersection and include interesting or decorative features and design elements.</p> <p><b>Editor's note</b>—refer to <a href="#">figure AP3-7A</a> for design outcomes on corner sites.</p>	No acceptable outcome provided
<p><b>PO20</b> Ground floor uses are predominantly business uses or community uses accessible to the general public, including but not limited to shops, restaurants, cafes, medical centres, banks, post office, accountants or real estate agencies.</p>	<p><b>AO20</b> Ground floor buildings provide a minimum 50% <a href="#">transparent</a> glazing to shop fronts to create active building fronts.</p>
<p><b>PO21</b> A mix of uses including outdoor dining and eating areas are incorporated in the design to activate key street frontages.</p> <p><b>Editor's note</b>—refer to <a href="#">figure 6.4.4.4</a> and <a href="#">figure AP3-8A</a> for design outcomes for outdoor dining and active primary street frontages.</p>	No acceptable outcome provided
<p><b>PO22</b> Street awnings are designed and located to:</p> <ul style="list-style-type: none"> <li>(a) provide continuous weather protection to pedestrians;</li> <li>(b) maintain the continuity and style of adjacent awnings, especially in relation to height, scale, form and materials;</li> <li>(c) contribute to an attractive streetscape environment;</li> <li>(d) promote an active front by encouraging pedestrian use of the street;</li> <li>(e) provide a feeling of enclosure and human scale for</li> </ul>	<p><b>AO22</b> Street awnings</p> <ul style="list-style-type: none"> <li>(a) are provided along the full frontage of the building and cover the footpath where no other weather protection is provided for pedestrians as part of the building design;</li> <li>(b) are setback a minimum of 1 metre from the kerb;</li> <li>(c) are waterproof;</li> <li>(d) conform to the height, form and materials of awnings on adjoining properties which share the same frontage;</li> </ul>

Performance outcomes	Acceptable Outcomes
<p>pedestrians so as to contribute to the “sense of place”; and</p> <p>(f) have an adequate clearance distance from the kerb to prevent obstruction.</p>	<p>(e) where falling towards the street, are no less than 2.5 metres at their lowest point or where cantilevered, are no less than 2.7 metres at their lowest point;</p> <p>(f) use an awning slope of within 15 degrees of adjacent awnings;</p> <p>(g) are no more than 500 millimetres higher or lower than adjacent awnings within 2 metres away; and</p> <p>(h) are no higher than 3 metres in height.</p> <p><b>Editor's note</b>—refer to <a href="#">figure 6.4.2.5</a> for design outcomes for awnings</p>
<p><b>Car parking and access</b> <b>PO23</b></p> <p>Pedestrian safety and convenience are not threatened or reduced by additional vehicular driveways.</p>	<p><b>AO23.1</b></p> <p>Car parking is not located forward of the front building line or from building setback.</p> <p><b>AO23.2</b></p> <p>Provision is made for shared driveways to minimise the number of driveways interrupting the flow of pedestrians along the footpath.</p> <p><b>Editor's note</b>—refer to <a href="#">figure AP3-11A</a> for design outcomes for shared driveways.</p>
<p><b>Basements</b> <b>PO24</b></p> <p>Basement design:</p> <p>(a) does not dominate the street or building design;</p> <p>(b) visually integrates with the <a href="#">dwelling building</a>;</p> <p>(c) <a href="#">screened through landscaping</a>; and</p> <p>(d) <a href="#">limits does not present as a storey to the access width to a maximum of 6 metres street</a>.</p>	<p><b>AO24</b></p> <p>Basements are limited to one access a maximum of 6 metres wide.</p> <p><b>Editor's note</b>—refer to <a href="#">figure 6.9.2</a></p>
<p><b>Mechanical plant, equipment and storage</b> <b>PO25</b></p> <p>Mechanical plant and equipment (including air conditioning equipment) and storage areas are designed and located to:</p> <p>(a) avoid adverse visual impacts when viewed from the street and adjoining properties; and</p> <p>(b) visually integrate with the building design.</p>	<p><b>AO25.1</b></p> <p>Mechanical plant, refuse and recycling area, vents and exhausts are not visible from a street, public space or adjoining residential use and is acoustically screened from adjoining sensitive land uses.</p> <p><b>AO25.2</b></p> <p>Mechanical plant and equipment are:</p> <p>(a) located more than 2 metres from any property boundary;</p> <p>(b) where located at ground level, screened by fencing 1.5 metres in height or dense vegetation of at least 1.5 metres in width incorporating grouped trees and shrubs with a maximum separation distance of 1 metre measured from the centre of the tree or shrub;</p> <p>(c) are visually integrated into the line and plane of the building and roof design and do not project beyond the height or width of the building when viewed from the street and adjoining properties; and</p> <p>(d) fully enclosed or screened where above ground level such that they are not visible from the street frontages nor adjoining properties.</p>

**Table 6.4.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Landscaping</b>	
<p><b>PO26</b> Landscaped areas are provided to:</p> <ul style="list-style-type: none"> <li>(a) reduce the impervious area and enhance the visual amenity and natural landscape character of the area, streetscape and local area;</li> <li>(b) retain existing native vegetation and enhance buffer areas around property boundaries;</li> <li>(c) suit the relative size and nature of the development and its setting;</li> <li>(d) reduce the visual impact of large or bulky structures and fencing along watercourses;</li> <li>(e) conceal service, car parking, loading and service areas of developments;</li> <li>(f) contribute to pedestrian comfort through shade; and</li> <li>(g) screen incompatible land uses.</li> </ul>	<p><b>AO26.1</b> The minimum area required for providing landscaping is no less than 10% of the site area with the following minimum dimensions:</p> <p><b>Coastal Communities Locality:</b></p> <ul style="list-style-type: none"> <li>(a) 6 metres width to all boundaries for the Sunrise Beach Neighbourhood centre zone;</li> </ul> <p><b>Noosa Heads Locality:</b></p> <ul style="list-style-type: none"> <li>(a) 2 metres width from the front boundary to Quamby Place;</li> <li>(b) 0.0 metres to the boundary of land in the Open Space Recreation Zone;</li> <li>(c) 3 metres width to boundaries of land in a residential zone except for garden centre or hardware and trade supply uses where the setback is 5 metres.</li> </ul> <p><b>Noosaville Locality:</b></p> <ul style="list-style-type: none"> <li>(a) 6 metres width from the boundary to Weyba Road;</li> <li>(b) 2 metres width from the boundary to Swanbourne Way;</li> <li>(c) 3 metres width from the boundary of land in a residential zone except for garden centre or hardware and trade supply uses where the setback is 5 metres.</li> </ul> <p><b>Tewantin Locality:</b></p> <ul style="list-style-type: none"> <li>(a) 0.0 metres to adjoining land in the Neighbourhood Centre zone;</li> <li>(b) 6 metres width from all other boundaries.</li> </ul>
<p><b>PO27</b> Landscaping within road reserves:</p> <ul style="list-style-type: none"> <li>(a) enhances the streetscape quality and natural landscape character of the area; and</li> <li>(b) maintains the functionality of the road reserve for vehicles and pedestrians.</li> </ul>	<p><b>AO27</b></p> <ul style="list-style-type: none"> <li>(a) Landscaping is set back a minimum of 500 millimetres from the back of the kerb;</li> <li>(b) Landscaping and paving styles are consistent with any Council endorsed streetscape theme; and</li> <li>(c) A minimum pedestrian pathway width of 3 metres is provided along the frontage, clear of any planted area or outdoor business area.</li> </ul> <p>Editor's note—refer to <a href="#">figure AP3-5A</a></p>
<p><b>PO28</b> Landscape treatments soften and improve the visual appearance of the building, outdoor spaces and service areas.</p>	<p><b>AO28.1</b> Entries, outdoor spaces and outdoor dining areas are treated with hard and soft landscaping features.</p> <p><b>AO28.2</b> Landscaping may be used to conceal, and reduce the noise generated from, mechanical plant equipment, loading bays, storage and service areas.</p>

**Table 6.4.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
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Performance outcomes	Acceptable Outcomes
<b>Mixed use development</b>	
<p><b>PO29</b> Development <del>Where provides residential development is proposed for in a range of mixed use residential activities buildings</del> with small dwellings <del>accommodated in mixed-use buildings</del>, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p><b>AO29.1</b> Development provides for one or more of the following residential activities, <u>in the form of small dwellings only and</u> accommodated in a mixed-use building format:</p> <ul style="list-style-type: none"> <li>(a) caretaker's accommodation;</li> <li>(b) dual occupancies;</li> <li>(c) dwelling units (e.g. shop top housing);</li> <li>(d) multiple dwellings.</li> </ul> <p><b>AO29.2</b> The total gross floor area of the residential use does not exceed the gross floor area of the non-residential use.</p>
<p><b>PO30</b> Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.</p>	<p><b>AO30.1</b> Any residential uses are located above or behind ground storey business or community uses.</p> <p><b>AO30.2</b> 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><b>PO31</b> Mixed-use buildings are designed and operated to ensure:</p> <ul style="list-style-type: none"> <li>(a) business uses manage the potential impact on residents, including impacts associated with: <ul style="list-style-type: none"> <li>(i) visual and acoustic privacy;</li> <li>(ii) safety and security; and</li> <li>(iii) lighting.</li> </ul> </li> <li>(b) residential uses do not limit the business opportunities of the site; and</li> <li>(c) residential uses have reasonable privacy, security and private outdoor living space.</li> </ul>	<p><b>AO31.1</b> Business uses which operate outside the hours of 6:00am to 9:00pm are designed and operated to minimise impacts on the amenity of residents of mixed-use buildings.</p> <p><b>AO31.2</b> Residential uses are designed to incorporate suitable noise attenuation and privacy measures to reduce amenity impacts from business uses.</p> <p><b>AO31.3</b> The residential component of the development provides for:</p> <ul style="list-style-type: none"> <li>(a) separate identifiable residential entries from entrances for other building uses;</li> <li>(b) clearly defined and safe pedestrian access to dwelling units and accommodation units that are appropriately lit, visible to others and directly accessible to units from areas likely to be used at night;</li> <li>(c) security measures such that building users do not have access to areas that are intended for the exclusive use or residents of, and visitors to, residential accommodation;</li> <li>(d) windows, balconies, terraces of each dwelling are screened up to a minimum height of 1.7 metres from the finished floor level where overlooking a habitable room or private open space of another dwelling within 9 metres; and</li> <li>(e) screening with solid translucent screens, shutters, perforated panels or trellises which have a maximum of 50% openings.</li> </ul> <p><b>Editor's note</b>—refer to <a href="#">figure AP3-1B</a> and <a href="#">figure AP3-1C</a> for design outcomes for overlooking.</p>

Performance outcomes	Acceptable Outcomes
	<p><b>AO31.4</b> Dwellings provide:</p> <ul style="list-style-type: none"> <li>(a) clearly identify private residential space by using features such as low walls, changes in surface texture or other landscape treatments.; and</li> <li>(b) private open space or an open balcony directly accessible from a habitable room:               <ul style="list-style-type: none"> <li>(a) with a minimum area of 9m<sup>2</sup>,</li> <li>(b) with a minimum dimension of 2.5m; and</li> <li>(c) clear of any utilities such as gas, water tanks and air conditioning units.</li> </ul> </li> </ul>

**Table 6.4.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Amenity and safety</b>	
<p><b>PO32</b> Buildings and structures adjacent to land in a residential zone have—</p> <ul style="list-style-type: none"> <li>(a) a domestic scale, with building size and landscaping consistent with development in the residential zone; and</li> <li>(b) fencing, landscaping and screening to mitigate potential impacts.</li> </ul>	No acceptable outcome provided
<p><b>PO33</b> Buildings adjacent to land in a residential zone development ensures the siting, design and hours of operation do not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises.</p>	<p><b>AO33</b> At St Andrews Drive, Tewantin business deliveries are undertaken only between the hours of 7:00am and 8:00pm.</p>
<p><b>Overlooking</b> <b>PO34</b> Development maintains reasonable privacy, amenity and use of indoor and outdoor living areas to surrounding residential uses.</p>	<p><b>AO34</b> Development:</p> <ul style="list-style-type: none"> <li>(a) is sited to avoid overlooking by siting windows and outdoor areas, (including balconies and terraces) to not look into residential dwellings and may incorporate screening over building openings; <b>and</b></li> <li>(b) <b>does not include roof top terraces.</b></li> </ul>
<p><b>PO35</b> Development creates a safe environment by incorporating key elements of crime prevention through environmental design in its layout considering:</p> <ul style="list-style-type: none"> <li>(a) casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) lighting;</li> <li>(d) signage and wayfinding;</li> <li>(e) minimising entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul>	No acceptable outcome provided
<p><b>PO36</b> Walkways, carparks and publicly accessible facilities, including toilets, and bicycle racks are located and designed to allow casual surveillance by other persons;</p>	No acceptable outcome provided

Performance <b>Performance</b> outcomes	Acceptable Outcomes
<b>PO37</b> Pathways allow clear sightlines in all directions.	No acceptable outcome provided
<b>PO38</b> Adequate lighting is provided to building entrances, carparks and pedestrian routes.  <i><b>Editor's Note</b>—Applicants may find useful guidance to the Queensland Government's <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</i>	No acceptable outcome provided
<b>PO39</b> All property boundaries are clearly identifiable with public and private spaces clearly defined.	<b>AO39.1</b> Boundaries are identified by such means as: (a) fencing; (b) changes in surface materials or levels; or (c) landscape treatments.  <b>AO39.2</b> Loading and storage areas are well lit or can be locked after hours.
<b>PO40</b> All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.	<b>AO40</b> All premises are identified by the provision of the street number in a prominent location, preferably near the site entry, (i.e. on the kerb or letterbox or by signage on the building or site).
<b>PO41</b> Building entries are visible and easily identifiable.	<b>AO41.1</b> The number of entrances and exits are limited and main building entrances/exits are located at the front of the site in view of the street or where this is not possible, due to site or existing building constraints, a well-defined path is provided to the entrance/exit.  <b>AO41.2</b> All entrances/exits to buildings, are well lit and signed, and signage includes hours of operation.  <b>AO41.3</b> Entrances/exits are located to provide a direct link to driveways and car parking areas.  <b>AO41.4</b> Recessed doorways are avoided where the recess is of sufficient size to conceal a person or where recessed doorways are unavoidable, the following measures are used to enhance safety: (a) good lighting; (b) strategically placed mirrors; (c) angled approaches; or (d) gates which restrict access.
<b>Vandalism</b> <b>PO42</b> Buildings and structures are designed to minimise opportunities for vandalism.	<b>AO42</b> Buildings or structures that are visible and accessible from a public street or laneway: (a) avoid the use of solid fences and blank walls which attract graffiti. Where solid blank surfaces are unavoidable, measures in the form of landscaping, creepers, murals, vandal resistant paint, etc. are used;

Performance outcomes	Acceptable Outcomes
	<p>(b) with windows at ground level use measures that deter break and enters without obscuring views to shopfronts; and</p> <p>(c) are constructed to be vandal and graffiti proof.</p>
<p><b>Lighting</b> <b>PO43</b> Lighting of appropriate intensities is provided to maximise safety.</p>	<p><b>AO43.1</b> Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code, unless otherwise specified in this Code.</p> <p><b>AO43.2</b> External lighting of a graduated intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a higher level at the entrance to buildings or at the centre of the site.</p> <p><b>AO43.3</b> Lighting is directed onto the site and away from neighbouring properties.</p> <p><b>AO43.4</b> Vandal-resistant lighting is used in public and publicly accessible areas.</p>
<p><b>Vehicle loading and waste</b> <b>PO44</b> Vehicle loading / unloading and waste storage and collection areas do not significantly impact on the visual or acoustic amenity of the area or sensitive landuses.</p>	<p><b>AO44</b> Vehicle loading/unloading, waste storage/collection and external storage areas are enclosed within a service yard or courtyard and located to the rear or under the building and not located along any frontage to a public street or space.</p>

**Table 6.4.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Earthworks and drainage</b>	
<p><b>PO45</b> Filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by:</p> <p>(a) causing ponding of water on the site or nearby land;</p> <p>(b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; or</p> <p>(c) adversely affecting the flow of water in any overland flow path.</p>	<p><b>AO45</b> Filling and excavation works are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties or downstream environments.</p>

**Table 6.4.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Pedestrian and Cycling Connectivity</b>	
<p><b>PO46</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.</p>	<p>No acceptable outcome provided</p>

Performance outcomes	Acceptable Outcomes
<b>PO47</b> Public or semi-public spaces are integrated into the centre's pedestrian and cycle networks.	<b>AO47.1</b> Public and semi-public spaces are located to ensure pedestrian movement flows through the site and connects to the pedestrian and cycle networks.  <b>AO47.2</b> Pedestrian arcades, laneways or enclosed thoroughfares are a minimum of 6 metres wide, provide a direct line of sight to a major pedestrian destination (major tenancy, car park, public place, etc.), and are not dead ends, narrow or circuitous.

**Table 6.4.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Environment and Heritage</b>	
<b>PO48</b> Development: <ul style="list-style-type: none"> <li>(a) has minimal impact on the natural landform of the site;</li> <li>(b) does not lead to erosion or the transport of sediments off site;</li> <li>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</li> </ul>	<b>AO48.1</b> Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.  <b>AO48.2</b> Development on a site adjoining a local heritage place respects the cultural heritage significance of the place by mitigating any adverse impacts on the setting or integrity of the heritage values.  <i>Editor's Note—Local heritage places are identified on the <a href="#">Heritage and Character Areas Overlay maps</a> in schedule 2.</i>
<b>PO49</b> Uses are conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments or environmental processes.	No acceptable outcome provided

**Table 6.4.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Infrastructure</b>	
<b>PO50</b> Development is supported by adequate infrastructure and urban services including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	No acceptable outcome provided
<b>PO51</b> Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	No acceptable outcome provided

## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.5 Industry zones category

##### 6.5.1 Low Impact Industry Zone Code

###### 6.5.1.1 Application

###### Application

This code applies to:-

- (a) assessable development on land within the Low Impact Industry zone, (including within the Factory Street business and industry precinct, Hofmann Drive business and industry precinct, Kin Kin business and industry precinct and the Lionel Donovan Drive auto precinct) as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) accepted development subject to requirements and identified as requiring assessment against the Low Impact Industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### 6.5.1.2 Purpose and overall outcomes

###### Purpose and overall outcomes

- (1) The purpose of the Low Impact Industry zone is to provide for—
  - (a) service industry and low impact industry; and
  - (b) other uses and activities that—
    - (i) support industry activities; and
    - (ii) do not compromise the future use of premises for industry activities.
- (2) The overall outcomes sought for the Low Impact industry zone are as follows: -
  - (a) development facilitates the efficient use of land for small scale and low impacting industry activities and supporting ancillary uses;
  - (b) incompatible uses, or uses which are more appropriately accommodated in other zones are avoided to protect land for low impact industry activities and to ensure the continued efficient operation and viability of existing and future industry activities;
  - (c) development avoids and mitigates impacts such as noise, odour, dust and other waste on the surrounding area and adverse impacts on the natural environment;
  - (d) development does not compromise the function and viability of business centres or the Noosa Shire centres hierarchy;
  - (e) new uses are located, designed and managed to be compatible with surrounding uses and development;
  - (f) retail sales more appropriately located in business centres, such as shops and showrooms are avoided;
  - (g) small scale retail sales and administrative uses are ancillary to, and have a direct relationship with, the industry activity on site;
  - (h) food and drink outlets occur only where directly ancillary to and associated with a bonafide industry activity on-site, are limited in scale and extent, and do not locate on the western side of Gateway Drive, Noosaville or on land fronting Taylor Court, Cooroy;
  - (i) entertainment activities are limited to theatres in the form of film making studios or recording studios;
  - (j) offices are trade-related only and do not compromise or compete with the Noosa Shire Centres Hierarchy;
  - (k) warehouses for self-storage facilities are avoided to protect industrial land from underutilisation;
  - (l) caretaker's accommodation ~~occurs~~;
    - (i) occurs only where directly associated with an industry activity on site and there is a demonstrated operational need for full-time caretaking;
    - (ii) is ancillary to the primary non-residential use on the site and a small-scale component of the building or premises, subsidiary in size, form and function to the principal non-residential use of the premises; and



(iii) is occupied by direct employees of the principal non-residential use of the premises, and other family or children are only accommodated where their safety, health and wellbeing in relation to potential impacts from the primary use/s envisaged in the zone in which the site is located and adjoining, can be assured.

- (m) buildings are well designed, safe and visually attractive;
- (n) development is low rise building and does not present bulky to the street frontages;
- (o) energy and water efficiency through built form are maximised;
- (p) building setbacks incorporate attractive soft landscaped treatments to road frontages. Greater landscape setbacks are provided to Eumundi Noosa Road, Eenie Creek Road, Walter Hay Drive and Holts Road;
- (q) visual amenity and character is enhanced along the major road network by development providing an interesting built form, landscaping and minimum signage along frontages;
- (r) building design does not detract from the established or planned character of the zone; and
- (s) development is located, designed and its operations managed to protect the health and safety of the community, does not harm the environment and avoids adverse impacts on creeks, gullies, waterways, wetlands, habitats and vegetation.

(3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precinct;

### **Factory Street Business and Industry Precinct;**

- (a) buildings and other works are of a scale and form consistent with the historical village context of Pomona;
- (b) development addresses the street and complements and enhances the traditional streetscape and built form; and
- (c) buildings and structures are resilient to flood events to minimise risk to the environment and ensures the safety of people and property by using appropriate design techniques and building materials.

### **Hofmann Drive Business and Industry Precinct;**

- (a) uses are compatible with businesses in the Noosa Business Centre and surrounding industry activities and do not adversely affect nearby residential uses; and
- (b) development is well articulated, uses a variety of external building finishes and landscaping to the front of the building to present an interesting development to the street.

### **Kin Kin Business and Industry Precinct;**

- (a) Industry activities value-add to rural production;
- (b) Uses provide for the immediate needs of the residents and visitors and provide locally based employment opportunities;
- (c) Development provides a sense of arrival into Kin Kin and is of a scale and form that complements and add positively to the rural setting, village context and streetscape character of Kin Kin; and
- (d) Buildings and structures are resilient to flood events and ensures the safety of people and property by using appropriate design techniques and building materials.

### **Lionel Donovan Drive Auto Precinct;**

- (a) Development accommodates vehicle, boat and caravan showrooms and outdoor sale uses;
- (b) The display of goods for sale or hire are not orientated towards Eenie Creek Road or Walter Hay Drive; and
- (c) Wide landscaped building setbacks provide a buffer to Walter Hay Drive, Eumundi Noosa Road and Eenie Creek Road.

### **Gateway West Makers Precinct;**

- (a) The precinct provides opportunities for complementary small businesses to cluster, including manufacturing or service industries as well as creatives and artisans where the clustering and co-location adds value to the economy of Noosa.
- (b) Development in the Gateway West Makers Precinct increases the range of opportunities for small scale enterprise including service, trade and creative industries, especially those in a start-up phase.
- (c) Development is in the form of small premises.
- (d) Any ancillary retail and office use is associated with low impact industry activities on site including the manufacture or warehousing of goods on-site, with a small portion of the site allowing for a complementary business.
- (e) Development is designed to be commercial in appearance with high amenity landscaping.

Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.

**Table 6.5.1.3 Criteria of assessment**

**Table 6.5.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Role and function</b>	
<b>PO1</b> The Low impact industry zone <u>excluding where located in the Gateway West Makers Precinct.</u> accommodates low impact industries, businesses and supporting ancillary uses. For ancillary use the gross floor area of any food and drink outlet, retail or <u>office administration</u> component does not exceed a combined gross floor area of no more than 40% of the total gross floor area of the site with: <ul style="list-style-type: none"> <li>(a) any ancillary retail sales or <u>office-use component administration component</u> having an individual gross floor area no greater than 30% of the total gross floor area of the site; and</li> <li>(b) any food and drink outlet component having an individual gross floor area no greater than 30% of the total gross floor area of the site or <u>60m<sup>2</sup>; 60m<sup>2</sup></u> whichever is the lesser.</li> </ul>	<b>AO1.1</b> <del>Retail</del> <u>No sales; acceptable food outcome</u> and drink outlet and office uses are directly associated with, and ancillary to an industry activity on the same site and comprise a combined gross floor area of no more than 40% of total gross floor area of the site with: <ul style="list-style-type: none"> <li>(a) <u>any ancillary retail sales or office use component having an individual gross floor area no greater than 30% of the total gross floor area of the site; and</u></li> <li>(b) <u>any food and drink outlet component having an individual gross floor area no greater than 30% of the total gross floor area of the site or 60m<sup>2</sup>, whichever is the lesser provided.</u></li> </ul>
<b>PO2</b> Industry, business and limited rural activities are of a type, scale and intensity consistent with the intent of the Low Impact Industry zone with uses totally enclosed if they are sensitive to surrounding industrial activities.	<b>AO2</b> Intensive horticulture is carried out in a totally enclosed structure and has a gross floor area no greater than 500m <sup>2</sup> .
<b>Warehouses</b> <b>PO3</b> Warehouse development is not a self-storage facility and does not front Taylor Court, Cooroy.	No acceptable outcome provided
<b>Office - trade related</b> <b>PO4</b> Offices are small scale, do not compromise or compete with the Noosa Shire Centres Hierarchy, are developed in conjunction with an industry activity on site and are trade-related only.	<b>AO4</b> Office uses are <i>trade related</i> , do not exceed <u>400m<sup>2</sup> 15%</u> of gross floor area and support an industry activity on site.
<b>Retail sales and Food and drink outlet</b> <b>PO5</b> Retail sales and food and drink outlets, <u>excluding where a complementary use.</u> are directly related with and ancillary to a bone fide industry activity on site, are small scale and subordinate to the industry activity.	<b>AO5</b> For any retail sales and food and drink outlets, <u>excluding where a complementary use.</u> the majority of the goods for sale and food or drink prepared and sold incorporates the product or output of the industry use on the site.
<b>Theatres - film making studios and recording studios</b> <b>PO6</b> Theatres are for the production of film or music only and do not create adverse off site impacts regarding noise, light, vibration, odour or dust on adjoining residential development.	<b>AO6</b> The film making studio or a music recording studio is not within 50 metres of a sensitive land use.
<b>Caretaker's accommodation</b> <b>PO7</b> Development for caretaker's accommodation:	No acceptable outcomes provided



Performance outcomes	Acceptable Outcomes
<p>(a) is directly associated with and subordinate to the industry activity on site;</p> <p>(b) demonstrates a demand for 24 hour care of buildings, operations, plant or equipment;</p> <p>(c) is not separately let for other accommodation activities;</p> <p>(d) includes no more than one caretaker's accommodation per site;</p> <p>(e) <u>is and on a site with an area of at least 2,000m<sup>2</sup>;</u></p> <p>(f) has a maximum gross floor area of 65m<sup>2</sup>; <u>and</u></p> <p>(g) <u>is occupied by at least one person who is employed by the primary non-residential use on-site.</u></p>	
<p><b>Hofmann Drive Business and Industry Precinct PO8</b></p> <p>The nature, design and operation of development and uses is compatible with industry activities of the adjoining Medium Impact Industry zone, the nearby residential uses and the business activities within the Noosa Business Centre.</p>	No acceptable outcome provided

**Table 6.5.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Built form</b>	
<p><b>Height PO9</b></p> <p>Buildings and other structures—</p> <p>(a) are low rise and have a visual bulk and architectural scale consistent with structures on adjoining and nearby land;</p> <p>(b) have a maximum building height of 2 storeys <del>and appear no more than two storeys from any elevation;</del></p> <p>(c) do not visually dominate the street or surrounding spaces;</p> <p>(d) preserve the amenity of surrounding residential development including privacy, views and access to sunlight; and</p> <p>(e) respond to the topography of the site; and</p> <p>(f) are well articulated with strong horizontal and vertical elements to provide interest to the street.</p>	<p><b>AO9.1</b></p> <p>Buildings and structures are no more than 10 metres in building height.</p> <p><b>Factory Street Business and Industry Precinct AO9.2</b></p> <p>Buildings and structures are no more than 8 metres in building height.</p> <p><b>AO9.3</b></p> <p>Where <del>development involves</del> excavation <u>of a site required,</u> <del>any</del> <u>the maximum</u> portion of <del>an</del> <u>the</u> exposed external <del>wall</del> <u>façade</u> <del>is of backfilled the to building ground cannot level exceed the</del> <u>respective building heights in AO9.1 and AO9.2</u></p> <p><i>Editor's note—refer to figure AP3-13A</i></p>
<p><b>Site cover and Gross floor area PO10</b></p> <p>Buildings and other roofed structures—</p> <p>(a) are of a scale that is compatible with surrounding development;</p> <p>(b) do not present an appearance of bulk to roads or other areas in the vicinity of the site;</p> <p>(c) maximise the retention of existing vegetation;</p> <p>(d) allow for soft landscaping between buildings and within frontages;</p> <p>(e) allow for adequate area at ground level for staff amenity;</p> <p>(f) facilitates onsite stormwater management and vehicular</p>	No acceptable outcome provided

Performance outcomes	Acceptable Outcomes
<p>access;</p> <p>(g) are in keeping with surrounding development.</p>	
<p><b>Factory Street Business and Industry Precinct</b> <b>PO11</b> Buildings and other roofed structures for non-industrial uses have a plot ratio not exceeding 1:1.</p>	No acceptable outcome provided
<p><b>Hofmann Drive Business and Industry Precinct</b> <b>PO12</b> Buildings and other roofed structures for non-industrial uses have a plot ratio not exceeding 0.6:1.</p>	No acceptable outcome provided
<p><b>Kin Kin Business and Industry Precinct</b> <b>PO13</b> Buildings and other roofed structures for non-industrial uses have a plot ratio not exceeding 1:1.</p>	No acceptable outcome provided
<p><b>Setbacks</b> <b>PO14</b> Buildings and other structures 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) maintain access to views and sunlight;</p> <p>(c) provide adequate distance from adjoining land uses;</p> <p>(d) allow space for required vehicle parking;</p> <p>(e) preserve any existing vegetation that will buffer the proposed building;</p> <p>(f) allow for landscaping between buildings and within frontages to soften buildings, car parking, infrastructure and services;</p> <p>(g) maintain the visual continuity and pattern of buildings and landscape elements within the street;</p> <p>(h) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief;</p> <p>(i) not visually dominate the street or surrounding spaces</p> <p>(j) avoid development within the Holts Road setback</p>	<p><b>AO14</b> Buildings and roofed structures are set back at least—</p> <p><b>Road frontage—</b></p> <p>(a) 6 metres to the primary road frontage;</p> <p>(b) 4.5 metres to the secondary road frontage (where the premises has frontage to more than one road); and</p> <p>(c) 10 metres to boundaries that adjoin Walter Hay Drive, Eumundi Noosa Road, Eenie Creek Road and Holts Road</p> <p><b>Other boundaries—</b></p> <p>(a) 0.0 metres to boundaries that adjoin land in an industry zone;</p> <p>(b) 10 metres to boundaries adjoining a residential zone;</p> <p>(c) 10 metres to boundaries that adjoin Walter Hay Drive, Eumundi Noosa Road and/or Eenie Creek Road; and</p> <p>(d) 3 metres to any other boundary.</p>

**Table 6.5.1.3 Criteria for assessment [\(part\)](#)**

Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Building design and Streetscape</b>	
<p><b>Articulation, material and finishes</b> <b>PO15</b> Buildings are designed and sited to provide visual interest and amenity by—</p> <p>(a) providing well-articulated buildings with strong horizontal</p>	<p><b>AO15.1</b> Development provides interest to the street with a well-articulated façade, a mix of external building materials and a varied roof form.</p>

Performance outcomes	Acceptable Outcomes
<p>and vertical design elements to provide interest to the street;</p> <p>(b) using a variety of external building materials for external walls where such walls are visible from the street;</p> <p>(c) providing an interesting and varied site layout and roof design; <del>and</del></p> <p>(d) articulating the roof with a, pitched or skillion that complements the low rise character of the area and surrounding development; <u>and</u></p> <p>(e) <u>incorporate materials, finishes and colours that complement the natural environment.</u></p>	<p><b>AO15.2</b> Buildings visible from the street are articulated and use a mix of materials and appropriate design techniques to soften the bulk and scale of the building.</p> <p><b>AO15.3</b> <u>Buildings are finished in colours of muted environmental tones. Broad expanses of a single colour are avoided with walls broken up by natural tones or by design elements.</u></p> <p><u><i>Editor's Note— Shades in the violet, blue, green and yellow-green side of the spectrum, as well as greys or browns, should be appropriate with whites or bright colours restricted to trimmings.</i></u></p> <p><b>Hofmann Drive Business and Industry Precinct</b> <b>AO15.3.4</b> A roof pitch of no less than 5 degrees with a minimum 600 millimetre eaves to 75% of the perimeter of the building is provided.</p>
<p><b>Factory Street Business and Industry Precinct</b> <b>PO16</b> Buildings and other structures present a high quality streetscape with building elements and forms that—</p> <p>(a) are consistent with the bulk and scale of buildings on nearby land;</p> <p>(b) contribute to and complement the rural heritage character through the use of Federation and Art Deco building styles;</p> <p>(c) present subtle changes in textures and materials to break up building facades;</p> <p>(d) create pedestrian scale and visual interest;</p> <p>(e) integrate landscaping into the building design and car parking areas;</p> <p>(f) is in keeping with the nearby development and the village; and</p> <p>(g) screen services from the street.</p>	<p><b>Factory Street Business and Industry Precinct</b> <b>AO16</b> Buildings are compatible with existing buildings including Federation and Art Deco styles, without necessarily mimicking such styles, through—</p> <p>(a) suspended slab construction on columns/stumps or posts;</p> <p>(b) features such as sunhoods to windows and wall openings and simple roof designs such as gabled or hipped;</p> <p>(c) detailing and articulation for horizontal emphasis including awnings, parapet walls and balconies; and</p> <p>(d) the main roof of the building has a pitch no less than 5 degrees and a minimum of 600 millimetre eaves to at least 75% of the perimeter of the building.</p>
<p><b>Kin Kin Business and Industry Precinct</b> <b>PO17</b> Buildings and other structures present a high quality streetscape with building elements and forms that—</p> <p>(a) are consistent with the bulk and scale of buildings on adjoining and nearby land;</p> <p>(b) contribute to the historical village context;</p> <p>(c) create pedestrian scale and visual interest;</p> <p>(d) integrate landscaping into the building design and car parking areas;</p> <p>(e) retain and enhance the Queensland vernacular built form; and</p> <p>(f) retain and enhance the open streetscape and lack of formal boundaries between public and private lands.</p>	<p><b>Kin Kin Business and Industry Precinct</b> <b>AO17</b> With the exception of class 10 buildings or structures, buildings —</p> <p>(a) have a floor plan predominantly comprising square or rectangular shapes;</p> <p>(b) have a front elevation—</p> <p>(i) parallel to the front boundary;</p> <p>(ii) where the first floor presents balconies or awnings to the street;</p> <p>(iii) with recessed or framed windows and doorways;</p> <p>(c) have sunhoods to windows and other openings; and</p> <p>(d) have a roof pitch no less than 12 degrees with a minimum of 600 millimetre eaves to 75% of the building.</p>
<p><b>Adaptability</b></p>	

Performance outcomes	Acceptable Outcomes
<b>PO18</b> Buildings are designed to provide for a range of potential users by allowing for adaptable floor designs and adequate floor to ceiling heights.	No acceptable outcome provided
<b>Mechanical plant, equipment and storage</b> <b>PO19</b> Mechanical plant and equipment (including air conditioning equipment) and storage areas are designed and located to: <ul style="list-style-type: none"> <li>(a) avoid adverse visual impacts when viewed from the street and adjoining properties; and</li> <li>(b) visually integrate with the building design.</li> </ul>	<b>AO19.1</b> Mechanical plant, refuse and recycling area, vents and exhausts are not visible from a street, public space or adjoining residential use and is acoustically screen from adjoining sensitive land use.  <b>AO19.2</b> Mechanical plant and equipment are: <ul style="list-style-type: none"> <li>(a) located more than 2 metres from any property boundary;</li> <li>(b) where located at ground level, screened by fencing 1.5 metres in height or dense vegetation of at least 1.5 metres in width incorporating grouped trees and shrubs with a maximum separation distance of 1 metre measured from the centre of the tree or shrub;</li> <li>(c) visually integrated into the line and plane of the building and roof design and do not project beyond the height or width of the building when viewed from the street and adjoining properties; and</li> <li>(d) fully enclosed or screened where above ground level such that they are not visible from the street frontages nor adjoining properties.</li> </ul>
<b>Streetscape</b> <b>PO20</b> Visual amenity and character surrounding the major road network is protected and enhanced by providing an interesting built form, appropriate landscaping, safe and efficient pedestrian movement and minimal advertising signage.	No acceptable outcome provided
<b>Kin Kin Business and Industry Precinct</b> <b>PO21</b> The function of and visual amenity and character along Sister Tree Creek Road is protected and enhanced.	No acceptable outcome provided
<b>Lionel Donovan Drive Auto Precinct</b> <b>PO22</b> Display of goods for sale or hire are orientated towards Lionel Donovan Drive or Selkirk Drive rather than Walter Hay Drive or Eenie Creek Road.	<b>Lionel Donovan Drive Auto Precinct</b> <b>AO22</b> No display of goods for sale or hire within the frontage to Walter Hay Drive or Eenie Creek Road.
<b>Landscaping</b> <b>PO23</b> Landscaping is designed, planted and maintained in accordance with Councils Planning Scheme Policy <a href="#">PSP2 Landscaping</a> and: <ul style="list-style-type: none"> <li>(a) provides planting in mulched areas at entrances, along street frontages, around car parking and site facilities to provide screening and shading;</li> <li>(b) reduces the impact of building bulk through the planting of vegetation that is in scale with the building, and by using mounding where appropriate;</li> <li>(c) enhances the visual amenity of the existing streetscape;</li> <li>(d) enhances views from the major road network;</li> </ul>	<b>AO23.1</b> Landscaping is provided to a minimum of 15% of the site, of which, a minimum of 60% is forward of the building line and visible from the street.  <b>AO23.2</b> Landscaping is provided along boundaries at the following minimum widths—  <b>Road frontages—</b> <ul style="list-style-type: none"> <li>(a) 6 metres;</li> <li>(b) 10 metres to boundaries that adjoin Walter Hay Drive, Eumundi Noosa Road, Eenie Creek Road and Holts</li> </ul>

Performance outcomes	Acceptable Outcomes
<p>(e) suits the relative size and nature of the development;</p> <p>(f) screens incompatible land uses; and</p> <p>(g) reduces the visual impact of stormwater infrastructure on site.</p>	<p>Road; and</p> <p>(c) where there is uncovered visitor car parking a minimum of 2 metres of soft landscaping is provided along the road boundary.</p> <p><b>Other boundaries—</b></p> <p>(a) 6 metres to boundaries that adjoin a residential zone;</p> <p>(b) 10 metres to boundaries that adjoin Walter Hay Drive, Eumundi Noosa Road and Eenie Creek Road;</p> <p>(c) <u>0 metres to any industry zone</u>; and</p> <p>(d) 3 metres to boundaries that adjoin any other zone.</p> <p><i>Editor's Note—refer to figure AP3-5B</i></p>

**Table 6.5.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Safety and Amenity</b>	
<p><b>Amenity</b> <b>PO24</b> Development ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not spread beyond the site boundaries.</p> <p><i>Editor's Note— in addition to complying with the corresponding Acceptable Outcome, development will need to comply with relevant environmental legislation including the Environmental Protection Act 1994 and subordinate legislation.</i></p>	<p><b>AO24.1</b> Development contains odour, dust air pollutants within the boundaries of the site.</p> <p><b>AO24.2</b> Development achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the Environment Protection (Noise) Policy.</p>
<p><b>PO25</b> Development is 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 acceptable outcome provided
<p><b>Hours of operation</b> <b>PO26</b> Development is operated in a manner to avoid noise emissions that unreasonable diminish the amenity of the area or surrounding uses.</p>	<p><b>AO26</b> Where the site adjoins a residential zone, the use does not operate outside of the hours of 7.00am to 6.00pm, Monday to Saturday.</p>
<p><b>Safety</b> <b>PO27</b> Development creates a safe environment by incorporating key elements of crime prevention through environmental design in its layout.</p>	No acceptable outcome provided
<p><b>PO28</b> All property boundaries are clearly identifiable with public and private spaces clearly defined.</p>	<p><b>AO28.1</b> Boundaries are identified by such means as:</p> <p>(a) fencing;</p> <p>(b) changes in surface materials or levels; or</p> <p>(c) landscape treatments.</p> <p><b>AO28.2</b> Loading and storage areas are well lit or can be locked after hours.</p>

Performance outcomes	Acceptable Outcomes
<p><b>Security</b> <b>PO29</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) appropriate signage and wayfinding;</li> <li>(d) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><i>Editor's Note—Applicants may find useful guidance to the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</i></p>	<p>No acceptable outcome provided</p>
<p><b>Waste Storage</b> <b>PO30</b> Waste storage areas are screened from the street and adjoining properties by buildings, landscaping or fencing and do not detract from the visual amenity of the streetscape or cause nuisance to adjoining properties.</p>	<p><b>AO30</b> Waste storage areas are visually screened by landscaping or fencing.</p>
<p><b>External storage and display of goods</b> <b>PO31</b> Storage areas are screened from the street and adjoining properties by buildings, landscaping or fencing.</p>	<p><b>AO31</b> Materials stored outside buildings do not exceed half the height of the on-site buildings or if there are no on-site buildings, the stored materials do not exceed 4 metres.</p>
<p><b>Vandalism</b> <b>PO32</b> Buildings and structures are designed to minimise opportunities for vandalism.</p>	<p><b>AO32</b> Buildings or structures that are visible from and accessible from a public street or laneway—</p> <ul style="list-style-type: none"> <li>(a) avoid the use of solid fences and blank walls which attract graffiti. Where solid blank surfaces are unavoidable, measures in the form of landscaping, creepers, murals, Vandal resistant paint, etc. are used;</li> <li>(b) with windows at ground level use measures that deter break and enters; and</li> <li>(c) are constructed to be vandal and graffiti proof.</li> </ul>
<p><b>Lighting</b> <b>PO33</b> Lighting of appropriate intensities maximises safety.</p>	<p><b>AO33.1</b> Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code, unless otherwise specified in this Code.</p> <p><b>AO33.2</b> External lighting of a graduated intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a higher level at the entrance to buildings or at the centre of the site.</p> <p><b>AO33.3</b> Lighting is directed onto the site and away from neighbouring properties.</p> <p><b>AO33.4</b> Vandal-resistant lighting is used in public and publicly accessible areas.</p>
<p><b>Staff Amenity</b> <b>PO34</b></p>	<p><b>AO34</b></p>

Performance outcomes	Acceptable Outcomes
The use includes on-site amenities for employees in an attractive setting protected from the weather.	An on-site recreation area protected from the weather is provided in a private location, removed from any noisy or odorous activities, that incorporates: <ul style="list-style-type: none"> <li>(a) protection from the weather;</li> <li>(b) safe access for all staff; and</li> <li>(c) seating, tables and rubbish bins.</li> </ul>
<b>Security fencing</b> <b>PO35</b> All property boundaries are clearly identifiable and suitable day and night safety and security measures are provided to protect people and property.	<b>AO35</b> Security fencing no less than 1.8 metres in height encloses the rear and side boundaries of the site and prevents unauthorised access to all outdoor parts of the site.
<b>PO36</b> Security fencing is in keeping with the surrounding area and does not have an adverse impact upon the appearance of the streetscape.	<b>AO36</b> Fencing on any frontage is set back an average of 2 metres provided that no part of the fencing is within 1 metre of the property boundary.

**Table 6.5.1.3 Criteria for assessment [\(part\)](#)**

Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Earthworks and Drainage</b>	
<b>PO37</b> Filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by: <ul style="list-style-type: none"> <li>(a) causing ponding of water on the site or nearby land;</li> <li>(b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; or adversely affecting the flow of water in any overland flow path.</li> </ul>	<b>AO37</b> Filling and excavation works are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties or downstream environments.

**Table 6.5.1.3 Criteria for assessment [\(part\)](#)**

Benchmarks for assessable development including benchmarks for all Industry Precincts (part)

Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Environment and Heritage</b>	
<b>PO38</b> Development: <ul style="list-style-type: none"> <li>(a) has minimal impact on the natural landform of the site;</li> <li>(b) does not lead to erosion or the transport of sediments off site; and</li> <li>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</li> </ul>	<b>AO38.1</b> <del>Cut or fill is less than 1.5 metres in depth relative to the ground level.</del>  <del>AO38.2</del> <b>Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</b>  <b>AO38-3.2</b> <b>Development on a site adjoining a local heritage place respects the cultural heritage significance of the place by mitigating any adverse impacts on the setting or integrity of the heritage values.</b>  <i>Editor's Note— Local heritage places are identified on the</i>

Performance outcomes	Acceptable Outcomes
	<i>Heritage and Character Areas Overlay maps in schedule 2.</i>
<b>PO39</b> Industry and business activities are conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments or environmental processes.	No acceptable outcome provided
<b>PO40</b> The storage and use of materials on-site does not cause a public health hazard or environmental nuisance.	No acceptable outcome provided

**Table 6.5.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<i>Infrastructure</i>	
<b>PO41</b> Development is supported by adequate infrastructure and urban services including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	<b>AO41</b> Development is connected to reticulated water supply, sewerage and electricity infrastructure networks.
<b>PO42</b> Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	No acceptable outcome provided

**Table 6.5.1.3 Benchmarks Criteria for assessable assessment development including benchmarks for all Low Impact Industry Zone (part)**

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<i>Car Parking</i>	
<b>PO43</b> Sufficient car parking is available to accommodate the number and type of vehicles likely to be generated by the use on site.	<b>AO43</b> Parking is provided in accordance with Table 9.4.2.4 of the <a href="#">Driveways and Parking Code</a>

**Table 6.5.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<i>Additional provisions for the Gateway West Makers Precinct</i>	
<b>PO44</b> <a href="#">Development is for industry and other compatible uses within small scale tenancies to encourage opportunities for co-location including creative industries and small scale enterprise.</a>	<b>AO44.1</b> <a href="#">Development should be consistent with and not negatively impact on the low impact industrial nature of of the area including those uses listed as Low Impact Industry in Table SC1.1.2 - Industry thresholds.</a>
<b>PO45</b> <a href="#">The gross floor area of an individual tenancy should not exceed 300m2.</a>	<a href="#">No acceptable outcome provided.</a>





**Performance outcomes**

**Retail, Administration and Food and Drink Outlets**

**PO46**

The Gateway West Makers Precinct accommodates low impact industrial enterprise and supporting ancillary uses as well as a small complimentary use. For ancillary and complementary use the gross floor area of any food and drink outlet, retail or administration component does not exceed a combined gross floor area of no more than 50% of the total gross floor area of the site with:

- (a) any ancillary retail sales or administration component having an individual gross floor area no greater than 40% of the total gross floor area of the site; and
- (b) any ancillary food and drink outlet component having an individual gross floor area no greater than 40% of the total gross floor area of the site or 60m<sup>2</sup> whichever is the lesser; and
- (c) any complementary business use is no greater than 10% of the gross floor area.

**Acceptable Outcomes**

No acceptable outcome provided.

## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.5 Industry zones category

##### 6.5.2 Medium Impact Industry Zone Code

###### 6.5.2.1 Application

###### Application

This code applies to assessable development: -

- (a) within the Medium Impact Industry zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) identified as requiring assessment against the Medium Impact Industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### 6.5.2.2 Purpose and overall outcome

###### Purpose and overall outcomes

- (1) The purpose of the Medium impact industry zone is to provide for—
  - (a) medium impact industry; and
  - (b) other uses and activities that—
    - (i) support industry activities; and
    - (ii) do not compromise the future use of premises for industry activities.
- (2) The overall outcomes sought for the Medium impact industry zone are as follows: -
  - (a) development facilitates the efficient use of land for medium impact industries and supporting ancillary uses;
  - (b) incompatible uses, or uses which are more appropriately accommodated in other zones are avoided to protect land for medium impact industry activities and to ensure the continued efficient operation and viability of existing and future industry uses;
  - (c) development avoids impacts such as noise, odour, dust and other waste on the surrounding area and adverse impacts on the natural environment;
  - (d) development does not compromise the function and viability of business centres or the Noosa Shire centres hierarchy;
  - (e) new uses are located, designed and managed to be compatible with surrounding uses and development;
  - (f) retail sales more appropriately located in business centres, such as shops, showrooms and retail-based hardware supplies are avoided, except on land fronting Eumundi Noosa Road or Eenie Creek Service Road Noosaville where showrooms may locate;
  - (g) small scale retail sales and administrative uses are ancillary to, and have a direct relationship with, the industry activity on site;
  - (h) food and drink outlets occur where directly ancillary to and associated with a bonafide industry use on-site and are limited in scale and extent;
  - (i) warehouses for self-storage facilities are avoided to protect industrial land from underutilisation;
  - (j) caretaker's [accommodation](#): -
    - (i) occurs only where directly associated with an industry activity on site and there is a demonstrated operational need for full-time caretaking;
    - (ii) [is ancillary to the primary non-residential use on the site and a small-scale component of the building or premises, subsidiary in size, form and function to the principal non-residential use of the premises; and](#)
    - (iii) [is occupied by direct employees of the principal non-residential use of the premises, and other family or children are only accommodated where their safety, health and wellbeing in relation to potential impacts from the primary use/s envisaged in the zone in which the site is located and adjoining, can be assured.](#)
  - (k) buildings are well designed, safe and visually attractive;

- (l) development is low rise building and does not present bulky to the street frontages;
  - (m) energy and water efficiency through built form are maximised;
  - (n) building setbacks incorporate attractive landscaped areas to road frontages with greater landscape setbacks provided to Eumundi Noosa Road;
  - (o) visual amenity and character is enhanced along the major road network by development providing an interesting built form, landscaping and minimum signage along frontages;
  - (p) building design does not detract from the established or planned character of the zone; and
  - (q) development is located, designed and its operations managed to protect the health and safety of the community, does not harm the environment and avoids adverse impacts on creeks, gullies, waterways, wetlands, habitats and vegetation.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

### **Venture Drive Enterprise Precinct**

- (a) Development may accommodate some *Theatre* uses (filmmaking studio or music recording studio) and *Sport and Recreation* uses where adverse off-site impacts are avoided and the use—
  - (i) is compatible with surrounding industry uses; and
  - (ii) does not compromise the ongoing operation and viability of industry activities nearby and within the Medium Impact industry zone;
- (b) Offices are trade-related only and do not compromise or compete with the Noosa Shire Centres Hierarchy.

*Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.*

**Table 6.5.2.3 Criteria for assessment**

**Table 6.5.2.3 ~~Benchmarks~~ Criteria for assessable development including Venture Drive Enterprise Precinct- assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Role and function</b>	
<b>PO1</b> The Medium impact industry zone, <u>excluding the Venture Drive Enterprise Precinct</u> , accommodates medium impact industries, businesses and supporting ancillary uses. For <u>For</u> ancillary uses the gross floor area of any food and drink outlet, retail or <u>office administration</u> component does not exceed a combined gross floor area of no more than 40% of the total gross floor area of the site with: <ul style="list-style-type: none"> <li>(a) any ancillary retail sales or <del>office use</del> <u>administration</u> component having an individual gross floor area no greater than 30% of the total gross floor area of the site; and</li> <li>(b) any ancillary food and drink outlet component having an individual gross floor area no greater than 30% of the total gross floor area of the site or 60m<sup>2</sup> whichever is the lesser.</li> </ul>	<b><del>AO1.1</del></b> <del>Retail sales, food and drink outlet and office uses are directly associated with, and ancillary to an industry activity on the same site and comprise a combined gross floor area of no more than 40% of the total gross floor area of the site with:</del> <ul style="list-style-type: none"> <li><del>(a) any ancillary retail sales or office use component having an individual gross floor area no greater than 30% of the total gross floor area of the site; and</del></li> <li><del>(b) any food and drink outlet component having an individual gross floor area no greater than 30% of the total gross floor area of the site or 60m<sup>2</sup> whichever is the lesser.</del></li> </ul> <u>No acceptable outcome provided.</u>
<b>PO2</b> Industry, business and limited rural activities are of a type, scale and intensity consistent with the intent of the Medium Impact Industry zone with uses totally enclosed if they are sensitive to surrounding industrial activities.	<b>AO2</b> Intensive horticulture is carried out in a totally enclosed structure and has a gross floor area no greater than 500m <sup>2</sup> .
<b>Warehouses</b>	

Performance outcomes	Acceptable Outcomes
<b>PO3</b> Warehouse development is not a self-storage facility and does not front Taylor Court, Cooroy.	No acceptable outcome provided
<b>Food and drink outlet PO4</b> Any food and drink outlet <u>excluding where a complementary use</u> is— (a) directly related and ancillary to a bonafide industry use on site; and (b) small scale and subordinate to the industry use on-site.	<b>AO4</b> For a food and drink outlet, <u>excluding where a complementary use</u> , the majority of the food or drink prepared and sold incorporates the product or output of the industry activity on the site.
<b>Caretaker's accommodation PO5</b> Development for caretaker's accommodation: (a) is directly associated with and subordinate to the industry activity on site; (b) demonstrates a demand for 24 hour care of buildings, operations, plant or equipment; (c) is not separately let for other accommodation activities; (d) includes no more than one caretaker's accommodation per site; <del>and</del> (e) <u>is on a site with an area of at least 2,000m<sup>2</sup></u> ; (f) has a maximum gross floor area of <del>65m<sup>2</sup></del> <u>65m<sup>2</sup></u> <del>and</del> (g) <u>is occupied by at least one person who is employed by the primary non-residential use on-site</u> .	No acceptable outcome provided
<b>Venture Drive Enterprise Precinct PO6</b> Theatres are for the production of film or music only and do not create adverse off site impacts regarding noise, light, vibration, odour or dust on adjoining residential development.	<b>AO6</b> The filmmaking studio or a music recording studio is not within 50 metres of a sensitive land use.
<b>PO7</b> Trade-related offices are small scale, do not compromise or compete with the Noosa Shire Centres Hierarchy, are developed in conjunction with an industry activity on site and are trade-related only.	<b>AO7</b> Office uses are trade-related, do not exceed <del>100m<sup>2</sup></del> <u>15%</u> of <u>the</u> gross floor area <u>of the development</u> and support the industry activity on site.

**Table 6.5.2.3 ~~Benchmarks~~ Criteria for ~~assessable development including Venture Drive Enterprise Precinct~~ assessment. (part)**

Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Built form</b>	
<b>Height PO8</b> Buildings and other structures— (a) are low rise and have a visual bulk and architectural	<b>AO8.1</b> Buildings and structures are no more than 10 metres in building height.

Performance outcomes	Acceptable Outcomes
<p>scale consistent with structures on adjoining and nearby land;</p> <p>(b) have a maximum building height of two storeys <del>and appear no more than two storeys from any elevation;</del></p> <p>(c) do not visually dominate the street or surrounding spaces;</p> <p>(d) preserve the amenity of surrounding residential development including privacy, views and access to sunlight; and</p> <p>(e) respond to the topography of the site and minimise cut and fill where on a sloping site; and</p> <p>(f) are well articulated with strong horizontal and vertical elements to provide interest to the street.</p>	<p><b>AO8.2</b> Where <del>development involves</del> excavation <del>of</del> <u>a site required</u>, <del>any</del> <u>the maximum</u> portion of <del>an</del> <u>the</u> exposed external <del>wall</del> <u>façade</u> <del>is</del> <u>of</u> <del>backfilled</del> <u>the to building ground</u> <del>cannot</del> <u>level</u> <del>exceed</del> <u>10 metres in building height.</u> -</p> <p><i>Editor's note—refer to figure AP3-13A</i></p>
<p><b>Site cover and Gross floor area</b> <b>PO9</b> Buildings and other roofed structures—</p> <p>(a) are of a scale that is compatible with surrounding development;</p> <p>(b) do not present an appearance of bulk to roads or other areas in the vicinity of the site;</p> <p>(c) maximise the retention of existing vegetation;</p> <p>(d) allow for soft landscaping between buildings and within frontages;</p> <p>(e) allow for adequate area at ground level for staff amenity;</p> <p>(f) facilitates onsite stormwater management and vehicular access; and</p> <p>(g) are in keeping with surrounding development.</p>	<p>No acceptable outcome provided.</p>
<p><b>Setbacks</b> <b>PO10</b> Buildings and other structures 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) preserve the visual and acoustic amenity of adjoining and nearby properties</p> <p>(c) maintain access to views and sunlight;</p> <p>(d) provide adequate distance from adjoining land uses;</p> <p>(e) allow space for required vehicle parking;</p> <p>(f) preserve any existing vegetation that will buffer the building;</p> <p>(g) allow for landscaping between buildings and within frontages to soften buildings, car parking, infrastructure and services;</p> <p>(h) maintain the visual continuity and pattern of buildings and landscape elements within the street;</p> <p>(i) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief;</p> <p>(j) not visually dominate the street or surrounding spaces.</p>	<p><b>AO10</b> Buildings and roofed structures are set back at least—</p> <p><b>Road frontage—</b></p> <p>(a) 6 metres to the primary road frontage;</p> <p>(b) 4.5 metres to the secondary road frontage (where the premises has frontage to more than one road); and</p> <p>(c) 10 metres to boundaries that adjoin Eumundi Noosa Road.</p> <p><b>Other boundaries—</b></p> <p>(a) 0.0 metres to boundaries that adjoin land in an industry zone or the Venture Drive Enterprise precinct; and</p> <p>(b) 3 metres to any other boundary.</p>

**Table 6.5.2.3 Benchmarks Criteria for assessable development including Venture-Drive Enterprise Precinct assessment. (part)**

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<b>Building design &amp; Streetscape</b>	
<b>Articulation, materials and finishes</b> <b>PO11</b> Buildings are designed and sited to provide visual interest and amenity by— <ul style="list-style-type: none"> <li>(a) providing well-articulated buildings with strong horizontal and vertical design; elements to provide interest to the street;</li> <li>(b) using a variety of external building materials for external walls where such walls are visible from the street; and</li> <li>(c) providing an interesting and varied site layout and roof design;</li> <li>(d) articulating the roof with a, pitched or skillion design and complements the low rise character of the area and surrounding development; <u>and</u></li> <li>(e) <u>incorporate materials, finishes and colours that complement the natural environment.</u></li> </ul>	<b>AO11.1</b> Development provides interest to the street with a well-articulated facade, a mix of external building materials and a varied roof form.  <b>AO11.2</b> Buildings visible from the street are articulated and use a mix of materials and appropriate design techniques to soften the bulk and scale of the building.  <b>AO11.3</b> <u>Buildings are finished in colours of muted environmental tones. Broad expanses of a single colour are avoided with walls broken up by natural tones or by design elements.</u>  <i>Editor's Note— Shades in the violet, blue, green and yellow-green side of the spectrum, as well as greys or browns, should be appropriate with whites or bright colours restricted to trimmings.</i>
<b>Adaptability</b> <b>PO12</b> Buildings are designed to provide for a range of potential users by allowing for adaptable floor designs and adequate floor to ceiling heights.	No acceptable outcome provided.
<b>Mechanical plant, equipment and storage</b> <b>PO13</b> Mechanical plant and equipment (including air conditioning equipment) and storage areas are designed and located to— <ul style="list-style-type: none"> <li>(a) avoid adverse visual impacts when viewed from the street and adjoining properties; and</li> <li>(b) visually integrate with the building design.</li> </ul>	<b>AO13.1</b> Mechanical plant, refuse and recycling area, vents and exhausts are not visible from a street, public space or adjoining residential use and is acoustically screen from adjoining sensitive land use.  <b>AO13.2</b> Mechanical plant and equipment are: <ul style="list-style-type: none"> <li>(a) located more than 2 metres from any property boundary;</li> <li>(b) where located at ground level, screened by fencing 1.5 metres in height or dense vegetation of at least 1.5 metres in width incorporating grouped trees and shrubs with a maximum separation distance of 1 metre measured from the centre of the tree or shrub;</li> <li>(c) visually integrated into the line and plane of the building and roof design and do not project beyond the height or width of the building when viewed from the street and adjoining properties; and</li> <li>(d) fully enclosed or screened where above ground level such that they are not visible from the street frontages nor adjoining properties.</li> </ul>
<b>Streetscape</b> <b>PO14</b>	

Performance outcomes	Acceptable Outcomes
Visual amenity and character surrounding the major road network is protected and enhanced by providing an interesting built form, appropriate landscaping, safe and efficient pedestrian movement and minimal advertising signage.	No acceptable outcome provided
<p><b>Landscaping</b> <b>PO15</b> Landscaping is designed, planted and maintained in accordance with Councils Planning Scheme Policy <a href="#">PSP2 Landscaping</a> and—</p> <p>(a) provides planting in mulched areas at entrances, along street frontages, around car parking and site facilities to provide screening and shading;</p> <p>(b) reduces the impact of building bulk through the planting of vegetation that is in scale with the building, and by using mounding where appropriate;</p> <p>(c) enhances the visual amenity of the existing streetscape;</p> <p>(d) enhances the view from the major road network;</p> <p>(e) suits the relative size and nature of the development;</p> <p>(f) screens incompatible land uses; and</p> <p>(g) reduces the visual impact of stormwater infrastructure on site.</p>	<p><b>PO15.1</b> Landscaping is provided to a minimum of 15% of the site, of which, a minimum of 60% is forward of the building line and is visible from the street.</p> <p><b>PO15.2</b> Landscaping is provided along boundaries at the following minimum widths—</p> <p><b>Road frontages—</b></p> <p>(a) 6 metres;</p> <p>(b) 10 metres to boundaries that adjoin Eumundi Noosa Road; and</p> <p>(c) where there is uncovered visitor car parking a minimum of 2 metres of soft landscaping is provided along the road boundary.</p> <p><b>Other boundaries—</b></p> <p>(a) 6 metres to boundaries that adjoin a residential zone;</p> <p>(b) <a href="#">0 metres to any industry zone</a>; and</p> <p>(c) 3 metres to boundaries that adjoin any other zone.</p> <p><i>Editor's note—refer to <a href="#">figure AP3-5B</a></i></p>

**Table 6.5.2.3 ~~Benchmarks~~ [Criteria](#) for ~~assessable development including Venture Drive Enterprise Precinct~~ [assessment](#). (part)**

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<i>Safety and amenity</i>	
<p><b>Amenity</b> <b>PO16</b> Development ensures that any emissions of odour, dust, air pollutants, noise, light or vibration do not spread beyond the site boundaries.</p> <p><i>Editor's note— in addition to complying with the corresponding Acceptable Outcome, development will need to comply with relevant environmental legislation including the Environmental Protection Act 1994 and subordinate legislation.</i></p>	<p><b>AO16.1</b> Development contains odour, dust air pollutants within the boundaries of the site.</p> <p><b>AO16.2</b> Development achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the Environment Protection (Noise) Policy.</p>
<p><b>PO17</b> 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 acceptable outcome provided
<p><b>Hours of operation</b> <b>PO18</b> Development is operated in a manner to avoid noise emissions that unreasonable diminish the amenity of the area or</p>	<p><b>AO18</b> Where the site adjoins a residential zone, the use does not operate outside of the hours of 7.00am to 6.00pm, Monday to Saturday.</p>

Performance outcomes	Acceptable Outcomes
surrounding uses.	
<b>Safety</b> <b>PO19</b> Development creates a safe environment by incorporating key elements of crime prevention through environmental design in its layout.	No acceptable outcome provided
<b>PO20</b> All property boundaries are clearly identifiable with public and private spaces clearly defined.	<b>AO20.1</b> Boundaries are identified by such means as: <ul style="list-style-type: none"> <li>(a) fencing;</li> <li>(b) changes in surface materials or levels; or</li> <li>(c) landscape treatments.</li> </ul> <b>AO20.2</b> Loading and storage areas are well lit or can be locked after hours.
<b>Security</b> <b>PO21</b> Development facilitates the security of people and property having regard to: <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) appropriate signage and wayfinding;</li> <li>(d) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <i>Editor's Note—Applicants may find useful guidance to the <a href="#">Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland</a>.</i>	No acceptable outcomes provided
<b>Waste Storage</b> <b>PO22</b> Waste storage areas are screened from the street and adjoining properties by buildings, landscaping or fencing and do not detract from the visual amenity of the streetscape or cause nuisance to adjoining properties.	<b>AO22</b> Waste storage areas are visually screened by landscaping or fencing.
<b>External storage and display of goods</b> <b>PO23</b> Storage areas are screened from the street and adjoining properties by buildings, landscaping or fencing.	<b>AO23</b> Materials stored outside buildings do not exceed half the height of the on-site buildings or if there are no on-site buildings, the stored materials do not exceed 4 metres.
<b>Vandalism</b> <b>PO24</b> Buildings and structures are designed to minimise opportunities for vandalism.	<b>AO24</b> Buildings or structures that are visible from and accessible from a public street or laneway— <ul style="list-style-type: none"> <li>(a) avoid the use of solid fences and blank walls which attract graffiti or where solid blank surfaces are unavoidable, employ measures in the form of landscaping, creepers, murals, vandal resistant paint;</li> <li>(b) with windows at ground level use measures that deter break and enters; and</li> <li>(c) are constructed to be vandal and graffiti proof.</li> </ul>
<b>Lighting</b> <b>PO25</b> Lighting of appropriate intensities maximises safety.	<b>AO25.1</b> Lighting of appropriate intensities is provided which satisfies



Performance outcomes	Acceptable Outcomes
	<p>the requirements of Australian Standard AS1158: Public Lighting Code unless otherwise specified in this Code.</p> <p><b>AO25.2</b> External lighting of a graduated intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a higher level at the entrance to buildings or at the centre of the site.</p> <p><b>AO25.3</b> Lighting is directed onto the site and away from neighbouring properties.</p> <p><b>AO25.4</b> Vandal-resistant lighting is used in public and publicly accessible areas.</p>
<p><b>Staff amenity</b> <b>PO26</b> The use includes on-site amenities for employees in an attractive setting protected from the weather.</p>	<p><b>AO26</b> An on-site recreation area is provided in a private location, removed from any noisy or odorous activities, and incorporates —</p> <ul style="list-style-type: none"> <li>(a) protection from the weather;</li> <li>(b) safe access for all staff eating; and</li> <li>(c) tables and rubbish bins</li> </ul>
<p><b>Security fencing</b> <b>PO27</b> All property boundaries are clearly identifiable and suitable day and night safety and security measures are provided to protect people and property.</p>	<p><b>AO27</b> Security fencing no less than 1.8 metres in height encloses the rear and side boundaries of the site and prevents unauthorised access to all outdoor parts of the site involved in the use.</p>
<p><b>PO28</b> Security fencing is in keeping with the surrounding area and does not have an adverse impact upon the appearance of the streetscape.</p>	<p><b>AO28</b> Fencing on any frontage is setback an average of 2 metres provided that no part of the fencing is within 1 metres of the property boundary.</p>

**Table 6.5.2.3 Benchmarks Criteria for assessable development including Venture Drive Enterprise Precinct assessment. (part)**

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<i>Earthworks and drainage</i>	
<p><b>PO29</b> Filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by:</p> <ul style="list-style-type: none"> <li>(a) causing ponding of water on the site or nearby land;</li> <li>(b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; or adversely affecting the flow of water in any overland flow path.</li> </ul>	<p><b>AO29</b> Filling and excavation works are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties or downstream environments.</p>

**Table 6.5.2.3 Benchmarks Criteria for assessable development including Venture Drive Enterprise Precinct assessment. (part)**

Performance outcomes	Acceptable Outcomes
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<i>All activities</i>	
<i>Environment and heritage</i>	
<p><b>PO30</b> Development:</p> <p>(a) has minimal impact on the natural landform of the site;</p> <p>(b) does not lead to erosion or the transport of sediments off-site; and</p> <p>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</p>	<p><b>AO30.1</b> <del>Cut or fill is less than 1.5 metres in depth relative to the ground level.</del></p> <p><b>AO30.2</b> Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p> <p><b>AO30.3.2</b> Development on a site adjoining a local heritage place respects the cultural heritage significance of the place by mitigating any adverse impacts on the setting or integrity of the heritage values.</p> <p><i>Editor's Note</i>—Local heritage places are identified on the <i>Heritage and Character Area Overlay Maps</i> in schedule 2.</p>
<p><b>PO31</b> Industry and business activities are conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments or environmental processes.</p>	No acceptable outcome provided
<p><b>PO32</b> The storage of materials on-site does not cause a public health hazard or environmental nuisance.</p>	No acceptable outcome provided.

**Table 6.5.2.3 ~~Benchmarks~~ Criteria for assessable ~~development including Venture Drive Enterprise Precinct~~ assessment. (part)**

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<i>Infrastructure</i>	
<p><b>PO33</b> Development is supported by adequate infrastructure and urban services including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p><b>AO33</b> Development is connected to reticulated water supply, sewerage and electricity infrastructure networks.</p>
<p><b>PO34</b> Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	No acceptable outcome provided

**Table 6.5.2.3 ~~Benchmarks~~ Criteria for assessable assessment ~~development including Venture Drive Enterprise Precinct~~. (part)**

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<i>Car Parking</i>	
<p><b>PO35</b> Sufficient car parking is available to accommodate the number and type of vehicles likely to be generated by the use on site.</p>	<p><b>AO35</b> Parking is provided in accordance with Table 9.4.2.4 of the <i>Driveways and Parking Code</i>.</p>



**Table 6.5.2.3 Criteria for assessment . (part)**

<u>Performance outcomes</u>	<u>Acceptable Outcomes</u>
<b><u>Additional provisions for the Venture Drive Enterprise Precinct</u></b>	
<p><b>PO36</b>  <u>Development is for industry and other small scale compatible uses to encourage opportunities for co-location including creative industries and small scale enterprise.</u></p>	<p><b>AO36</b>  <u>Development should be consistent with and not negatively impact on the industrial nature of of the area including those uses listed as Medium Impact Industry in Table SC1.1.2 - Industry thresholds.</u></p>
<p><b>PO37</b>  <u>The Venture Drive Enterprise precinct accommodates medium impact industries, businesses and supporting ancillary and small complementary uses. For ancillary and complementary uses the gross floor area of any food and drink outlet, retail or administration component does not exceed a combined gross floor area of no more than 40% of the total gross floor area of the site with:</u></p> <ul style="list-style-type: none"> <li>(a) <u>any ancillary retail sales or administration component having an individual gross floor area no greater than 30% of the total gross floor area of the site; and</u></li> <li>(b) <u>any ancillary food and drink outlet component having an individual gross floor area no greater than 30% of the total gross floor area of the site or 60m<sup>2</sup> whichever is the lesser; and</u></li> <li>(c) <u>any complementary use has a gross floor area of no greater than 10% of the total gross floor area of the site or 30m<sup>2</sup> whichever the lesser.</u></li> </ul>	<p><u>No acceptable outcome provided.</u></p>

## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.6 Recreation zones category

##### 6.6.1 Recreation and Open Space Zone Code

###### Application

This code applies to:-

- (a) assessable development on land within the Recreation and Open Space zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) acceptable development subject to requirements and identified as requiring assessment against the Recreation and Open Space zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### Purpose and Overall Outcomes

- (1) The purpose of the recreation and open space zone is to provide for:-
  - (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example:
    - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
    - (ii) parks, or other areas, for the conservation of natural areas; and
  - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
  
- (2) The overall outcomes sought for the Recreation and Open Space zone are as follows:-
  - (a) Development provides for the open space, recreation, leisure and sporting needs of the Noosa Shire Community;
  - (b) A range of functional and accessible open space, including local, district and shire wide recreation parks and sporting fields are accessible for the use and enjoyment of residents and visitors;
  - (c) Development does not impact on the function and use of open space for passive and active recreation, leisure and community activities;
  - (d) Development is of a scale and intensity appropriate to the location, existing infrastructure, access and provision of public transport;
  - (e) Development provides opportunities for the community to improve their physical and mental wellbeing, have social interaction and participate in active and passive recreation;
  - (f) Open space is protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of the zone for low intensity recreation activities;
  - (g) Development is low scale and low impact and does not negatively impact on the supply, quality or enjoyment of open space for the Noosa Shire community;
  - (h) Clubhouses are considered where co-location with other clubs is not viable and the facility supports the ongoing use of the land for recreation purposes;
  - (i) Small scale function facilities are developed only in conjunction with, and incidental to, a community or recreation use on the site;
  - (j) Major sport, recreation and entertainment facilities only develop where there is a demonstrated community recreation benefit, the site is suitable and the associated impacts can be managed, and where it does not include a motor sport facility;
  - (k) Existing land used for tourist parks remain part of the range of low cost, low impact tourist accommodation across Noosa Shire;
  - (l) Indoor sport and recreation uses do not include an amusement parlour or a bowling alley;
  - (m) Ancillary structures such as shelters, amenity facilities, picnic tables, playgrounds and playing courts are provided where appropriate;
  - (n) Limited other uses such as food and drink outlets and periodic markets are ancillary to recreation uses and support the use and enjoyment of open space;

- (o) Low impact telecommunication facilities and utility installations are compatible with, and do not impact on the supply, quality, useability and function of open space;
- (p) Development displays a high quality built form and landscape design;
- (q) Development is supported by transport infrastructure designed to provide and promote safe and efficient public transport use, walking and cycling.
- (r) Development does not adversely impact on the Shire's environmental values or reduce the quality of recreational experiences provided by land or waterways within this zone;
- (s) Adverse impacts on ecologically important areas, including natural habitats, bushland, wetlands and waterways are avoided or minimised;
- (t) Impacts are managed with landscape buffering and appropriate design, siting and operation of facilities and infrastructure:
- (u) Development is designed to maximise energy efficiency, water conservation and public and active transport use;
- (v) Development of the Noosa Business centre includes the provision of an open space area located between the existing shopping centre and village main street generally in accordance with Figure 7.2.4.5 ( Noosa Business Centre framework and Character Plan). This space is to be mostly open aired with high amenity landscaping treatments that reflect the contemporary sub-tropical design of the Noosa Business Centre and provides an informal meeting and entertainment space for the community. It also includes a portion of land to the north of Walter Hay Drive which allows for larger sport and recreation uses as well as community uses.
- (w) Development on the former bowls club site at Noosa Junction provides for the dedication of a local public open space area located at the western end of Lanyana Way adjacent to the southern end of Arcadia Street generally in accordance with Figure 7.2.5.4 (Noosa Junction Framework and Character Plan). This space is to be of high amenity with landscaping treatments that reflect the character of Noosa Junction and provides an informal meeting space for the community. The space will have frontage to the new link road and is framed by uses that allow for primary active frontages to the south and east and a connection to Council's car parking as shown in Figure 6.6.1.4-1-6 and and Figure 6.4.6.1-7.5.

*Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.*

## Table 6.6.1.3 - Criteria for assessment

**Table 6.6.1.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Role and function</b>	
<b>PO1</b> The Recreation and open space zone accommodates a range of outdoor passive and active recreation, indoor recreation, community uses and limited low scale supporting ancillary uses.	No acceptable outcome provided
<b>PO2</b> Development supports the open space and recreation needs of the Noosa Shire community and increases the range and diversity of recreation opportunities available.	No acceptable outcome provided
<b>PO3</b> Development maintains the primary recreation function of land and maintains the ongoing provision of recreation and open space land.	No acceptable outcome provided
<b>PO4</b> Uses are of a type, scale and intensity consistent with the recreation needs of the community, locational characteristics and supporting infrastructure.	No acceptable outcome provided
<b>PO5</b> Community uses, clubs, indoor sport and recreation and small scale ancillary food and drink outlets support the ongoing safe,	No acceptable outcome provided



Performance outcomes	Acceptable outcomes
comfortable and efficient operation of recreation and open space activities.	
<b>PO6</b> Development for indoor sport and recreation does not include an amusement parlour or bowling alley.	No acceptable outcome provided
<b>PO7</b> Temporary uses, such as markets or outdoor entertainment events, are supported by existing facilities and do not significantly impact on the amenity, safe traffic environment and character of the surrounding area.	No acceptable outcome provided
<b>PO8</b> Food and drink outlets are small scale and ancillary to the main recreation or community activity or tourist park use on the same site.	<p><b>AO8.1</b> Food or drink outlets are ancillary to a recreation or community activity on the same site.</p> <p><b>AO8.2</b> Food and drink outlets do not exceed a gross floor area of 50m<sup>2</sup> where forming part of a tourist park;</p> <p><b>AO8.3</b> Kiosks or cafés do not exceed a total use area of 10m<sup>2</sup>, have maximum seating for 10 people and sell only non-alcoholic drinks and light refreshments prepared off-site (with no kitchen facilities).</p> <p><b>AO8.4</b> Food and drink outlets within <u>an existing</u> sporting club or community use, including indoor and outdoor dining space, does not exceed a gross floor area of 150m<sup>2</sup>.</p>
<b>PO9</b> Function facilities are small in scale and only locate in the zone where in conjunction with, and incidental to, a community or recreation activity on the same site.	<b>AO9</b> Function facilities-do not exceed 300m <sup>2</sup> of gross floor area <u>excluding where located on the portion of Lot 3 SP246584 to the north of Walter Hay Drive.</u>
<b>PO10</b> Major sport, recreation and entertainment facilities only locate in the zone where there is a demonstrated community benefit, the site and location are suitable, potential impacts can be mitigated and managed, and they do not include a motor sport facility.	No acceptable outcome provided
<b>PO11</b> Sports club activities co-locate using existing buildings, infrastructure and facilities where practicable, safe, feasible and the function of the open space is not diminished.	No acceptable outcome provided
<b>PO12</b> Low impact telecommunication facilities and utility installations do not impact on or reduce the useability or function of open space and are located to maximise public safety.	No acceptable outcome provided
<b>Former Bowls Site Noosa Junction</b> <b>PO13</b> The first stage of development on the former bowls site located at Lot 3 RP884396 includes a dedicated public open space area of a minimum area of 1,000m <sup>2</sup> , to be turfed and landscaped including pathways and seating prior to dedication.	<b>AO13</b> The location of the open space area is to be fronting Lanyana Way, generally in accordance with <u>Figure 7.2.5.4</u> (Noosa Junction Framework and Character Plan) and <u>Figure 6.6.1.4-1.6</u> and <u>Figure 6.4.6.1-7.5</u> .
<b>Noosa Business Centre</b> <b>PO14</b>	<b>AO14</b>



Performance outcomes	Acceptable outcomes
<p>The first stage of development of the Noosa Business Centre Village mixed-use precinct includes:</p> <ul style="list-style-type: none"> <li>(a) the creation of an open-air village green space connecting the existing shopping centre to the main street with activated frontages with a minimum area of 3000m<sup>2</sup>;</li> <li>(b) the village green space being turfed and landscaped including pathways and seating; and</li> <li>(c) a pedestrian link between the Noosa Civic shopping centre building and the main street area that passes through the village green space.</li> </ul>	<p>The location of the village green space is to be generally in accordance with <a href="#">Figure 7.2.4.4</a> (Noosa Business Centre Framework and Character Plan).</p>

**Table 6.6.1.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Built form</b>	
<p><b>Height</b> <b>PO15</b> Buildings and other structures:</p> <ul style="list-style-type: none"> <li>(a) are low rise and have a visual bulk and architectural scale consistent with the open space character of the area;</li> <li>(b) do not visually dominate the street, surrounding spaces or skyline;</li> <li>(c) preserve the amenity of the open space setting and adjoining residential land including privacy, views and access to sunlight for residential dwellings;</li> <li>(d) respect the scale of surrounding vegetation;</li> <li>(e) have a maximum building height of: <ul style="list-style-type: none"> <li>(i) one storey <del>and appear no more than one storey from any elevation if</del> within the area of a commercial jetty lease; or</li> <li>(ii) otherwise two storeys <del>and appear no more than two storeys from any elevation.</del></li> </ul> </li> </ul>	<p><b>AO15.1</b> Buildings and structures are no more than:</p> <ul style="list-style-type: none"> <li>(a) 4 metres in building height (for buildings) and height (for structures) measured from the ground level if within the area of a commercial jetty lease; or</li> <li>(b) otherwise 8 metres in building height (for buildings) and height (for structures) measured from the ground level.</li> </ul> <p><b>AO15.2</b> Where <del>development involves excavation of a site</del> <u>required</u>, <del>any the maximum</del> <u>portion of an the</u> exposed external <u>wall</u> <del>façade is of backfilled the to building ground cannot level exceed the</del> <u>respective building heights in AO15.1</u></p> <p><b>Editor's note</b>—refer to figure <i>AP3-13A</i></p>
<p><b>Site cover, gross floor area and building bulk</b> <b>PO16</b> Building and structures have a small footprint on the site, do not reduce the useability of open space or dominate the site.</p> <p><b>PO17</b> Buildings and other roofed structures do not present an appearance of bulk in the open space setting, to adjacent properties, roads or surrounding area.</p>	<p><b>AO16.1</b> Site cover does not exceed:</p> <ul style="list-style-type: none"> <li>(a) <u>45% for the portion of Lot 3 SP 246584 north of Walter Hay Drive, Noosaville; or</u></li> <li>(b) <u>otherwise</u> 10%.</li> </ul> <p><b>AO17.1</b> Buildings or roofed structures do not generally exceed a gross floor area of:</p> <ul style="list-style-type: none"> <li>(a) <u>1000m<sup>2</sup> for the portion of Lot 3 SP246584 to the north of Walter Hay Drive, Noosaville; or</u></li> <li>(b) <u>otherwisie</u> 100m<sup>2</sup> <del>but for excluding</del> major sporting clubs, clubhouse facilities <u>which</u> do not exceed 800m<sup>2</sup>.</li> </ul> <p><b>AO17.2</b> The maximum length of wall in one plane is typically not more than 15 metres or for a building containing an indoor sports</p>

Performance outcomes	Acceptable Outcomes
	court, 30 metres.
<p><b>Setbacks</b></p> <p><b>O18</b> Buildings and structures are appropriately sited so as to:</p> <p>(a) maintain the open space character and amenity of the site;</p> <p>(b) provide amenity for users of the premises as well as preserve the visual and acoustic amenity of adjoining and nearby properties;</p> <p>(c) provide adequate separation from adjoining land uses;</p> <p>(d) allow for landscaping and the retention of existing trees;</p> <p>(e) help protect the natural character and visual amenity of the Noosa River system and other watercourses.</p>	<p><b>AO18.1</b> Buildings and roofed structures are set back at least:</p> <p>(a) 20 metres from street frontages;</p> <p>(b) 4.5 metres from internal roads;</p> <p>(c) 3 metres from another building on the same site;</p> <p>(d) 10 metres from the boundary of land in a residential zone or the Rural residential zone, except for a Major Sport, recreation and entertainment facility where there is a 50 metre setback;</p> <p>(e) 4.5 metres from property boundaries not otherwise specified</p> <p><b>AO18.2</b> Within urban boundaries all cabins, caravans, recreational vehicles or tent sites are set back:</p> <p>(a) 12 metres from the road frontage; and</p> <p>(b) 5 metres from any other site boundary</p> <p><b>AO18.3</b> <a href="#">Buildings and structures on premises with frontage to the Noosa River system are set back not less than 10 metres from mean high water spring as shown in Figure AP3-15A.</a></p>

**Table 6.6.1.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Building Design and streetscape</b>	
<p><b>PO19</b> Buildings and structures are low rise and unobtrusive, respond to the landscape and landform character and incorporate high quality building and landscape design consistent with the character of open space in Noosa Shire.</p>	<p><b>AO19.1</b> Buildings are of a light-weight construction and incorporate natural sustainable materials where possible, including natural timber and natural rock.</p> <p><i>Editor's Note— By way of example, rock facing or mass rock walls are used rather than rendered block.</i></p> <p><b>AO19.2</b> Buildings and structures incorporate colours and textures that blend with and complement the natural setting through low reflective surfaces and timbers that can fade to grey without requiring high maintenance.</p> <p><i>Editor's Note— Colours and materials that blend well with the colours and hues of the surrounding vegetation and landscape without causing glare or reflection are likely to be in the violet, blue, green and yellow green side of the spectrum as well as greys or browns including low gloss metal finishes. Broad expanses of a single colour are less desirable and where possible should be broken up by other colours or design elements. Whites or bright colours should be restricted to trimming.</i></p> <p><b>AO19.3</b> Structures, improvements and public art are subtle and sensitive to the environment and local character.</p>



Performance outcomes	Acceptable Outcomes
<b>Roof form</b> <b>PO20</b> Roof forms contribute positively to the local skyline and do not present an appearance of excessive bulk to adjacent sites or public spaces around the site.	<b>AO20</b> The main roof of the building has a roof pitch no less than 5 degrees and incorporates minimum 600 millimetre eaves.
<b>PO21</b> Buildings, structures and site facilities provide equitable access and comfort for all members of the community including seniors, families with young children, and people with disability or mobility impairment.	<b>AO21</b> Site facilities provide for equitable access, safety and comfort for all anticipated site users.
<b>PO22</b> Different styles of seating and shaded spaces are provided for comfort and to promote social interaction.	<b>AO22</b> A reasonable level of shade is provided over public facilities (such as seating, tables and chairs and playground equipment) to improve the amenity and aesthetics of the facilities and filter or block ultraviolet radiation.  <i><b>Editor's Note</b>— Design considerations for creating shade at public facilities is available from Queensland Health, specific to facilities such as sporting grounds, public pools and parks and recreation areas.</i>
<b>PO23</b> Development maximises and protects valued vistas and view lines to waterways, mountains, natural features or pleasing architectural or landscape features in the location.	No acceptable outcome provided
<b>PO24</b> Existing significant trees are incorporated into building design and complemented by additional endemic vegetation.	No acceptable outcome provided
<b>PO25</b> Development for the purpose of a community use or sport and recreation is located, designed and operated to be responsive to the sub-tropical climate and make the most of natural light, ventilation and on site rainwater capture and reuse.	No acceptable outcome provided

**Table 6.6.1.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Safety and amenity</b>	
<b>PO26</b> Development creates a safe environment by incorporating key elements of crime prevention through environmental design in its layout considering: <ul style="list-style-type: none"> <li>(a) casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) lighting;</li> <li>(d) signage and wayfinding;</li> <li>(e) minimising entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul>	No acceptable outcome provided  <i><b>Editor's note</b>—development should reflect the principles of <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</i>
<b>PO27</b> Walkways, carparks and publicly accessible facilities, including toilets, and bicycle racks are	No acceptable outcome provided

located and designed to allow casual surveillance by other persons	
<b>PO28</b> Pathways allow clear sightlines in all directions.	No acceptable outcome provided
<b>Lighting</b> <b>PO29</b> Lighting of appropriate intensities is provided to building entrances, carparks and pedestrian paths is provided to maximise safety.	<p><b>AO29.1</b> Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code unless otherwise specified in this Code.</p> <p><b>AO29.2</b> Recreation and open space areas are lit according to AS4282 —Control of the obtrusive effects of outdoor lighting while still being a minimum 20 lux at footpath level.</p> <p><b>AO29.3</b> External lighting of a graduated intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a higher level at the entrance to buildings or at the centre of the site.</p> <p><b>AO29.4</b> Lighting is directed onto the site and away from neighbouring properties.</p> <p><b>AO29.5</b> Vandal-resistant lighting is used in public and publicly accessible areas.</p>
<b>Vandalism</b> <b>PO30</b> Buildings and structures are designed to minimise opportunities for vandalism.	<p><b>AO30</b> Buildings or structures that are visible from and accessible from a public street or laneway—</p> <p>(a) avoid the use of solid fences and blank walls which attract graffiti. Where solid blank surfaces are unavoidable, measures in the form of landscaping, creepers, murals, Vandal resistant paint, etc. are used;</p> <p>(b) with windows at ground level use measures that deter break and enters; and</p> <p>(c) are constructed to be vandal and graffiti proof.</p>

**Table 6.6.1.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Vehicle parking and access</b>	
<b>PO31</b> Internal access ways and car parking are designed to ensure the safety of pedestrians and cyclists and users of open space.	No acceptable outcome provided
<b>PO32</b> Development encourages the use of public transport and access via alternative motor vehicles such as scooters.	No acceptable outcome provided  <i>Editor's Note— The number of car parking spaces required is specified in <a href="#">Table 9.4.1.4</a></i>
<b>PO33</b> Public Open Space and natural vegetation is not lost for car parking.	No acceptable outcome provided

Performance outcomes	Acceptable Outcomes
<b>Vehicle loading and waste</b> <b>PO34</b> Vehicle loading / unloading and waste storage and collection areas do not significantly impact on the visual or acoustic amenity of open space.	<b>AO34</b> Vehicle loading/unloading, waste storage/collection and external storage areas are enclosed within a service yard or courtyard and located to the rear or under the building and not located along any frontage to a public street or open space.

**Table 6.6.1.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Pedestrian and cycling connectivity</b>	
<b>PO35</b> Areas used for recreation and open space complement, and where practicable, are connected to other open space or community uses.	<b>AO35</b> Areas used for recreation and open space are physically connected by a sealed pathway to other land in the Recreation and open space zone, Community facilities zone and the Environmental management and conservation zone within a radius of 500 metres of the site.
<b>PO36</b> Development promotes safe and efficient walking and cycling by providing sealed pathways along easily understood direct routes with opportunity for casual surveillance.	<b>AO36</b> Pedestrian and bicycle pathways are provided and retained or a contribution towards pedestrian and bicycle pathways are made in accordance with the Council's infrastructure network planning  <i>Editor's Note— specific pathway design requirements are included in <a href="#">PSP6 Engineering design standards</a></i>

**Table 6.6.1.3 - Criteria for assessment (part)**

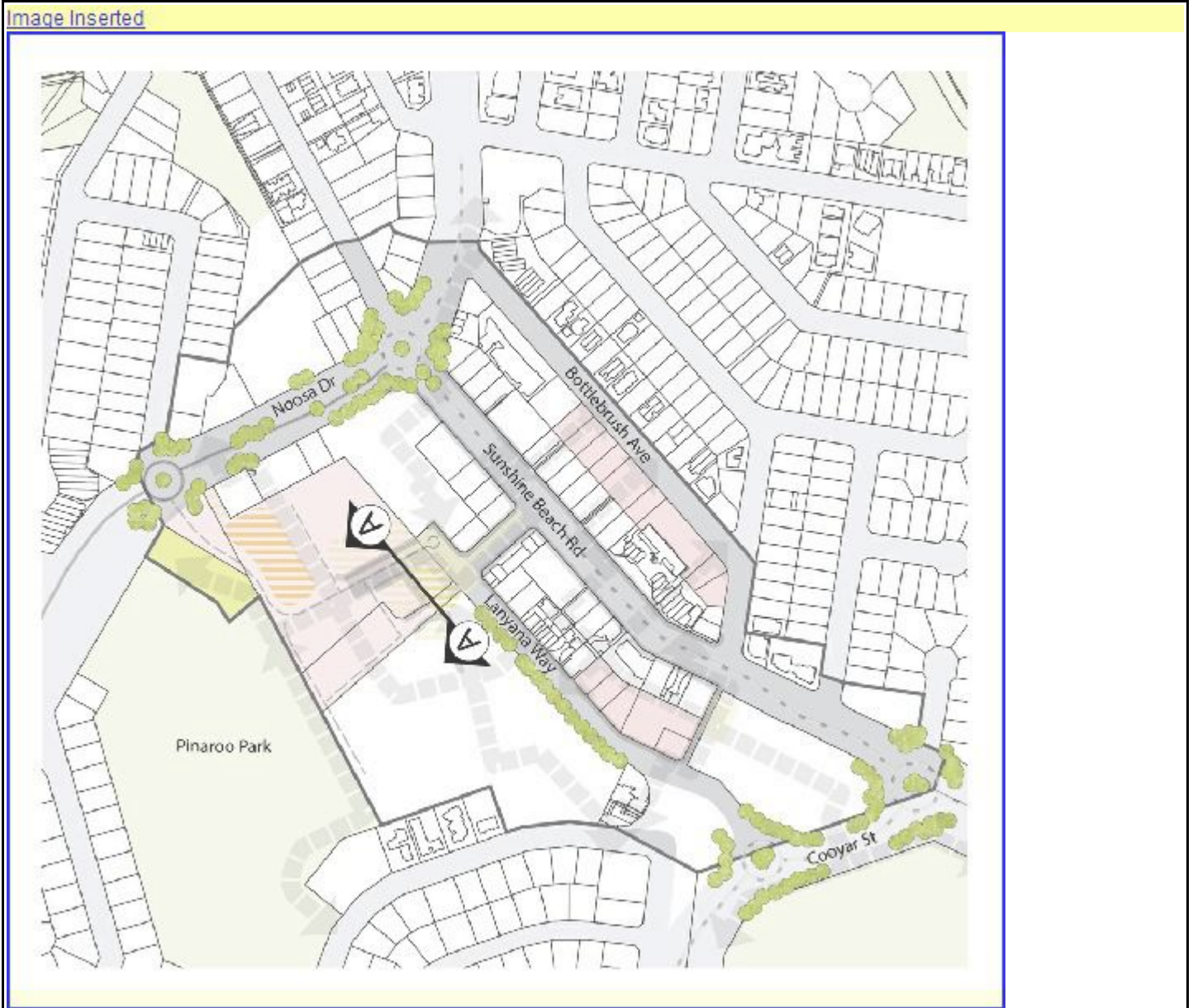
Performance outcomes	Acceptable Outcomes
<b>Earthworks and drainage</b>	
<b>PO37</b> Filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by: <ul style="list-style-type: none"> <li>(a) causing ponding of water on the site or nearby land;</li> <li>(b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; or adversely affecting the flow of water in any overland flow path.</li> </ul>	<b>AO37</b> Filling and excavation works are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties or downstream environments.

**Table 6.6.1.3 - Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Environment and heritage</b>	
<b>PO38</b> Development: <ul style="list-style-type: none"> <li>(a) has minimal impact on the natural landform of the site;</li> <li>(b) does not lead to erosion or the transport of sediments off site;</li> <li>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</li> </ul>	<b>AO38.1</b> <del>Cut or fill is less than 1.5 metres in depth relative to the ground level.</del>  <b>AO38.2</b> Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.  <b>AO38.4.2</b> Development on a site adjoining a local heritage place

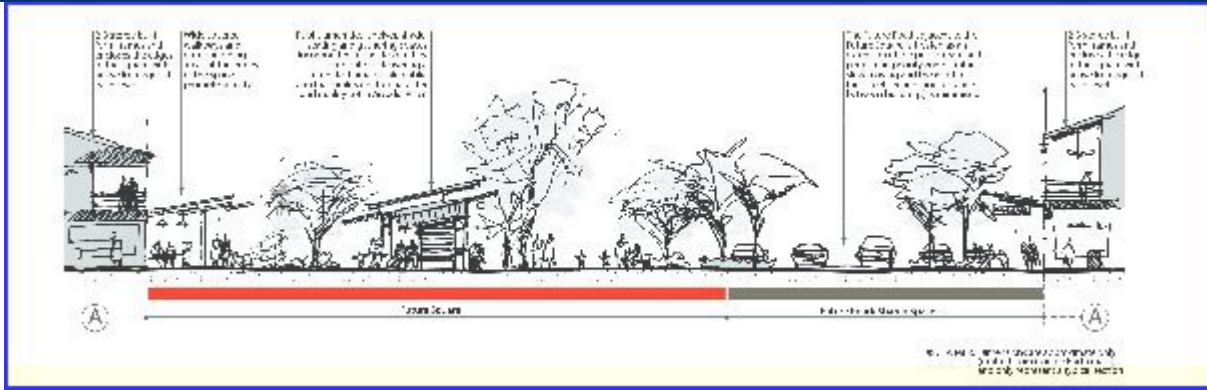
Performance outcomes	Acceptable Outcomes
	<p>respects the cultural heritage significance of the place by mitigating any adverse impacts on the setting or integrity of the heritage values.</p> <p><b>Editor's Note:</b> Local heritage places are identified on the <i>Heritage and Character Area Overlay Maps</i> in schedule 2.</p>
<p><b>PO39</b> Uses are conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments or environmental processes.</p>	No acceptable outcome provided
<p><b>PO40</b> Development does not adversely impact on the Lake Macdonald water supply.</p>	<p><b>AO40</b> Buildings and other structures within the Lake Macdonald catchment are located above the 98.5 metres AHD level.</p>

**Figure 6.6.1.4 - Noosa Junction Key Plan**



**Figure 6.6.1.5 - Noosa Junction Sketch Section**

Image Inserted



[Click here to view high resolution PDF](#)

## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.7 Environmental zones category

##### 6.7.1 Environmental Management and Conservation Zone Code

###### Application

This code applies to:-

- (a) assessable development on land within the Environmental management and conservation zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) acceptable development subject to requirements and identified as requiring assessment against the Environmental management and conservation zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### Purpose and Overall Outcomes

- (1) The purpose of the Environmental management and conservation zone is to provide for the protection and maintenance of areas that support one or more of the following:
  - (a) biological diversity;
  - (b) ecological integrity;
  - (c) naturally occurring landforms; or
  - (d) coastal processes.
- (2) The overall outcomes sought for the Environmental management and conservation zone are as follows:-
  - (a) Land identified as ecologically important areas, water catchments, beach protection or coastal management areas or natural areas with historical or cultural values are protected from development;
  - (b) Development avoids and mitigates against adverse impacts on the values and processes within ecologically important areas;
  - (c) Where a demonstrated community need exists, low scale, low impact structures with a small building footprint such as viewing decks, shelters and Environment Facilities that provide for the appreciation, conservation and interpretation of ecologically important areas or areas of cultural or heritage value may develop where consistent with the management intent or plan for the area;
  - (d) Low impact outdoor sport and recreation activities such as walking trails, canoe trails and the like may develop where a demonstrated community need exists and such activities do not adversely affect the ecological values of the area;
  - (e) Low impact telecommunication facilities and utility installations occur only where they cannot locate in another appropriate zone, are compatible with, and do not impact on, the values and process within ecologically important areas and are designed to minimise the visual impacts on the scenic amenity of the area;
  - (f) Buildings and structures are designed to maximise energy efficiency and water conservation;
  - (g) Activities undertaken by recognised traditional owners in accordance with traditional owner custom and practice may be considered; and
  - (h) Development responds to land constraints including topography, bushfire and flooding.

*Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.*

##### Table 6.7.1.3 - Criteria for assessment

###### Table 6.7.1.3 - Criteria for assessment (Part)

Performance outcomes	Acceptable outcomes
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Performance outcomes	Acceptable outcomes
<b>Role and function</b>	
<b>PO1</b> The Environmental management and conservation zone primarily protects land identified as ecologically important areas, water catchments, beach protection or coastal management areas and land with historical or cultural values.	No acceptable outcome provided
<b>PO2</b> Low impact recreation activities for the purpose of an environment facility provides opportunities for the appreciation, conservation and interpretation of ecologically important areas or areas of cultural or heritage value.	No acceptable outcome provided
<b>PO3</b> Low impact outdoor sport and recreation activities such as walking, cycling and canoe trails, develop for recreation, leisure and nature appreciation purposes and do not include buildings, structures or infrastructure.	<b>AO3</b> Development includes linkages to or between existing or future components of the Noosa Trail Network.
<b>PO4</b> Low impact telecommunication facilities and utility installations are compatible with, and do not affect, the values and process within ecologically important areas and are designed to minimise the visual impacts on scenic amenity.	No acceptable outcome provided
<b>PO5</b> Development maintains the primary function of the zone and protects ecologically important areas, water catchments, waterway connectivity, marine plants, beach protection and coastal management areas and land with historical or cultural values.	No acceptable outcome provided
<b>PO6</b> Development and use of premises within 750 metres of the Noosaville airport do not cause an obstruction or any other potential hazard to aircraft movement associated with the airport.	No acceptable outcome provided

**Table 6.7.1.3 - Criteria for assessment (Part)**

Performance outcomes	Acceptable outcomes
<b>Building design and built form</b>	
<b>Height and Scale</b> <b>PO7</b> Buildings and structures— <ul style="list-style-type: none"> <li>(a) are low rise, and have a maximum building height of 1 storey <del>and appear no more than one storey from any elevation;</del></li> <li>(b) have a minimal footprint on the land;</li> <li>(c) do not visually dominate the site or surrounding spaces; and</li> <li>(d) are low set and of a smaller scale to the prevailing vegetation around them.</li> </ul>	<b>AO7.1</b> Buildings and structures are no more than 4 metres in building height.
	<b>AO7.2</b> The maximum length of wall in one place is 15 metres.
	<b>AO7.3</b> For any individual building or roofed structure, no more than 150m <sup>2</sup> is under the roof.
	<b>AO7.4</b> Where <del>development involves excavation of a site</del> <u>required</u> , <del>any the maximum</del> <u>any the maximum</u> portion of <del>an the</del> <u>the</u> exposed external <del>wall facade</del> <u>wall facade</u> <del>is of backfilled the to building ground cannot level exceed 4 metres in building height.</del>



Performance outcomes	Acceptable outcomes
	<b>Editor's note</b> —refer to figure <a href="#">AP3-13A</a>
<p><b>Setbacks and siting</b> <b>PO8</b> Buildings and structures are appropriately set back so as to—</p> <ul style="list-style-type: none"> <li>(a) avoid and minimise disturbance on the ecological values of the land, waterways and wetlands, water quality, coastal processes and heritage values;</li> <li>(b) provide adequate distance from adjoining land uses;</li> <li>(c) allow for vegetation retention and regrowth around buildings and structures; and</li> <li>(d) protect the natural character and visual amenity of the Noosa River system and other watercourses.</li> </ul>	<p><b>AO8.1</b> Buildings and structures are sited on that part of the site with the least impact on the ecological values of the land, water quality, coastal processes and heritage values.</p> <p><b>AO8.2</b> Buildings and structures are set back —</p> <ul style="list-style-type: none"> <li>(a) 20 metres from a street frontage;</li> <li>(b) 10 metres from boundaries adjoining land in a residential zone;</li> <li>(c) a distance greater than the width of the riparian buffer area shown on Biodiversity, Waterway and Wetland Overlay maps;</li> <li>(d) 100 metres from the level of Highest Astronomical Tide (HAT) in tidal areas (and to incorporate natural vegetation and other buffer elements)</li> <li>(e) 50 metres from freshwater habitats (and to incorporate natural vegetation and other buffer elements)</li> <li>(f) 4.5 metres to other boundaries; and</li> <li>(g) 3 metres from another building or structure on the same site.</li> </ul>
<p><b>Building Design</b> <b>PO9</b> Buildings and structures present high quality built form and landscape design consistent with the natural setting and landscape features of the site by—</p> <ul style="list-style-type: none"> <li>(a) responding to the landscape and landform of their site;</li> <li>(b) preserving the natural amenity of the site;</li> <li>(c) incorporating existing natural vegetation as an integral part of design;</li> <li>(d) being discreet in appearance when viewed from adjacent properties, roads, waterways or other areas in the vicinity of the site;</li> <li>(e) incorporating roof forms, articulation, materials and finishes that assist in blending the building or structure into the landscape; and</li> <li>(f) using natural sustainable building materials.</li> </ul>	<p><b>AO9.1</b> Development does not result in a net loss of native vegetation.</p> <p><b>AO9.2</b> Buildings are of a lightweight construction and incorporate natural sustainable materials where possible, including natural timber and natural rock.</p> <p><b>Editor's Note</b>— <i>By way of example lightweight materials are used in preference to masonry construction however where necessary natural rock or rock facing is used rather than rendered block.</i></p> <p><b>AO9.3</b> Buildings and structure incorporate colours and textures that blend with and complement the natural setting through low reflective surfaces and timbers that can fade to grey without requiring high maintenance.</p> <p><b>Editor's Note</b>— <i>Colours and materials that blend well with the colours and hues of the surrounding vegetation and landscape without causing glare or reflection are likely to be in the violet, blue, green and yellow green side of the spectrum as well as greys or browns including low gloss metal finishes. Broad expanses of a single colour are less desirable and where possible should be broken up by other colours or design elements. Whites or bright colours should be restricted to trimming.</i></p> <p><b>AO9.4</b> Structures, improvements and public art are subtle and sensitive to the environment and local character.</p>



Performance outcomes	Acceptable outcomes
<b>PO10</b> Development maximises and protects valued vistas and view lines to waterways, mountains, natural features or pleasing architectural or landscape features in the location.	No acceptable outcome provided
<b>PO11</b> Existing significant trees are incorporated into building design and complemented by additional endemic vegetation.	No acceptable outcome provided
<b>PO12</b> Development is located, designed, constructed and operated to be responsive to the sub-tropical climate, optimise natural light and ventilation and minimises the consumption of energy and water.	<b>AO12</b> Development of the site incorporates design features and elements to manage resources of water and energy efficiently and effectively through— <ul style="list-style-type: none"> <li>(a) buildings that maximise opportunities for natural ventilation and lighting;</li> <li>(b) best practice water sensitive urban design allowing for the reuse or rainwater and storm water on the site; and</li> <li>(c) on-site generation of renewable energy.</li> </ul>

**Table 6.7.1.3 - Criteria for assessment (Part)**

Performance outcomes	Acceptable outcomes
<b>Vehicle parking, access and connectivity</b>	
<b>PO13</b> Natural vegetation is not lost for car parking.	No acceptable outcome provided

**Table 6.7.1.3 - Criteria for assessment (Part)**

Performance outcomes	Acceptable outcomes
<b>Safety and amenity</b>	
<b>PO14</b> Development creates a safe environment by incorporating key elements of crime prevention through environmental design in its layout considering: <ul style="list-style-type: none"> <li>(a) casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) lighting;</li> <li>(d) signage and wayfinding;</li> <li>(e) minimising entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul>	No acceptable outcome provided  <b>Editor's note</b> —development should reflect the principles of <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a> .
<b>PO15</b> Walkways, carparks and publicly accessible facilities, including toilets, and bicycle racks are located and designed to allow casual surveillance by other persons.	No acceptable outcome provided
<b>Lighting</b> <b>PO16</b> Lighting of appropriate intensities, that does not impact on or cause disturbance to wildlife habitat, is provided to building entrances, carparks, pedestrian paths and around buildings to maximise safety.	No acceptable outcome provided
<b>Vandalism</b>	

Performance outcomes	Acceptable outcomes
<b>PO17</b> Buildings and structures are designed to minimise opportunities for vandalism.	<b>AO17</b> Buildings or structures that are visible from and accessible from a public street or laneway— <ul style="list-style-type: none"> <li>(a) avoid the use of solid fences and blank walls which attract graffiti. Where solid blank surfaces are unavoidable, measures in the form of landscaping, creepers, murals, Vandal resistant paint, etc. are used;</li> <li>(b) with windows at ground level use measures that deter break and enters; and</li> <li>(c) are constructed to be vandal and graffiti proof.</li> </ul>

**Table 6.7.1.3 - Criteria for assessment (Part)**

Performance outcomes	Acceptable outcomes
<b>Earthworks and drainage</b>	
<b>PO18</b> Filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by— <ul style="list-style-type: none"> <li>(a) causing ponding of water on the site or nearby land;</li> <li>(b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; or adversely affecting the flow of water in any overland flow path.</li> </ul>	<b>AO18</b> Filling and excavation works are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties or downstream environments.

**Table 6.7.1.3 - Criteria for assessment (Part)**

Performance outcomes	Acceptable outcomes
<b>Environment, heritage and scenic amenity</b>	
<b>PO19</b> Development— <ul style="list-style-type: none"> <li>(a) has minimal impact on the natural landform of the site;</li> <li>(b) does not lead to erosion or the transport of sediments off site;</li> <li>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</li> </ul>	<b>AO19.1</b> <del>For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</del>  <b>AO19.2</b> Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.  <b>AO19.3.2</b> Development on a site adjoining a local heritage place respects the cultural heritage significance of the place by mitigating any adverse impacts on the setting or integrity of the heritage values.  <i>Editor's Note— Local heritage places are identified on the <a href="#">Heritage and Character Areas overlay maps</a> in schedule 2.</i>
<b>PO20</b> Uses are conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments or environmental processes.	No acceptable outcome provided
<b>Visual amenity of Lake Macdonald</b> <b>PO21</b> The visual amenity of Lake Macdonald, its foreshores and immediate surrounds are maintained or improved including	No acceptable outcomes provided



Performance outcomes	Acceptable outcomes
views: (a) from the lake; and (b) to the lake and beyond when viewed from private lands and from public areas, including the Botanical Gardens.	

## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.8 Other zones category

##### 6.8.1 Community Facilities Zone Code

###### 6.8.1.1 Application

This code applies to:-

- (a) assessable development on land within the Community Facilities zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) acceptable development subject to requirements and assessable development identified as requiring assessment against the Community Facilities zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### 6.8.1.2 Purpose and overall outcomes

- (1) The purpose of the Community Facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including for example:
  - (a) educational establishments;
  - (b) hospitals;
  - (c) transport and telecommunication networks; and
  - (d) utility installations.
- (2) The overall outcomes sought for the Community Facilities zone are as follows:
  - (a) The Community Facilities zone primarily accommodates a variety of community related activities and infrastructure, as well as certain special residential and recreation uses to meet the current and future needs of the community.
  - (b) Development provides for the continued use of community land for the specific purpose annotated on the zone map, and where the use is no longer meeting a community need, is replaced with another community related activity.
  - (c) Development for community activities provides opportunities for growth in artistic, cultural, social and community services and facilities in Noosa Shire.
  - (d) Development provides for both privately owned and publicly owned activities, facilities and services.
  - (e) A range of community activities such as cemeteries, childcare centres, clubs (where in conjunction with a community use), community care centres, community uses, crematoriums, educational establishments, emergency services, funeral parlours, healthcare services, hospitals and places of worship are accommodated in the zone.
  - (f) Community activities are located to optimise their accessibility, operational efficiency and benefit to the community.
  - (g) Development for health related uses consolidate on the existing Noosa hospital site and healthcare services sites in Goodchap Street, Noosaville and Maple Street, Cooroy where possible.
  - (h) Development at the Noosa Business Centre includes the provision for a site for a sub-regional transit facility that functions as an integrated public transport node, with pedestrian and bicycle paths linking with nearby urban areas.
  - (i) Existing and approved residential care and retirement facilities continue to operate and new facilities are accommodated where there is local demand.
  - (j) Short-term accommodation develops only in conjunction with an educational establishment or hospital on the same site.

- (k) Infrastructure activities such as transport depots, utility installations, telecommunications, substations, major electricity infrastructure and parking stations develop where there is a community need and at a level of provision commensurate with the service demands generated by the use.
- (l) Limited small scale business uses such as food and drink outlets, shops and periodic markets are ancillary to, and occur in conjunction with, a community use on the same site, and do not compromise the Noosa Shire Centres Hierarchy.
- (m) Entertainment uses are limited to a theatre and are conducted in conjunction with a community use.
- (n) Development does not limit the ongoing operation and expansion of an existing community facility or prejudice the establishment of a new facility.
- (o) Development is supported by transport infrastructure designed to provide and promote safe and efficient public transport use, walking and cycling.
- (p) Development for infrastructure activities results in a clear demarcation between public and private spaces and protects public safety.
- (q) Community activities provide an attractive, safe, pedestrian friendly environment and integrate with surrounding land uses.
- (r) Where appropriate, compatible community and recreation related activities and facilities are co-located.
- (s) Development is of a scale, appearance and intensity that is compatible with existing and intended development in adjacent zones.
- (t) Adverse impacts on ecologically important areas, including natural habitats, bushland, wetlands and waterways are avoided or minimised.
- (u) Development is designed to maximise energy efficiency, water conservation and public and active transport use.

*Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.*

**Table 6.8.1.3 Criteria for assessment**

**Table 6.8.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<i><b>Role and function</b></i>	
<b>PO1</b> The Community facilities zone accommodates a range of community activities, infrastructure activities, special residential uses, recreation activities and limited low scale ancillary business uses.	No acceptable outcome provided
<b>PO2</b> Development maintains the ongoing provision and use of Community Facilities zoned land for community related purposes.	No acceptable outcome provided
<b>PO3</b> Development- <ul style="list-style-type: none"> <li>(a) is consistent with the specific purpose as annotated on the zone map; or</li> <li>(b) where the annotated purpose is no longer meeting a community need, replaces it with another community related use; or</li> <li>(c) where there is no specific purpose annotated on the zone map, provides a use consistent with the needs of the local community.</li> </ul>	No acceptable outcome provided
<b>PO4</b>	

Performance outcomes	Acceptable outcomes
The site and location are accessible and suitable for the intended use and population catchment it serves.	No acceptable outcome provided
<b>PO5</b> Uses are of a type, scale and intensity consistent with community needs, locational characteristics and supporting infrastructure.	No acceptable outcome provided
<b>Noosa Business Centre</b> <b>PO6</b> The first stage of development at the Noosa Business Centre Village mixed use precinct, High density residential precinct or the Business park precinct (where immediately adjoining either the Village mixed use precinct or the High density residential precinct) incorporates provision for a sub-regional transit facility, <u>on a separate unencumbered lot</u> with a minimum area of 5,000m <sup>2</sup> .	<b>AO6</b> The location of the transit facility is to be generally in accordance with <a href="#">Figure 7.2.4.4 (Noosa Business Centre Framework and Character Plan)</a> .
<b>Residential care</b> <b>PO7</b> Existing and approved sites for retirement facilities and residential care facilities are retained and continue to provide such residential uses on the site.	<b>AO7.1</b> The following sites are retained as residential care facilities:- <ul style="list-style-type: none"> <li>(a) 'Kabara Noosa Care' at 20 Topaz Street, Cooroy, over Lot 102 SP236318;</li> <li>(b) 'Carramar Noosa Care' at 186 Cooroy-Noosa Road, Tewantin, over Lot 2 on RP177554 and Lots 18 and 19 on RP162486;</li> <li>(c) 'Japara Noosa Aged Care' at 119 Moorindil St, Tewantin, over Lot 1 on SP146053;</li> <li>(d) 'Ozcare Noosa' 100 Cooyar St, Noosa Heads, over Lot 9 on RP225312</li> </ul> <b>AO7.2</b> The following sites are developed and retained as integrated residential care and retirement facilities: <ul style="list-style-type: none"> <li>(a) Land at 82 -100 McKinnon Drive, Tewantin, described as Lot 2 on RP220516 and Lot 86 on MCH1415;</li> <li>(b) Land at Ben Lexcen Drive and Grasstree Court, Sunrise Beach, over Lot 9 SP252905 and Lot 6 RP901384; and</li> <li>(c) "Palm Lake Resort" at 15 Pearsons Road, Cooroy, over Lots 102 and 103 SP287641.</li> </ul>
<b>PO8</b> Residential care and retirement facilities develop where there is local community demand for such residential uses.	No acceptable outcome provided
<b>Short-term accommodation</b> <b>PO9</b> Short-term accommodation develops in conjunction with an educational establishment or hospital on the same site.	No acceptable outcome provided
<b>Indoor sport and recreation</b> <b>PO10</b> Indoor sport and recreation develops in conjunction with a community activity on the same site and does not include an amusement parlour or bowling alley.	No acceptable outcome provided
<b>Markets</b> <b>PO11</b> Temporary or periodic markets are supported by existing facilities and do not significantly impact on the amenity, safe	No acceptable outcome provided

Performance outcomes	Acceptable outcomes
traffic environment and character of the surrounding area.	
<b>Club</b> <b>PO12</b> Clubs develop in conjunction with a community activity on the same site.	<b>AO12</b> Clubs do not exceed 500m <sup>2</sup> .
<b>Food and drink outlets and shops</b> <b>PO13</b> Food and drink outlets and shops are small scale and ancillary to the main recreation or community activity on the same site.	<b>AO13.1</b> Kiosks, cafés and shops are ancillary to the main recreation or community activity on the same site and do not exceed a combined total use area of 150m <sup>2</sup> and sell only non-alcoholic drinks and light meals.  <b>AO13.2</b> Food and drink outlets within an existing sporting club or community use, including indoor and outdoor dining space, does not exceed a gross floor area of 150m <sup>2</sup>
<b>Healthcare</b> <b>PO14</b> Hospital and healthcare services co-locate on and near to existing hospital or health care services sites to complement existing services and create health hubs where possible.	No acceptable outcome provided
<b>Noosa Airport</b> <b>PO15</b> The amenity of sensitive land uses surrounding Noosa Airport is not adversely affected by the operations of the Noosa airport.	No acceptable outcome provided
<b>PO16</b> The existing and future operational requirements of the Noosa Airport are protected from inappropriate or incompatible development.	No acceptable outcome provided

**Table 6.8.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Built form</b>	
<b>Height</b> <b>PO17</b> Buildings and other structures: <ul style="list-style-type: none"> <li>(a) are low rise and have a visual bulk and architectural scale consistent with the character of the area;</li> <li>(b) do not visually dominate the street and surrounding spaces;</li> <li>(c) preserve the amenity of surrounding development including privacy, views and access to sunlight to residential dwellings;</li> <li>(d) respect the scale of the surrounding vegetation, maintaining a vegetated skyline; and</li> <li>(e) have a maximum building height of two storeys <del>and appear no more than two storeys from any elevation.</del></li> </ul>	<b>AO17.1</b> Within urban boundaries buildings and other structures are no more than 8 metres in building height.  <b>AO17.2</b> Outside of urban boundaries buildings and structures are no more than 8 metres in building height, providing that they may be up to 9 metres where the pitched roof but no other part of the building or structure exceeds 8 metres.  <b>AO17.3</b> Where <del>development involves excavation of a site</del> <u>is a site required</u> , <del>any the maximum</del> <u>portion of the</u> exposed external <u>wall/</u> <del>façade</del> <u>is of backfilled the to building ground cannot level exceed 8 metres in building height.</u>  <b>Editor's note</b> —refer to figure <a href="#">AP3-13A</a>  <b>Editor's Note</b> —utility installations and telecommunication facilities may require a greater height which would be assessed on a case-by-case basis but is not likely to exceed 15 metres



Performance outcomes	Acceptable outcomes
	<i>within urban boundaries or 25 metres outside urban boundaries.</i>
<p><b>Site cover, gross floor area and building bulk</b> <b>PO18</b> Buildings and other structures:</p> <ul style="list-style-type: none"> <li>(a) are fit for purpose and respect the scale of surrounding development;</li> <li>(b) do not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site;</li> <li>(c) maintains natural site characteristics where possible, including native vegetation and natural landforms;</li> <li>(d) allows for adequate area at ground level for landscaping and site facilities; and</li> <li>(e) facilitates onsite stormwater management and vehicular access.</li> </ul>	<p><b>AO18.1</b> Individual buildings do not exceed a gross floor area of 1,000m<sup>2</sup>.</p> <p><b>AO18.2</b> The maximum length of wall in one plane is 30 metres.</p> <p><b>AO18.3</b> No more than 50% of the site is covered by buildings or roofed structures.</p>
<p><b>Setbacks</b> <b>PO19</b> Buildings and other structures:</p> <ul style="list-style-type: none"> <li>(a) provide amenity for users of the premises as well as preserve the visual and acoustic amenity of adjoining and nearby properties;</li> <li>(b) allow space for required vehicle parking;</li> <li>(c) preserve existing vegetation to buffer the building;</li> <li>(d) allow for landscaping between buildings;</li> <li>(e) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief; and</li> <li>(f) help protect the natural character and visual amenity of the Noosa River system and other watercourses where relevant.</li> </ul>	<p><b>AO19.1</b> Buildings and roofed structures are set back:</p> <ul style="list-style-type: none"> <li>(a) for sites within urban boundaries at least: <ul style="list-style-type: none"> <li>(i) 6 metres from a road frontage; and</li> <li>(ii) 3 metres from other boundaries unless the land adjoins the Environmental Management and Conservation Zone where the minimum setback is 5m; or</li> </ul> </li> <li>(b) for sites outside of the urban boundaries at least: <ul style="list-style-type: none"> <li>(i) for uses involving towers or tanks, a distance at least equal to the height of the structure;</li> <li>(ii) otherwise 10 metres from any boundary.</li> </ul> </li> </ul> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>(c) a distance greater the riparian buffer area shown on Biodiversity, Waterways and Wetlands Overlay maps.</li> <li>(d) 100 metres from the level of Highest Astronomical Tide (HAT) in tidal areas (and to incorporate natural vegetation and other buffer elements)</li> <li>(e) 50 metres from freshwater habitats (and to incorporate natural vegetation and other buffer elements)</li> </ul> <p><b>AO19.2 Childcare centres</b> All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential activity or land included in a residential zone.</p> <p><b>AO19.3 Place of public worship</b> Buildings, structure and communal gathering areas are setback 10m from a residential zone and 3m from all other zones.</p> <p><b>AO19.4</b> Buildings and structures with frontage to the Noosa River system are set back not less than 10 metres from the mean high water mark <a href="#">as shown in Figure AP3-15A</a>.</p>



Performance outcomes	Acceptable outcomes
	<b>Editor's note</b> — If there is a conflict between minimum boundary setbacks, the greater setback prevails.

**Table 6.8.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Building design and streetscape</b>	
<p><b>PO20</b> Development for community and recreation activities are located, designed and operated to:</p> <ul style="list-style-type: none"> <li>(a) provide focal points for the community;</li> <li>(b) relate to the setting and character of the locality where relevant;</li> <li>(c) be accessible and functional for a wide range of users; and</li> <li>(d) maximise opportunities for co-locating a range of compatible community and recreation activities.</li> </ul>	No acceptable outcome provided
<p><b>PO21</b> Buildings are designed using design elements and materials that reflect the local streetscape character of the area.</p>	No acceptable outcome provided
<p><b>PO22</b> Development incorporates a high standard of architecture, design and landscaping and creates attractive and functional buildings, streets and places.</p>	No acceptable outcome provided
<p><b>PO23</b> Streetscape treatments are provided to enhance the character and amenity of the street, particularly along major roads.</p>	No acceptable outcome provided
<p><b>PO24</b> Buildings and other structures present a high level of architectural merit with building elements and forms that:</p> <ul style="list-style-type: none"> <li>(a) are consistent with the bulk and scale of buildings on adjoining and nearby land;</li> <li>(b) break down the facade into finer scaled components;</li> <li>(c) provide strong visual relationships to the landscape, natural features and</li> <li>(d) recreation areas in the vicinity;</li> <li>(e) create a pedestrian scale with visual interest;</li> <li>(f) present subtle changes in colours, textures and materials to break up the building facades;</li> <li>(g) integrate signage with the building design;</li> <li>(h) integrate landscaping into the building design and car parking areas;</li> <li>(i) is well articulated with strong horizontal and vertical design elements providing an interesting streetscape; and</li> <li>(j) complement landform changes and landscape features.</li> </ul>	<p><b>AO24.1</b> Buildings incorporate horizontal and vertical articulation.</p> <p><b>AO24.2</b> Elevations are no longer than 15 metres without articulation of at least 0.75 metres and present subtle changes in textures and materials to break up building facades.</p> <p><b>AO24.3</b> Buildings incorporate:</p> <ul style="list-style-type: none"> <li>(a) variations in plan shape, such as steps, recesses, projections or splays;</li> <li>(b) variations in the vertical profile, with steps or slopes at different levels;</li> <li>(c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure;</li> <li>(d) balconies, verandas or terraces; and</li> <li>(e) planting, particularly on podiums, terraces, and low level roof decks or incorporate other landscape elements such as green walls.</li> </ul>
<p><b>PO25</b> Buildings and other structures present a high quality streetscape with design elements and building forms that:</p>	No acceptable outcome provided

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> <li>(a) define the street and public spaces;</li> <li>(b) provide a consistent building alignment fronting the street and public spaces;</li> <li>(c) contribute to the streetscape activity and vibrancy of the street if located in a business centre;</li> <li>(d) create pedestrian scale and visual interest;</li> <li>(e) contribute to their setting, including the skyline;</li> <li>(f) enhance corner sites as key focal points that contribute positively to defining the street; and</li> <li>(g) where a community or recreation activity, retain and provide areas for outdoor gathering and meeting opportunities on the ground level.</li> </ul>	
<b>PO26</b> Buildings on corner sites define the street intersection and include interesting or decorative features and design elements.	No acceptable outcome provided

**Table 6.8.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Landscaping</b>	
<b>PO27</b> Landscape treatments soften and improve the visual appearance of the building, outdoor spaces and service areas.	<b>AO27.1</b> Entries, outdoor spaces and outdoor dining areas are treated with hard and soft landscaping features.  <b>AO27.2</b> Landscaping may be used to conceal, and reduce the noise generated from, mechanical plant equipment, loading bays, storage and service areas.
<b>PO28</b> Landscaped areas are provided to: <ul style="list-style-type: none"> <li>(a) reduce the impervious area and enhance the visual amenity and natural landscape character of the area, streetscape and local area;</li> <li>(b) retain existing native vegetation and enhance buffer areas around property boundaries;</li> <li>(c) suit the relative size and nature of the development and its setting;</li> <li>(d) reduce the visual impact of large or bulky structures and fencing along watercourses;</li> <li>(e) conceal service, car parking, loading and service areas of developments;</li> <li>(f) contribute to pedestrian comfort through shade; and</li> <li>(g) screen incompatible land uses.</li> </ul>	<b>AO28.1</b> The minimum area required for landscaping is no less than 15% of the site area with the following minimum dimensions: <ul style="list-style-type: none"> <li>(a) Frontage— average width of 2 metres; and</li> <li>(b) Side boundaries—3 metres width along all boundaries that adjoin land in a residential zone</li> </ul> <b>AO28.2</b> Landscaping is designed, planted and maintained in accordance with <a href="#">PSP2 Landscaping</a> .

**Table 6.8.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Safety and amenity</b>	
<b>PO29</b> Where land adjoins the major road network, land within a residential zone or a sensitive land use: <ul style="list-style-type: none"> <li>(a) development is appropriately setback and buffered by</li> </ul>	<b>AO29</b> Where adjoining land in a residential zone or a sensitive land use: <ul style="list-style-type: none"> <li>(a) a minimum 1.8 metre high solid acoustic screen fence</li> </ul>

Performance outcomes	Acceptable outcomes
vegetation or other screening; (b) development is of a scale compatible with buildings in the adjoining residential zone; and (c) buildings and other structures contribute to the streetscape and skyline.	and a 2 metre wide landscape strip is provided along the full length of all common site boundaries; and (b) intrusive or noise generating outdoor activities are located and orientated away from sensitive land uses.
<b>PO30</b> Buildings adjacent to land in a residential zone or sensitive land use ensures the siting, design and hours of operation do not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises.	<b>AO30</b> Outdoor sport and recreation uses are set back 50 metres from any sensitive land use.
<b>Overlooking</b> <b>PO31</b> Development maintains reasonable privacy, amenity and use of indoor and outdoor living areas to surrounding residential uses.	<b>AO31</b> Development is sited to avoid overlooking by siting windows and outdoor areas, (including balconies and terraces) to not look into residential dwellings and may incorporate screening over building openings.
<b>PO32</b> Service areas including loading, waste storage areas, mechanical plant and open air storage are presented in a manner that does not detract from the visual amenity of the local area.	<b>AO32</b> Areas used for the loading or unloading of goods or equipment, mechanical plant, storage of waste or machinery or stockpiling of other material on site are: (a) located no closer than 3 metres from any boundary; and (b) screened from view from outside the site.
<b>PO33</b> Development creates a safe environment by incorporating key elements of crime prevention through environmental design in its layout considering: (a) casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) lighting; (d) signage and wayfinding; (e) minimising entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours.	No acceptable outcomes provided  <i>Editor's note—development should reflect the principles of <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</i>
<b>Lighting</b> <b>PO34</b> Lighting of appropriate intensities is provided to building entrances, carparks and pedestrian paths is provided to maximise safety.	<b>AO34.1</b> Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code unless otherwise specified in this Code.  <b>AO34.2</b> Recreation and open space areas are lit according to AS4282 —Control of the obtrusive effects of outdoor lighting while still being a minimum 20 lux at footpath level.  <b>AO34.3</b> External lighting of a graduated intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a higher level at the entrance to buildings or at the centre of the site.  <b>AO34.4</b> Lighting is directed onto the site and away from neighbouring properties.

Performance outcomes	Acceptable outcomes
	<b>AO34.5</b> Vandal-resistant lighting is used in publicly accessible areas.
<b>PO35</b> All property boundaries are clearly identifiable with public and private spaces clearly defined.	<b>AO35.1</b> Boundaries are identified by such means as: <ul style="list-style-type: none"> <li>(a) fencing; or</li> <li>(b) changes in surface materials or levels; or</li> <li>(c) landscape treatments.</li> </ul> <b>AO35.2</b> Loading and storage areas are well lit or can be locked after hours.
<b>PO36</b> Sites containing utility installations, substations, telecommunications facilities, transport infrastructure or other infrastructure that pose a health or safety risk are secure and maintain public safety.	<b>AO36</b> Security fencing, signage and landscaping is provided to clearly delineate private property and prevent unauthorised entry.
<b>PO37</b> All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.	<b>AO37</b> All premises are identified by the provision of the street number in a prominent location, preferably near the site entry, (i.e. on the kerb or letterbox or by signage on the building or site).
<b>PO38</b> Building entries are visible and easily identifiable.	<b>AO38.1</b> The number of entrances and exits are limited and main building entrances/exits are located at the front of the site in view of the street. Where this is not possible, due to site or existing building constraints, a well-defined path is provided to the entrance/exit.  <b>AO38.2</b> All entrances/exits to buildings are well lit and signed.  <b>AO38.3</b> Entrances/exits are located to provide a direct link to driveways and car parking areas.  <b>AO38.4</b> Recessed doorways are avoided where the recess is of sufficient size to conceal a person. Where recessed doorways are unavoidable, the following measures are used to enhance safety: <ul style="list-style-type: none"> <li>(a) good lighting;</li> <li>(b) strategically placed mirrors;</li> <li>(c) angled approaches; or</li> <li>(d) gates which restrict access.</li> </ul>
<b>PO39</b> Buildings and structures are designed to minimise opportunities for vandalism.	<b>AO39</b> Buildings or structures that are visible from and accessible from a public street or laneway— <ul style="list-style-type: none"> <li>(a) avoid the use of solid fences and blank walls which attract graffiti or where solid blank surfaces are unavoidable, employ measures in the form of landscaping, creepers, murals, vandal resistant paint;</li> <li>(b) with windows at ground level use measures that deter break and enters; and</li> <li>(c) are constructed to be vandal and graffiti proof.</li> </ul>

Performance outcomes	Acceptable outcomes
<b>Site Access</b> <b>PO40</b> Development encourages the use of public transport and access to the site via alternative motor vehicles such as scooters.	No acceptable outcome provided
<b>PO41</b> Vehicle, cyclist and pedestrian access to a site for community and recreation activities is appropriate for the intended use and likely users, including emergency vehicles, heavy vehicles, machinery and plant as well as the general public.	No acceptable outcome provided  <i>Editor's note— Development will meet the requirements of the <a href="#">Driveways and Parking Code</a>.</i>
<b>PO42</b> Where located in the centre of towns and villages or where involving uses that attract children or aged persons, particular priority is given to pedestrian access, safety and amenity.	<b>AO42</b> Where on land adjacent to a centre zone, easily navigated car parking is located at the rear of the building with safe pedestrian movement prioritised between the building and the street.  <i>Editor's note— Specific access requirements are specified with the <a href="#">Community activities code</a>.</i>
<b>PO43</b> <a href="#">Vehicle access to Carramar Noosa Care is to be via Cooroy-Noosa Road only with no vehicular access off Carramar Street, Tewantin</a>	<a href="#">No acceptable outcome provided.</a>
<b>Vehicle loading and waste</b> <b>PO43PO44</b> Vehicle loading / unloading and waste storage and collection areas do not significantly impact on the visual or acoustic amenity of the site or it's surrounds.	<b>AO43AO44</b> Vehicle loading/unloading, waste storage/collection and external storage areas are enclosed within a service yard or courtyard and located to the rear or under the building and not located along any frontage to a public street or open space.
<b>Pedestrian and cycling connectivity</b> <b>PO44PO45</b> Areas used for community and recreation activities complement, and where practicable, are connected to open space or community uses.	<b>AO44AO45</b> Areas used for community and recreation activities are physically connected by a sealed pathway to other land in the <a href="#">Community facilities zone</a> , <a href="#">Recreation and Open Space zone</a> and the <a href="#">Environmental management and conservation zone</a> within a radius of 500 metres of the site.
<b>PO45PO46</b> Pedestrian safety and convenience is not threatened or reduced by additional vehicular driveways.	<b>AO45AO46.1</b> Car parking is not located forward of the front building line or front building setback and is screened from view from the street.  <b>AO45AO46.2</b> Provision is made for shared driveways to minimise the number of driveways interrupting the flow of pedestrians along the footpath.  <i>Editor's note—refer to <a href="#">figure AP3-11A</a> for design outcomes for car parking.</i>
<b>PO46PO47</b> Multi deck car parking is located and designed so that it is effectively screened to street frontages at ground level with upper floors to be landscaped or designed to have a good amenity when viewed from public spaces within and surrounding the centre.	<b>AO46AO47</b> Car parking is sleeved with active land uses at street level where possible and include landscaping or design features at upper levels where visible from public spaces.

**Table 6.8.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Earthworks and drainage</b>	
<p><b>PO47PO48</b></p> <p>Development and associated site works including filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by:</p> <ul style="list-style-type: none"> <li>(a) causing ponding of water on the site or nearby land;</li> <li>(b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; or adversely affecting the flow of water in any overland flow path.</li> </ul>	<p><b>AO47AO48</b></p> <p>Development and associated site works, including filling and excavation, are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties.</p>

**Table 6.8.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Environment, heritage and scenic amenity</b>	
<p><b>PO48PO49</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>(a) retains natural vegetation wherever possible;</li> <li>(b) has minimal impact on the natural landform of the site;</li> <li>(c) does not lead to erosion or the transport of sediments off site;</li> <li>(d) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</li> </ul>	<p><b>AO48AO49.1</b></p> <p><del>For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</del></p> <p><b>AO48.2</b></p> <p>Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p> <p><b>AO48.3AO49.2</b></p> <p>Where there is a nominated building envelope on the lot, clearing of native vegetation and building works does not extend beyond the building envelope, except for the purposes of a driveway access.</p> <p><b>AO48.4AO49.3</b></p> <p>Development on a site adjoining a heritage site respects the cultural heritage significance of the site by mitigating any adverse impacts on the setting or integrity of the heritage.</p> <p><i>Editor's Note— Heritage sites are identified on the <a href="#">Heritage and Character Areas overlay maps</a> in schedule 2.</i></p>

**Table 6.8.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Infrastructure</b>	
<p><b>PO49PO50</b></p> <p>Development is supported by adequate infrastructure and services including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	No acceptable outcome provided
<p><b>PO50PO51</b></p> <p>Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	No acceptable outcome provided

## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.8 Other zones category

##### 6.8.2 Innovation Zone Code

###### 6.8.2.1 Application

This code applies to:

- (a) assessable development on land within the Innovation zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) acceptable development subject to requirements and identified as requiring assessment against the Innovation zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### 6.8.2.2 Purpose and overall outcomes

- (1) The purpose of the Innovation zone is to—
  - (a) identify land suitable for new and emerging uses and activities to provide opportunities for innovation and creativity; and
  - (b) facilitate new and emerging uses and activities that cannot readily be provided for in other parts of the local government area; and
  - (c) provide for uses and activities that promote knowledge creation and entrepreneurship in industry, research and development, science and technology.
- (2) The overall outcomes sought for the Innovation zone are as follows:
  - (a) Uses [are facilitated](#) that promote knowledge creation, [education](#) and entrepreneurial activity [in that industry, diversify our economy such as](#) science and technology, research and development and other innovative activities.
  - (b) [Development includes advanced manufacturing technologies, servicing or research and analysis related to industries which are facilitated identified as priority sectors in the Noosa Local Economic Plan to enhance the local and regional economy.](#)
  - (c) [Retaining development capacity for innovative uses into the future.](#)
  - (d) Development promotes public transport use, walking and cycling.
  - (e) Development responds to land constraints including topography, bushfire and flooding.
  - (f) ~~The [Development](#) scale, character and built form of development contributes to~~ [displays](#) a high standard of amenity.
  - (g) ~~Development displays in a high quality~~ [terms](#) of built form, [scale, character](#) and ~~landscaped~~ [landscape](#) design.

*Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.*

**Table 6.8.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<i>Role and function</i>	
<b>PO1</b> Development provides for a range of <a href="#">innovative, creative and knowledge based industries and business activities, including that knowledge diversify creation our economy</a> and offers locally based employment opportunities.	<b>AO1</b> <del>No Development acceptable is outcome aligned provided with</del> <a href="#">and ensures employment opportunities are offered in one or more the following priority sectors:</a> <ul style="list-style-type: none"> <li>(a) <a href="#">digital economy;</a></li> <li>(b) <a href="#">creative industries;</a></li> <li>(c) <a href="#">knowledge industries;</a></li> </ul>
<u><i>Editor's Note: examples of suitable industries above include:</i></u> <ul style="list-style-type: none"> <li>• <a href="#">additive manufacturing (3D printing)</a></li> </ul>	

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> <li><a href="#">robotics and automation</a></li> <li><a href="#">advanced materials</a></li> <li><a href="#">artificial intelligence and machine learning</a></li> <li><a href="#">nanotechnologies</a></li> <li><a href="#">biotechnologies</a></li> </ul>	(d) <a href="#">science, research and technology;</a> (e) <a href="#">environmental industries; and</a> (f) <a href="#">education and training.</a>
<b>PO2</b> The business use or activity is of a scale and intensity <del>that is consistent</del> <a href="#">compatible</a> with existing development nearby.	No acceptable outcome provided
<b>PO3</b> Development ensures that: <ul style="list-style-type: none"> <li>(a) employment opportunities are offered in the digital economy; and</li> <li>(b) economic opportunities for knowledge based businesses are broadened through specialised buildings being established in the zone.</li> </ul>	No acceptable outcome provided

**Table 6.8.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Built form</b>	
<b>Height</b> <b>PO4</b> Buildings and other structures: <ul style="list-style-type: none"> <li>(a) are low rise and present a building height consistent with structures on adjoining and surrounding premises;</li> <li>(b) are designed to provide an interesting streetscape and complement the topography of the site;</li> <li>(c) do not visually dominate the street or surrounding spaces;</li> <li>(d) preserve the amenity of surrounding premises including privacy, views and access to sunlight;</li> <li>(e) respect the scale of the surrounding vegetation maintaining a vegetated skyline;</li> <li>(f) have a maximum building height of two storeys and appear no more than two storeys from any elevation.</li> </ul>	<b>AO4.1</b> Buildings and other structures are no more than 8 metres in building height.  <b>AO4.2</b> Where <del>development involves excavation of</del> <a href="#">a site</a> <del>required,</del> <a href="#">any the maximum</a> portion of <del>an</del> <a href="#">the</a> exposed external <del>wall</del> <a href="#">façade</a> <del>is of backfilled the to building ground cannot level exceed 8 metres in building height.</del>  <i>Editor's note—refer to figure AP3-13A</i>
<b>Site Cover, <del>and Gross floor area and Plot ratio</del></b> <b>PO5</b> The site cover and gross floor area of buildings and other roofed structures: <ul style="list-style-type: none"> <li>(a) is of a scale that is compatible with surrounding development;</li> <li>(b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site;</li> <li>(c) maximises the retention of existing vegetation and allows for additional soft landscaping between buildings;</li> <li>(d) allows for adequate area at ground level for outdoor recreation, entertainment, and other site facilities; and</li> <li>(e) facilitates onsite stormwater management and vehicular access.</li> </ul>	No acceptable outcome provided
<b>Plot Ratio</b>	



Performance outcomes	Acceptable outcomes
<b>PO6</b> For the Innovation Zone, the maximum plot ratio for a site is as follows: (a) 0.8:1 for site areas up to and including 2,000m <sup>2</sup> ; and (b) 0.3:1 of the site area, for that area of a site in excess of 2,000m <sup>2</sup> .	No acceptable outcome provided.
<b>Density</b> <b>PO7</b> The density of development within the site area: (a) is compatible with surrounding development; and (b) has a low site impact to enhance the opportunity to maintain natural site characteristics, including native vegetation and natural landforms.	No acceptable outcome provided
<b>Setbacks</b> <b>PO8</b> Buildings and other structures are appropriately designed and sited to— (a) provide amenity for users of the premises, as well as preserve the visual and acoustic privacy of adjoining and nearby land uses; (b) provide adequate separation distance from adjoining land uses; (c) allow space for required vehicle parking; (d) allow for landscaping between buildings including the preservation of existing vegetation that would buffer or complement the proposed building; (e) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief.	<b>AO8</b> Buildings and other structures are set back: (a) 6 metres to any road frontage; (b) 3 metres to any other boundary unless where adjoining the Environmental Management and Conservation Zone where the setback is no less than 5 metres.

**Table 6.8.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Streetscape and design</b>	
<b>PO9</b> Urban design of development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places.	No acceptable outcome provided.
<b>PO10</b> Streetscape treatments are provided to enhance amenity and to contribute positively to the local area, particularly along the major road network.	No acceptable outcome provided
<b>PO11</b> Buildings and other structures present a high quality streetscape with design elements and building forms that: (a) define the street and public spaces; (b) provide a consistent building alignment fronting the street and public spaces; (c) contribute to their setting, including the skyline; and (d) for corner sites, are focal points that contribute positively to defining the street.	No acceptable outcome provided



Performance outcomes	Acceptable outcomes
<p><b>PO12</b> Buildings and other structures present a high quality design with building elements and forms that:</p> <ul style="list-style-type: none"> <li>(a) are consistent with the bulk and scale of buildings on adjoining and nearby land;</li> <li>(b) break down the facade into finer scaled components;</li> <li>(c) provide strong visual relationships to public open space in the vicinity;</li> <li>(d) create pedestrian scale and visual interest;</li> <li>(e) present subtle changes in colours, textures and materials to break up the building facades;</li> <li>(f) integrate signage with the building design; and</li> <li>(g) integrate landscaping into the building design and car parking areas.</li> </ul>	<p><b>AO12.1</b> The Buildings building incorporates incorporate horizontal and vertical articulation.</p> <p><b>AO12.2</b> Elevations such that are no unbroken elevation is longer than 15 metres without a change in plane articulation of at least 0.75 metres:-</p> <p><b>AO12.2</b> Buildings incorporate and architectural present features changes such in a textures windows, and awnings, balconies or slatting materials to break up the building facade facades.</p> <p><b>AO12.3</b> Buildings Frontages address and overlook the to public realm streets or semi-public spaces are articulated with vertical elements to emphasise a finer-grained building frontage.</p> <p><b>AO12.4</b> Buildings incorporate:</p> <ul style="list-style-type: none"> <li>(a) variations in plan shape, such as steps, recesses, projections or splays;</li> <li>(b) variations in the vertical profile, with steps or slopes at different level;</li> <li>(c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a variety facade treatment at a finer scale than the overall building structure;</li> <li>(d) balconies, verandahs or terraces; and</li> <li>(e) planting, particularly on terraces, and low-level roof decks or incorporate other landscape elements such as green walls.</li> </ul> <p><b>AO12.5</b> For multi-site developments buildings maintain the appearance of materials smaller buildings or varied frontages and textures reflect to the their fine exterior grained character of the existing built form.-</p>
<b>Car parking</b>	
<p><b>PO13</b> Provision is made for safe car parking mostly at the rear of or under buildings, with shared driveways to minimise the number of driveways interrupting the flow of pedestrians along the footpath.</p>	<p><b>AO13.1</b> Car parking is not located forward of the front building line or front building setback and is screened from view from the street.</p> <p><b>AO13.2</b> Provision is made for shared driveways to minimise the number of driveways interrupting the flow of pedestrians along the footpath.</p> <p><b>Editor's note</b>—refer to figure AP3-11A or design outcomes for shared driveways and car parking.</p>
<b>Basements</b>	
<p><b>PO14</b> Basement design:</p>	<p><b>AO14</b> Basements are:</p>

Performance outcomes	Acceptable outcomes
(a) does not dominate the street or building design; (b) visually integrates with the building; <del>and</del> (c) <del>limits</del> <u>is screened through landscaping; and</u> (d) <u>does not present as a storey to</u> the <del>access width to a maximum of 6 metres</del> <u>street.</u>	(a) limited to one access a maximum <del>of width 6</del> <u>compliant metres with wide</u> <u>the relevant Australian Standards; and</u> (b) <u>do not encroach into building setback areas.</u>  <i>Editor's note—refer to figure 6.9.2.</i>
<b>Access</b>	
<b>Access to Hofmann Drive, Noosaville</b> <b>PO15</b> The first stage of development for Lot 3 SP 246584 includes the completion of the road link between Hofmann Drive and Walter Hay Drive, generally in accordance with Figure 7.2.4.5 (Noosa Business Centre framework and Character Plan).	No acceptable outcome provided.

**Table 6.8.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Landscaping</b>	
<b>PO16</b> Sufficient landscaped areas are provided to: <ul style="list-style-type: none"> <li>(a) enhance the visual amenity and natural landscape character of the area, streetscape and local area;</li> <li>(b) retain existing native vegetation and enhance buffer areas around property boundaries;</li> <li>(c) suit the relative size and nature of the development and its setting;</li> <li>(d) reduce the visual impact of large or bulky structures;</li> <li>(e) conceal service, car parking and loading areas of developments; and</li> <li>(f) screen incompatible land uses.</li> </ul>	<b>AO16</b> The minimum area required for providing landscaping is no less than 10% of the site area with the following minimum dimensions: <ul style="list-style-type: none"> <li>(a) 3 metres width along boundaries adjoining the road frontage;</li> <li>(b) 1 metre width along boundaries adjoining a property in any zone other than the Innovation Zone.</li> </ul>

**Table 6.8.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Safety and amenity</b>	
<b>PO17</b> Where adjoining <u>or adjacent to</u> land in a residential zone development ensures that the siting, design and hours of operation do not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises.	No acceptable outcome provided.
<b>PO18</b> Buildings and structures adjacent to land in a residential zone: <ul style="list-style-type: none"> <li>(a) have a domestic scale, with building size and landscaped setbacks consistent with that for development in the residential zone; and</li> <li>(b) are sited and orientated to minimise the likelihood of overlooking the private open space of adjacent residential activities; and</li> <li>(c) incorporate fencing, landscaping and screening to mitigate impacts on adjoining residential uses.</li> </ul>	No acceptable outcome provided

Performance outcomes	Acceptable outcomes
<b>PO19</b> Development facilitates the security of people and property having regard to: <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul>	No acceptable outcome provided
<b>PO20</b> Walkways, car parks and publicly accessible facilities, including toilets, and bicycle racks are located and designed to allow casual surveillance by other persons.	No acceptable outcome provided
<b>PO21</b> Pathways allow clear sightlines in all directions.	No acceptable outcome provided.
<b>PO22</b> Adequate lighting is provided to building entrances, carparks and pedestrian routes.	No acceptable outcome provided.  <i><b>Editor's Note</b>—Applicants may find useful guidance in the Queensland Government's <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a></i>

**Table 6.8.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Earthworks and Drainage</b>	
<b>PO23</b> Development and associated site works including filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by: <ul style="list-style-type: none"> <li>(a) causing ponding of water on the site or nearby land;</li> <li>(b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; or</li> <li>(c) adversely affecting the flow of water in any overland flow path.</li> </ul>	<b>AO23</b> Development and associated site works, including filling and excavation, are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties.

**Table 6.8.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Pedestrian and Cycling Connectivity</b>	
<b>PO24</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.	No acceptable outcome provided
<b>PO25</b>	<b>AO25.1</b>

Performance outcomes	Acceptable Outcomes
Public or semi-public spaces are integrated into the centre's pedestrian and cycle networks.	Public and semi-public spaces are located to ensure pedestrian movement flows through the site and connects to the pedestrian and cycle networks.  <b>AO25.2</b> Pedestrian arcades, laneways or enclosed thoroughfares are a minimum of 6 metres wide, provide a direct line of sight to a major pedestrian destination (major tenancy, car park, public place, etc.), and are not dead ends, narrow or circuitous.

**Table 6.8.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Environment, heritage and scenic amenity</b>	
<b>PO26</b> Development: <ul style="list-style-type: none"> <li>(a) retains natural vegetation wherever possible;</li> <li>(b) has minimal impact on the natural landform of the site;</li> <li>(c) does not lead to erosion or the transport of sediments off site;</li> <li>(d) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</li> </ul>	<b>AO26.1</b> <del>For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</del>  <b>AO26.2</b> Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.  <b>AO26.3</b> <del>Where there is a nominated building envelope on the lot, clearing of native vegetation and building works do not extend beyond the building envelope, except for the purposes of a driveway access.</del>  <b>AO26.4</b> <del>Development on a site adjoining a heritage site respects the cultural heritage significance of the site by mitigating any adverse impacts on the setting or integrity of the heritage.</del>  <del><b>Editor's Note</b>— Heritage sites are identified on the Heritage and Character Areas overlay maps in schedule 2.</del>
<b>PO27</b> Uses are conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments or environmental processes.	No acceptable outcome provided

**Table 6.8.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Infrastructure</b>	
<b>PO28</b> Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	No acceptable outcome provided
<b>PO29</b> Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	No acceptable outcome provided

## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.8 Other zones category

##### 6.8.3 Rural Zone Code

###### 6.8.3.1 Application

This code applies to:-

- (a) assessable development on land within the Rural zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) acceptable development subject to requirements and identified as requiring assessment against the Rural zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### 6.8.3.2 Purpose and overall outcomes

- (1) The purpose of the Rural zone is to:
  - (a) provide for rural uses and activities; and
  - (b) provide for other uses and activities that are compatible with:
    - (i) existing and future rural uses and activities; and
    - (ii) the character and environmental features of the zone; and
  - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (2) The overall outcomes sought for the Rural zone are as follows:-
  - (a) The establishment of a wide range of rural activities is facilitated, including animal husbandry, aquaculture, cropping, horticulture, roadside stalls, rural industries, forest practices, wholesale nurseries and other primary production and compatible uses.
  - (b) The viability of existing and future rural activities is protected from the intrusion of incompatible uses.
  - (c) Areas for primary production are conserved and lot fragmentation is avoided.
  - (d) Existing extractive industries and key resource areas are protected from the intrusion of incompatible uses.
  - (e) Rural activities embrace sustainable land management practices and contribute to the amenity and landscape of the area. Livestock enterprises are predominantly pasture fed, free range operations.
  - (f) More intensive rural activities including animal keeping, intensive horticulture and extractive industry may be established in the zone provided that adverse environmental and amenity impacts including the generation of noise, dust or odour are avoided with sensitive land uses buffered from impacts.
  - (g) Lot reconfigurations are typically limited to instances of protecting remnant vegetation or riparian corridors or improving the delivery or function of regional infrastructure.
  - (h) The establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated in a manner that does not significantly compromise the rural productivity or ecological values of the land.
  - (i) Visitor accommodation complements rural uses and promotes the sustainable use of rural land.
  - (j) [Houses or outbuildings may be available for short term guests where there is no resultant changes to the rural amenity or rural production of the area.](#)
  - (k) Nature based tourism adopts exemplary standards of ecologically sustainable design and facilitates appreciation of the natural environment.
  - (l) Rural activities provide for appropriate value adding to produce on site where adverse environmental and amenity impacts are avoided.

- (m) Home-based businesses which add to the economic sustainability of the hinterland are established where the nature, scale and intensity of the activity is compatible with the character and amenity of the surrounding locality.
- (n) Development is reflective of, and sensitively responds to, the environmental constraints of the land.
- (o) Natural features such as creeks, gullies, waterways, wetlands and vegetated hillslopes and ridgelines are retained, managed and enhanced where possible.
- (p) Development maintains and enhances the significant scenic and landscape values of the area. The built form of development integrates with and complements the rural character intended for the zone and sensitively responds to the landscape.
- (q) Development does not reduce the vegetated open space and rural landscapes that frame distinct towns and villages.
- (r) Development protects and provides for recreational trails.
- (s) Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

*Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.*

**Table 6.8.3.3 -Criteria for assessment**

**Table 6.8.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<i>Role and function</i>	
<p><b>PO1</b> Land uses in the Rural zone are limited to those which are compatible with agriculture and the protection of environmental and landscape values.</p>	No acceptable outcome provided.
<p><b>PO2</b> Development does not result in the loss or diminished productive capacity of Agricultural Land Conservation Area.</p> <p><i>Editor's Note—Agricultural Land Conservation Areas are shown on the <a href="#">Agricultural Land Overlay Maps</a> in Schedule 2</i></p>	<p><b>AO2.1</b> Development that is incompatible with agricultural activities is not located on Agricultural Land Conservation Area and an adequate separation area between the development and the Agricultural Land Conservation Area is provided.</p> <p><b>AO2.2</b> Where there is an overriding need for incompatible development to be located on <i>Agricultural Land Conservation Area</i>, the development does not have an irreversible impact on the productive capacity of <i>Agricultural Land Conservation Area</i>.</p> <p><b>Editor's Notes—</b> <i>An irreversible impact on agricultural land includes a permanent reduction or decline in the agricultural land, notwithstanding that the land may be used for agriculture post-development, e.g. land that could support crops pre-development that can only be used for improved pasture post-development.</i> <i>Aquaculture is specifically permissible on Agricultural Land Conservation Area.</i></p>



Performance outcomes	Acceptable Outcomes
	<p><b>AO2.3</b> Where located in the Agricultural Land Conservation Area accommodation is of a temporary or semi-permanent nature (such as tents, yurts, relocatable dwellings or recreational vehicles) or it adaptively reuses well-established rural buildings.</p> <p><b>AO2.4</b> No sensitive land use is established closer than 200 metres from land on an adjacent property included in the Rural zone and mapped as <i>Agricultural Land Conservation Area</i> as shown in <a href="#">Agricultural Land Overlap Maps</a> in schedule 2.</p>
<p><b>PO3</b> With the exception of one dwelling house, caretaker's accommodation or a community residence, any accommodation activity is limited to use by short-term guests or seasonal workers employed in a rural activity on the same site or on adjoining premises.</p>	<p><b>AO3.1</b> Only the occupants of a dwelling house, compliant caretaker's residence or community residence reside on the property for any period greater than three consecutive months.</p> <p><b>or</b></p> <p><b>AO3.2</b> In addition to residents of the dwelling house, up to 10 people may reside on the site for periods of no more than six consecutive months where they are:</p> <ul style="list-style-type: none"> <li>(a) employed in a rural activity on the property; or</li> <li>(b) a spouse or child of a person employed in a rural activity on the property.</li> </ul>
<p><b>PO4</b> Visitor accommodation:</p> <ul style="list-style-type: none"> <li>(a) is at a <b>small</b> scale and <b>low</b> density that protects the environmental and rural values of the land;</li> <li>(b) is compatible with rural activities and nature conservation; and</li> <li>(c) does not detract from the rural amenity of adjoining properties.</li> </ul>	<p>No acceptable outcome provided.</p>
<p><b>PO5</b> Uses such as nature-based tourism, outdoor education, environment facilities and outdoor sport and recreation may be appropriate where:</p> <ul style="list-style-type: none"> <li>(a) they cannot be more appropriately located in urban areas;</li> <li>(b) they have an indelible connection to rural or ecological values of the site;</li> <li>(c) there is an overriding community benefit of the development;</li> <li>(d) they are not located on <i>Agricultural Land Conservation Area</i> as shown on the <a href="#">Agricultural Land Overlap Maps</a> in schedule 2 or are temporary in nature so as not to compromise agricultural uses in the future; and</li> <li>(e) they do not interfere with remnant vegetation or</li> </ul>	<p>No acceptable outcome provided.</p>



Performance outcomes	Acceptable Outcomes
ecologically important areas.	
<b>PO6</b> Extractive industry operations are limited to designated Key Resource Areas and at other known resources deposits where: <ul style="list-style-type: none"> <li>(a) best practice environmental management is met;</li> <li>(b) the amenity of residents in the vicinity of extractive industry operations is maintained;</li> <li>(c) they do not conflict with agricultural operations;</li> <li>(d) the safety of rural roads is ensured; and</li> <li>(e) the visual amenity of the rural area as viewed from the major road network is protected.</li> </ul>	No acceptable outcome provided.

**Table 6.8.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Built form</b>	
<b>Building height and scale</b> <b>PO7</b> Buildings and other structures: <ul style="list-style-type: none"> <li>(a) are low rise;</li> <li>(b) minimise the appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site; and</li> <li>(c) respect the scale of surrounding vegetation and maximises opportunities to retain existing vegetation on site.</li> </ul>	<b>AO7.1</b> Buildings are no more than two storeys in height.  <b>AO7.2</b> With the exception of Class 10 buildings or structures used exclusively for a rural activity, buildings and structures are no more than 8 metres in building height providing that they may be up to 9 metres where the pitched roof but no other part of the building or structure exceeds 8 metres.  <b>AO7.3</b> With the exception of Class 10 buildings or structures used exclusively for a rural activity, individual buildings or roofed structures do not exceed 500m <sup>2</sup> gross floor area.  <b>AO7.4</b> Class 10 buildings used exclusively for the purpose of animal husbandry, aquaculture, cropping, intensive animal industry, intensive horticulture or rural industry do not exceed 12 metres in height.  <b>AO7.5</b> A structure, not constituting a building, used exclusively for the purpose of animal husbandry, aquaculture, cropping, intensive animal industry, intensive horticulture or rural industry does not exceed 15 metres in height.  <b>AO7.6</b> Where <del>development involves excavation of</del> <u>is a site required</u> , <del>any</del> <u>the maximum</u> portion of <del>an</del> <u>the</u> exposed external <del>wall</del> <u>façade is of backfilled</u> <del>the</del> <u>to building ground cannot</u> <del>level</del> <u>exceed the respective building heights in AO1.1, AO.2.</u>

Performance outcomes	Acceptable Outcomes
	<p><a href="#">AO7.3, AO7.4 and AO7.5 above</a>.-</p> <p><b>Editor's note</b>—refer to figure AP3-13A</p>
<p><b>Setbacks</b> <b>PO8</b></p> <p>Notwithstanding that intensive rural activities may need greater separation distances, buildings and other structures are appropriately sited and designed to:</p> <ul style="list-style-type: none"> <li>(a) avoid environmental harm or nuisance to sensitive land uses, including adverse impacts on amenity values, over and above what could reasonably be expected in the rural zone;</li> <li>(b) avoid adverse impact on ecologically important areas including National Parks, watercourses, and wetlands;</li> <li>(c) mitigate risks associated with the use of chemicals or air pollutants; <a href="#">and</a></li> <li>(d) avoid conflict with rural uses and activities on adjoining properties.</li> </ul> <p><b>Editor's note</b>—<del>for</del> <a href="#">For</a> uses that are subject to impact assessment, required setback and separation distances will vary with the scale and type of rural activity. Relevant factors that will be taken into account when determining appropriate distances include the type and scale of buildings and structures proposed, the use of buildings and structures, construction methods, level of containment and ventilation, potential noise, odour or air pollutant nuisance, topography, climatic variables, existing vegetation between land uses, and a range of management practices that can be employed to mitigate off-site impacts.</p>	<p><b>AO8.1</b></p> <p>Buildings used to house animals, temporary holding yards, structures containing areas of animal waste or by-product disposal are not within 100 metres of:</p> <ul style="list-style-type: none"> <li>(a) the boundary of properties in a residential zone including the rural residential zone;</li> <li>(b) a sensitive land use;</li> <li>(c) the boundary of adjoining properties in the environmental management and conservation zone; or</li> <li>(d) a waterway shown on the <a href="#">Biodiversity, Waterways and Wetlands Overlay maps</a> in schedule 2.</li> </ul> <p><b>AO8.2</b></p> <p>Buildings or structures which are used for the storage of chemicals or machinery, stockpiling of composting or organic fertilisers, or which support artificial lighting or irrigation sprayers are not within 100 metres of:</p> <ul style="list-style-type: none"> <li>(a) the boundary of properties in a residential zone including the rural residential zone;</li> <li>(b) a sensitive land use;</li> <li>(c) the boundary of adjoining properties in the environmental management and conservation zone; or</li> <li>(d) a waterway shown on the <a href="#">Biodiversity, Waterways and Wetlands Overlay maps</a> in schedule 2.</li> </ul> <p><b>AO8.3</b></p> <p>With the exception of a roadside stall, buildings and structures associated with a rural activity or industrial activity are set back 20 metres from a road reserve or 40 metres from any part of the major road network.</p> <p><b>AO8.4</b></p> <p>In addition to the circumstances of AO8.1, to AO8.3 above, buildings and structures meet the following minimum boundary setbacks:</p> <ul style="list-style-type: none"> <li>(a) 20 metres from a property boundary of adjoining land in the Environmental management and conservation zone;</li> <li>(b) a distance greater than the width of the riparian buffer area shown on Biodiversity, Waterways and Wetland Overlay maps;</li> <li>(c) 10 metres from a road frontage; and</li> <li>(d) 10 metres from the side and rear boundaries or 6 metres where the lot area does not exceed 1 hectare, with the exception that if the height of the building or structure exceeds 9 metres the setback to the side and rear boundaries is equal to twice its height in metres.</li> </ul> <p><b>AO8.5</b></p> <p>On properties over 2 hectares in area, a distance of not less than 200 metres is provided between a sensitive land use and</p>

Performance outcomes	Acceptable Outcomes
	land on an adjacent rural zone property over 4 hectares in area mapped as <i>Agricultural Land Conservation Area</i> .

**Table 6.8.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Safety and amenity</b>	
<b>PO9</b> Development does not result in environmental harm or environmental nuisance to <i>sensitive land uses</i> .	No acceptable outcome provided
<b>PO10</b> Development does not compromise the safety, capacity or operation of the road network.	<b>AO10</b> Safe vehicular access is provided to and from the site without adversely impacting on the safety of the road network.

**Table 6.8.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Environment, heritage and scenic amenity</b>	
<b>PO11</b> Development does not have a significant adverse impact on the natural values of the site including through: (a) loss of biodiversity values, fauna habitat and fish passage; (b) changes to natural drainage; (c) disturbance to any wetland systems; (d) erosion and the transport of sediments off site (including pollutants and other contaminants which would affect the capacity of agricultural lands); (e) worsening of landslide or fire risk; (f) on-site effluent disposal; (g) creation of dust and air pollutants; (h) disturbance of buildings and features, including natural features, of cultural heritage significance.	<b>AO11.1</b> Development does not result in sediment, soil or other material including building materials or waste products being released into the road reserve, stormwater drains, waterways or adjacent properties.  <b>AO11.2</b> Natural Vegetation is retained wherever possible.  <b>AO11.3</b> Where there is a nominated building envelope on the lot, clearing of native vegetation and building works do not extend beyond the building envelope, except for the purposes of a driveway access.
<b>PO12</b> Development and associated site works do not directly, indirectly or cumulatively cause adverse impacts external to the development site by: (a) causing ponding of water; (b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; (c) adversely affecting the flow of water in any overland flow path.	<b>AO12</b> Development and associated site works, including filling and excavation are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties.
<b>Scenic amenity</b> <b>PO13</b> Development does not detract from the scenic amenity of the hinterland as experienced from the <i>major road network</i> or waterways.	<b>AO13</b> Development on land adjoining the major road network, Lake Macdonald or the Noosa River system minimises visual impacts on the scenic amenity of the roadway or waterway by: (a) sensitive siting and design of buildings, structures, driveways and works; (b) retaining existing vegetation;



Performance outcomes	Acceptable Outcomes
	<p>(c) incorporating landscape treatments to visually screen and soften development; and</p> <p>(d) incorporating building materials and external finishes that are compatible with the site's visual character and landscape setting.</p> <p><b>Editor's Note</b>— Residential buildings should be predominantly finished in colours and materials that blend well with the colours and hues of the surrounding vegetation and landscape without causing glare or reflection. For agricultural buildings, colours and textures that blend with the natural setting are preferred however if not practical, buildings should at least be well maintained and/or visually screened.</p>
<p><b>PO14</b> The visual amenity of Lake Macdonald, its foreshores and immediate surrounds are maintained or improved including views:</p> <p>(a) from the lake;</p> <p>(b) to the lake and beyond when viewed from private lands and from public areas, including the Botanical Gardens.</p>	<p>No acceptable outcome provided</p>
<p><b>Sloping sites and ridgelines</b> <b>PO15</b> The landscape character and visual amenity quality of hill slopes and ridgelines are retained and buildings and structures:</p> <p>(a) are visually responsive to the natural topography of the site, sitting within the landscape rather than dominating it;</p> <p>(b) step down slopes or use suspended floor construction, minimising cut and fill and avoiding benching of the site;</p> <p>(c) allow for retention of natural vegetation that assists in screening or visually softening development; and</p> <p>(d) incorporate materials, finishes and colours that complement the natural setting and integrate with the landscape and skyline.</p>	<p><b>AO15.1</b> <del>Buildings</del> <u>To protect scenic amenity and other landscape qualities, buildings,</u> structures and associated accessways are not constructed on land with a slope greater than 25%.</p> <p><b>AO15.2</b> On <u>properties sloping located sites or</u> on ridgelines <u>or at</u> <del>where</del> <u>the uppermost edge of a hill</u> slope <del>gradient exceeds</del> <u>45%:</u></p> <p>(a) roof lines are generally parallel with contours of the land;</p> <p>(b) roofs do not exceed a pitch of 15 degrees; and</p> <p>(c) buildings do not protrude above the height of prevailing vegetation.</p> <p><b>Editor's note-</b> refer to Figure 6.9.1A and <a href="#">Figure 6.9.1B</a> and <a href="#">Figure AP3-3B</a>.</p> <p><b>AO15.3</b> Cut or fill is less than 1.5 metres in depth relative to natural ground surface.</p> <p><b>Editor's Note</b>— On visually prominent hill slopes or ridgelines residential buildings should be predominantly finished in colours and materials that blend well with the colours and hues of the surrounding vegetation and landscape without causing glare or reflection. Broad expanses of a single colour are less desirable and where possible should be broken up by other colours or design elements. Shades in the violet, blue, green and yellow-green side of the spectrum, as well as greys or browns, should be appropriate with whites or bright colours restricted to trimmings. For agricultural buildings, colours and textures that blend with the natural setting are preferred however if not practical, buildings should at least be well maintained and/or visually</p>



Performance outcomes	Acceptable Outcomes
	<i>screened.</i>

**Table 6.8.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Noosa Trail Network</b>	
<p><b>PO16</b> A comprehensive network of bridle trails and pedestrian and bicycle linkages is established, enhanced and protected incorporating road reserves, State forests, Council owned land and private lands consistent with the lifestyle and outdoor recreation needs of Noosa Shire’s residents and visitors.</p>	<p><b>AO16.1</b> Development includes linkages to or between existing or future components of the Noosa Trail Network, as indicated on the <a href="#">Strategic Framework Infrastructure Map</a></p> <p><b>AO16.2</b> Development does not have an adverse impact on the access functions of the Noosa Trail Network.</p>

## Noosa Shire Planning Scheme

### Part 6 Zones

#### 6.8 Other zones category

##### 6.8.4 Rural Residential Zone Code

###### 6.8.4.1 Application

This code applies to:-

- (a) assessable development on land within the Rural residential zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- (b) acceptable development subject to requirements and identified as requiring assessment against the Rural residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

###### 6.8.4.2 Purpose and overall outcomes

- (1) The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which Council has not provided infrastructure and services.
- (2) The overall outcomes sought for the Rural residential zone are as follows:-
  - (a) The Rural residential zone provides a high level of amenity for permanent residents.
  - (b) Development is low density and semi-rural in nature with houses on large lots being the dominant form of development.
  - (c) Non-residential activities are limited to small-scale activities that are compatible with and do not impact on the rural residential character and amenity of the zone.
  - (d) Home-based businesses are facilitated where the nature, scale and intensity of the activity is compatible with the low density rural residential character and amenity of the surrounding locality.
  - (e) Small scale home hosted guest accommodation does not impact on the amenity or lifestyle of nearby residents.
  - (f) Development is reflective of, and responsive to, the physical and environmental constraints of the land, preserving environmental and topographical features and respecting land constraints including steep slopes, bushfire and flooding.
  - (g) Natural features such as creeks, gullies, waterways and wetlands are retained, managed and enhanced where possible.
  - (h) Development maintains and enhances the significant scenic and landscape values of the area including native vegetation.
  - (i) Development does not reduce the vegetated open space and rural landscapes that frame distinct towns and villages.
  - (j) Development does not adversely impact on the ongoing operation of agriculture or other rural activities on adjacent properties.
  - (k) Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.
  - (l) Development is located, designed and operated to be responsive to Noosa Shire's sub-tropical climate and minimises the consumption of energy and water.

###### ***Alternate provisions to the Queensland Development Code***

For the purpose of Section 10 of the Building Regulation 2006 and Section 33 of the Building Act 1975, provisions relating to Setback, Building Height and Site Cover in Table 6.8.4.3 below are alternate provisions to the QDC.

***Acceptable outcomes are provided for some, but not all, performance outcomes, and identify ways in which performance outcomes can be met. Compliance with the performance outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding performance outcome.***

**Table 6.8.4.3 Criteria for assessment**

**Table 6.8.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Role and function</b>	
<p><b>PO1</b> Development provides for low density, semi-rural living as well as compatible work from home opportunities, primary production and small scale visitor accommodation, on large allotments with varying levels of services.</p>	<p><b>AO1.1</b> Development other than a dwelling house is inconspicuous and presents as a dwelling house.</p> <p><b>AO1.2</b> The dwelling house may include one secondary dwelling with a maximum gross floor area of 65m<sup>2</sup> and no more than two bedrooms.</p> <p><b>AO1.3</b> Any business operated on site including accommodation is subordinate to the use of the premises for a domestic residence.</p>
<p><b>PO2</b> Development does not result in the diminished productive capacity of rural activities on adjacent or nearby properties.</p>	<p><b>AO2</b> A distance of not less than 100 metres is provided between a sensitive land use and land within the Rural zone that:</p> <p>(a) is mapped as Agricultural Land Conservation Area on the <a href="#">Agricultural Land Overlay maps</a> in Schedule 2; and</p> <p>(b) has a property area greater than 4 hectares.</p>
<p><b>PO3</b> With the exception of one dwelling house or a community residence, any accommodation is limited to use by short-term guests.</p>	<p><b>AO3</b> Only the residents of a dwelling house or community residence reside on the property for any period greater than three consecutive months.</p>
<p><b>PO4</b> Visitor accommodation:</p> <p>(a) is at a scale and density that protects the environmental and lifestyle values of the land; and</p> <p>(b) does not detract from the rural residential character and amenity of adjoining properties.</p>	<p>No acceptable outcome provided</p>

**Table 6.8.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Built form</b>	
<p><b>Building height and scale</b> <b>PO5</b> Buildings and other structures:</p> <p>(a) are low rise;</p> <p>(b) do not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site;</p> <p>(c) have a low site impact to maximise the opportunity to retain natural site characteristics, such as native vegetation and natural landforms;</p> <p>(d) respect the scale of surrounding vegetation; <u>and</u></p> <p>(e) <del>Buildings</del> are no more than two storeys in height <del>and</del></p>	<p><b>AO5.1</b> Buildings and structures are no more than 8 metres in building height from ground level, providing that they may be up to 9 metres where the pitched roof but no other part of the building or structure exceeds 8 metres.</p> <p><b>AO5.2</b> Where <del>development involves</del> excavation <del>of a site</del> <u>required</u>, <u>any the maximum</u> portion of <u>an the</u> exposed external <u>wall</u> <u>façade</u> <u>is of</u> <u>backfilled</u> <u>the to</u> <u>building</u> <u>ground</u> <u>cannot</u> <u>level</u> <u>exceed</u> <u>8 metres</u> <u>in building height</u>.</p>



Performance outcomes	Acceptable Outcomes
<p>appear no more than two storeys in height from any elevation.</p>	<p><b>Editor's note</b>—refer to <a href="#">figure AP3-13A</a></p> <p><b>AO5.3</b> Site cover of all buildings and structures on the site does not exceed 30%.</p> <p><b>AO5.4</b> Individual buildings or roofed structures do not cover more than 500m<sup>2</sup> of the site.</p> <p><b>AO5.5</b> The total gross floor area of all buildings on site does not exceed 500m<sup>2</sup>.</p> <p><b>Alternative provision to the QDC</b></p>
<p><b>Boundary setback</b> <b>PO6</b> Buildings and other structures are designed and sited to:-</p> <ul style="list-style-type: none"> <li>(a) provide a high level of amenity to users of the subject site and adjoining premises, including provision of visual and acoustic privacy, access to breezes and protection from noise, odour or artificial lighting;</li> <li>(b) provide adequate distance from adjoining land uses and avoid conflict with existing or future rural uses and activities on adjoining properties;</li> <li>(c) allow for space and landscaping to be provided between buildings;</li> <li>(d) preserve existing vegetation that will help buffer development;</li> <li>(e) protect the natural character and avoid adverse impacts on ecologically important areas such as national parks, waterways and wetlands.</li> </ul>	<p><b>AO6.1</b> Buildings used to house animals, temporary holding yards, structures containing areas of animal waste or by-product disposal are not within 100 metres of:</p> <ul style="list-style-type: none"> <li>(a) the boundary of another property in the rural residential zone or any other residential zone;</li> <li>(b) an existing dwelling on an adjoining property;</li> <li>(c) the boundary of adjoining properties in the environmental management and conservation zone; or</li> <li>(d) a waterway or wetlands as shown on the <a href="#">Biodiversity, Waterways and Wetlands Overlay maps</a> in schedule 2.</li> </ul> <p><b>AO6.2</b> Buildings or structures which are used for the storage of chemicals or machinery, stockpiling of composting or organic fertilisers, or which support artificial lighting or irrigation sprayers, are not within 100 metres of:</p> <ul style="list-style-type: none"> <li>(a) the boundary of another property in the Rural residential zone or any other residential zone;</li> <li>(b) a dwelling on an adjoining property;</li> <li>(c) the boundary of adjoining properties in the Environmental management and conservation zone; or</li> <li>(d) waterway or wetlands shown on the <a href="#">Biodiversity, Waterways and Wetlands Overlay maps</a> in schedule 2.</li> </ul> <p><b>AO6.3</b> Roadside stalls no larger than 9m<sup>2</sup> may be located adjacent to the front property boundary provided safe space for parking of vehicles is also within the property boundary.</p> <p><b>AO6.4</b> Outside the circumstances of AO6.1, AO6.2 and AO6.3 above, buildings and structures meet the following minimum boundary setbacks:</p> <ul style="list-style-type: none"> <li>(a) 15 metres from a property boundary adjoining land in the Environmental management and conservation zone;</li> <li>(b) 40 metres from mean high water spring of a waterway or as otherwise prescribed through the Queensland Government Erosion Prone Area Maps;</li> </ul>



Performance outcomes	Acceptable Outcomes
	<p>(c) 10 metres from the road frontage;</p> <p>(d) 10 metres from the side and rear boundaries or 6 metres where the lot area does not exceed 1 hectare, with the exception that if the height of the building or structure exceeds 9 metres the setback to the side and rear boundaries is equal to twice its height in metres.</p> <p><b>Alternative provision to the QDC</b></p>

**Table 6.8.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Safety and amenity</b>	
<p><b>PO7</b> Development does not result in an adverse change to the light, air quality, noise, accessibility or other conditions enjoyed by residents of associated, adjoining or nearby premises.</p>	No acceptable outcome provided
<p><b>Sports courts</b> <b>PO8</b> Lighting and noise associated with outdoor tennis courts, half courts or sports courts do not have an adverse impact upon the amenity enjoyed by occupants of adjoining or nearby premises nor cause unreasonable disturbance to the local fauna.</p>	<p><b>AO8.1</b> A 2 metre landscaped buffer separates any private tennis court, half court or sports court from side property boundaries where adjoining land in a residential zone.</p> <p><b>AO8.2</b> Courts are fenced to a height of—</p> <p>(a) 3.6 metres for a full-sized court; or</p> <p>(b) 2.4 metres for a half court.</p> <p><b>AO8.3</b> Courts are not lit; or</p> <p><b>AO8.4</b> For lit courts:</p> <p>(a) lighting structures are not more than 8 metres in height and set back at least 2 metres from any property boundary;</p> <p>(b) the court is located at least 60 metres from the external wall of an existing or approved residential dwelling on an adjacent or nearby lot (as measured from the centre line of the court);</p> <p>(c) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upward; and</p> <p>(d) lighting is hooded or baffled to direct lighting downward or is of a type that gives no upward component of light when mounted horizontally.</p>
<p><b>PO9</b> Development:</p> <p>(a) does not compromise the safety, capacity or operation of the road network; and</p> <p>(b) does not result in significant impacts on residents close</p>	No acceptable outcome provided

Performance outcomes	Acceptable Outcomes
to rural roads.	

**Table 6.8.4.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Scenic amenity</b>	
<p><b>PO10</b> Development does not detract from the scenic amenity of the hinterland as experienced from the major road network or the waterways.</p>	<p><b>AO10</b> Development on land adjoining the major road network, Lake Macdonald or the Noosa River system minimises visual impacts on the scenic amenity of the roadway or waterway by—</p> <ul style="list-style-type: none"> <li>(a) sensitive siting and design of buildings, structures, driveways and works;</li> <li>(b) retaining existing vegetation;</li> <li>(c) incorporating landscape treatments to visually screen and soften development; and</li> <li>(d) incorporating building materials and external finishes that are compatible with the site’s visual character and landscape setting.</li> </ul> <p><i>Editor’s note—refer to Figure AP3 - 3B</i></p>
<p><b>PO11</b> The landscape character and visual amenity quality of hillslopes and ridgelines are retained and development:</p> <ul style="list-style-type: none"> <li>(a) is visually responsive to the natural topography of the site, sitting within the landscape rather than dominating it;</li> <li>(b) retains natural vegetation that assists in screening or visually softening development;</li> <li>(c) steps down slopes or uses suspended floor construction, minimising cut or fill; and</li> <li>(d) uses materials, finishes and colours that complement the natural setting and integrate with the landscape and skyline.</li> </ul>	<p><b>AO11.1</b> <del>Buildings, To structures</del> protect scenic amenity and associated other accessways landscape qualities. buildings and structures are not constructed on land with a slope greater than <del>2533%</del> and on steep slopes are only constructed if:</p> <ul style="list-style-type: none"> <li>(a) <del>there are no other suitable building sites on the property;</del> and</li> <li>(b) <del>using suspended or pole construction techniques.</del></li> </ul> <p><b>AO11.2</b> <del>Where</del> On slopes sloping gradients exceed 15%, split-level buildings sites or suspended on floors ridgelines at the uppermost edge of a hill slope:</p> <ul style="list-style-type: none"> <li>(a) <del>roof lines</del> are used generally to parallel minimise with building bulk and benching contours of the site and;</li> <li>(b) <del>roofs as do shown</del> not exceed a pitch of 15 degrees;</li> <li>(c) <del>buildings do not protrude above the height of prevailing vegetation;</del> and</li> <li>(d) <del>undercroft areas exceeding 1.5 metres</del> in height are screened with landscaping or battens.</li> </ul> <p><i>Editor’s note—refer to Figure 6.9.1A and Figure 6.9.1B and Figure AP3-3B.</i></p> <p><b>AO11.3</b> <del>Cut</del> On sloping sites:</p> <ul style="list-style-type: none"> <li>(a) <del>cut</del> or fill is less than 1.5 metres in depth relative to natural ground level;- and</li> <li>(b) <del>slab on ground construction is avoided and splitlevel</del> buildings with small floorplates are used as an alternative. Post and beam construction or suspended or pole construction techniques may be appropriate.</li> </ul>



**Performance outcomes**

**Acceptable Outcomes**

**AO11.4**

~~For On properties sloping located sites or on ridgelines or where at the uppermost edge of a hill slope, gradients exceed 15%; buildings:~~

- (a) ~~roof lines are generally constructed parallel in with contours of the land;~~
- (b) ~~roofs do not exceed a pitch of 15 degrees; and~~
- (c) ~~buildings do not protrude above the height of the prevailing vegetation.~~

~~**Editor's Note**—refer to Figure AP3-3B.~~

**AO11.5**

~~For properties located on ridgelines or where slope gradients exceed 15%, external building lightweight materials are lightweight (such such as timber or board, stainless steel steel, glass, and corrugated iron); are finished with exterior colours of moderate to darker shades of olive green, brown, green, blue, charcoal or wood stains that blend with the colour and non-reflective hues of with the surrounding vegetation and landscape; avoid large expanses of solid colours avoided.~~

~~**Editor's Note**—On visually prominent hill slopes or ridgelines reflective buildings should be predominantly finished in colours and materials that blend well with the colours and hues of the surrounding vegetation and landscape without causing glare or reflection surfaces. Broad expanses of a single colour are less desirable and where possible should be broken up by other colours or design elements. Shades in the violet, blue, green and yellow-green side of the spectrum, as well as greys or browns, should be appropriate with whites or bright colours restricted to trimmings.~~