

ATTACHMENT 1 - EDITS MADE SINCE DECEMBER 2019 – AS A RESULT OF 2ND STATE INTEREST REVIEW

In response to the 2nd State Interest review, the following changes were made to the draft scheme adopted by Council in December 2019. These include corrections and improvements for usability as well as changes specifically requested by DSDMIP. An outline of all edits undertaken and explanation for each is included in the table below.

Source of Change	Section	Change	Explanation
QA Review	Part 1.2.1 listing of Zones and Precincts within the scheme and Part 6.2 listing of Zone Codes	<i>(v) Gateway West Makers Precinct</i> added to the list of precincts under Low Impact Industry Zone in both parts.	The new precinct was added into the scheme before second consultation period but was not added into the listing of precincts. This is just an editorial correction.
Ministerial Condition	Part 1.6 Building work regulated under the planning scheme	Table 1.6.1 Building assessment provisions are amended to include the Medium density residential zone code, High density residential zone code and Tourist accommodation zone code as alternative provisions to the Queensland Development Code.	For consistency with the Planning Act 2016 (Section 43(5)(b)) and the Planning Regulation 2017 (Schedule 6))
Ministerial Condition	Part 2.1 State Planning Policy and Part 8.2.4.1 Coastal Hazard and Scenic Amenity Overlay Code	Changes are made to qualify State Planning Policy (July 2017) Natural hazards, risk and resilience - coastal hazards is appropriately integrated in part only The following new editor's note is also added to both part 2.1.1 and part 8.2.4.1: <i>Editor's Note</i> – <i>Development in the erosion prone area, as shown on the SPP interactive mapping system, will be subject to assessment against the assessment benchmarks – natural hazards, risk and resilience within the SPP.</i>	This reflects that State Planning Policy Natural Hazards, risk and resilience is only part integrated until completion of the Coastal Hazards Adaptation Plan and subsequent amendment. The SPP still applies to development. Proponents will still need to check SPP maps.

Source of Change	Section	Change	Explanation
DSDMIP request	Strategic Outcomes Section 3.3.1 Settlement	Wording of (i) has been changed to read: <i>Development in the coastal communities where located within the Coastal Protection and Scenic Amenity overlay area is designed and sited to not compromise coastal environmental features or key landscape elements.</i>	As suggested by DSDMIP readability needed improving.
DSDMIP request	Table 5.5.3 High Density Residential Home-based business	Numbering error has been corrected in the Table of assessment reflecting a numbering change in the nominated code.	A new PO2 was added into table 6.3.3.3 High Density Residential Zone Code which resulted in a numbering change from A02 to A03.
DSDMIP request and consequential QA review	Tables of Assessment 5.5.2 Medium Density Residential zone 5.5.3 High Density Residential zone 5.5.4 Tourist Accommodation zone In relation to short-term accommodation	Tables of assessment for the Medium and High Density Residential Zones have been amended to qualify that in order to be accepted subject to requirements, short-term accommodation must be within an existing building. The reference to compliance with the use code was deleted. Table for Tourist Accommodation zone has been similarly modified but it is accepted development so no codes called up anyway.	Needed to qualify this is for existing dwellings which have already been constructed in accordance with the planning and building requirements of the applicable time. This leaves no reason to call up a use code for a use that is not short-term accommodation.
Ministerial Condition	Part 5 Tables of Assessment for MCU, specifically: Table 5.5.2 Medium Density Residential Zone	Each table is amended to make a dwelling house accepted development subject to requirements with nominated acceptable outcomes listed from the respective zone codes and the Low Density Housing Code. Relevant AOs are nominated as requirements.	For consistency with the Planning Act 2016 (Section 43(5)(b)) and the Planning Regulation 2017 (Schedule 6))

Source of Change	Section	Change	Explanation
	Table 5.5.3 High Density Residential Zone Table 5.5.4 Tourist Accommodation Zone		
QA Review	Table 5.5.5 Major Centre Starting from Business Activities	Change from “numbers 6 <u>through to</u> 40 Bottlebrush Avenue or 3 Berrima Row; or To: “numbers 6-40” Bottlebrush Avenue or 3 Berrima Row; or	Delete “ <u>through to</u> ” as inconsistent with the way scheme is written for consecutive numbering of properties.
DSDMIP request	Table 5.5.6 District Centre Zone	It had been proposed to make both food and drink outlets and service industry subject to impact assessment in Pearl St and Kauri St where it forms a transition between business and residential uses (potentially affecting 9 properties). However this change is reverted to match the version advertised in September (those uses will be code assessable).	DSDMIP concerned the proposed change was significant regarding the Pearl St and Kauri St blocks in Cooroy. Any change should occur as part of a future amendment.
QA Review	Table 5.5.9 Low Impact Industry Garden Centre	Deleted AO43 as was showing twice	Duplication of A043
DSDMIP request	Table 5.5.9 Low Impact Industry.	Deleted any reference to western side of Gateway Drive Noosaville	As a new Gateway West Makers Precinct was created and is addressed in its own Table of assessment any reference to it in this table should have been deleted.

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QA Review	Table 5.5.9.3 Factory St Business Precinct (throughout)	Where AO38.3 was referenced it has been changed to AO38.2 as AO38.3 does not exist anymore.	AO38.1 was deleted in table 6.5.1.3 – Environment and Heritage and numbering table did not reflect the changes.																
DSDMIP request	Table 5.5.9.5 Gateway West makers Precinct and Table 5.5.10.1 Venture Drive Precinct	The qualifier “and is not separately titled” has been deleted from anywhere it appears in the Table of Assessment for MCU.	A Table of Assessment for MCU cannot attempt to regulate lot reconfiguration																
DSDMIP request	Table 5.5.9 Low Impact Industry Zone	Edits against Hardware and trade supplies to remove reference to Gateway Drive. <table border="1" data-bbox="817 694 1675 997"> <tr> <td>Hardware and trade supplies</td> <td>Accepted development subject to requirements</td> </tr> <tr> <td></td> <td>If:</td> </tr> <tr> <td></td> <td>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</td> </tr> <tr> <td></td> <td>(b) not located on land fronting Taylor Court, Cooroy.</td> </tr> <tr> <td></td> <td>Code assessment</td> </tr> <tr> <td></td> <td>If:</td> </tr> <tr> <td></td> <td>(a) not otherwise specified; and</td> </tr> <tr> <td></td> <td>(b) not located on land fronting Taylor Court, Cooroy</td> </tr> </table>	Hardware and trade supplies	Accepted development subject to requirements		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 Taylor Court, Cooroy.		Code assessment		If:		(a) not otherwise specified; and		(b) not located on land fronting Taylor Court, Cooroy	Change necessitated by the inclusion of the new precinct was only partly done in the Table of Development so now completed correctly.
Hardware and trade supplies	Accepted development subject to requirements																		
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QA Review	Table 5.5.13 Rural Zone	Where Home-based business is Accepted development subject to requirements AO5 of the Home-based business Code is deleted (AO5.1, AO5.2 and AO5.6 remain).	This is correction of an error. The “parent” number is only used where all of the sub-numbers apply. In this case only three of the six sub-numbers apply so the parent number should not have been listed.																
QA Review	Table 5.5.14 Rural Residential Zone	Removal of one reference to AO6 where it had been duplicated in the same list	Typo																

Source of Change	Section	Change	Explanation						
DSDMIP request	Table 5.5.16 Recreation and Open Space	<p>The table of assessment is amended in relation to a particular site to include Educational establishment, if an outdoor education establishment and associated with outdoor sport and recreation on the same site as an impact consistent use.</p> <table border="1" data-bbox="819 363 1731 533"> <thead> <tr> <th data-bbox="819 363 1043 427">Educational establishment</th> <th data-bbox="1043 363 1503 427">Impact Assessment</th> <th data-bbox="1503 363 1731 427">The planning scheme.</th> </tr> </thead> <tbody> <tr> <td data-bbox="819 427 1043 533"></td> <td data-bbox="1043 427 1503 533"> <p>If:</p> <p>(a) <u>an outdoor education establishment; and</u></p> <p>(b) <u>associated with outdoor sport and recreation on the same site.</u></p> </td> <td data-bbox="1503 427 1731 533"></td> </tr> </tbody> </table>	Educational establishment	Impact Assessment	The planning scheme.		<p>If:</p> <p>(a) <u>an outdoor education establishment; and</u></p> <p>(b) <u>associated with outdoor sport and recreation on the same site.</u></p>		This was to reflect the current scheme which was the intention.
Educational establishment	Impact Assessment	The planning scheme.							
	<p>If:</p> <p>(a) <u>an outdoor education establishment; and</u></p> <p>(b) <u>associated with outdoor sport and recreation on the same site.</u></p>								
DSDMIP request	<p>Table 5.9.3 Bushfire Hazard Overlay</p> <p>Table 5.9.6 Flood Hazard Overlay</p> <p>Table 5.9.8 Landslide Hazard Overlay</p>	<p>5.9 Categories of development and assessment - Overlays</p> <p>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.</p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Note—Development that is not identified as being subject to an overlay in these tables does not require assessment against an overlay code.</i></p>	The relevant criteria for bushfire hazard, flood hazard and landside hazard in these codes supports the state interests for natural hazards, risk and resilience within the SPP by ensuring that development avoids or mitigates the risk to people and property. For bushfire, the outcomes require adequate water supply. For flooding, the outcomes require minimum floor heights to be met. For landslide, development is to avoid landslide hazard areas or slopes greater than 15%.						

Source of Change	Section	Change	Explanation
DSDMIP request and consequential QA review	Tables of Development: 5.5.1 Low Density Residential Zone 5.5.2 Medium Density Residential 5.5.13 Rural Zone 5.5.14 Rural Residential Zone and 9.3.1 Low Density Housing code PO22	For AO22.2 and AO22.3 for landslide in the Low Density Housing Code, the outcomes have now been changed to state that they are two alternative outcomes with the inclusion of an "OR" linking these two outcomes.	Uses including Community Residence, Dwelling House and Rooming accommodation (that are accepted development in certain zone tables of assessment have relevant benchmarks stated for flood, landslide and bushfire risk that are incorporated into the Low Density Housing Code.

Source of Change	Section	Change	Explanation
		<p data-bbox="815 268 1655 304">Acceptable Outcomes</p> <p data-bbox="815 341 1655 421">AO22.1 Development, including associated access, is not located on land identified as a landslide hazard area on a Landslide Hazard Overlay Map.</p> <p data-bbox="815 458 1655 564">AO22.2 Development, including associated access, is located outside moderate, high and very high landslide hazard areas and areas with 15% slope or greater, as determined by a site-specific slope-analysis;</p> <p data-bbox="815 601 1655 708"><i>Editor's Note—A site- specific geotechnical assessment may be used to demonstrate that although the proposed development is shown on the Landslide Hazard Overlay as being in the moderate, high or very high landslide hazard area, the landslide risk is low or very low.</i></p> <p data-bbox="815 745 1655 766">OR</p> <p data-bbox="815 802 1655 882">AO22.3 A site-specific geotechnical assessment is prepared by a registered professional engineer to certify that:</p> <ul data-bbox="815 887 1655 1074" style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained and operational for the life of the development; (b) the site is not subject to the risk of landslide activity originating from other land, including land above the site; and (c) development of the site will not increase the risk of landslide activity on other land; <p data-bbox="815 1110 1655 1163"><i>Editor's Note— PSP8 Natural Hazards provides further guidance on assessing landslide hazard.</i></p> <p data-bbox="815 1200 1655 1279">AO22.4 Any specific measures identified in a site specific geotechnical assessment for stabilising the site or development are to be fully implemented.</p>	

Source of Change	Section	Change	Explanation
		Consequential changes made to the list of Low Density Housing code AOs for landslide risks for Community Residence, Dwelling House and Rooming Accommodation where they were accepted development subject to requirements.	
DSDMIP request and consequential QA review	All codes (Parts 6, 7, 8 and 9)	Deletion of Editor's note from the acceptable outcome column inclusion of it in the Performance column wherever there is no acceptable outcome provided.	DSDMIP instructed that an 'Editor's Note' cannot be placed in the acceptable outcome column for a Performance Outcome that offers no Acceptable Outcome. Rather, the Editor's Note should actually be in the Performance Outcome Column.
DSDMIP request	6.3.1 Low Density residential Zone	AO20.1 is reworded to read as follows <div style="border: 1px solid black; padding: 5px;"> <p>AO20.1 To protect scenic amenity and other landscape qualities:</p> <p>(a) buildings and structures are not constructed on land with a slope greater than 33%; and</p> <p>(b) buildings and structures are only constructed on steep slopes if:</p> <p style="margin-left: 20px;">(i) there are no other suitable building sites on the property; and</p> <p style="margin-left: 20px;">(ii) construction utilises suspended floors or pole footings rather than slab on ground construction.</p> </div>	DSDMIP suggested improved readability.
DSDMIP request	6.3.2 Medium Density Zone Code	AO5.2 is now the only AO called up for acceptable development for short term accommodation in the Medium Density Residential Zone. It reads as follows:	It is intended to ensure residential amenity is protected, despite the fact the use is allowed

Source of Change	Section	Change	Explanation								
		<p><u>AO5.2</u> <u>Short-term accommodation does not:</u> (a) <u>constitute a party house;</u> (b) <u>create noise that would unreasonably impact on the residential amenity enjoyed by the adjoining or surrounding properties.</u></p> <p>As discussed above the Table of Assessment was also edited to read as follows:</p> <table border="1"> <thead> <tr> <th>Short-term accommodation</th> <th>Acceptable Development subject to requirements</th> </tr> </thead> <tbody> <tr> <td>If:</td> <td>Acceptable Outcome AO5.2 of the Medium Density Residential Zone Code</td> </tr> <tr> <td>(a) in an existing building which is the applicant's principal place of residence;</td> <td rowspan="3"><i>Editor's Note: Short-term accommodation may require other approvals under Council Local Laws.</i></td> </tr> <tr> <td>(b) occupied by short term guests on no more than 4 occurrences in any calendar year; and</td> </tr> <tr> <td>(c) occupied by short term guests for a total of no more than 60 nights in any calendar year.</td> </tr> </tbody> </table>	Short-term accommodation	Acceptable Development subject to requirements	If:	Acceptable Outcome AO5.2 of the Medium Density Residential Zone Code	(a) in an existing building which is the applicant's principal place of residence;	<i>Editor's Note: Short-term accommodation may require other approvals under Council Local Laws.</i>	(b) occupied by short term guests on no more than 4 occurrences in any calendar year; and	(c) occupied by short term guests for a total of no more than 60 nights in any calendar year.	<p>through existing use rights.</p> <p>Accepted development only applies to existing buildings so any AOs relating to building layout or design were redundant.</p>
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DSDMIP request	6.3.2 Medium Density Residential Zone Code	The proposed PO13 is deleted from the MDR Zone Code and renumbering occurs through the balance of the code.	Upon review of the Tables of Assessment staff believe the Waterways Works Code will satisfactorily cover the detention role of the Noosa Waters setback to revetment wall.								
Ministerial Condition	6.3.2 Medium Density Residential Zone Code	New Acceptable Outcomes are added specifically for assessment of a dwelling house.	For consistency with the Planning Act 2016 (Section 43(5)(b)) and the Planning Regulation 2017 (Schedule 6))								
DSDMIP request and consequential QA Review	6.3.3 High Density Residential Zone Code	AO3.5 has been edited to read as follows:	This is now the only AO called up for acceptable development for								

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		<p>AO3.5 Short-term accommodation does not:</p> <ul style="list-style-type: none"> (a) constitute a party house; and (b) create noise which would unreasonably impact on the residential amenity enjoyed by the adjoining or surrounding properties. <p>As discussed above the Table of Assessment was also edited to read as follows:</p> <table border="1" data-bbox="813 483 1753 735"> <thead> <tr> <th data-bbox="813 483 999 523">Short-term accommodation</th> <th colspan="2" data-bbox="999 483 1753 523">Acceptable development subject to requirements</th> </tr> </thead> <tbody> <tr> <td data-bbox="813 523 999 735"></td> <td data-bbox="999 523 1379 735"> <p>If:</p> <ul style="list-style-type: none"> (a) not located on a site adjoining or over the road from land within the Major Centre Zone; (b) in an existing building which is the applicant's principal place of residence; (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. </td> <td data-bbox="1379 523 1753 735"> <p>Acceptable Outcomes AO3.5 of the High Density Residential Zone Code</p> <p>Editor's Note: Short-term accommodation may require other approvals under Council Local Laws.</p> </td> </tr> </tbody> </table>	Short-term accommodation	Acceptable development subject to requirements			<p>If:</p> <ul style="list-style-type: none"> (a) not located on a site adjoining or over the road from land within the Major Centre Zone; (b) in an existing building which is the applicant's principal place of residence; (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. 	<p>Acceptable Outcomes AO3.5 of the High Density Residential Zone Code</p> <p>Editor's Note: Short-term accommodation may require other approvals under Council Local Laws.</p>	<p>short term accommodation in the High Density Residential Zone. It is intended to ensure residential amenity is protected.</p> <p>Accepted development only applies to existing buildings so any AOs relating to building layout or design were redundant.</p>
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Ministerial Condition	6.3.3 High Density Residential Zone Code	New Acceptable Outcomes are added specifically for assessment of a dwelling house.	For consistency with the Planning Act 2016 (Section 43(5)(b)) and the Planning Regulation 2017 (Schedule 6))						
Ministerial Condition	<p>Part 6.3.3 High Density Residential Zone Code</p> <p>and</p> <p>Part 6.4.1 of the Major Centre Zone Code</p>	<p>Within the High density residential zone code PO21 (which related to the old Noosa Heads bowls club site) is amended to read as follows:</p> <table border="1" data-bbox="824 1018 1753 1353"> <thead> <tr> <th colspan="2" data-bbox="824 1018 1753 1042">Housing Diversity and Affordability</th> </tr> </thead> <tbody> <tr> <td data-bbox="824 1042 1290 1353"> <p>PO21 Where the development for multiple dwellings on Lot 3 RP884398, Noosa Heads, dwellings are provided to meet the needs of different households.</p> </td> <td data-bbox="1290 1042 1753 1353"> <p>AO21 Development:</p> <ul style="list-style-type: none"> (a) makes provision for affordable and social housing; (a) provides social housing that is distributed across the development site; (b) provides 2 in every 10 dwellings as affordable housing; (c) provides 1 in every 10 dwellings as social housing. <p>Editor's Note - Affordable housing is housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.</p> <p>Social housing is housing made up of public and community housing, that is owned and run by the government or a not for profit agency (as the provider) for people on low incomes or with special needs.</p> </td> </tr> </tbody> </table>	Housing Diversity and Affordability		<p>PO21 Where the development for multiple dwellings on Lot 3 RP884398, Noosa Heads, dwellings are provided to meet the needs of different households.</p>	<p>AO21 Development:</p> <ul style="list-style-type: none"> (a) makes provision for affordable and social housing; (a) provides social housing that is distributed across the development site; (b) provides 2 in every 10 dwellings as affordable housing; (c) provides 1 in every 10 dwellings as social housing. <p>Editor's Note - Affordable housing is housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.</p> <p>Social housing is housing made up of public and community housing, that is owned and run by the government or a not for profit agency (as the provider) for people on low incomes or with special needs.</p>	Minister required amendments to wording to ensure not contrary to the SPP Guiding principles		
Housing Diversity and Affordability									
<p>PO21 Where the development for multiple dwellings on Lot 3 RP884398, Noosa Heads, dwellings are provided to meet the needs of different households.</p>	<p>AO21 Development:</p> <ul style="list-style-type: none"> (a) makes provision for affordable and social housing; (a) provides social housing that is distributed across the development site; (b) provides 2 in every 10 dwellings as affordable housing; (c) provides 1 in every 10 dwellings as social housing. <p>Editor's Note - Affordable housing is housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.</p> <p>Social housing is housing made up of public and community housing, that is owned and run by the government or a not for profit agency (as the provider) for people on low incomes or with special needs.</p>								

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		<p>Within the Major Centre zone code PO80 (which related to the old Noosa Business Centre) is amended to read as follows:</p> <table border="1"> <tr> <td> <p>Housing Diversity and Affordability PO80 Where there is development for multiple dwellings, dwellings are provided to meet the needs of different households.</p> </td> <td> <p>AO80 Development: (a) makes provision for affordable and social housing; (b) provides social housing that is distributed across the development site; (c) provides 2 in every 10 dwellings as affordable housing; (d) provides 1 in every 10 dwellings as social housing.</p> <p>Editor's Note - Affordable housing is housing that is appropriate to the needs of households with low to moderate incomes. If the members of the households will spend no more than 30% of gross income on housing costs.</p> <p>Social housing is housing made up of public and community housing, that is owned and run by the government or a not for profit agency (as the provider) for people on low incomes or with special needs.</p> </td> </tr> </table>	<p>Housing Diversity and Affordability PO80 Where there is development for multiple dwellings, dwellings are provided to meet the needs of different households.</p>	<p>AO80 Development: (a) makes provision for affordable and social housing; (b) provides social housing that is distributed across the development site; (c) provides 2 in every 10 dwellings as affordable housing; (d) provides 1 in every 10 dwellings as social housing.</p> <p>Editor's Note - Affordable housing is housing that is appropriate to the needs of households with low to moderate incomes. If the members of the households will spend no more than 30% of gross income on housing costs.</p> <p>Social housing is housing made up of public and community housing, that is owned and run by the government or a not for profit agency (as the provider) for people on low incomes or with special needs.</p>	
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DSDMIP request	6.3.4 Tourist Accommodation zone AO24.1	<p>The changes proposed to AO24.1 have been deleted and instead become part of PO 24 to state</p> <p>“Development: (a) Does not impact on landscape amenity;</p> <p>The PO has been renumbered to accommodate this.</p>	The proposed change to AO24.1 was a performance outcome rather than an acceptable outcome.		
Ministerial Condition	6.3.4 Tourist Accommodation Zone Code	New Acceptable Outcomes are added specifically for assessment of a dwelling house.	For consistency with the Planning Act 2016 (Section 43(5)(b)) and the Planning Regulation 2017 (Schedule 6))		
DSDMIP request	Part 6.3.4 Tourist Accommodation Zone PO24 and AO24	Wording of AO24.1 is reverted to “Cut or fill is less than 1.5 metres in depth relative to the ground level” without any qualification of why.	The Performance outcome covers the reasoning.		
DSDMIP request	6.4.1 Major Centre Zone Code PO75	Reworded PO75 (e) sits within a landscaped setting.	Correction of a spelling typo		
DSDMIP request	6.4.2 District Centre Zone AO9.2	<p>Edited AO9.2 to remove wording which suggested any specific use is consistent or not and addressed the amenity/function consideration</p> <p>AO9.2 Within Cooroy, sites fronting Pearl Street and Kauri Street, provide a transition to residential areas and therefore do not incorporate development with or reliant on activated street frontages.</p>	Corresponding to the change in the table of assessment this is edited to remove any implication that		

Source of Change	Section	Change	Explanation
			particular land uses are allowed or not as that is the role of the table of assessment.
DSDMIP request	Part 6.4.2 AO39.1 of the District Centre Zone and Part 6.4.3 AO30.1 of the Local Centre Zone and Part 6.4.4 AO29.1 of the Neighbourhood Centre Zone	<p>All edited to remove any suggestion residential uses are a necessary component.</p> <p>AO39.1 Where development provides for one or more of the following residential activities, it is in the form of small dwellings only and accommodated in a mixed-use building format:</p> <ul style="list-style-type: none"> (a) caretaker's accommodation; (b) dual occupancies; (c) dwelling units (e.g. shop top housing); (d) multiple dwellings. <hr/> <p>AO30.1 Where development provides for one or more of the following residential activities, it is in the form of small dwellings only and accommodated in a mixed-use building format:</p> <ul style="list-style-type: none"> (a) caretaker's accommodation; (b) dual occupancies; (c) dwelling units (e.g. shop top housing); (d) multiple dwellings. <hr/> <p>AO29.1 Where development provides for one or more of the following residential activities, it is in the form of small dwellings only and accommodated in a mixed-use building format:</p> <ul style="list-style-type: none"> (a) caretaker's accommodation; (b) dual occupancies; (c) dwelling units (e.g. shop top housing); (d) multiple dwellings. 	DSDMIP raised readability issues that would suggest development had to incorporate residential uses, but instead it was just the provisions for where it did incorporate them.
DSDMIP request	6.5.1 Low Impact Industry Zone	The overall outcomes of the 2 industrial zones have been edited in relation to caretaker's accommodation	To remove any comments about

Source of Change	Section	Change	Explanation										
	and 6.5.12 Medium Impact Industry Zone	(l) 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;	who the caretaker could have living with them.										
DSDMIP request	6.5.1 Low Impact Industry Zone Gateway West provisions	Reworking of AOs and POs for usability Additional Provisions for the Gateway West Makers Precinct Table 6.5.1.3 Criteria for assessment (part) <table border="1"> <thead> <tr> <th>Performance outcomes</th> <th>Acceptable Outcomes</th> </tr> </thead> <tbody> <tr> <td colspan="2">Additional provisions for the Gateway West Makers Precinct</td> </tr> <tr> <td> PO44 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. </td> <td> AO44 The gross floor area of an individual tenancy should not exceed 300m². </td> </tr> <tr> <td> PO45 Development should be consistent with and not negatively impact on the low impact industrial nature of the area including those uses listed as Low Impact Industry in Table SC1.1.2 - Industry thresholds. </td> <td>No acceptable outcome provided.</td> </tr> <tr> <td> 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 complementary 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 60m² whichever is the lesser; and (c) any complementary business use is no greater than 10% of the gross floor area of the site or 30m² whichever is the lesser. </td> <td>No acceptable outcome provided.</td> </tr> </tbody> </table>	Performance outcomes	Acceptable Outcomes	Additional provisions for the Gateway West Makers Precinct		PO44 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.	AO44 The gross floor area of an individual tenancy should not exceed 300m ² .	PO45 Development should be consistent with and not negatively impact on the low impact industrial nature of the area including those uses listed as Low Impact Industry in Table SC1.1.2 - Industry thresholds.	No acceptable outcome provided.	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 complementary 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 ² whichever is the lesser; and (c) any complementary business use is no greater than 10% of the gross floor area of the site or 30m ² whichever is the lesser.	No acceptable outcome provided.	AOs were not able to be measured and therefore needed redrafting as POs
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DSDMIP request	6.5.2 Medium Impact Industry Zone	AO36 has been made a new PO and remaining POs in this section renumbered.	AO was not able to be measured and therefore needed redrafting as POs										

Source of Change	Section	Change	Explanation
		<p><i>Additional provisions for the Venture Drive Enterprise Precinct</i></p> <p>PO36 Development is for industry and other small scale compatible uses to encourage opportunities for co-location including creative industries and small scale enterprise.</p> <p>PO37 Development should be consistent with and not negatively impact on the industrial nature of the area including those uses listed as Medium Impact Industry in Table SC1.1.2 - Industry thresholds.</p> <p>PO38 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:</p> <ul style="list-style-type: none"> (a) 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 (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 60m² whichever is the lesser; and (c) any complementary use has a gross floor area of no greater than 10% of the total gross floor area of the site or 30m² whichever the lesser. 	
DSDMIP request	6.8.2 Innovation Zone	AO26.1, AO26.3 and AO26.4 have all be deleted	These provisions are not relevant to the subject land and were drafting errors.

Source of Change	Section	Change	Explanation
		<p>AO26.1 For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p>AO26.2 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>AO26.3 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.</p> <p>AO26.4 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>Editor's Note — Heritage sites are identified on the Heritage and Character Areas overlay maps in schedule 2.</p>	
DSDMIP request	6.8.4 Rural Residential Zone	<p>AO11.1 edited</p> <p>AO11.1 To protect scenic amenity and other landscape qualities:</p> <p>(a) buildings or structures are not constructed on land with a slope greater than 33%; and</p> <p>(b) buildings or structures are only constructed on steep slopes if:</p> <p>(i) there are no other suitable building sites on the property; and</p> <p>(ii) construction utilises suspended floors or pole footings rather than slab on ground construction.</p>	Breaking down the sentence makes it easier to read.
DSDMIP request	Table 7.2.1.3 Table 7.2.2.3 Table 7.2.3.3 Table 7.2.4.3	In relation to character provisions in all the local plan codes, wording of the AO that relates to key development site has been refined. Example:	This is response to DSDMIP comments on readability.

Source of Change	Section	Change	Explanation		
	Table 7.2.5.3 Table 7.2.6.3	AO3.3 Development on Key Development Sites identified on Figure 7.2.1.4 (Pomona Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.			
DSDMIP request	Table 7.2.2.3 within Cooroy local plan code	Editorial amendment to PO17 and deletion of Editor's note <table border="1" data-bbox="808 480 1509 651"> <tr> <td>PO17 Development facilitates the widening and upgrading of laneways in the Cooroy Local Plan Area to accommodate anticipated levels of traffic. Where: (a) access to development is taken from a laneway, a 2 metre resumption from the laneway frontage is required for widening and the laneway is to be upgraded to the appropriate standard; or (b) development is undertaken on a property with a laneway frontage, and access is not taken, a 2 metre easement is provided for future widening and upgrading purposes.</td> <td>No acceptable outcome provided.</td> </tr> </table>	PO17 Development facilitates the widening and upgrading of laneways in the Cooroy Local Plan Area to accommodate anticipated levels of traffic. Where: (a) access to development is taken from a laneway, a 2 metre resumption from the laneway frontage is required for widening and the laneway is to be upgraded to the appropriate standard; or (b) development is undertaken on a property with a laneway frontage, and access is not taken, a 2 metre easement is provided for future widening and upgrading purposes.	No acceptable outcome provided.	Changed references to "2m" to "2 metres" for consistency with drafting convention. Editor's note was superfluous.
PO17 Development facilitates the widening and upgrading of laneways in the Cooroy Local Plan Area to accommodate anticipated levels of traffic. Where: (a) access to development is taken from a laneway, a 2 metre resumption from the laneway frontage is required for widening and the laneway is to be upgraded to the appropriate standard; or (b) development is undertaken on a property with a laneway frontage, and access is not taken, a 2 metre easement is provided for future widening and upgrading purposes.	No acceptable outcome provided.				
DSDMIP request	8.2.6 Flood Hazard Overlay Code	AO3 has been deleted and replaced with following: AO3 Development areas are not filled to reduce flood risk.	For clarity, to address DSDMIP's concerns about readability		
DSDMIP request	8.2.6 Flood Hazard Overlay Code	Further wording has been added to AO10 AO10 Filling, other than accessways; (a) does not extend more than 4 the metre equivalent beyond of 3 metres around the footprint of any main building, measured from the outer walls of the building; (b) is limited to a maximum of 500m2; and (c) does not impact on the local drainage of adjoining properties.	To ensure that a proper assessment is made of the impacts of filling on the flood plain		
DSDMIP request	Part 9.3.1 Low Density Housing Code	Revision to PO1 to now read:	PO is revised due to DSDMIP being concerned about emotive language The AO has been deleted in entirety because it just		

Source of Change	Section	Change	Explanation
		<p>PO1 Dwelling houses, rooming accommodation, community residences and short-term accommodation (for holiday homes) are located where they:</p> <ul style="list-style-type: none"> (a) provide a high level of comfort and amenity for occupants; (b) maintain amenity and privacy of neighbouring premises; (c) are compatible with the character and streetscape of the local area; and (d) do not occupy land intended for higher density living. <hr/> <p>Deletion of AO1.3 along with the editor's note.</p> <p>Deletion of reference to AO1.3 where it was listed in the Performance criteria for Short-term accommodation in the Table of Assessment for the Low Density Residential Zone.</p>	repeats material that is already addressed in the Table of Assessment for the relevant zones and should not need duplication in a use code.
DSDMIP request	9.3.1 Low Density Housing Code	The editor's note re Plumbing and Drainage Act has been removed from AO5.4	Not essential to the scheme
DSDMIP request	9.3.1 Low Density Housing Code	The sub-heading above PO16 has been changed from 'Flood Hazard Area' to "Flood Hazards"	Not all flood prone areas in Noosa Shire are mapped on the flood hazard overlay.
DSDMIP request	9.3.2 Caretaker's Accommodation, Dwelling unit and Rural Workers Code.	PO2 is substantially reworked to provide a performance Outcome and associated Acceptable Outcomes.	The quantifiable outcomes are still AOs and the policy position in the form of qualitative statements are now POs. This still provides some flexibility.


Source of Change	Section	Change	Explanation
		<p>PO2 Caretaker's accommodation is used for bona fide caretaking or property management purposes such that:</p> <p>(a) in the Rural zone, caretaker's accommodation is required because of the need to caretake a non-residential activity on site; or</p> <p>(b) in the Low Impact Industry zone, the Medium Impact Industry Zone or the Innovation Zone, caretaker's accommodation demonstrates the need for 24 hour care of buildings, operations, plant or equipment.</p> <p><i>Editor's Note—Council would require sufficient justification that the caretaker's residence is required for the industry, rural or other activity on the site.</i></p>	<p>AO2.1 In the Rural zone, caretaker's accommodation is:</p> <p>(a) located within 50 metres of the primary use of the site, for which the caretaker is responsible;</p> <p>(b) on a site with a minimum area of 20 hectares, accommodating an existing rural activity; or</p> <p>(c) the only residential use on a site accommodating a business activity, a community activity, an entertainment activity, an industry activity, an infrastructure activity or a recreation activity.</p> <p>AO2.2 In the Low Impact Industry zone or the Medium Impact Industry Zone, caretaker's accommodation is:</p> <p>(a) directly associated with and subordinate to the industry activity on site; and</p> <p>(b) the only residential use on the site;</p> <p>(c) on a site with an area of at least 2,000m² or is not located within 100 metres of any other caretaker's accommodation; and</p> <p>(d) not separately let for other accommodation activities.</p> <p>AO2.3 In the Innovation Zone caretaker's accommodation is:</p> <p>(a) directly associated with and subordinate to a non-residential activity on site; and</p> <p>(b) not separately let for other accommodation activities.</p>
DSDMIP request	9.3.3 Dual Occupancy and Multiple Housing Code	<p>AO3 of the Dual Occupancy and Multiple Dwelling Code is deleted along with the editor's note.</p> <p>This results in subsequent renumbering through the rest of this code.</p>	<p>The Table of Assessment for the High Density Residential Zone specifies Short-term accommodation is generally supported unless it is located on a site adjoining or over the road from land within the Major Centre Zone.</p> <p>This exception does not need duplication in a use code.</p>

Source of Change	Section	Change	Explanation		
DSDMIP request	9.3.5 Visitor Accommodation Code PO25 and AO25	<p>All AOs have been deleted as they do not assist with interpretation of or meeting the POs in the circumstances where this code is relied upon, or duplicate what is covered in the zone codes.</p> <table border="1"> <tr> <td> <p>PO25 Short term accommodation in a single dwelling 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:</p> <ul style="list-style-type: none"> (a) the privacy of residents on the subject property or adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the character and uses within the property or surrounding area; (d) retention of the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; (f) the impact of waste storage areas on the visual amenity of the area or sensitive land uses; and (g) any impact on shared vehicular access or parking. </td> <td>No acceptable outcome provided</td> </tr> </table>	<p>PO25 Short term accommodation in a single dwelling 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:</p> <ul style="list-style-type: none"> (a) the privacy of residents on the subject property or adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the character and uses within the property or surrounding area; (d) retention of the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; (f) the impact of waste storage areas on the visual amenity of the area or sensitive land uses; and (g) any impact on shared vehicular access or parking. 	No acceptable outcome provided	<p>These AOs are not called up for accepted development anywhere in the Tables of Assessment.</p> <p>This code is called up for code assessment in the Rural Zone. In such circumstance scale and density is already addressed in the zone code.</p> <p>Otherwise the only time these particular provisions would be relied upon is through impact assessment for using a single dwelling as short-term accommodation regardless of zone.</p>
<p>PO25 Short term accommodation in a single dwelling 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:</p> <ul style="list-style-type: none"> (a) the privacy of residents on the subject property or adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the character and uses within the property or surrounding area; (d) retention of the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; (f) the impact of waste storage areas on the visual amenity of the area or sensitive land uses; and (g) any impact on shared vehicular access or parking. 	No acceptable outcome provided				
DSDMIP request	9.3.6 Home-based Business Code	<p>Edited both AO4.2 and the editor's note so no conflict</p> <p>AO4.2 Guests have only limited facilities for preparing food and beverages and no laundry.</p> <p><i>Editor's note - for the purposes of home hosted accommodation it is considered appropriate to provide a small area with a kettle, toaster and bar fridge to prepare hot beverages, light snack or continental breakfast but not a kitchen.</i></p>	<p>Issue of language to clarify limited cooking facilities are available for guests, not kitchens.</p>		
DSDMIP request	9.3.7 Business Activities Code	AO11.1 and 11.2 are amended for clarity	Readability issue		


Source of Change	Section	Change	Explanation
		<p>AO11.1 The use or activity does not operate outside the hours of 7:00am to 9:00pm, seven days a week, where the site directly adjoins land in the following zones:</p> <ul style="list-style-type: none"> (a) All residential zones, except for the Tourist accommodation zone (b) Major centre zone – High density residential precinct; or (c) Rural residential zone. <p>AO11.2 Where the site is not specified above in AO11.1 the use does not operate outside the hours of 6:00am to 10:00pm, seven days a week, except that a business use such as a food and drink outlet, may operate until 12:00 midnight on a Friday and Saturday.</p>	
DSDMIP request	Section 9.3.9 Entertainment and Activities code	<p>AO12.1 edited to remove confusion</p> <p>AO12.1 Operation of the entertainment activity is limited to between the hours of 7:00am – 9:00pm, seven days per week, on any site (regardless of zone) adjoining the following zones:</p> <ul style="list-style-type: none"> (a) any residential zone (except the Tourist accommodation zone) (b) Rural residential zone; or (c) Major centre zone – High density residential precinct. 	
DSDMIP request	Table 9.4.1.4 Driveways and parking Code	Car parking requirements for short term accommodation within a dwelling has been reduced.	DSDMIP suggested amendment to ensure provision were reasonable.

Source of Change	Section	Change	Explanation
		<p>Short-term accommodation</p> <p>If for:</p> <p>(a) motel/rural cabins/guesthouse—</p> <p>(i) one space per accommodation unit/cabin; and</p> <p>(ii) one space per 10 accommodation units/cabins</p> <p>(b) dormitory style accommodation e.g. backpacker's—</p> <p>(i) one space per 12 guests capable of being accommodated; and</p> <p>(ii) one space per staff member; and</p> <p>(iii) one space for a courtesy shuttle bus</p> <p>(c) dwellings—</p> <p>(i) if a small dwelling—<u>one covered space up to two bedrooms and two covered spaces for three or more bedrooms</u>; and</p> <p>(ii) if not a small dwelling— two spaces; and</p> <p>(iii) one space per four dwellings.</p>	
DSDMIP request	9.4.9 Waterways Works Code	<p>Overall outcomes revert back to what they were in the advertised version</p> <p>(2) The overall outcomes sought for of the Waterways works code are:</p> <p>(a) Development is compatible with the character and amenity of its surrounding area.</p> <p>(b) Development ensures there is no increase to the scale and intensity of commercial operations on the Noosa River and additional commercial leases are avoided.</p> <p>(c) Development is designed and constructed in a way to ensure it is structurally sound.</p> <p>(d) Development is safe for use.</p> <p>(e) Development does not adversely affect—</p> <p>(i) the amenity of the surrounding area including by noise, lighting, odour and air pollutants;</p> <p>(ii) existing public access to any foreshore areas or tidal waters;</p> <p>(iii) safety and navigation of any waterways;</p> <p>(iv) natural values of waterways, including water quality and bed and bank habitat;</p> <p>(v) the flood storage area of waterways of the Noosa Waters Estate; and</p> <p>(vi) the structural integrity, operation or maintenance of any existing structure.</p>	Once the Noosa River Plan is finalized this may be revisited in future scheme amendments.
QA Review	Table 9.4.10 Waste Management Code	Corrected the order of the POs. No text change.	There was a sequencing glitch in ePlan where PO1 and PO2 were sitting beneath all the subsequent POs rather than at the beginning.

Source of Change	Section	Change	Explanation
DSDMIP request	Table SC1.2.2 Administrative Definitions	New editor's note is added to bottom of Exempt clearing definition <u>Editor's Note—Section 20A of Schedule 6 of the Planning Regulation 2017 provides exemptions for firebreaks or fire management lines. Operational works for necessary firebreaks or fire management lines is accepted development, subject to requirements specified in Section 20A.</u>	To explain that the planning scheme can't make assessable clearing that is necessary firebreaks or fire management lines, as per section 20A of Schedule 6 of the Planning Regulation 2017
QA Review	Various Zoning Maps	Slight adjustment to zones, most typically removal of zones from new road reserves or application of an open space zone to a new reserve.	Applying the latest version of cadaster to the planning scheme resulted in a few mismatches with the zone maps as a result of recent subdivisions or boundary realignments (such as new roads needing to be cut out of the zone maps).
DSDMIP request	Zoning Map ZM-4 Zoning of Lot 0 on SP230081 at 278, Lake Cooroibah Road, Lake Cooroibah.	Further changes have been made to apply a split zoning to protect important biodiversity areas. The Environment Management and Conservation Zone has been reapplied to the Areas of Biodiversity Significance (biodiversity overlay). This includes areas of MSES and MLES. The balance area is included in the Rural Settlement Zone. There will be no loss of development potential as a result of the change. The lot has always been intended for open space (common property) since it was first created as part of the subdivision. Final zoning:	The State agencies objected to the areas of MSES being included in the Rural Residential zone

Source of Change	Section	Change	Explanation
			
DSDMIP request	Zoning Map ZM-14 for Coastal Communities	<p>The zone of the following properties at Sunshine Beach will revert to Medium Density Residential as publicly advertised (rather than High Density Residential as proposed after considering a submission).</p> <ul style="list-style-type: none"> • 36 Park Cres, • 38 Park Cres • 40 Park Cres • The Colonnades, 23 Crank St • 21 Crank St • 19 Crank St • Ocean Terraces, 15 Crank St • No2 Webb Rd, • 6 Webb Rd; and • Craiglea Lodge, 1 Crank 	<p>The proposed change to high density residential was considered to be a significant change and would warrant re-advertising. If to occur should occur as part of a future amendment.</p>

Source of Change	Section	Change	Explanation
			
DISMIP Request	Schedule 2 – Biodiversity, Waterways and Wetland Overlay	The Biodiversity Overlay be removed from 90 Beach Road, Noosa North Shore (Lot 500 SP215779) as per the consultation version shown below. Council can address this issue as part of a future Amendment to the planning scheme.	The proposed change to the Area of Biodiversity Significance was considered to be a significant change and would have warranted advertising.

Source of Change	Section	Change	Explanation
			
Ministerial Condition	Schedule 2 -Biodiversity, Waterways and Wetland Overlay Maps, series (i) specifically on Biodiversity	The Biodiversity Overlay maps are amended to include areas of MSES mapping. There are potentially hundreds of property owners affected by this change but many only marginally.	State agencies were concerned that the Biodiversity Overlay maps did not in all instances include areas of MSES as identified on the State Planning Policy Interactive Mapping System.
Ministerial Condition	Schedule 2 - Bushfire Hazard Overlay Maps	The Bushfire Hazard overlay maps are amended to reflect the bushfire prone area identified on the State Planning Policy Interactive Mapping System.	State agencies were concerned that the Bushfire Hazard Overlay maps had deviated from that identified on the

Source of Change	Section	Change	Explanation
			State Planning Policy Interactive Mapping System, as a result of Noosa Council completing a locally specific Bushfire Risk Assessment.
Ministerial Condition	Schedule 2 Coastal Protection and Scenic Amenity Maps	The following note is also added to each of these maps: Editor's Note – Development in the erosion prone area, as shown on the SPP interactive mapping system, will be subject to assessment against the assessment benchmarks – natural hazards, risk and resilience within the SPP.	Proponents will still need to check the State's SPP mapping.
QA review	Schedule 6.8 Planning scheme Policies PSP7	Key Connections reference is now Key Pedestrian/Cycle connections throughout Example (11) Key <u>Pedestrian/Cycle</u> Connections – Key links in Cooroy include:	Amended to ensure clarity