



## 6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in [Schedule 2](#).
- (3) The categories of development and assessment for development in a zone are in [Part 5](#).
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
  - (a) the purpose of the code;
  - (b) the overall outcomes that achieve the purpose of the code;
  - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
  - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
  - (e) the performance and acceptable outcomes for the precinct.

*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.*

## 6.2 Zone Codes

The following are the zone codes for the planning scheme:

### Residential Zones Category

- (a) [Low Density Residential Zone Code](#)
- (b) [Medium Density Residential Zone Code](#)
- (c) [High Density Residential Zone Code](#)
- (d) [Tourist Accommodation Zone Code](#), including:
  - (i) Hastings Street Mixed Use Precinct

### Centres Zones Category

- (a) [Major Centre Zone Code](#), including:
  - (i) Noosa Junction Hospitality 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
- (b) [District Centre Zone Code](#), including
  - (i) Mary/Thomas Street Health and Wellbeing Precinct
- (c) [Local Centre Zone Code](#)
- (d) [Neighbourhood Centre Zone Code](#)

### Industry Zones category

- (a) [Low Impact Industry Zone Code](#), including:
  - (i) Factory Street Business and Industry Precinct
  - (ii) Hofmann Drive Business and Industry Precinct
  - (iii) Kin Kin Business and Industry Precinct
  - (iv) Lionel Donovan Drive Auto Precinct
  - (v) Gateway West Makers Precinct
- (b) [Medium Impact Industry Zone Code](#), including:
  - (i) Venture Drive Enterprise Precinct

### Recreation Zones category

- (a) [Recreation and Open Space Zone Code](#)

### Environmental Zones category

- (a) [Environmental Management and Conservation Zone Code](#)

### Other Zones category

- (a) [Community Facilities Zone Code](#)
- (b) [Innovation Zone Code](#)
- (c) [Rural Zone Code](#)
- (d) [Rural Residential Zone](#)

## 6.3 Residential zones category

### 6.3.1 Low Density Residential Zone Code

#### 6.3.1.1 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)**.

#### 6.3.1.2 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) Visitor accommodation is limited to forms where guests stay within the home of their resident 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, nominated provisions in Table

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**

**Role and function Table 6.3.1.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Role and function</b>	
<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>	<p>No acceptable outcome provided</p>
<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> Land uses do not regularly result in more than ten unrelated persons being present on site.</p> <p><b>AO2.2</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>AO2.3</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> Visitor accommodation is limited to low density formats compatible with the domestic 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"> <li>(a) the privacy of adjoining properties;</li> <li>(b) any likely increase in noise to adjoining properties;</li> <li>(c) the scale of the use and its compatibility with the surrounding character and uses within the area;</li> <li>(d) retention of the primary residential function of an area;</li> <li>(e) the impact on the safety and efficiency of the local road network;</li> <li>(f) any impact on shared access or uses rights of way; and</li> <li>(g) waste storage areas are located so they do not significantly impact on the visual amenity of the area.</li> </ul>	<p><b>AO3.1</b> 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.</p> <p><b>AO3.2</b> Short-term accommodation:</p> <ul style="list-style-type: none"> <li>(a) does not constitute a party house;</li> <li>(b) makes available no more than one self contained dwelling at any one time;</li> <li>(c) noise does not unreasonably impact on the residential amenity enjoyed by the adjoining or surrounding properties; and</li> <li>(d) makes available no more than five bedrooms.</li> </ul> <p><b>AO3.3</b> Buildings are designed and orientated so that the majority of outdoor living areas face away from the habitable areas of adjoining dwellings.</p> <p><b>AO3.4</b> 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.</p>



Performance Outcomes	Acceptable Outcomes
<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 Cooroibah.</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>

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

Performance Outcomes	Acceptable Outcomes
<b>Built Form</b>	
<p><b>Building Height</b> <b>PO7</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 and with the predominant character of the area;</li> <li>(b) are designed to provide an interesting streetscape and complement landform changes;</li> <li>(c) do not visually dominate the street or surrounding area;</li> <li>(d) respect the scale of surrounding vegetation and maintain a vegetated skyline;</li> <li>(e) do not unreasonably obscure views or lead to overshadowing of neighbouring properties; and</li> <li>(f) do not exceed two storeys.</li> </ul>	<p><b>AO7.1</b> Buildings and structures are no more than 8 metres in building height and do not exceed 2 storeys.</p> <p><b>AO7.2</b> Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 8m in building height.</p> <p><i>Editor's note—refer to <a href="#">Figure AP3-13A</a></i></p> <p><b>Alternative provision to the QDC</b></p>
<p><b>Site cover and gross floor area</b> <b>PO8</b> Development:</p>	<p><b>AO8.1</b> Site cover of all buildings and structures on site does not exceed:</p>



Performance Outcomes	Acceptable Outcomes
<p>(a) is of a scale compatible with surrounding development and the particular circumstances of the site;</p> <p>(b) has a low site impact to maximise the opportunity to retain site characteristics, such as native vegetation and natural landforms;</p> <p>(c) allows the opportunity to provide soft landscaping between buildings;</p> <p>(d) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site.</p>	<p>(a) for a single storey building – 50%;</p> <p>(b) for a building of 2 storeys –</p> <ul style="list-style-type: none"> <li>(i) 50% for one of the storeys; and</li> <li>(ii) 30% for the other storey; or</li> <li>(iii) 40% for both storeys.</li> </ul> <p><b>Editor's note</b>—refer to <a href="#">Figure AP3-9A</a></p> <p><b>AO8.2</b> 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:</p> <ul style="list-style-type: none"> <li>(a) Lot 57 RP230895;</li> <li>(b) Lot 56 RP230895;</li> <li>(c) Lot 55 RP52918;</li> <li>(d) Lot 54 RP52918; and</li> <li>(e) Lot 3 RP122368.</li> </ul> <p><b>Alternative provision to the QDC</b></p>
<p><b>Setback</b> <b>PO9</b> Buildings and structures are designed and sited to:</p> <p>(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;</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 and outdoor living;</p> <p>(f) be consistent with the predominant character of the streetscape; 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><b>AO9.1</b> 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:</p> <ul style="list-style-type: none"> <li>(a) has frontage to more than one road; and</li> <li>(b) is less than 600m<sup>2</sup> in area; or</li> <li>(c) is less than 15 metres in width.</li> </ul> <p><b>AO9.2</b> Buildings and structures meet the following minimum boundary setbacks to rear boundaries:</p> <ul style="list-style-type: none"> <li>(a) where the lot has an area of at least 550m<sup>2</sup>, rear setbacks comply with either: <ul style="list-style-type: none"> <li>(i) 3 metres setback up to 4.5 metres in height; and 6 metres setback between 4.5 metres and 8 metres height; <b>or</b></li> <li>(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 <a href="#">Figure 6.3.1.4</a></li> </ul> </li> <li>(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;</li> <li>(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.</li> </ul> <p><b>Editor's Note</b>—Where the property is a corner lot with two road frontages, there is no “rear boundary” and both common property</p>



Performance Outcomes	Acceptable Outcomes
	<p><i>boundaries are considered as other boundaries as addressed in AO9.3.</i></p> <p><b>AO9.3</b> Buildings and structures meet the following minimum setbacks to boundaries other than road frontages and rear boundaries:</p> <ul style="list-style-type: none"> <li>(a) 1.5 metre setback up to 4.5 metres height;</li> <li>(b) 2 metres setback between 4.5 metres and 7.5 metres height; and</li> <li>(c) 2.5 metres if above 7.5 metres height.</li> </ul> <p><b>AO9.4</b> Notwithstanding the provisions of AO9.2 and AO9.3, a lesser building setback to:</p> <ul style="list-style-type: none"> <li>(a) side and rear boundaries may apply for the following provided they comply with the Queensland Development Code: <ul style="list-style-type: none"> <li>(i) open carport;</li> <li>(ii) swimming pool, garage/shed; and</li> <li>(iii) rainwater tank, retaining walls, screens and fences not exceeding 2 metres in height; and</li> </ul> </li> <li>(b) front boundaries may apply for the following provided they comply with the Queensland Development Code: <ul style="list-style-type: none"> <li>(i) swimming pool less than 1m above ground level; or</li> <li>(ii) decks or balconies less than 1m above ground level.</li> </ul> </li> </ul> <p><b>AO9.5</b> 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 <a href="#">Figure AP3-15A</a></p> <p><b>Alternative provision to the QDC</b></p>
<p><b>Setback to a watercourse in the Noosa Waters estate, Noosaville</b></p> <p><b>PO10</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>AO10</b> 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> The flood detention and amenity functions of the area adjoining the Noosa Waters revetment wall are retained and enhanced by ensuring:</p> <ul style="list-style-type: none"> <li>(a) works do not protrude through a batter line of 1:4.5 measured from the centre line of the revetment wall;</li> <li>(b) there is no additional load placed on the revetment wall;</li> <li>(c) works do not pose a risk to the membrane adjoining the revetment wall;</li> </ul>	<p><b>AO11.1</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>AO11.2</b> The ground surface within the first metre of the revetment wall—</p> <ul style="list-style-type: none"> <li>(a) is grass or ground cover; and</li> <li>(b) does not include shrubs.</li> </ul>



Performance Outcomes	Acceptable Outcomes
<p>(d) the watercourse and surrounding land uses are not adversely affected by development (building works, filling or excavation) ensuring:</p> <ul style="list-style-type: none"> <li>(i) the area is predominantly soft landscaping;</li> <li>(ii) a maximum of 25% of the area is impervious;</li> <li>(iii) dominant impervious areas and masonry retaining walls are avoided;</li> <li>(iv) retaining structures and the like are light weight, low rise and screened by landscaping;</li> <li>(v) natural materials such as timber or rock are used rather than manufactured materials;</li> <li>(vi) the acoustic privacy and access to sunlight of surrounding development is protected;</li> <li>(vii) views are not impeded; and</li> <li>(viii) shore side anchor points are avoided.</li> </ul>	<p><b>AO11.3</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>AO11.4</b> No shore side anchor points are within 4.5 metres of the revetment wall.</p>

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

Performance Outcomes	Acceptable Outcomes
<b>Design</b>	
<p><b>Streetscape and presentation</b> <b>PO12</b> Buildings and structures are designed to:</p> <ul style="list-style-type: none"> <li>(a) address the street and contribute positively to the streetscape character;</li> <li>(b) avoid large continuous wall planes and bulky elevations or boxy profiles;</li> <li>(c) maintain a domestic appearance consistent with detached dwelling houses.</li> </ul>	<p><b>AO12.1</b> 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> <ul style="list-style-type: none"> <li>(a) verandahs;</li> <li>(b) porches;</li> <li>(c) external stairs;</li> <li>(d) awning or shade structures; or</li> <li>(e) window openings.</li> </ul> <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></p>





Performance Outcomes	Acceptable Outcomes
<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>Any shipping containers, railway carriages or similar are placed behind a dwelling house and not visible from the street.</p> <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><b>Editor's Note</b>— 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> Basements (including the entry points to them):</p> <ul style="list-style-type: none"> <li>(a) do not dominate the street or building design;</li> <li>(b) visually integrates with the residential building; and</li> <li>(c) do not present as a storey to the street.</li> </ul>	<p><b>AO14</b> Basements:</p> <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 boundary setback areas.</li> </ul> <p><i><b>Editor's note</b>—refer to <a href="#">figure 6.9.2</a></i></p>
<p><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.</p>	<p><b>AO15</b> Driveways have a maximum width of 6 metres within the property and only one footpath crossing is provided per property as part of the driveway.</p>
<p><b>Roof design</b> <b>PO16</b> Roof designs:</p> <ul style="list-style-type: none"> <li>(a) contribute positively to the character of the streetscape;</li> <li>(b) incorporate eaves and roof overhangs;</li> <li>(c) avoid boxy elevations on the front facade of the building;</li> <li>(d) do not present an appearance of excessive bulk to the street or neighbouring properties;</li> </ul>	<p><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:</p> <ul style="list-style-type: none"> <li>(a) the main roof of buildings has a pitch no less than 5 degrees; and</li> <li>(b) eaves apply to at least 75% of the perimeter of the roof.</li> </ul>



Performance Outcomes	Acceptable Outcomes
<p>(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.</p>	<p><b>Editor's Note</b> — 450 millimetre eaves will achieve AO16.1(b) provided a 150 millimetre gutter is used.</p> <p><b>AO16.2</b> The total width of any parapet wall does not exceed 50% of the width of the front facade of a building.</p> <p><b>AO16.3</b> Development does not include rooftop terraces.</p>

## Safety and amenity Table 6.3.1.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Safety and amenity</b>	
<p><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.</p>	<p><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.</p> <p><b>Editors note-</b> 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.</p> <p><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.</p> <p><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.</p> <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> <b>AO18.4</b></p>

Performance Outcomes	Acceptable Outcomes
	<p>For lit courts:</p> <ul style="list-style-type: none"> <li>(a) lighting structures are not more than 8 metres in height and set back at least 2 metres from any property boundary;</li> <li>(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);</li> <li>(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</li> <li>(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.</li> </ul>

**Environment, heritage and scenic amenity 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:</p> <ul style="list-style-type: none"> <li>(a) has minimal impact on the natural landform and landscape 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>	<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> <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—Local heritage places are identified on the <a href="#">Heritage and Character Area Overlay Maps in Schedule 2</a>.</i></p>
<p><b>PO20</b> Development on sloping sites:</p> <ul style="list-style-type: none"> <li>(a) is visually responsive to the natural topography and sits within the landscape rather than dominating it;</li> <li>(b) steps down slopes or uses suspended floor construction, minimising cut or fill and avoiding benching of the site;</li> <li>(c) retains natural vegetation that assists in screening or visually softening development; 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>AO20.1</b> To protect scenic amenity and other landscape qualities:</p> <ul style="list-style-type: none"> <li>(a) buildings and structures are not constructed on land with a slope greater than 33%; and</li> <li>(b) buildings and structures are only constructed on steep slopes if: <ul style="list-style-type: none"> <li>(i) there are no other suitable building sites on the property; and</li> <li>(ii) construction utilises suspended floors or pole footings rather than slab on ground construction.</li> </ul> </li> </ul> <p><b>AO20.2</b> On sloping sites or on ridgelines at the uppermost edge of a hill slope:</p> <ul style="list-style-type: none"> <li>(a) roof lines are generally parallel with contours of the land;</li> </ul>

Performance Outcomes	Acceptable Outcomes
	<p>(b) roofs do not exceed a pitch of 15 degrees;</p> <p>(c) buildings do not protrude above the height of prevailing vegetation; and</p> <p>(d) undercroft areas exceeding 1.5 metres in height are screened with landscaping or battens.</p> <p><b>Editor's note</b>—refer to <a href="#">Figure AP3-3B</a></p> <p><b>AO20.3</b> On sloping sites slab on ground construction is avoided to minimise building bulk and benching of the site. Split-level buildings with small floorplates are used as an alternative. Post and beam construction or suspended floor or pole footings may be appropriate.</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>AO20.4</b> Buildings:</p> <p>(a) are constructed in lightweight materials such as timber or board, stainless steel, glass and corrugated iron;</p> <p>(b) 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 hues of the surrounding vegetation and landscape;</p> <p>(c) avoid large expanses of solid colours or reflective surfaces.</p>

## Earthworks and drainage 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> <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><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

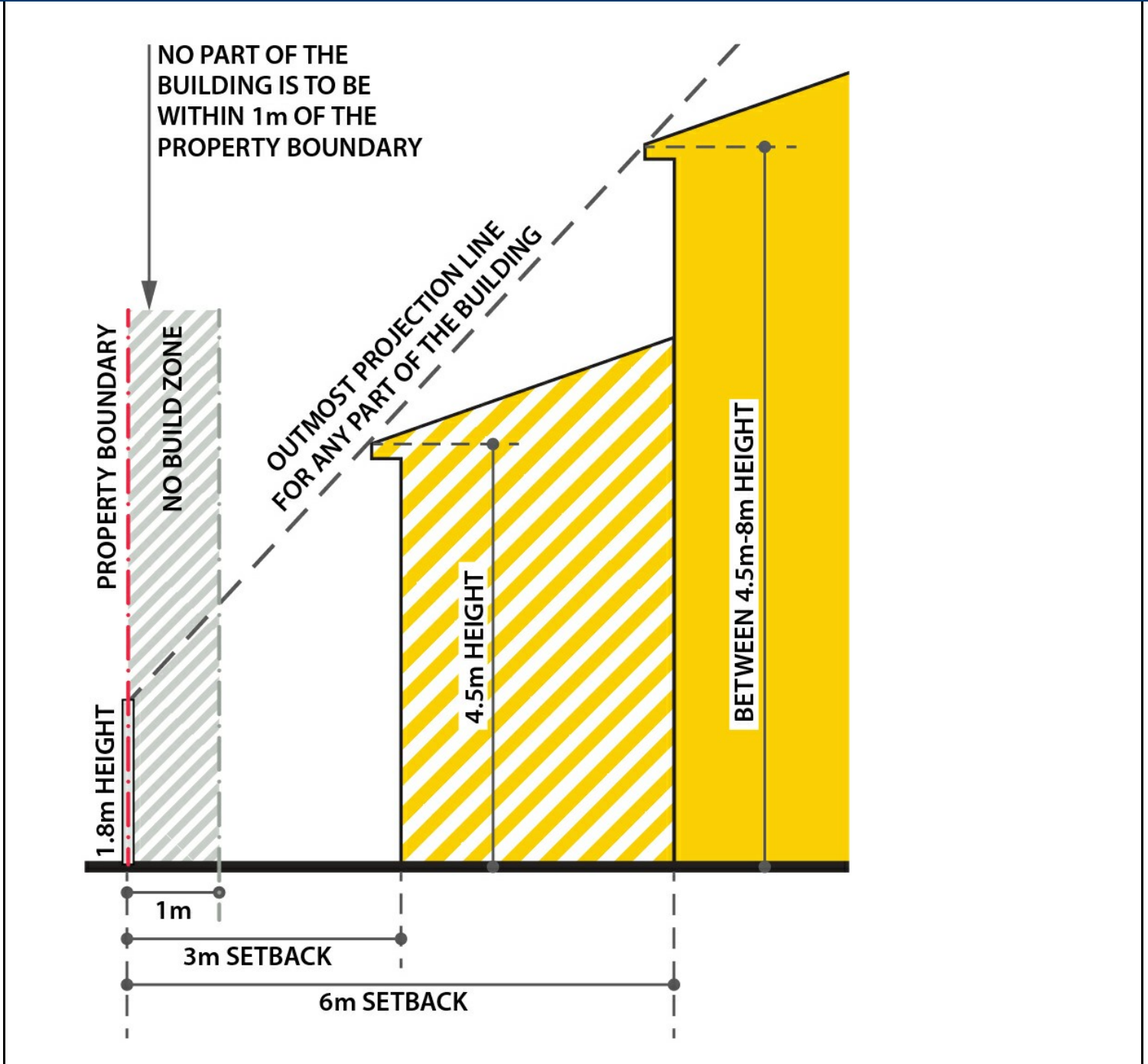
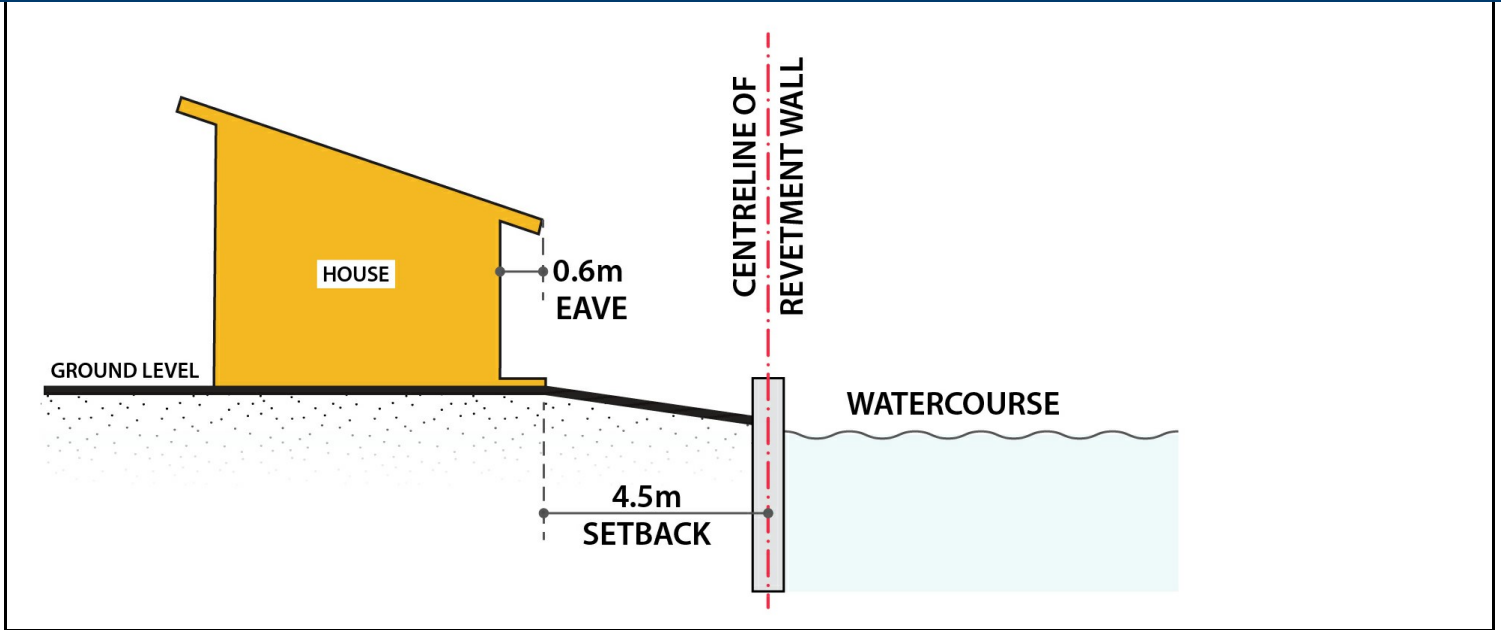


Figure 6.3.1.5 - Noosa Waters Setbacks from Revetment wall



## 6.3.2 Medium Density Residential Zone Code

### 6.3.2.1 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)**.

### 6.3.2.2 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.

### 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, nominated provisions in Table 6.3.2.3 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 6.3.2.3 - Criteria for assessment

#### Role and function Table 6.3.2.3 - Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Role and function</b>	
<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.	No acceptable outcome provided
<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.	No acceptable outcome provided
<b>PO3</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 character of the site and the zone.	<b>AO3.1</b> No more than one secondary dwelling is provided on any site regardless of site area.  <b>AO3.2</b> A secondary dwelling: <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>
<b>PO4</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.	<b>AO4.1</b> The following sites are retained as relocatable home parks to the general exclusion of other uses:- <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> </ul>



Performance Outcomes	Acceptable Outcomes
	<p>(b) 'Bougainvillea Gardens' at 141 Cooroy Noosa Road, Tewantin, over part of Lot 230 on MCH4144; and</p> <p>(c) 'Cooroy Village' at 1 Ferrells Road, Cooroy, over Lot 9 RP844021.</p> <p><b>AO4.2</b> The following sites are retained as retirement facilities to the general exclusion of other uses:-</p> <p>(a) 'Noosa Outlook Retirement Village' at 71 St Andrews Drive, Tewantin, over Lot 5 on SP117231;</p> <p>(b) 'Riverlands' at 139 Moorindil St, Tewantin, on Lot 335 on RP211082;</p> <p>(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;</p> <p>(d) 'Noosa Waters Retirement Estate' at 39 Lake Weyba Drive, Noosaville over Lot 1 on SP115712; and</p> <p>(e) 'Noosa Domain Village' at 35 Walter Hay Drive, Noosaville over Lot 2 on SP162077.</p>
<p><b>PO5</b> Land uses are limited to those which are compatible with medium density living in urban neighbourhoods.</p>	<p><b>AO5.1</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>AO5.2</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>PO6</b> 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:</p> <p>(a) the privacy of residents on the subject property or adjoining properties;</p> <p>(b) any likely increase in noise to adjoining properties;</p> <p>(c) the scale of the use and its compatibility with the character and uses within the property or surrounding area;</p> <p>(d) retention of the primary residential function of an area;</p> <p>(e) the residential function and arrangement of common property;</p> <p>(f) the impact on the safety and efficiency of the local road network;</p> <p>(g) the impact of waste storage areas on the visual amenity of the area;</p> <p>(h) the location of waste storage areas in relation to sensitive land uses; and</p> <p>(i) any impact on shared vehicular access or parking.</p>	<p><b>AO6.1</b> 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.</p> <p><b>AO6.2</b> Short-term accommodation does not:</p> <p>(a) constitute a party house;</p> <p>(b) create noise that would unreasonably impact on the residential amenity enjoyed by the adjoining or surrounding properties.</p> <p><b>AO6.3</b> Buildings are designed and orientated so that the majority of outdoor living areas face away from the habitable areas of adjoining dwellings.</p> <p><b>AO6.4</b> 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.</p>
<p><b>Peregian Beach</b> <b>PO7</b> Offices and health care services are allowed for in conjunction</p>	<p><b>AO7</b> Offices and health care services are developed in conjunction with</p>





Performance Outcomes	Acceptable Outcomes
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.	residential units in a mixed use format providing: <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>

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

Performance Outcomes	Acceptable Outcomes
<b>Built form</b>	
<b>Building Height</b> <b>PO8</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) 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.</li> </ul>	<b>AO8.1</b> Buildings and structures are no more than 8 metres in building height; and  <b>AO8.2</b> Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 8m in building height.  <i>Editor's note - refer to figure AP3-13A</i>  <b>Alternative provision to the QDC</b>
<b>Building Scale and Bulk</b> <b>PO9</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>Site Cover</b> <b>PO10</b> Site cover of development: <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>	<b>AO10</b> For a dwelling house, site cover does not exceed 40% of the site area.  <b>Alternative provision to the QDC</b>
<b>Plot Ratio</b> <b>PO11</b> Plot ratio of development: <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>	<b>AO11</b> For a dwelling house, plot ration of development does not exceed 0.4:1
<b>Building Setback</b> <b>PO12</b>	<b>AO12.1</b>



Performance Outcomes	Acceptable Outcomes
<p>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> <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 surrounding area; and</li> <li>(g) protect the natural character and avoid adverse impacts on ecologically important areas such as national parks, waterways and wetlands.</li> </ul>	<p>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> <p><b>AO12.2</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>AO12.3</b> Relocatable homes are set back not less than:</p> <ul style="list-style-type: none"> <li>(a) 6 metres from a road frontage;</li> <li>(b) 1.5 metres from any other site boundary; and</li> <li>(c) 3 metres from an internal road</li> </ul> <p><b>AO12.4</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 <a href="#">Figure AP3-15A</a>.</p> <p><b>Alternative provision to the QDC</b></p>
<p><b>Setback to a watercourse in the Noosa Waters estate, Noosaville</b> <b>PO13</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>AO13</b> 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</i> refer to <a href="#">figure 6.3.1.5</a></p> <p><b>Alternative provision to the QDC</b></p>

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

Performance Outcomes	Acceptable Outcomes
<b>Design</b>	
<p><b>Streetscape</b> <b>PO14</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</li> </ul>	<p><b>AO14.1</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>



Performance Outcomes	Acceptable Outcomes
<p>properties through the impact on views, access to 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><b>AO14.2</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>AO14.3</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>AO14.4</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><b>Editor's Note</b>—for examples of designs see <a href="#">Figure 6.3.2.4</a> and <a href="#">Figure 6.3.2.5</a></p> <p><b>AO14.5</b> For a dwelling house, development provides visual interest to the street and the surrounding area through:</p> <ul style="list-style-type: none"> <li>(a) limiting the vertical distance between the ground and the lowest suspended floor to no more than 3 metres;</li> <li>(b) limiting the length of any external wall in one plane to 15 metres; and</li> <li>(c) ensuring each external wall includes at least one design element such as verandahs, external stairs, window openings, awnings or porches.</li> </ul>
<p><b>Garages and Carports</b> <b>PO15</b> Garages, garage doors and carports do not dominate the street or the building design.</p>	<p><b>AO15.1</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>AO15.2</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>AO15.3</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>PO16</b></p>	<p><b>AO16</b></p>



Performance Outcomes	Acceptable Outcomes
<p><b>Basements:</b></p> <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>	<p><b>Basements:</b></p> <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 <a href="#">Figure 6.9.2</a></i></p>
<p><b>Front fences and walls</b> <b>PO17</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>AO17.1</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>AO17.2</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>AO17.3</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>AO17.4</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 millimeters into the road reserve or within 1.5 metres of a sealed footpath.</p> <p><i>Editor's note— for examples refer to <a href="#">figure AP3-4A</a> and <a href="#">figure AP3-4B</a></i></p>
<p><b>Materials and finishes</b> <b>PO18</b></p> <p>Development incorporates:</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>AO18</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 <a href="#">Figure AP3-3B</a></i></p>
<p><b>Roof forms</b> <b>PO19</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; and</li> <li>(d) do not create opportunities for overlooking the private open space or internal spaces of neighbouring properties.</li> </ul>	<p><b>AO19.1</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>AO19.2</b></p> <p>Development does not include rooftop terraces.</p> <p><b>AO19.3</b></p>

## Performance Outcomes

## Acceptable Outcomes

The total width of any parapet wall does not exceed 50% of the width of the front facade of a building.

### Safety and amenity Table 6.3.2.3 - Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Safety and amenity</b>	
<p><b>PO20</b> 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><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>AO20.1</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 two 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>AO20.2</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;</p> <p><b>AO20.3</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:</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 AP3-1A</a> and <a href="#">figure AP3-1C</a></i></p> <p><b>AO20.4</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> <p><i>Editor's note—refer to <a href="#">figure AP3-1A</a></i></p> <p><b>AO20.5</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 <a href="#">figure AP3-1B</a></i></p>



Performance Outcomes	Acceptable Outcomes
<p><b>PO21</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>AO21.1</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>AO21.2</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>AO21.3</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><i>Editor's Note— Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning or pool equipment.</i></p> <p><b>AO21.4</b> Waste storage areas, clothes drying areas and external storage areas are screened from the street.</p> <p><b>AO21.5</b> Letterboxes and detached carports complement the architecture</p>



Performance Outcomes	Acceptable Outcomes
	and landscaping of the site.

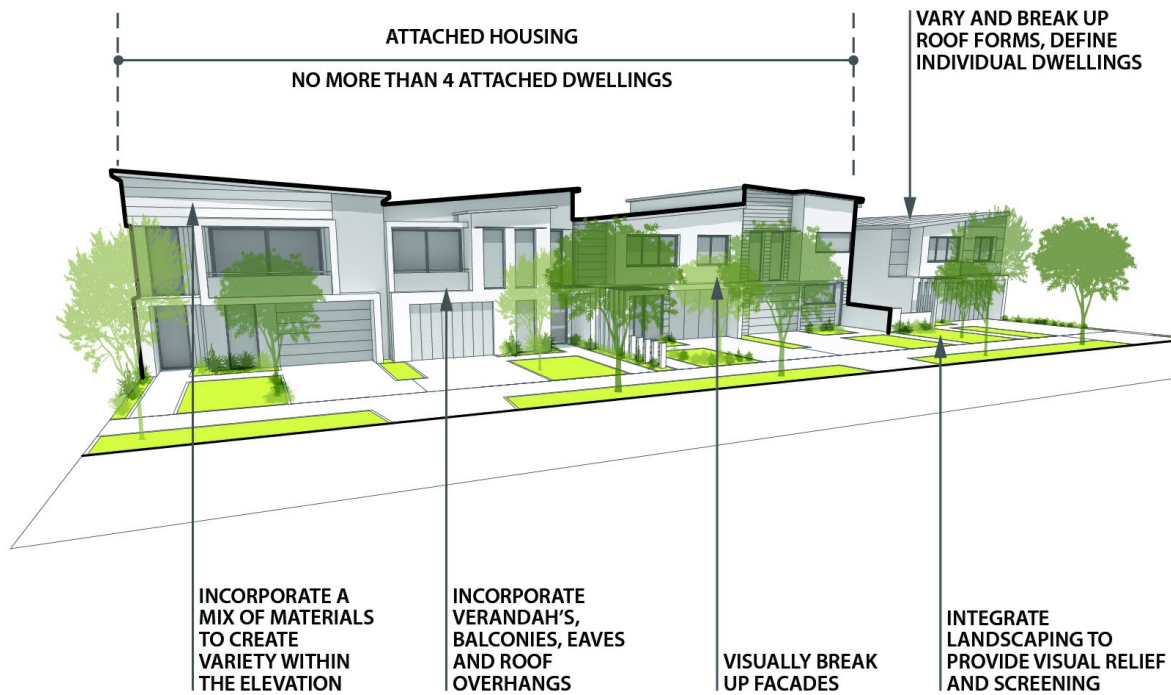
## Environment, heritage and scenic amenity Table 6.3.2.3 - Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Environment, heritage and scenic amenity</b>	
<p><b>PO22</b> Development:</p> <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>	<p><b>AO22.1</b> For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p><b>AO22.2</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>AO22.3</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>PO23</b> Development on sloping sites:</p> <ul style="list-style-type: none"> <li>(a) is visually responsive to the natural topography and sits within the landscape rather than dominating it; and</li> <li>(b) steps down slopes or uses suspended floor construction, minimising cut or fill and avoiding benching of the site.</li> </ul>	<p><b>AO23.1</b> Building and structures are not constructed on land with a slope greater than 25%.</p> <p><b>AO23.2</b> On sloping 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>AO23.3</b> The distance between the ground level and the lowest part of the floor of the building does not exceed 3 metres.</p>

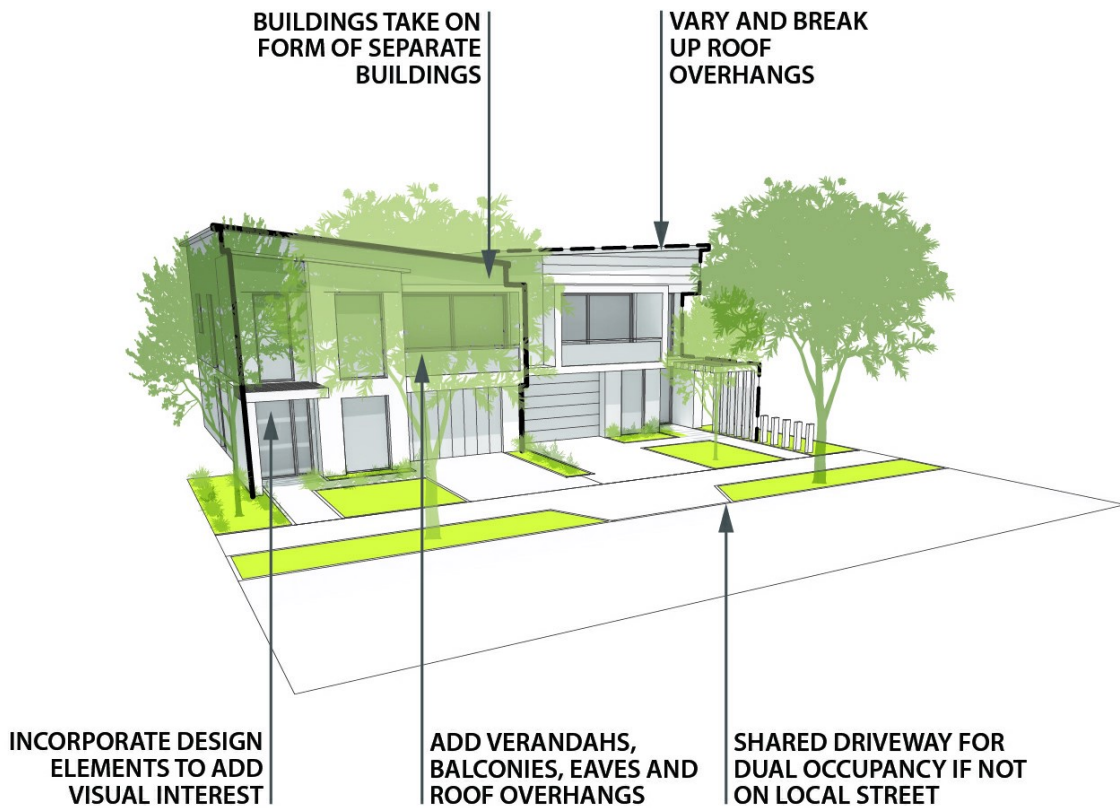
## Earthworks and drainage Table 6.3.2.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Earthworks and drainage</b>	
<p><b>PO24</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>AO24</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>

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



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



## 6.3.3 High Density Residential Zone Code

### 6.3.3.1 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)**.

## 6.3.3.2 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.

### 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, nominated provisions in Table 6.3.3.3 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 6.3.3.3 -Criteria for assessment



## Role and function 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> Where adjoining or over the road from land within the Major Centre Zone, residential development is exclusively for permanent residents rather than visitors.</p>	No acceptable outcome provided
<p><b>PO3</b> Land uses including short-term accommodation are limited to those which are compatible with high density living in urban neighbourhoods and do not cause unreasonable loss of amenity, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the privacy of residents on the subject property or adjoining properties;</li> <li>(b) any likely increase in noise to adjoining properties;</li> <li>(c) the scale of the use and its compatibility with the character and uses within the property or surrounding area;</li> <li>(d) retention of the primary residential function of an area;</li> <li>(e) the residential function and arrangement of common property;</li> <li>(f) the impact on the safety and efficiency of the local road network;</li> <li>(g) the impact of waste storage areas on the visual amenity of the area or sensitive land uses;</li> <li>(h) the location of the waste storage in relation to sensitive land uses; and</li> <li>(i) any impact on shared vehicular access or parking.</li> </ul>	<p><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><b>AO3.2</b> Well established visitor accommodation including resort complexes and short-term accommodation is scattered amongst permanent residents.</p> <p><b>AO3.3</b> Short-term accommodation is designed and orientated so that the majority of outdoor living areas face away from the habitable areas of adjoining dwellings.</p> <p><b>AO3.4</b> 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.</p> <p><b>AO3.5</b> Short-term accommodation does not:</p> <ul style="list-style-type: none"> <li>(a) constitute a party house; and</li> <li>(b) create noise which would unreasonably impact on the residential amenity enjoyed by the adjoining or surrounding properties.</li> </ul>
<p><b>PO4</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 character of the site and the zone.</p>	<p><b>AO4.1</b> No more than one secondary dwelling is provided on any site regardless of site area.</p> <p><b>AO4.2</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>

## Built form Table 6.3.3.3 - Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
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Performance outcomes	Acceptable Outcomes
<b>Built form</b>	
<p><b>Building Height</b> <b>PO5</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) 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 , except for lots with frontage to Serenity Close, Noosa Heads which do not exceed four storeys.</li> </ul>	<p><b>AO5.1</b> Buildings and structures:</p> <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> <p><b>AO5.2</b> Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed :</p> <ul style="list-style-type: none"> <li>(a) 15 metres in building height for lots with frontage to Serenity Close, Noosa Heads; or</li> <li>(b) 12 metres in building height on any other site.</li> </ul> <p><i>Editor's note—refer to <a href="#">figure AP3-13A</a></i></p> <p><b>Alternative provision to the QDC</b></p>
<p><b>Building Scale and Bulk</b> <b>PO6</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>Site Cover</b> <b>PO7</b> Site cover:</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 every one other dwelling, does not exceed 45% of the site area.</li> </ul>	<p><b>AO7</b> For a dwelling house, site cover does not exceed 40% of the site area.</p> <p><b>Alternative provision to the QDC</b></p>
<p><b>Plot Ratio</b> <b>PO8</b> Plot ratio:</p> <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>	<p><b>AO8</b> For a dwelling house plot ratio of development does not exceed:</p> <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>.</li> </ul>
<p><b>Boundary Setback</b> <b>PO9</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</li> </ul>	<p><b>AO9.1</b> Buildings and structures meet the following minimum boundary setbacks:</p>



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><b>AO9.2</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>AO9.3</b> 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><b>AO9.4</b> Buildings and structures on premises with frontage to the Noosa River system are setback not less than 10 metres from mean high water spring as shown in <a href="#">Figure AP3-15A</a></p> <p><b>AO9.5</b> 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> <p><b>Alternative provision to the QDC</b></p>

**Building Design and Streetscape 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><b>PO10</b></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><b>AO10.1</b></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>



Performance outcomes	Acceptable Outcomes
<p>(d) does not detract from the visual amenity of adjoining properties through the impact on views, access to 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><b>AO10.2</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>AO10.3</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 (such as windows, pergolas, sun shading devices, balconies) to add visual interest and amenity;</li> <li>(b) allow for landscape treatments to soften the development; and</li> <li>(c) avoid more than six dwellings attached in any one plane.</li> </ul> <p><b>AO10.4</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 that meet above provisions see <a href="#">Figure 6.3.3.4</a> and <a href="#">Figure AP3-4A</a></i></p> <p><b>AO10.5</b> For a dwelling house, development provides visual interest to the street and the surrounding area through:</p> <ul style="list-style-type: none"> <li>(a) limiting the vertical distance between the ground and the lowest suspended floor to no more than 3 metres;</li> <li>(b) limiting the length of any external wall in one plane to 15 metres; and</li> <li>(c) ensuring each external wall includes at least one design element such as verandahs, external stairs, window openings, awnings or porches.</li> </ul>
<p><b>Garages and carports</b> <b>PO11</b> Garage doors and carports do not dominate the street or the building design.</p>	<p><b>AO11.1</b> Covered car parking spaces are not located between the building and the road frontage.</p> <p><b>AO11.2</b> Garages and covered car parking are integrated with the line and plain of the building</p> <p><b>AO11.3</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>AO11.4</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</p>



Performance outcomes	Acceptable Outcomes
<p><b>Basements</b> <b>PO12</b> Basements:</p> <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) area screened through landscaping; and</li> <li>(d) do not present as a storey to the street.</li> </ul>	<p>the garage facade.</p> <p><b>AO12</b> Basements:</p> <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 <a href="#">figure 6.9.2</a></i></p>
<p><b>Front fences and walls</b> <b>PO13</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>AO13.1</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>AO13.2</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>AO13.3</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>AO13.4</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><i>Editor's note—refer to <a href="#">figure AP3-4A</a> and <a href="#">figure AP3-4B</a></i></p>
<p><b>Materials and finishes</b> <b>PO14</b> 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>AO14</b> 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 <a href="#">Figure AP3-3B</a></i></p>
<p><b>Roof form</b> <b>PO15</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; and</li> <li>(d) do not create opportunities for overlooking the private open</li> </ul>	<p><b>AO15.1</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.</p> <p><b>AO15.2</b> Development does not include roof top terraces.</p>



Performance outcomes	Acceptable Outcomes
space or internal spaces of neighbourhood properties.	<p><b>AO15.3</b></p> <p>The total width of any parapet wall does not exceed 50% of the width of the front facade of a building.</p>

## Safety and amenity Table 6.3.3.3 - Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<b>Safety and amenity</b>	
<p><b>PO16</b></p> <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><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>AO16.1</b></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><i>Editor's note—refer to <a href="#">figure AP3-1A</a> and <a href="#">figure AP3-2A</a></i></p> <p><b>AO16.2</b></p> <p>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>AO16.3</b></p> <p>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>AO16.4</b></p> <p>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><i>Editor's note—refer to <a href="#">figure AP3-1C</a></i></p> <p><b>AO16.5</b></p> <p>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>



Performance outcomes	Acceptable Outcomes
	<p><b>AO16.6</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>PO17</b> Development, including mechanical plant, vehicle manoeuvring 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>AO17.1</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>AO17.2</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>AO17.3</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><i>Editor's Note— Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning or pool equipment.</i></p>





Performance outcomes	Acceptable Outcomes
	<p><b>AO17.4</b> Waste storage areas, clothes drying areas and external storage areas are screened from the street.</p>

## Pedestrian and Cycling Table 6.3.3.3 - Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<b>Pedestrian and Cycling</b>	
<p><b>Pedestrian and cycling connectivity</b> <b>PO18</b> 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 (b) along any new roads created.</p>	<p><b>AO18</b> Pedestrian and bicycle pathways are provided in accordance with the <a href="#">Transport Code in Table 9.4.7.3 Pedestrian and Cycle Infrastructure</a>.</p>

## Environment, heritage and scenic amenity Table 6.3.3.3 - Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<b>Environment, heritage and scenic amenity</b>	
<p><b>PO19</b> Development:</p> <p>(a) has minimal impact on the natural heritage landform 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> <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—Local heritage places are identified on the Heritage and Character Areas Overlay maps in Schedule 2.</i></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; and (b) steps down slopes or uses suspended floor construction, minimising cut and fill and avoiding benching of the site.</p>	<p><b>AO20.1</b> Building and structures are not constructed on land with a slope greater than 25%.</p> <p><b>AO20.2</b> On sloping sites, split-level buildings, with small floorplates, that step down the slope are used as an alternative to slab on ground construction to minimise building bulk and benching of the sites.</p> <p><i>Editor's note- Refer to <a href="#">Figure 6.9.1A</a> and <a href="#">Figure 6.9.1B</a></i></p> <p><b>AO20.3</b> The distance between the ground level and the lowest part of the floor of the building does not exceed 3 metres.</p>

## Social Housing Table 6.3.3.3 - Criteria for assessment (part)

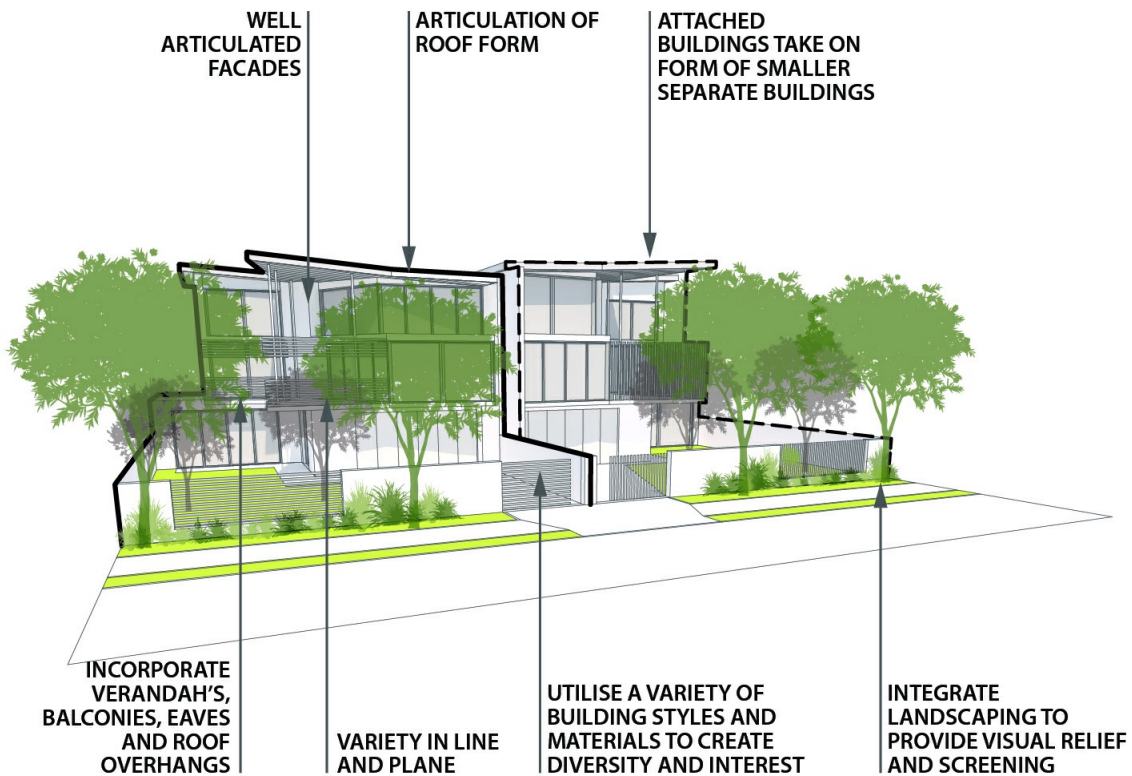


Performance outcomes	Acceptable Outcomes
<b>Housing Diversity and Affordability</b>	
<p><b>PO21</b> Where the development for multiple dwellings on Lot 3 RP884396, Noosa Heads, dwellings are provided to meet the needs of different households.</p>	<p><b>AO21</b> Development:</p> <ul style="list-style-type: none"> <li>(a) makes provision for affordable and social housing;</li> <li>(a) provides social housing that is distributed across the development site;</li> <li>(b) provides 2 in every 10 dwellings as affordable housing;</li> <li>(c) provides 1 in every 10 dwellings as social housing.</li> </ul> <p><b>Editor's Note -</b> <i>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.</i></p> <p><i>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.</i></p>

**Earthworks and drainage Table 6.3.3.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Earthworks and drainage</b>	
<p><b>PO22</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>AO22</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>

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



## 6.3.4 Tourist Accommodation Zone Code

### 6.3.4.1 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)**.

### 6.3.4.2 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.

### Hastings 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.

### 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, nominated provisions in Table 6.3.4.3 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 6.3.4.3 Criteria for assessment

#### Role and function Table 6.3.4.3 - Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<i>Role and function</i>	
<b>PO1</b> Development provides a focus for visitor accommodation and a range of ancillary retail, food and beverage and entertainment	No acceptable outcome provided.



Performance Outcomes	Acceptable Outcomes
uses that contribute to the tourism focus of Noosa Shire.	
<p><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.</p>	<p><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:</p> <ul style="list-style-type: none"> <li>(a) resort accommodation;</li> <li>(b) short-term accommodation.</li> </ul>
<p><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.</p>	<p><b>AO3.1</b> Businesses offer food and drink outlets, small scale retail and entertainment activities to residents and visitors.</p> <p><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.</p>
<p><b>PO4</b> Development fronting Hastings Street, Duke Street and parts of Gympie Tce, 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 linkages with the beach and Noosa River foreshore area and nearby community uses.</p>	No acceptable outcome provided
<p><b>Noosaville</b> <b>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</b> Non-residential uses are limited to Gympie Terrace, Weyba Road and Thomas Street, where:</p> <ul style="list-style-type: none"> <li>(a) Development has a non-residential activity component of no more than 20% of the gross floor area on the site;</li> <li>(b) Uses on the ground floor are commercial with uses above the ground floor predominately residential; and</li> <li>(c) For sites not designated as having a primary active street frontage as shown on <a href="#">Figure 7.2.4.4 (Noosaville Framework and Character Plan)</a>, the 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.</li> </ul>
<p><b>Hastings Street Mixed Use Precinct</b> <b>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 provides a ratio of at least 20 accommodation units or dwellings to one non residential tenancy, provided that non-residential uses with a use area over 100m<sup>2</sup> are calculated as two tenancies.</p> <p><b>AO6.2</b> New non-residential uses are limited to the ground floor. Refer to <a href="#">Figure 6.3.4.4</a> 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</p>	No acceptable outcome provided



Performance Outcomes	Acceptable Outcomes
<p>complex or short-term accommodation to the general exclusion of permanent residents:</p> <ul style="list-style-type: none"> <li>(a) located within the Hastings Street Mixed Use Precinct;</li> <li>(b) on Lot 1 SP286680, 215 David Low Way, Peregian Beach;</li> <li>(c) all lots on SP151409 and SP190823, 3-5 Morwong Drive, Noosa Heads, (Viridian Noosa Resort);</li> <li>(d) on Lots 10 or 11 SP195871, 3–7 Serenity Close, Noosa Heads (Settlers Cove resort site);</li> <li>(e) on Lot 203 SP267424, 94 Noosa Drive, Noosa Heads (RACV Resort );</li> <li>(f) on Lots 201, 8000 and common property on SP290680, 75 Resort Drive, Noosa Heads (Parkridge Noosa);</li> <li>(g) on GTP102758, 73 Hilton Terrace, Noosaville (Ivory Palms Resort);</li> <li>(h) on SP115731, 3 Hilton Terrace, Tewantin (Noosa Lakes Resort);</li> <li>(i) on Lot 2 RP135678, 1 Beach Road, Noosa North Shore;</li> <li>(j) on Lot 2 SP186169, 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) Lot 2 on RP865533, 2 Halse Lane, Noosa Heads (Halse Lodge).</li> <li>(m) Lot 4 on SP178340 at 61 Noosa Springs Drive, Noosa Heads.</li> </ul>	
<p><b>PO8</b> Lot 1 SP286680, 215 David Low Way, Peregian 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>	<p>No acceptable outcome provided</p>

## Built form 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> </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, and any lot on</li> </ul> </li> </ul>



Performance outcomes	Acceptable Outcomes
<p>(d) respect the scale of any nearby vegetation, retaining a vegetated skyline;</p> <p>(e) respond to the topography of the site;</p> <p>(f) have a maximum building height of:</p> <p>(i) Noosaville— three storeys and appear no more than three storeys from any elevation; or</p> <p>(ii) Coastal Communities –</p> <p>(A) Sunshine Beach— three storeys ;</p> <p>(B) Peregian Beach- two storeys; or</p> <p>(iii) Noosa Heads—three storeys with the exception of:</p> <p>(A) Lots 10 and 11 SP195871, Serenity Close where a maximum height of four storeys is permitted;</p> <p>(B) Lot 3 SP126203, Lot 203 SP267424, and all lots on SP203415 or SP203417, 94 - 142 Noosa Drive; and Lot 2 on RP865533, 2 Halse Lane where a maximum height of two storeys is permitted;</p> <p>(C) the northern side of Hastings Street within 7 metres of the Hastings St alignment – two storeys; and balance area of site four storeys 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; and balance area of the site – four storeys; or</p> <p>(iv) Noosa North Shore, Boreen Point and Tewantin – two storeys.</p>	<p>SP203415 or SP203417, 94 - 142 Noosa Drive; and Lot 2 on RP865533, 2 Halse Lane where building height is no more than 8 metres; and</p> <p>(iii) the northern side of Hastings Street:</p> <p>(A) within 7 metres of the Hastings St alignment – building height is no more than 6 metres;</p> <p>(B) balance area of the site – building height is no more than 15 metres with a 12 metres presentation to the beach; and</p> <p>(iv) the southern side of Hastings Street:</p> <p>(A) within 10 metres of the Hastings St or Noosa Drive alignments – building height of no more than 6 metres;</p> <p>(B) balance area of the site – building height of no more than 15 metres; or</p> <p>(b) Noosaville and Sunshine Beach – building height of no more than 12 metres; or</p> <p>(c) Noosa North Shore, Peregian Beach, Boreen Point and Tewantin– building height of no more than 8 metres.</p> <p><b>AO9.2</b> Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed the building height in AO9.1</p> <p><i>Editor's note—refer to figure AP3-13A</i></p> <p><b>Alternative provision to the QDC</b></p>
<p><b>Building Scale and Bulk</b></p> <p><b>PO10</b></p> <p>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></p> <p>The maximum site cover does not exceed:</p> <p>(a) 45% in the Hastings Street mixed use precinct ; or</p> <p>(b) 45% where a mixed use development incorporating non-residential uses with frontage to:</p> <p>(i) 185-207 Gympie Terrace or, 235-257 Gympie Terrace, Noosaville; or</p> <p>(ii) Thomas St, Noosaville; or</p> <p>(iii) Duke Street, Sunshine Beach; or</p> <p>(c) 40% where not listed above.</p>	<p><b>AO11</b></p> <p>For a dwelling house, site cover does not exceed 40% of the site area.</p> <p><b>Alternative provision to the QDC</b></p>
<p><b>PO12</b></p> <p>The maximum plot ratio does not exceed:</p>	<p><b>AO12.1</b></p> <p>For a dwelling house on Noosa North Shore there is no increase</p>



Performance outcomes	Acceptable Outcomes
<p>(a) In Noosa Heads –</p> <ul style="list-style-type: none"> <li>(i) 1.12:1 of the site area if in the Hastings Street mixed use precinct;</li> <li>(ii) 1:1 of the site area if on Lots 10 and 11 SP195871, Serenity Close;</li> <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; or</li> <li>(vii) 0.65:1 of the site area where not listed above.</li> </ul> <p>(b) In Tewantin and Boreen Point – 0.65:1 of the site area.</p> <p>(c) 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.</p> <p>(d) In Noosaville:</p> <ul style="list-style-type: none"> <li>(i) where a mixed use buildings incorporating non-residential uses, 0.8:1 of the site area for properties from 185-207 Gympie Terrace, and 235-257 Gympie Tce, or with frontage to Thomas Street Noosaville; or</li> <li>(ii) 0.65:1 of the site are where not listed above.</li> </ul> <p>(e) On Noosa North Shore the gross floor area does not exceed-</p> <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>	<p>in gross floor area beyond buildings in existence on the date of the commencement of the planning scheme.</p> <p>OR</p> <p><b>AO12.2</b> For a dwelling house in any locality other than Noosa North Shore plot ratio does not exceed 0.65:1.</p>
<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> </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 - West 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>(f) be consistent with the predominant character of the 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>In the Coastal Communities Local Plan Area - Duke Street, Sunshine Beach:</b></p> <ul style="list-style-type: none"> <li>(a) 0 metres from the front boundary for the ground floor;</li> <li>(b) 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;</li> <li>(c) 6 metres from the front boundary for the third storey;</li> <li>(d) 0 metres from side boundaries for ground and second storey and 1m for third storey;</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> <p><b>In the Noosa Heads Local Plan Area (excluding the Hastings Street Mixed Use Precinct):</b></p> <ul style="list-style-type: none"> <li>(a) 6 metres from the front boundary for up to two storeys;</li> <li>(b) 10 metres from the front boundary for the third and fourth storey;</li> <li>(c) From 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 - 7.5 metres height; and</li> <li>(iii) 2 metres plus 500 millimetres for every 3 metres or part thereof above 7.5 metres height;</li> </ul> </li> <li>(d) 6 metres from the rear boundary for up to two storeys; and</li> <li>(e) 8 metres from the rear boundary for the third and fourth storey.</li> </ul> <p><b>Hastings Street Mixed use precinct:</b> The northern side of Hastings Street:</p> <ul style="list-style-type: none"> <li>(a) 2 metres, average of 4 metres from the front boundary to Hastings Street for the ground floor and second storey;</li> <li>(b) 7 metres from the front boundary to Hastings Street above the second storey; and</li> <li>(c) 10 metres from the front boundary to The Parade (beach).</li> </ul> <p>The southern side of Hastings Street, west of Noosa Drive:</p> <ul style="list-style-type: none"> <li>(a) 2 metres, average of 4 metres from the front boundary to Hastings Street for the ground floor and second storey;</li> <li>(b) 10 metres from the front boundary to Hastings Street above the second storey; and</li> <li>(c) 7 metres from front boundary to Noosa Drive and Noosa Parade.</li> </ul> <p>The southern side of Hastings Street, east of Noosa Drive:</p> <ul style="list-style-type: none"> <li>(a) 2 metres, average 4 metres from the front boundary to Hastings Street and Noosa Drive for the ground floor and second storey;</li> <li>(b) 10 metres from the front boundary to Hastings Street and Noosa Drive above the second storey; and</li> </ul>



Performance outcomes	Acceptable Outcomes
	<p>(c) 6 metres from the front boundary to Morwong Drive.</p> <p><b>In the Boreen Point, Tewantin and Noosaville Locality:</b></p> <p>(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;</p> <p>(b) 10 metres from the front boundary for the third storey;</p> <p>(c) From side boundaries:</p> <p>(a) 1.5 metres setback up to 4.5 metres height;</p> <p>(b) 2 metres setback between 4.5 metres - 7.5 metres height; and</p> <p>(c) 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 storey.</p> <p><b>Properties fronting 185-207 Gympie Terrace, 235-257 Gympie Tce or properties facing Thomas Street where a mixed use building incorporating a non-residential use:</b></p> <p>(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;</p> <p>(b) 8 metres from the front boundary for the third storey;</p> <p>(c) 6 metres from the rear boundary for up to two storeys;</p> <p>(d) 8 metres from the rear boundary for the third storey; and</p> <p>(e) From a side boundary where adjoining a mixed use building:</p> <p>(i) 0 metres up to 7.5 metres height; and</p> <p>(ii) 2 metres plus 500 millimetres for every 3 metres or part thereof above 7.5 metres height.</p> <p>(f) From a side boundary where not adjoining a mixed use building:</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><b>On Noosa North Shore:</b></p> <p>The northern side of Beach Road, east of Maximillian Road: -</p> <p>(a) Frontage – 10 metres</p> <p>(b) Other boundaries – 20 metres</p> <p>The southern side of Beach Road, east of Maximillian Road: -</p> <p>(a) Frontage – 20 metres;</p> <p>(b) Other boundaries – 20 metres</p> <p><b>AO13.2</b></p> <p>Within urban boundaries all cabins, caravans, recreational vehicles or tent sites are set back:</p>

Performance outcomes	Acceptable Outcomes
	(a) 12 metres from the road frontage; and (b) 5 metres from any other site boundary  <b>Alternative provision to the QDC</b>

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

Performance Outcomes	Acceptable Outcomes
<b>Design</b>	
<b>Streetscape</b> <b>PO14</b> Development: <ul style="list-style-type: none"> <li>(a) incorporates a high standard of architectural and landscaping design and creates attractive and functional buildings, streets and places.</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) provides non-discriminatory access where floor levels are raised to meet flood immunity;</li> <li>(d) enables direct visual connection between the street, footpath and interior of the building where located on Hastings Street, Gympie Terrace or Thomas Street;</li> <li>(e) makes the most of corner sites by addressing both frontages;</li> <li>(f) has a form and architectural scale that does not dominate the streetscape or the surrounding properties;</li> <li>(g) does not detract from the visual amenity of adjoining properties such as the impact on views, access to sunlight or overlooking;</li> <li>(h) takes the form of small separate buildings, rather than large single bulky development;</li> <li>(i) sits within a landscaped setting; and</li> <li>(j) visually screens site utilities or integrates them with the design of the development.</li> </ul>	<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 or 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.  <b>AO14.8</b> Subtle changes in colours, textures and materials are used to



Performance Outcomes	Acceptable Outcomes
	<p>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</i>—refer to <a href="#">figure AP3-5A</a> for example of landscape treatments.</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>AO14.11</b> For a dwelling house, development provides visual interest to the street and the surrounding area through:</p> <ul style="list-style-type: none"> <li>(a) limiting the vertical distance between the ground and the lowest suspended floor to no more than 3 metres;</li> <li>(b) limiting the length of any external wall in one plane to 15 metres; and</li> <li>(c) ensuring each external wall includes at least two design elements such as verandahs, external stairs, window openings, awnings or porches.</li> </ul>
<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>



Performance Outcomes	Acceptable Outcomes
	<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>
<p><b>Basements</b> <b>PO17</b> Basements:</p> <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) area screened through landscaping; and</li> <li>(d) do not present as a storey to the street.</li> </ul>	<p><b>AO17</b> Basements:</p> <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</i>— refer to <a href="#">figure 6.9.2</a></p>
<p><b>Front fences and walls</b> <b>PO18</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>AO18.1</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>AO18.2</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>AO18.3</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>AO18.4</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><i>Editor's note</i>—refer to <a href="#">figure AP3-4A</a> and <a href="#">figure AP3-4B</a></p>
<p><b>PO19</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>AO19</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><i>Editor's note</i>—refer to <a href="#">Figure AP3-14A</a> for design outcomes along Noosa parade (Boardwalk)</p>
<p><b>Roof form</b></p>	

Performance Outcomes	Acceptable Outcomes
<p><b>PO20</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; and</li> <li>(d) do not create opportunities for overlooking the private open space or internal spaces of neighbourhood properties.</li> </ul>	<p><b>AO20.1</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 excluding where located in:</p> <ul style="list-style-type: none"> <li>(a) the Coastal Communities local plan area; or</li> <li>(b) the Noosa Heads local plan area.</li> </ul> <p><b>AO20.2</b> Development does not include roof top terraces.</p> <p><b>AO20.3</b> The total width of any parapet wall does not exceed 50% of the width of the front facade of a building.</p>

**Safety and Amenity Table 6.3.4.3 - Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
<b>Safety and amenity</b>	
<p><b>PO21</b> Development ensures that the design of the development and operation of uses;</p> <ul style="list-style-type: none"> <li>(a) provide a high level of amenity to users of the subject site; and</li> <li>(b) do 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>	<p><b>AO21.1</b> Buildings and structures:</p> <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 2 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 <a href="#">figure AP3-1A</a> and <a href="#">figure AP3-2A</a></i></p> <p><b>AO21.2</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>AO21.3</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>AO21.4</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> <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</li> </ul>



Performance Outcomes	Acceptable Outcomes
	<p>views; or</p> <p>(d) windows or balconies are offset by 45 degrees or more.</p> <p><i>Editor's note—refer to figure AP3-1C</i></p> <p><b>AO21.5</b> 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>AO21.6</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>PO22</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>AO22.1</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 the Low Density Residential Zone, Medium Density Residential Zone or High Density 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>AO22.2</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>AO22.3</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 Low Density Residential Zone, Medium Density Residential Zone or High Density 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</p>



Performance Outcomes	Acceptable Outcomes
	<p>site.</p> <p><b>AO22.4</b> Mechanical plant is:</p> <ul style="list-style-type: none"> <li>(a) located at least 2 metres from side or rear property boundaries;</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 plant;</li> <li>(c) where located above ground level, enclosed or screened such that it is not visible from the street frontage nor adjoining properties; and</li> <li>(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.</li> </ul> <p><i><b>Editor's Note</b>— Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning or pool equipment.</i></p>
<p><b>PO23</b> On site car parking areas are accessible to residents, customers, and staff during business hours.</p>	<p><b>AO23.1</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>PO23.2</b> Sufficient car parking spaces are allocated to resident guests and guests are not competing with customers or patrons for parking spaces.</p>

## Environment, heritage and scenic amenity Table 6.3.4.3 - Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<i>Environment, heritage and scenic amenity</i>	
<p><b>PO24</b> Development:</p> <ul style="list-style-type: none"> <li>(a) does not impact on landscape amenity;</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; and</li> <li>(d) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</li> </ul>	<p><b>AO24.1</b> Cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p><b>AO24.2</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>AO24.3</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><b>Editor's Note</b>—Local heritage places are identified on the Heritage and Character Areas Overlay maps in Schedule 2.</i></p>
<p><b>PO25</b> Development on sloping sites:</p>	<p><b>AO25.1</b> Buildings and structures are not constructed on land with a slope</p>



## Performance outcomes

- (a) is visually responsive to the natural topography and sits within the landscape rather than dominating it; and
- (b) steps down slopes or uses suspended floor construction, minimising cut and fill and avoiding benching of the site.

## Acceptable Outcomes

greater than 25% to protect scenic amenity and other landscape qualities.

### AO25.2

On sloping sites, split-level buildings, with small floorplates, that step down the slope are used as an alternative to slab on ground construction to minimise building bulk and benching of the sites.

*Editor's note- Refer to Figure 6.9.1A and Figure 6.9.1B*

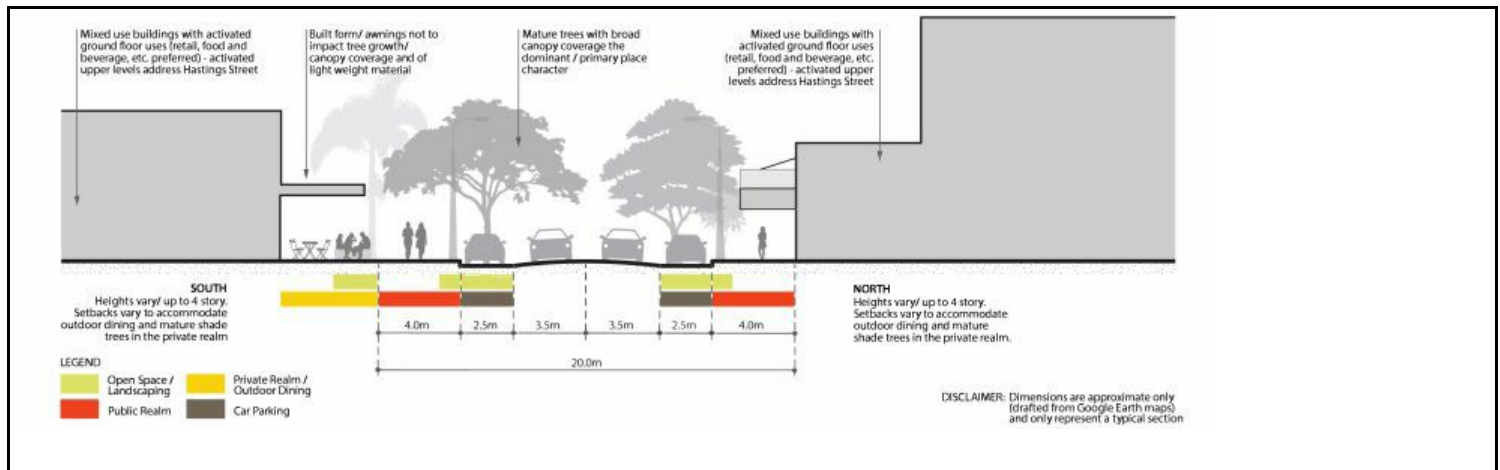
### AO25.3

The distance between the ground level and the lowest part of the floor of the building does not exceed 3 metres.

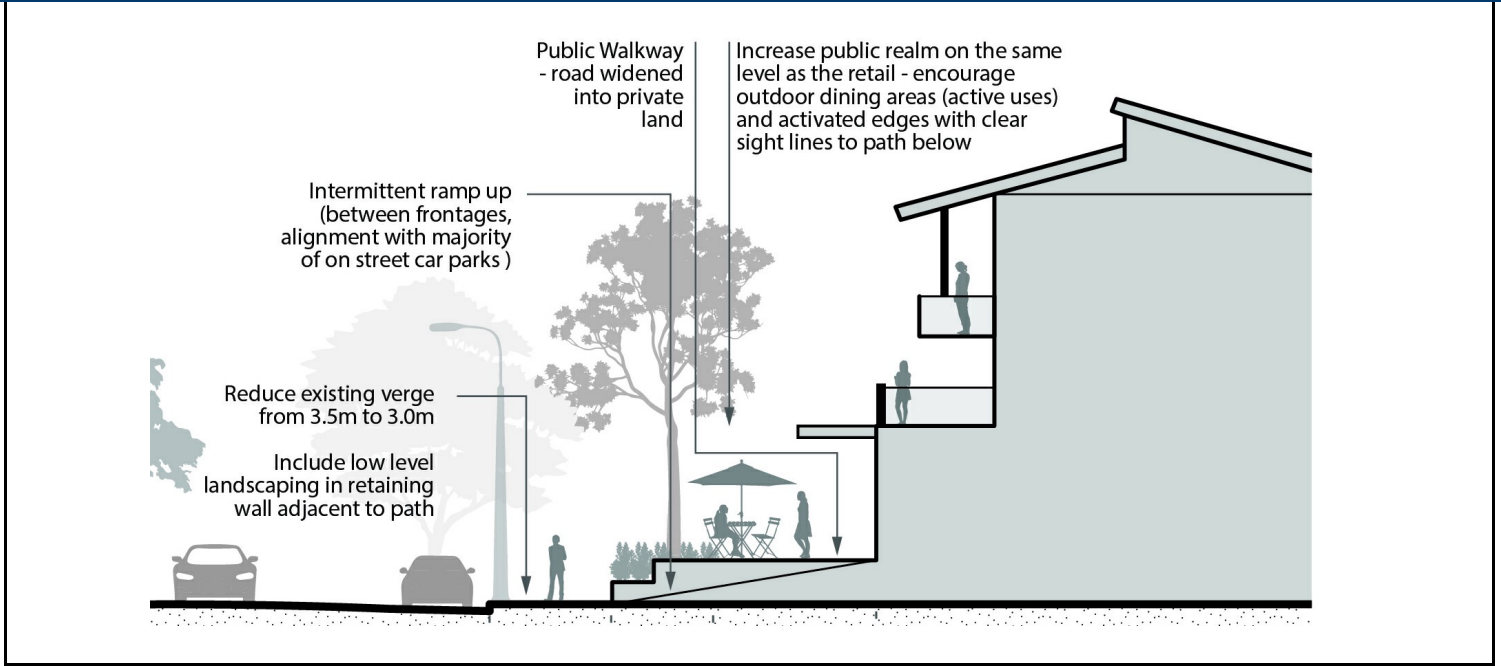
## Earthworks and drainage Table 6.3.4.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Earthworks and drainage</b>	
<p><b>PO26</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>AO26</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 6.3.4.4 - Hastings Street Character outcome



## Figure 6.3.4.5 - Gympie Terrace/Mary Street/Thomas Street



## 6.4 Centre zones category

### 6.4.1 Major Centre Zone Code

#### 6.4.1.1 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)**.

#### 6.4.1.2 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 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 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 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 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 [9.4.6 Sustainable Design Code](#) and [PSP5 Sustainable Building Design](#).
- (q) Development:
  - (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 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 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 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 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:

### **Showroom Precinct**

- (a) The Showroom precinct specifically accommodates limited additional showroom retailing in a 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 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.
- (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 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) 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 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 in reasonable proximity to 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 Council's car park in the first stage of development;
    - (ii) provides visual and physical access to Pinaroo Park creating a vista and pedestrian link between Lanyana Way and Pinaroo Park;
    - (iii) provides commercial office floor space for new business opportunities in buildings that are of a high standard of sub-tropical architectural design reflecting the Noosa style;
    - (iv) continues the fine grained main street style of development 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
    - (v) provides primary active frontages as shown in [Figure 6.6.1.4](#) and [6.6.1.5](#) to the south, and west of the dedicated open space area which connects to the 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 and street activation is encouraged and may occur into the evenings and late 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**

**Role and Function 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, business, residential and community activities to promote an activated mixed-use environment.	<b>AO3</b> Development provides for the following activities: (a) retail shops; (b) food and drink outlets (e.g. local restaurant and dining



Performance Outcomes	Acceptable Outcomes
	facilities); (c) health care services; (d) offices (e.g. banks and real estate agencies); (e) entertainment activities (e.g. a club, function facility or theatre); (f) residential activities located above or behind non-residential activities; and (g) an appropriate range of community activities and support service.
<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 mixed use precinct with a maximum gross floor area of 2,500m <sup>2</sup>	No acceptable outcome provided
<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>AO7</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>AO8</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>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	No acceptable outcome provided



Performance Outcomes	Acceptable Outcomes
Junction.	
<b>Open Space</b> <b>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> .  <i><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>.</i>
<b>Sunshine Beach Road and Bottlebrush Road, Noosa Junction</b> <b>PO13</b> Development located at 43 Sunshine Beach Road (BUP104047), 1 Eugarie Street (BUP102871) and where fronting Bottlebrush Avenue Noosa Heads, develops for office or health services uses only to the exclusion of shops, food and drink outlets and entertainment uses.	No acceptable outcome provided
<b>Short-term accommodation</b> <b>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> <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>

## Built form 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;</li> <li>(ii) for the Noosa Business Centre two storeys, except a gateway site or a mixed-use building incorporating a residential use which may be three storeys.</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 is identified as a gateway site on <a href="#">Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan)</a>, that portion of the site located within 50 metres of the street frontage - 12 metres; 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 excavation is required, the maximum portion of the exposed external façade of the building cannot exceed the respective building heights in AO16.1.





Performance Outcomes	Acceptable Outcomes
<p><b>Site Cover</b> <b>PO17</b> The site cover and plot ratio of buildings and other roofed 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) 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 any other one dwelling, site cover does not exceed 45% of the site area.</li> </ul> </li> </ul>	<p><i>Editor's Note</i>—refer to <a href="#">figure AP3-13A</a> to measure height in storeys.</p> <p>No acceptable outcome provided</p>
<p><b>Plot ratio</b> <b>PO18</b> For the Major centre zone the plot ratio of a building does not exceed:</p> <ul style="list-style-type: none"> <li>(a) for Noosa Junction 1.9:1 excluding Lot 54 RP139776 (Noosa Fair), where the plot ratio is not greater than:               <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> </li> <li>(b) for the Noosa Business Centre:               <ul style="list-style-type: none"> <li>(i) Showroom precinct 0.8:1</li> <li>(ii) Business park precinct 0.8:1</li> <li>(iii) Retail precinct 0.5:1;</li> <li>(iv) Village mixed use precinct 1.9: 1;</li> <li>(v) 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> </li> </ul>	<p>No acceptable outcome provided</p>



Performance Outcomes	Acceptable Outcomes
<p><b>Setbacks</b></p> <p><b>PO19</b></p> <p>Buildings and other structures are appropriately designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) provide 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></p> <p>Buildings and structures comply with the following minimum boundary setbacks:</p> <p><b>Frontage-</b></p> <ul style="list-style-type: none"> <li>(a) <b>Noosa Junction:</b> <ul style="list-style-type: none"> <li>(i) Where shown as having primary active street frontage in <a href="#">Figure 7.2.5.4 (Noosa Junction Framework and Character Plan)</a> 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;</li> <li>(iii) if fronting a road and not referred to above and not shown as having primary active street frontage in <a href="#">Figure 7.2.5.4 (Noosa Junction Framework and Character Plan)</a>, 3 metres for the ground floor and second storey and 5 metres for the third storey; and</li> <li>(iv) for paragraphs (ii) and (iii) above the setback area can contain open awnings and unenclosed outdoor dining areas.</li> </ul> </li> <li>(b) <b>Noosa Business Centre</b> – 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:           <ul style="list-style-type: none"> <li>(i) If Village mixed use precinct and in the main street and shown as having primary active street frontage in <a href="#">Figure 7.2.4.5 (Framework and Character Plan- Noosa Business Centre)</a> 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</li> <li>(ii) If High density residential precinct buildings and structures meet the following minimum boundary setbacks:               <ul style="list-style-type: none"> <li>(A) for frontages-first and second storeys— 6 metres, and thereafter 8 metres;</li> <li>(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</li> <li>(C) Rear boundary-first and second storeys; 6 metres, third storey - 6 metres - if has an open balcony with a minimum width of 2.5 metres, otherwise 8 meters.</li> </ul> </li> </ul> </li> </ul> <p><i>Editor's Note— For properties mentioned in section (a)(ii) above,</i></p>



Performance Outcomes	Acceptable Outcomes
	<p><i>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.</i></p> <p><b>Other boundaries-</b> 3 metres from boundaries that adjoin land in a residential zone or Environmental Management and Conservation Zone, otherwise 0.0 metres.</p> <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>Editor's Note—</b> <i>If there is a conflict between minimum boundary setbacks, the greater setback prevails.</i></p>

**Design and Streetscape 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 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> </ul>



Performance Outcomes	Acceptable Outcomes
	<p>(e) planting, particularly on terraces, and low-level roof decks or incorporate other landscape elements such as green walls.</p> <p><b>AO23.5</b> For multi-site developments buildings maintain the appearance of smaller buildings or varied frontages and reflect the fine grained character of the existing built form.</p> <p><b>AO23.6</b> 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.</p> <p><b>Editor's note</b>—refer to <a href="#">figure 6.4.1.4</a></p>
<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>	<p>No acceptable outcome provided</p>
<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>	<p>No acceptable outcome provided</p>
<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% transparent 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>



Performance Outcomes	Acceptable Outcomes
	<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>	<p>No acceptable outcome provided</p>
<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> <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>	<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> <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>

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

Performance Outcomes	Acceptable Outcomes
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## Landscaping

### PO32

Landscaped areas are provided to:

- (a) reduce the impervious area and enhance the visual amenity and natural landscape character of the setting, streetscape and local area;
- (b) retain existing native vegetation and enhance buffer areas around property boundaries;
- (c) suit the relative size and nature of the development and its setting;
- (d) reduce the visual impact of large or bulky structures and fencing along watercourses;
- (e) screen car parking, loading and service areas of developments; and
- (f) contribute to pedestrian wayfinding and comfort through shade.

### For Noosa Junction-

#### AO32.1

The minimum area required for providing landscaping is 10% of the site area with a minimum dimension of 2 metres.

#### AO32.2

The minimum average width of landscaping along a street frontage is 2 metres with the exception of streets where shown as having primary active street frontage in [Figure 7.2.5.4 \(Noosa Junction Framework and Character Plan\)](#) where no frontage landscaping is required excluding street trees.

### For Noosa Business Centre-

#### AO32.3

Dense vegetated screening is provided between the development and Eenie Creek Road and Walter Hay Drive.

#### AO32.4

Development where possible retains and incorporates existing vegetation.

#### AO32.5

The minimum area required for providing landscaping excluding High Density Residential Precinct is 15% of the site area with a minimum dimension of 2 metres.

#### AO32.6

Landscaping excluding High Density Residential Precinct, is provided on sites in accordance with the following:

- (a) an average width of:
  - (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 [Figure 7.2.4.5 \(Noosa Business Centre Framework and Character Plan\)](#) where it is 0 metres; and
  - (ii) 2 metres measured from a frontage to any other road; and
- (b) shade trees are provided in car parks;
- (c) a landscaped area is provided between the centre activity, associated car parking and any adjacent residential activity or residential zone which:
  - (i) has a minimum width of 3 metres and is not used for storage or mechanical plant;
  - (ii) is planted with a variety of screening trees and shrubs; and
  - (iii) incorporates a minimum 1.8-metre-high solid screen fence with acoustic attenuation where required.

#### AO32.7

For showroom, garden centre, hardware and trade supply uses the following side and rear boundary setbacks apply:

- (a) standard 2 metres width; or
- (b) 5 metres width along all boundaries that adjoin land in a residential zone.



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>	<p>No acceptable outcome provided</p>
<p><b>PO34</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>AO34</b> Landscaping:</p> <ul style="list-style-type: none"> <li>(a) is set back a minimum of 500 millimetres from the back of the kerb;</li> <li>(b) ensures landscaping and paving styles are consistent with any Council endorsed streetscape theme; and</li> <li>(c) incorporates a minimum pedestrian pathway width of 3 metres provided along the frontage, clear of any planted area or outdoor business area.</li> </ul> <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 mechanical plant equipment, loading bays, storage and service areas.</p>

## Mixed use development generally Table 6.4.1.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Mixed use development</b>	
<p><b>PO36</b> Where residential development is proposed it is provided for in mixed use buildings with small dwellings, 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> <ul style="list-style-type: none"> <li>(a) one caretaker's accommodation unit;</li> <li>(b) dwelling unit (e.g. shop top housing);</li> <li>(c) dual occupancies;</li> <li>(d) multiple dwellings.</li> </ul>
<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>
<b>PO38</b>	



Performance Outcomes	Acceptable Outcomes
<p>Residential uses:</p> <ul style="list-style-type: none"> <li>(a) have separate identifiable, well lit and safe pedestrian access to building entries and dwellings; and</li> <li>(b) clearly identify private residential space by using features such as low walls, changes in surface texture or other landscape treatments.</li> </ul>	<p>No acceptable outcome provided</p>
<p><b>PO39</b> Mixed-use buildings are designed and operated to ensure:</p> <ul style="list-style-type: none"> <li>(a) business uses manage 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.</li> </ul>	<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><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>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>

**Safety and Amenity 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 or High Density Residential Precinct, development ensures that the siting, design and hours of operation do not unreasonably impact on the</p>	<p>No acceptable outcome provided</p>





Performance Outcomes	Acceptable Outcomes
amenity enjoyed by users of adjoining or nearby premises.	
<p><b>Overlooking</b></p> <p><b>PO41</b> Development provides reasonable privacy, amenity and use of indoor and outdoor living areas to surrounding residential uses.</p>	<p><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.</p>
<p><b>PO42</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>	<p>No acceptable outcome provided</p>
<p><b>PO43</b> Walkways, carpark and publicly accessible facilities, including toilets, and bicycle racks are located and designed to allow casual surveillance by other persons.</p>	<p>No acceptable outcome provided</p>
<p><b>PO44</b> Pathways allow clear sightlines in all directions.</p>	<p>No acceptable outcome provided</p>
<p><b>PO45</b> Adequate lighting is provided to building entrances, carpark 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>	<p>No acceptable outcome provided</p>
<p><b>PO46</b> All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.</p>	<p><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).</p>
<p><b>PO47</b> Building entries are visible and easily identifiable.</p>	<p><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.</p> <p><b>AO47.2</b> All entrances/exits to buildings, are well lit and signed, and signage includes hours of operation.</p> <p><b>AO47.3</b> Entrances/exits are located to provide a direct link to driveways and car parking areas.</p> <p><b>AO47.4</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>



Performance Outcomes	Acceptable Outcomes
	<p>—</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>PO48</b> Buildings and structures are designed to minimise opportunities for vandalism.</p>	<p><b>AO48</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>PO49</b> Lighting of appropriate intensities is provided to maximise safety.</p>	<p><b>AO49.1</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>AO49.2</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>AO49.3</b> Lighting is directed onto the site and away from neighbouring properties.</p> <p><b>AO49.4</b> In public and publicly accessible areas:</p> <ul style="list-style-type: none"> <li>(a) lighting is vandal-resistant; and</li> <li>(b) development incorporates solar lighting where possible.</li> </ul> <p><b>AO49.5</b> Loading and storage areas are well lit or can be locked after hours.</p>
<p><b>Vehicle loading and waste</b> <b>PO50</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>AO50</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>

## Earthworks and Drainage Table 6.4.1.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Earthworks and Drainage</b>	



Performance Outcomes	Acceptable Outcomes
<p><b>PO51</b> Filling and excavation does 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>AO51</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>

## Car parking and access Table 6.4.1.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Car parking and access</b>	
<p><b>PO52</b> Pedestrian safety and convenience is not threatened or reduced by additional vehicular driveways.</p>	<p><b>AO52.1</b> Car parking is not located forward of the front building line or front building setback and is screened from view from the street and does not to dominate the streetscape.</p> <p><b>AO52.2</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 figure AP3-11A and figure AP3-11B for design outcomes for car parking.</i></p>
<p><b>Basements</b> <b>PO53</b> Basement design:</p> <ul style="list-style-type: none"> <li>(a) does not dominate the street or building design;</li> <li>(b) visually integrates with the building;</li> <li>(c) is screened through landscaping; and</li> <li>(d) does not present as a storey to the street.</li> </ul>	<p><b>AO53.1</b> For residential development basements:</p> <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><b>AO53.2</b> For non residential development basements:</p> <ul style="list-style-type: none"> <li>(a) are limited to one access a maximum width compliant with the relevant Australian Standards; 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>
<p><b>PO54</b> Car parking including 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.</p>	<p><b>AO54</b> Car parking is sleeved with active shopfronts at street level where possible and includes landscaping or design features at upper levels where visible from public spaces.</p>
<p><b>Access to the Noosa Business Centre</b> <b>PO55</b> Access to the Noosa business centre is via the existing access points in Eenie Creek Road and Walter Hay Drive and Rene Street.</p>	<p><b>AO55</b> There are no additional access points to Eenie Creek Road and Walter Hay Drive.</p>



Performance Outcomes	Acceptable Outcomes
<b>PO56</b> 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> <b>PO57</b> Development of the former bowls club site provides a new opportunity for improved access and connectivity through the site to Lanyana Way.	<b>AO57</b> 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.

## Pedestrian and Cycling Connectivity Table 6.4.1.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Pedestrian and Cycling Connectivity</b>	
<b>PO58</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, other centres and community-related spaces.	No acceptable outcome provided
<b>PO59</b> Public or semi-public spaces are integrated into the centre's key pedestrian and cycle networks and are designed to provide for and create a safe environment and legible wayfinding.	<b>AO59.1</b> Public and semi-public spaces are located to ensure pedestrian movement flows through the site and connects with the centres key pedestrian and cycle networks including where identified in <a href="#">Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan)</a> and <a href="#">Figure 7.2.5.4 (Noosa Junction Framework and Character Plan)</a> .  <b>AO59.2</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.
<b>PO60</b> Pedestrian and bicycle links are constructed throughout the centre with appropriate external connections provided.	<b>AO60</b> Pedestrian and cycle networks are provided including where identified indicatively on <a href="#">Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan)</a> and <a href="#">Figure 7.2.5.4 (Noosa Junction Framework and Character Plan)</a> .
<b>PO61</b> Pedestrian and bicycle movements between key nodes within the Noosa Business Centre site are designated to minimise the need to cross over roads and where road crossing is necessary, central refuges are provided.	No acceptable outcome provided

## Environment and Heritage Table 6.4.1.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Environment and heritage</b>	
<b>PO62</b> Development— (a) does not lead to erosion or the transport of sediments off site; (b) does not lead to the disturbance of natural features or buildings or structures;	<b>AO62.1</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>AO62.2</b>



Performance Outcomes	Acceptable Outcomes
(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.	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</i> —Local heritage places are identified on the <a href="#">Heritage and Character Area Overlay Map in schedule 2</a> .
<b>PO63</b> Development is conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments or environmental processes.	No acceptable outcome provided

## Infrastructure Table 6.4.1.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Infrastructure</b>	
<b>PO64</b> Development is supported by adequate infrastructure and urban services including reticulated water, sewerage, stormwater drainage, sealed roads, pathways and electricity and telecommunication infrastructure.	No acceptable outcome provided
<b>PO65</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

## Additional Provisions for the Noosa Business Centre Precincts Table 6.4.1.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
<b>Additional Provisions for the Noosa Business Centre Precincts</b>	
<b>Showroom Precinct</b>	
<b>PO66</b> Within the Showroom precinct development provides for large format showroom premises with a combined maximum total gross floor area for retail uses of : (a) 7,700m <sup>2</sup> for Lot 3 SP246584; and (b) 3,500m <sup>2</sup> combined for Lot 4 SP246584 and Lot 1 SP222983.	No acceptable outcome provided.
<b>Business Park Precinct</b>	
<b>PO67</b> Development provides for integrated commercial and professional office floor space offering a wide range of office-based uses and employment opportunities.	<b>AO67</b> Development is to be generally consistent with Figure 7.2.4.5- ( <a href="#">Noosa Business Centre Framework and Character Plan</a> ).
<b>PO68</b> Development on key gateway sites exhibits the highest standard of design.	No acceptable outcome provided
<b>Food and Drink Outlet</b> <b>PO69</b> Food and drink outlets occur only when ancillary to and associated with a bonafide office use on site and are limited in	<b>AO69</b> Food and drink outlets have a gross floor area no greater than 10% of the total gross floor area of the site.



Performance Outcomes	Acceptable Outcomes
scale and size.	
<b>Retail Precinct</b>	
<p><b>PO70</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>AO70</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>PO71</b> The Village Mixed use precinct develops as the core village centre with a notable main street and civic space providing for—</p> <ul style="list-style-type: none"> <li>(a) retailing to serve local needs;</li> <li>(b) community congregation, interaction, entertainment and leisure;</li> <li>(c) activated street frontages with a pedestrian focus;</li> <li>(d) convenient pedestrian and bikeway links to adjacent business and residential activities;</li> <li>(e) a landscaped setting incorporating existing trees that reflects the village look and feel associated with Noosa.</li> </ul>	No acceptable outcome provided
<p><b>Retail Uses</b> <b>PO72</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>AO72</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>PO73</b> The precinct is developed with a walkable network of streets and public places that are well connected, safe, attractive and inclusive, and provide a platform for diverse community interactions and commercial exchange.</p>	No acceptable outcome provided.
<b>High Density Residential Precinct</b>	
<p><b>PO74</b> 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.</p>	No acceptable outcome provided.
<p><b>PO75</b> Development:</p> <ul style="list-style-type: none"> <li>(a) addresses and enhances the streetscape by incorporating articulation and individual design elements that add visual interest to the development;</li> <li>(b) has a form and architectural scale that does not dominate the streetscape or surrounding properties;</li> <li>(c) does not detract from the visual amenity of adjoining properties through access to sunlight or overlooking;</li> <li>(d) takes the form of small separate buildings, rather than large single bulky development; and</li> <li>(e) sits within a landscaped setting.</li> </ul>	<p><b>AO75.1</b> Development provides visual interest to the street and surrounding area through:</p> <ul style="list-style-type: none"> <li>(a) highlighting individual dwellings and land uses through differing external materials, finishes or textures;</li> <li>(b) offsetting or staggering dwellings to provide variation in the frontage; and</li> <li>(c) varying the roof form.</li> </ul> <p><b>AO75.2</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>AO75.3</b></p>



Performance Outcomes	Acceptable Outcomes
	<p>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 (such as windows, pergolas, sun shading devices, balconies) to add visual interest and amenity;</li> <li>(b) allow for landscape treatments to soften the development; and</li> <li>(c) avoid more than six dwellings attached in any one plane.</li> </ul>
<p><b>Garages and carports</b> <b>PO76</b> Garage doors and carports do not dominate the street or the building design.</p>	<p><b>AO76.1</b> Covered car parking spaces are not located between the building and the road frontage.</p> <p><b>AO76.2</b> Garages and covered car parking are integrated with the line and plain of the building</p> <p><b>AO76.3</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>AO76.4</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>Front Fences and Walls</b> <b>PO77</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>AO77.1</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>AO77.2</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>AO77.3</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>AO77.4</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>Editor's note—refer to figure <a href="#">AP3-4A</a></p>
<p><b>Safety and Amenity</b> <b>PO78</b> Development:</p>	<p><b>AO78.1</b> Buildings and structures:</p>



Performance Outcomes	Acceptable Outcomes
<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>(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 figure <a href="#">AP3-1A</a> and figure <a href="#">AP3-2A</a></p> <p><b>AO78.2</b> Where adjoining non residential uses, dwellings are designed to incorporate suitable noise attenuation measures to reduce amenity impacts to occupants of residential uses.</p> <p><b>AO78.3</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>AO78.4</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 figure <a href="#">AP3-1C</a></p> <p><b>AO78.5</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>AO78.6</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 figure <a href="#">AP3-1B</a></p>
<p><b>PO79</b> Development, including mechanical plant, vehicle manoeuvring 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>AO79.1</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</p>





Performance Outcomes	Acceptable Outcomes
<p>(b) do not cause unreasonable disturbance to local fauna through light or smoke emissions.</p>	<p>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>AO79.2</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>AO79.3</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><i><b>Editor's Note</b>— Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning or pool equipment.</i></p> <p><b>AO79.4</b> Waste storage areas, clothes drying areas and external storage areas are screened from the street.</p>
<p><b>Housing Diversity and Affordability</b> <b>PO80</b> Where there is development for multiple dwellings, dwellings are provided to meet the needs of different households.</p>	<p><b>AO80</b> Development:</p> <p>(a) makes provision for affordable and social housing;</p> <p>(b) provides social housing that is distributed across the development site;</p> <p>(c) provides 2 in every 10 dwellings as affordable housing;</p> <p>(d) provides 1 in every 10 dwellings as social housing.</p>



Performance Outcomes	Acceptable Outcomes
	<p><b>Editor's Note -</b> 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>
<p><b>Landscaping</b> <b>PO81</b> Development contributes to the visual amenity and natural landscape character of the area and retains existing large trees where practicable.</p>	<p><b>AO81</b> 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 metre above the ground level, may be as close as 2 metres from the front boundary.</p> <p><b>Editor's Note—</b> Further requirements for landscaping and private open space are located in <a href="#">9.3.3 Dual Occupancy and Multiple Dwelling Code</a>.</p>
Development between Precincts	
<p><b>PO82</b> Where development is located on sites immediately adjoining or within two different precincts:</p> <ul style="list-style-type: none"> <li>(a) 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</li> <li>(b) the building design provides for a gradual transition from one precinct to the next.</li> </ul>	<p>No acceptable outcome provided.</p>
Development adjacent to the Central Environment Management and Conservation Zone	
<p><b>PO83</b> 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:</p> <ul style="list-style-type: none"> <li>(a) activated frontages and lighting to enhance passive surveillance; and</li> <li>(b) permeable connections through the development to key pedestrian and cycle links generally consistent with <a href="#">Figure 7.2.4.5- (Noosa Business Centre Framework and Character Plan)</a>.</li> </ul>	<p>No acceptable outcome provided.</p>
Staging of Development	
<p><b>PO84</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 or High density residential precincts) includes:</p> <ul style="list-style-type: none"> <li>(a) construction of the road link between Hofmann Drive and Walter Hay Drive and dedication of the road reserve to</li> </ul>	<p>No acceptable outcome provided</p>



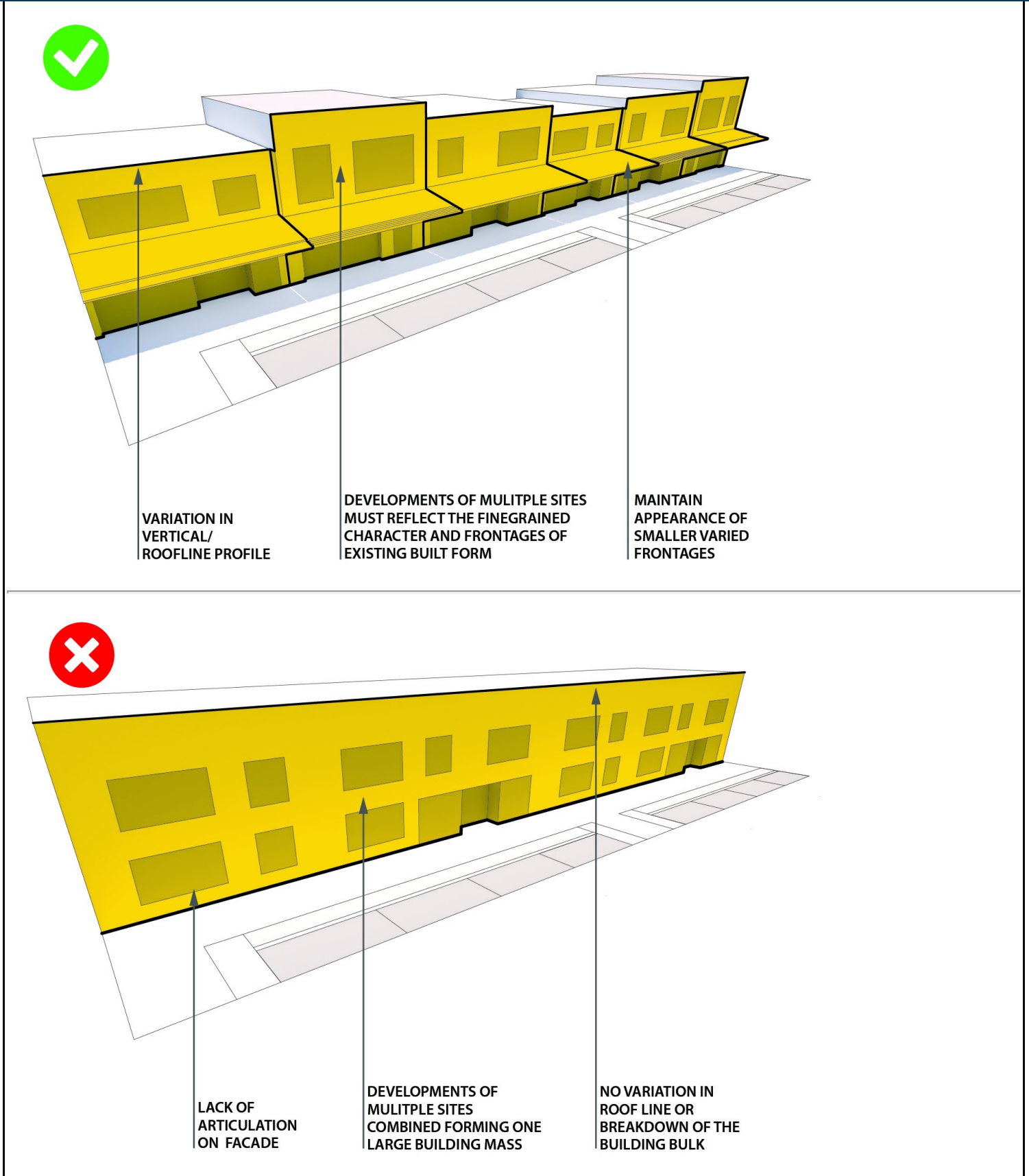
Performance Outcomes	Acceptable Outcomes
<p>Council;</p> <p>(b) construction of the internal circulation road through the Village mixed use precinct;</p> <p>(c) the internal circulation road is designed to provide a main street environment with proximity to the civic space;</p> <p>(d) the main street 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><i>Editor's Note: 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><b>Subsequent Stages</b>  <b>PO85</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>.</p>	No acceptable outcome provided

## Additional Provisions for the Noosa Junction Precinct Table 6.4.1.3 Criteria for assessment

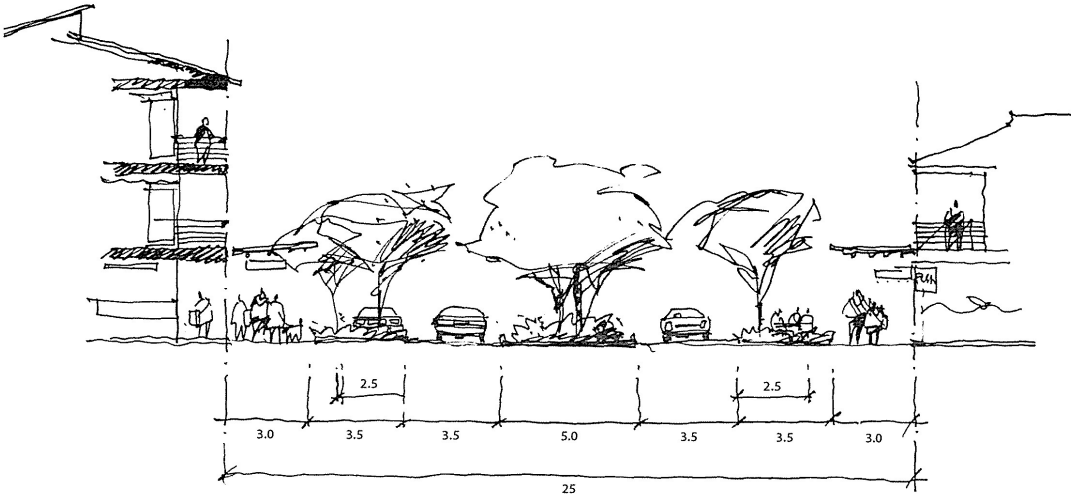
(part)

Performance Outcomes	Acceptable Outcomes
<b>Additional Provisions for the Noosa Junction Precinct</b>	
<b>Hospitality Precinct</b>	
<p><b>PO86</b>                      Development provides entertainment, including live entertainment, in premises such as cafes, restaurants, bars, nightclubs, cinemas and markets.</p>	No acceptable outcome provided

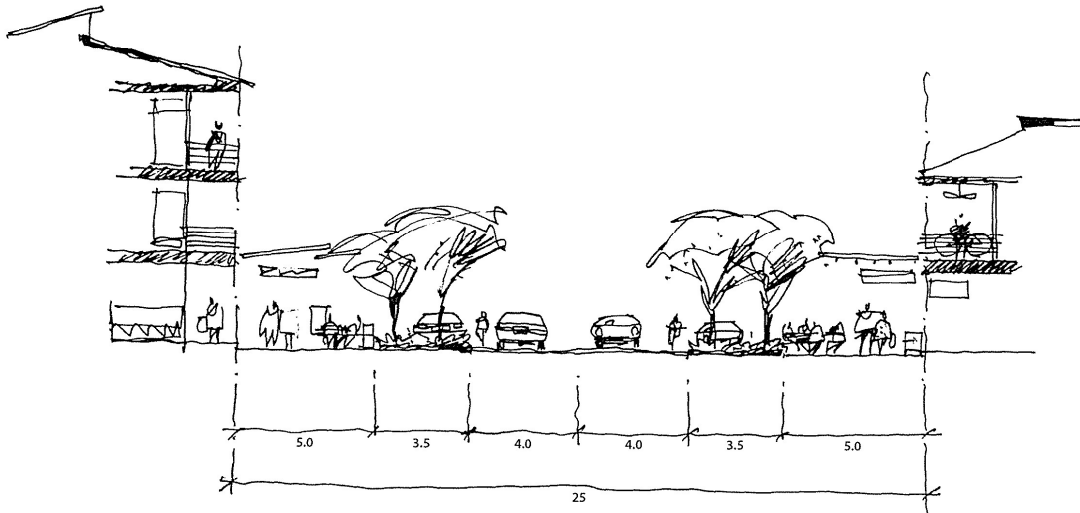
### Figure 6.4.1.4 - Multi-site development



**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

## 6.4.2 District Centre Zone Code

### 6.4.2.1 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)**.

### 6.4.2.2 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, 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

#### Role and Function Table 6.4.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<i>Role and Function</i>	



Performance outcomes	Acceptable Outcomes
<p><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.</p>	<p>No acceptable outcome provided</p>
<p><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.</p>	<p>No acceptable outcome provided</p>
<p><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:</p> <p>(a) a shopping centre does not exceed 2,000m<sup>2</sup>; and (b) any individual tenancy does not exceed 1,000m<sup>2</sup> for a shop or 1,500m<sup>2</sup> for a supermarket.</p>	<p>No acceptable outcome provided.</p>
<p><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.</p>	<p><b>AO4</b> Development provides for one or more of the following uses:-</p> <p>(a) retail shops; (b) food and drink outlets (cafes, restaurant and outdoor dining facilities); (c) local health care services; (d) offices (e.g. banks and real estate agencies); (e) entertainment activities (bar, function facility or theatre); (f) recreation activities (indoor sport &amp; recreation); and (g) community activities and support service.</p>
<p><b>PO5</b> Higher order retail uses, including department stores and discount department stores, do not locate in the District centre zone.</p>	<p>No acceptable outcome provided</p>
<p><b>PO6</b> Small to mid-range supermarkets locate in the District Centre zone only where there is a demonstrated need.</p>	<p><b>AO6</b> A retail needs assessment is provided by a suitably qualified economist outlining the demand for a supermarket in the District Centre.</p>
<p><b>PO7</b> In the localities of Tewantin and Cooroy, a food and drink outlet does not incorporate a drive-through facility.</p>	<p>No acceptable outcome provided</p>
<p><b>PO8</b> Development is contained within the boundaries of the District Centre zone with business growth consolidated on existing sites.</p>	<p>No acceptable outcome provided</p>
<p><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>	<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; (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>



Performance outcomes	Acceptable Outcomes
	<b>AO9.2</b> 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.
<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</b> <b>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

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

Performance outcomes	Acceptable Outcomes
<b>Built form</b>	
<b>Height</b> <b>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) present a building height consistent with structures on adjoining and surrounding premises; (c) do not visually dominate the street, surrounding spaces or skyline; (d) preserve the amenity of surrounding development including privacy, views and access to sunlight to residential dwellings; (e) respect the scale of the surrounding vegetation; (f) respond to the topography of the site; and (g) have a maximum building height of two storeys.	<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 within the Mary Street/Thomas Street Health and Wellbeing Precinct in which case the building height is no greater than 8 metres; (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 (c) 8 metres for Cooroy District centre zone.  <b>AO12.2</b> Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed the respective building heights in AO12.1  <i>Editor's note—refer to <a href="#">figure AP3-13A</a> to measure height in storeys.</i>
<b>Site cover and gross floor area</b> <b>PO13</b> The site cover and gross floor area of building and other structures: (a) is of a scale that is compatible with surrounding development; (b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site; (c) maximises the retention of existing vegetation and allows	No acceptable outcome provided





Performance outcomes	Acceptable Outcomes
<p>for additional soft landscaping between buildings;</p> <p>(d) allows for adequate area at ground level for outdoor recreation, entertainment, and other site facilities; and</p> <p>(e) facilitates on-site stormwater management and vehicular access.</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> <p>(a) 0.8:1 for site areas up to and including 2,000m<sup>2</sup>; plus</p> <p>(b) 0.3:1 for the balance portion of the site area in excess of 2000m<sup>2</sup>.</p>	<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— refer to Figure 6.4.2.6 for design outcomes for buildings in the Mary/Thomas Street Precinct.</i></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 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) allow space for required vehicle parking;</p> <p>(c) preserve any existing vegetation to buffer the building;</p> <p>(d) allow for landscaping between buildings;</p> <p>(e) maintain the visual continuity and pattern of buildings and landscape elements within the street;</p> <p>(f) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief; and</p> <p>(g) help protect the natural character and visual amenity of the Noosa River system and other watercourses where relevant.</p>	<p><b>AO17.1</b> Buildings and structures comply with the following minimum boundary setbacks:</p> <p><b>Frontage:</b> Cooroy:</p> <p>(a) for Elm Street, Pearl Street, Wattle Street and Kauri Street— 2 metres; or</p> <p>(b) 0.0 metres otherwise.</p> <p>Noosaville: 6 metres.</p> <p>Tewantin:</p> <p>(a) Standard 6 metres</p> <p>(b) Exceptions:</p> <p>(i) 0.0 metres for ground floors facing Poinciana Avenue;</p> <p>(ii) 2 metres for ground floors facing Memorial Avenue or Diyan Street.</p> <p><b>Other boundaries:</b></p> <p>(a) 3 metres from boundaries that adjoin land in a residential zone, or</p> <p>(b) 0.0 metres otherwise.</p> <p><b>AO17.2</b> Places of worship, function facilities, hotels, bars, nightclub entertainment facilities or any other uses that involve music or</p>



Performance outcomes	Acceptable Outcomes
	<p>large numbers of patrons are not within 10 metres of a residential zone.</p> <p><i>Editor's note— If there is a conflict between minimum boundary setbacks, the greater setback prevails.</i></p>

**Building Design and Streetscape 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> <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><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> 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</li> </ul>	No acceptable outcome provided



Performance outcomes	Acceptable Outcomes
<p>and public spaces;</p> <p>(c) contribute to the streetscape activity and vibrancy of the centre;</p> <p>(d) create pedestrian scale and visual interest;</p> <p>(e) contribute to their setting, including the skyline;</p> <p>(f) celebrate corner sites as key focal points that contribute positively to defining the street; and</p> <p>(g) provide areas outdoor dining and meeting opportunities on the ground level.</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> <p>(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;</p> <p>(b) includes ground level building facades that avoid blank walls and security shutters and maintain a shop-front presence to the street.</p>
<p><b>PO25</b> Uses on the ground floor 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>AO25</b> Ground floor buildings address the street and provide a minimum of 50% transparent glazing to shop fronts to create active building fronts.</p>
<p><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.</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>	<p>No acceptable outcome provided</p>
<p><b>PO27</b> A consistent style of paving and materials are used for outdoor spaces.</p>	<p>No acceptable outcome provided</p>
<p><b>Health and Wellbeing Precinct</b> <b>PO28</b> Development reinforces the predominantly low-rise domestic character, scale and character of the precinct.</p>	<p>No acceptable outcome provided</p>
<p><b>Health and Wellbeing Precinct</b> <b>PO29</b> Buildings are designed and sited to:</p> <p>(a) present a domestic scale and form of architecture, rather than commercial, when viewed from the street and adjoining residential premises;</p> <p>(b) accommodate small-scale Business Uses that protect the visual and acoustic amenity of surrounding residential</p>	<p>No acceptable outcome provided</p>



Performance outcomes	Acceptable Outcomes
<p>development;</p> <p>(c) accommodate car parking at the rear of the site.</p>	
<p><b>Street awnings Cooroy and Tewantin</b></p> <p><b>PO30</b></p> <p>Street awnings in Cooroy and Tewantin District centres are designed and located to:</p> <p>(a) provide continuous weather protection to pedestrians;</p> <p>(b) maintain the continuity and style of adjacent awnings, especially in relation to height, scale, form and materials;</p> <p>(c) contribute to an attractive streetscape environment;</p> <p>(d) promote an active building front by encouraging pedestrian use of the street;</p> <p>(e) provide a feeling of enclosure and human scale for 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><b>AO30</b></p> <p>Street awnings:</p> <p>(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;</p> <p>(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;</p> <p>(c) are water proof;</p> <p>(d) conform with the height, form and materials of awnings on adjoining properties which share the same frontage;</p> <p>(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</p> <p>(f) use an awning slope of within 15 degrees of adjacent awnings; and</p> <p>(g) are no more than 0.5 metres higher or lower than adjacent awnings that are less than 2 metres away; and</p> <p>(h) are no higher than 3 metres in height.</p> <p><i>Editor's note—refer to figure 6.4.2.4 and figure 6.4.2.5 for design outcomes for awnings in Cooroy and Tewantin.</i></p>
<p><b>Mechanical plant, equipment and storage</b></p> <p><b>PO31</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>AO31.1</b></p> <p>Mechanical plant, equipment and storage areas including vents and exhausts are not visible from a street or public space.</p> <p><b>AO31.2</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 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></p> <p><b>PO32</b></p> <p>Pedestrian safety and convenience is not threatened or reduced by additional vehicular driveways.</p>	<p><b>AO32.1</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.</p>



Performance outcomes	Acceptable Outcomes
	<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 figure AP3-11A 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> <ul style="list-style-type: none"> <li>(a) does not dominate the street or building design;</li> <li>(b) visually integrates with the building;</li> <li>(c) screened through landscaping; and</li> <li>(d) does not present as a storey to the street.</li> </ul>	<p><b>AO34</b> Basements are limited to one access a maximum of 6 metres wide.</p> <p><i>Editor's note—refer to figure 6.9.2.</i></p>

## Landscaping 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> <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> <li>(f) contribute to pedestrian comfort through shade; and</li> <li>(g) screen incompatible land uses.</li> </ul>	<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> <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> <ul style="list-style-type: none"> <li>(a) Poinciana Ave, Tewanin; and</li> <li>(b) Emerald St, Maple St and Diamond St, Cooroy.</li> </ul> <p><b>AO35.3</b> For showroom, garden centre or 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>
<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> <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>AO37</b></p> <ul style="list-style-type: none"> <li>(a) Landscaping is set back a minimum of 0.5 metres 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</li> </ul>



Performance outcomes	Acceptable Outcomes
	<p>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>

**Mixed Use Development Table 6.4.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<i>Mixed use development</i>	
<p><b>PO39</b> Where residential development is proposed it is provided for in a mixed use building with small dwellings, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p><b>AO39.1</b> 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"> <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>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> <ul style="list-style-type: none"> <li>(a) business uses manage 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>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> </ul>



Performance outcomes	Acceptable Outcomes
	<p>(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;</p> <p>(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</p> <p>(e) screening 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> and <a href="#">figure AP3-1C</a> for design outcomes for overlooking.</p> <p><b>AO41.4</b> Dwellings provide:</p> <p>(a) clearly identify private residential space by using features such as low walls, changes in surface texture or other landscape treatments.; and</p> <p>(b) private open space or an open balcony directly accessible from a habitable room:</p> <p>(a) with a minimum area of 9m<sup>2</sup>,</p> <p>(b) with a minimum dimension of 2.5 metres; and</p> <p>(c) clear of any utilities such as gas, water tanks and air conditioning units.</p>

**Amenity and Safety Table 6.4.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Amenity and safety</b>	
<p><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.</p>	No acceptable outcome provided
<p><b>Overlooking</b> <b>PO43</b> Development provides reasonable privacy, amenity and use of indoor and outdoor living areas to surrounding residential uses.</p>	<p><b>AO43</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; and</p> <p>(b) does not include roof top terraces.</p>
<p><b>PO44</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>	No acceptable outcome provided.



Performance outcomes	Acceptable Outcomes
<p>(e) minimising entrapment locations; and</p> <p>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</p>	
<p><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.</p>	No acceptable outcome provided
<p><b>PO46</b> Pathways allow clear sightlines in all directions.</p>	No acceptable outcome provided
<p><b>PO47</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>PO48</b> All property boundaries are clearly identifiable with public and private spaces clearly defined.</p>	<p><b>AO48.1</b> Boundaries are identified by such means as:</p> <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> <p><b>AO48.2</b> Loading and storage areas are well lit or can be locked after hours.</p>
<p><b>PO49</b> All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.</p>	<p><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).</p>
<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>
<b>Vandalism</b>	





Performance outcomes	Acceptable Outcomes
<p><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>
<p><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.</p>	<p><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.</p>

## Earthworks and Drainage Table 6.4.2.3 Criteria for assessment

Performance outcomes	Acceptable Outcomes
<b>Earthworks and Drainage</b>	
<p><b>PO54</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) 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>	<p><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.</p>

## Pedestrian and Cycling Connectivity Table 6.4.2.3 Criteria for assessment (part)



Performance outcomes	Acceptable Outcomes
<b>Pedestrian and Cycling Connectivity</b>	
<p><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.</p>	No acceptable outcome provided
<p><b>PO56</b> Public or semi-public spaces are integrated into the centre's pedestrian and cycle networks.</p>	<p><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.</p> <p><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.</p>

## Environment and heritage Table 6.4.2.3 Criteria for assessment (part)

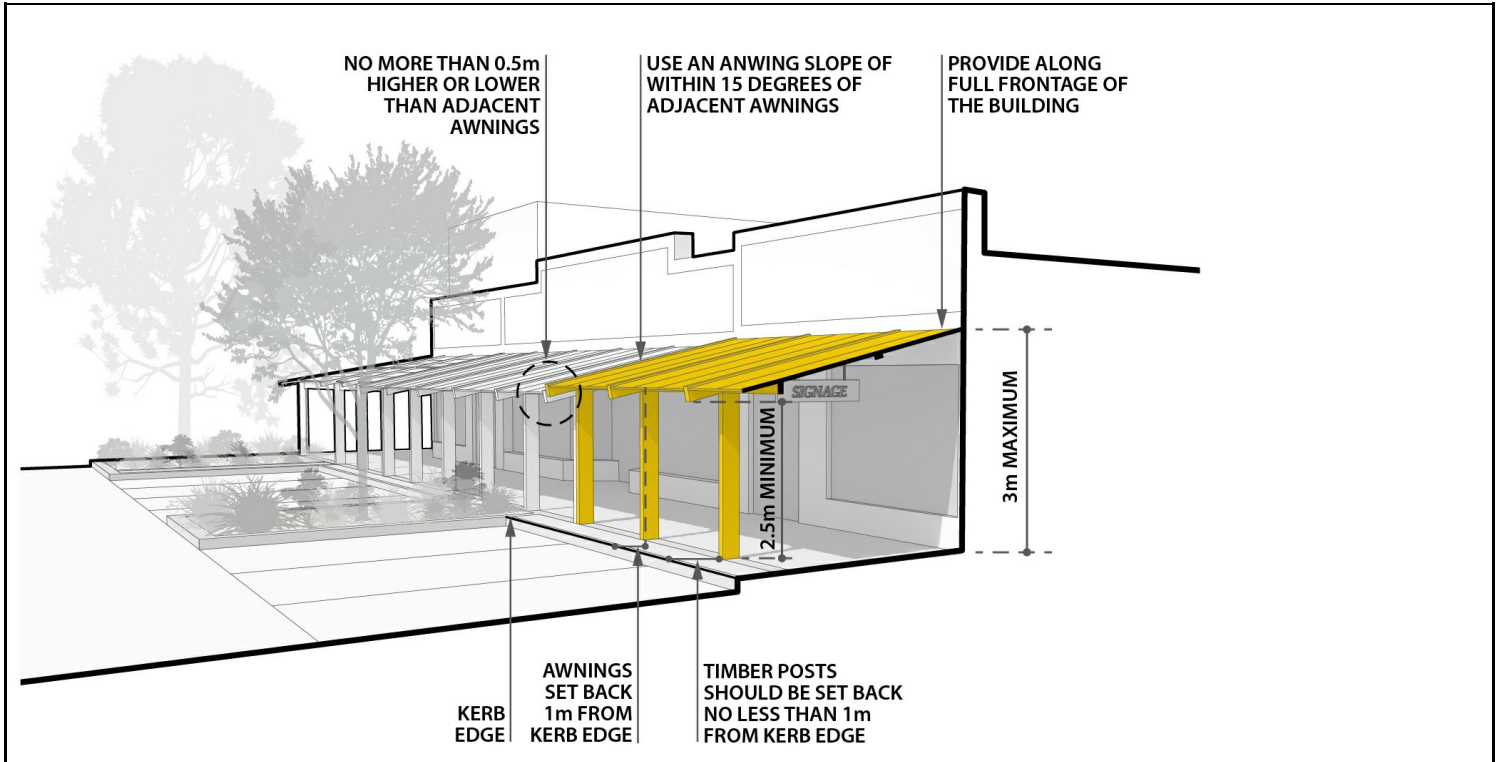
Performance outcomes	Acceptable Outcomes
<b>Environment and heritage</b>	
<p><b>PO57</b> Development:</p> <ul style="list-style-type: none"> <li>(a) has minimal impact on the natural landform of the site;</li> <li>(b) does not lead to erosion or the transport of sediments off site;</li> <li>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance; and</li> <li>(d) does not visually impact on the cultural heritage significance of the site .</li> </ul>	<p><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.</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— Local heritage places are identified on the <a href="#">Heritage and Character Areas overlay maps</a> in schedule 2.</i></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>	No acceptable outcome provided

## Infrastructure Table 6.4.2.3 Criteria for assessment (part)

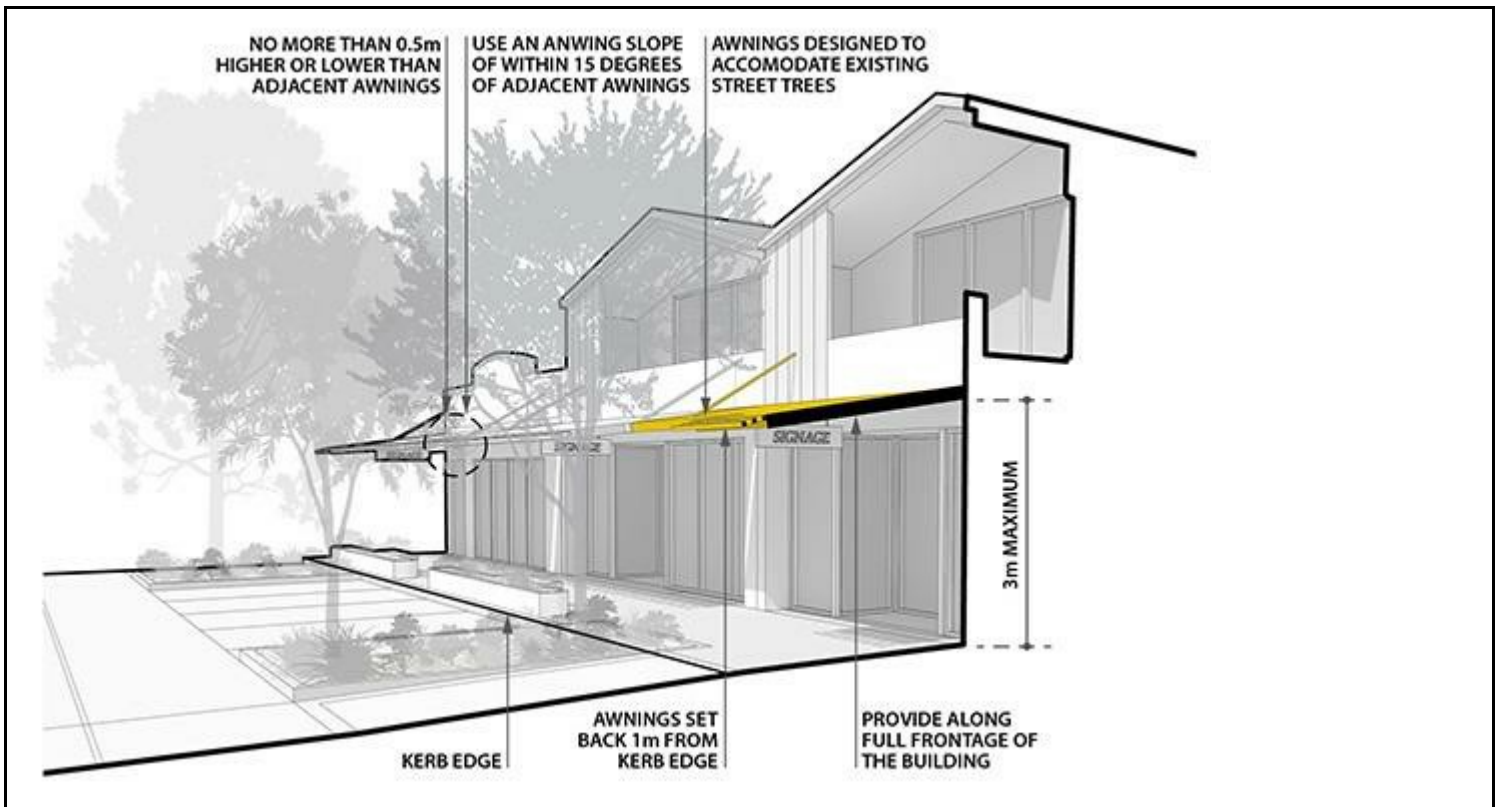
Performance outcomes	Acceptable outcomes
<b>Infrastructure</b>	
<p><b>PO59</b> Development is supported by adequate infrastructure and urban services including reticulated water, sewerage, stormwater drainage, sealed roads, pathways and electricity and telecommunication infrastructure.</p>	No acceptable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

compromise the future provision of planned infrastructure.

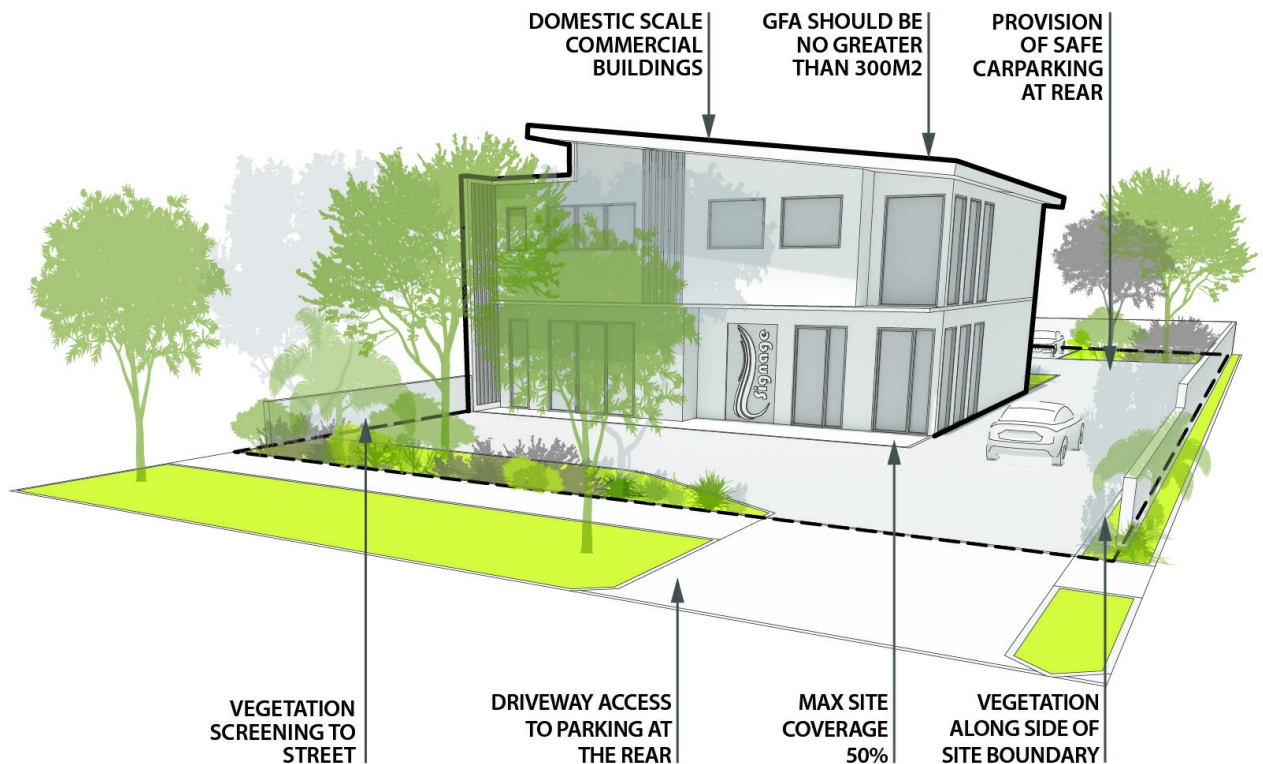
**Figure 6.4.2.4 - Pedestrian Environment - Street Awnings - Cooroy and Hinterland**



**Figure 6.4.2.5 - Pedestrian Environment - Street Awnings - Tewantin, Noosaville, Noosa Heads and C**



**Figure 6.4.2.6 - Streetscape & Character Domestic Scale Commercial**



## 6.4.3 Local Centre Zone Code

### 6.4.3.1 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)**.

### 6.4.3.2 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, 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

**Role and Function 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	No acceptable outcome provided.



Performance outcomes	Acceptable Outcomes
not locate in the Local centre zone. The gross floor area of: (a) any individual shop tenancy does not exceed 500m <sup>2</sup> ; and (b) a shopping centre does not exceed 1,500m <sup>2</sup> .	
<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>P06</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>P07</b> Food and drink outlets do not: (a) consist of high volume convenience restaurant with precooked food; or (b) incorporate a drive-through facility.	No acceptable outcome provided
<b>P08</b> Service industries do not exceed a gross floor area of 500m <sup>2</sup> .	No acceptable outcome provided

## Built form 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; (a) have a visual bulk and architectural scale consistent with the residential character of the area; (b) are low rise and present a building height consistent with structures on adjoining and surrounding premises; (c) have a maximum building height of 2 storeys; (d) do not visually dominate the street, surrounding spaces or the existing skyline; (e) preserve the amenity of surrounding premises development including privacy, views and access to sunlight to residential dwellings; (f) respect the scale of the surrounding vegetation; and (g) respond to the topography of the site.	<b>AO9.1</b> Buildings and other structures are no more than the following building height: (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 (b) 8 metres for Peregrine Beach.  <b>AO9.2</b> Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed the respective building heights in AO9.1 <b>Editor's note</b> —refer to <a href="#">figure AP3-13A</a>
<b>Site cover and gross floor area</b> <b>PO10</b> The site cover and gross floor area of buildings and other roofed structures: (a) is of a scale that is compatible with surrounding development; (b) does not present an appearance of bulk to adjacent	No acceptable outcome provided



Performance outcomes	Acceptable Outcomes
<p>properties, roads or other areas in the vicinity of the site;</p> <p>(c) maximises the retention of existing vegetation and allows for soft landscaping between buildings;</p> <p>(d) allows for adequate area at ground level for site facilities; and</p> <p>(e) facilitates onsite stormwater management and vehicular access</p>	
<p><b>Plot ratio</b> <b>PO11</b> The maximum plot ratio does not exceed:</p> <p>(a) for Pomona, Cooran, Kin Kin and Boreen Point 1:1 of the site area; and</p> <p>(b) for Peregrin Beach:</p> <p>(i) 1.4:1 for the following sites that adjoin the village green:</p> <p>(A) BUP11239, 2 Heron Street;</p> <p>(B) Lots 69 P9313, 6 Heron Street;</p> <p>(C) Lots 1,2,3 and 4 GTP250, 2 Kingfisher Drive;</p> <p>(D) BUP3650, 4 Kingfisher Drive;</p> <p>(E) Lots 1, 2 and 3 BUP5703, 6 Kingfisher Drive;</p> <p>(F) SP209306, 8 Kingfisher Drive;</p> <p>(G) Lot 68 P9313, 10 Kingfisher Drive;</p> <p>(H) Lot 58 P9313, 4 Grebe Street;</p> <p>(I) Lot 59 P9313, 6 Grebe Street;</p> <p>(J) Lots 1,2,3 and 4 BUP106624, 8 Grebe Street;</p> <p>(K) BUP5114, 10 Grebe Street;</p> <p>(L) Lot 1 PP171401, 12 Grebe Street;</p> <p>(M) Lots 1,2,3,4 and 5 BUP5932, 212 David Low Way;</p> <p>(N) Lot 74 P9313, 214 David Low Way;</p> <p>(O) SP284446, 216, David Low Way; and</p> <p>(P) Lot 72 P9313, 218 David Low Way, otherwise;</p> <p>(ii) 0.8:1 for site areas up to and including 2,000m<sup>2</sup>; plus</p> <p>(iii) 0.3:1 for the balance portion of the site area in excess of 2000m<sup>2</sup>.</p>	<p>No acceptable outcome provided</p>
<p><b>Setbacks</b> <b>PO12</b> Buildings and other structures are appropriately designed and sited to:</p>	<p><b>AO12.1</b> Buildings and roofed structures are set back at least:</p> <p>(a) Frontage:</p>



Performance outcomes	Acceptable Outcomes
<p>(a) provide amenity for users of the premises, as well as preserve the visual and acoustic privacy of adjoining and nearby properties;</p> <p>(b) allow space for required vehicle parking;</p> <p>(c) preserve existing vegetation to buffer the proposed building from adjoining uses;</p> <p>(d) allow for landscaping between buildings;</p> <p>(e) maintain the visual continuity and pattern of buildings and landscape elements within the street;</p> <p>(f) avoid large areas of continuous wall planes by varying the building setback and using appropriate techniques to provide visual relief; and</p> <p>(g) help protect the natural character and visual amenity of the locality.</p>	<p>(i) 0.0 metres for the ground floor; and</p> <p>(ii) 2 metres for the first floor excluding Peregrine Beach which is 0.0 metres.</p> <p>(b) Other boundaries:</p> <p>(i) for Pomona, Kin Kin Cooran and Boreen Point 0.0 metres for the ground and first floor; and</p> <p>(ii) for Peregrine 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.</p> <p>(c) 3 metres from boundaries that adjoin land in a residential zone.</p> <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>Editor's note— If there is a conflict between minimum boundary setbacks, the greater setback prevails.</i></p>

**Building design and Streetscape Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Building Design and Streetscape</b>	
<p><b>PO13</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>PO14</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>PO15</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>PO16</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) break 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 a pedestrian scale with visual interest;</p> <p>(e) present subtle changes in colours, textures and materials to break up the building facades;</p> <p>(f) integrate signage with the building design; and</p> <p>(g) integrate landscaping into the building design and car</p>	<p><b>AO16.1</b> Buildings incorporate horizontal and vertical articulation.</p> <p><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.</p> <p><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.</p> <p><b>AO16.4</b> Buildings incorporate:</p>





Performance outcomes	Acceptable Outcomes
<p>parking areas;</p> <p>(h) are well articulated with strong horizontal and vertical design elements providing an interesting streetscape; and</p> <p>(i) complement landform changes and landscape features, stepping down sloping sites to minimise cut or fill.</p>	<p>(a) variations in plan shape, such as steps, recesses, projections or splays;</p> <p>(b) variations in the vertical profile, with steps or slopes at different level;</p> <p>(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;</p> <p>(d) balconies, verandas or terraces; and</p> <p>(e) planting, particularly on podiums, terraces, and low-level roof decks or incorporate other landscape elements such as green walls.</p> <p><i>Editor's note—refer to figure 6.4.4.5 for design outcomes.</i></p>
<p><b>PO17</b> Buildings and other structures present a high quality streetscape with design elements and building forms that:</p> <p>(a) define the street and public spaces;</p> <p>(b) provide a consistent awning alignment fronting the street and public spaces;</p> <p>(c) contribute to the streetscape activity and vibrancy of the centre;</p> <p>(d) contribute to their setting, including the skyline;</p> <p>(e) celebrate corner sites as key focal points that contribute positively to defining the street; and</p> <p>(f) retain and provide areas for outdoor dining and meeting opportunities on the ground level.</p>	<p>No acceptable outcome provided</p>
<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 figure AP3-7A for design outcomes on corner sites.</i></p>	<p>No acceptable outcome provided</p>
<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% transparent 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 figure AP3-12A, figure 6.4.4.4. and figure AP3-8A for design outcomes for outdoor dining and active primary street frontages and laneways.</i></p>	<p>No acceptable outcome provided</p>
<p><b>PO21</b> Street awnings are designed and located to:</p> <p>(a) provide continuous weather protection to pedestrians;</p> <p>(b) maintain the continuity and style of adjacent awnings, especially in relation to height, scale, form and materials;</p>	<p><b>AO21</b> Street awnings:</p> <p>(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;</p>



Performance outcomes	Acceptable Outcomes
<p>(c) contribute to an attractive streetscape environment;</p> <p>(d) promote an active front by encouraging pedestrian use of the street;</p> <p>(e) provide a feeling of enclosure and human scale for 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>(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;</p> <p>(c) are waterproof;</p> <p>(d) conform with the height, form and materials of awnings on adjoining properties which share the same frontage;</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 that are less than 2 metres away; and</p> <p>(h) are no higher than 3 metres in height.</p> <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> <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> <p><i>Editor's Note—refer to <a href="#">figure AP3-11A</a> for design outcomes for shared driveways.</i></p>
<p><b>Basements</b> <b>PO24</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) screened through landscaping; and</p> <p>(d) does not present as a storey to the street.</p>	<p><b>AO24</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>
<p><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:</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> Mechanical plant, equipment and storage areas including vents and exhausts are not visible from an street or public space.</p> <p><b>AO25.2</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 a maximum separation distance of 1 metre measured from the centre of the tree or scrub;</p>

Performance outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> <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>

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

Performance outcomes	Acceptable Outcomes
<b>Landscaping</b>	
<p><b>PO26</b> Sufficient 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) screen 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</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</b></p> <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 boundaries that adjoin land in a residential zone except for garden centre or hardware and trade supply uses where the setback is 5 metres.</li> </ul> </li> </ul> <p><b>Pomona, Boreen Point, Kin Kin and Cooran</b></p> <ul style="list-style-type: none"> <li>(a) Frontage— 0.0 metres; and</li> <li>(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.</li> </ul>
<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>	No acceptable outcome provided
<p><b>PO28</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>AO28</b></p> <ul style="list-style-type: none"> <li>(a) Landscaping is setback 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 of 3 metres is provided along the frontage, clear of any planted area or outdoor business area.</li> </ul>



Performance outcomes	Acceptable Outcomes
	<i>Editor's note—refer to figure AP3-5A</i>
<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>

**Mixed Use Development Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<i>Mixed use development</i>	
<p><b>PO30</b> Where residential development is proposed it is provided for in mixed use buildings with small dwellings, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p><b>AO30.1</b> 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"> <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>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 frontage.</p>	<p><b>AO31.1</b> Any residential uses are located above or behind ground storey business or community uses.</p> <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> <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>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</li> </ul>



Performance outcomes	Acceptable Outcomes
	<p>access to areas that are intended for the exclusive use or residents of, and visitors to, residential accommodation;</p> <p>(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</p> <p>(e) screening 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 and figure AP3-1C for design outcomes for overlooking.</i></p> <p><b>AO32.4</b> Dwellings provide:</p> <p>(a) clearly identify private residential space by using features such as low walls, changes in surface texture or other landscape treatments.; and</p> <p>(b) private open space or an open balcony directly accessible from a habitable room:</p> <p>(a) with a minimum area of 9m<sup>2</sup>,</p> <p>(b) with a minimum dimension of 2.5 metres; and</p> <p>(c) is clear of any utilities such as gas, water tanks and air conditioning units.</p>

**Amenity and Safety Table 6.4.3.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>Amenity and Safety</b>	
<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; and</p> <p>(b) does not include roof top terraces.</p>
<p><b>PO36</b> Development creates a safe environment by incorporating key elements of crime prevention through environmental design in its</p>	No acceptable outcome provided



Performance outcomes	Acceptable Outcomes
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>	
<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.	No acceptable outcome provided
<b>PO38</b> Pathways allow clear sightlines in all directions.	No acceptable outcome provided
<b>PO39</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>PO40</b> All property boundaries are clearly identifiable with public and private spaces clearly defined.	<b>AO40.1</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>AO40.2</b> 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: <ul style="list-style-type: none"> <li>(a) good lighting;</li> </ul>



Performance outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> <li>(b) strategically placed mirrors;</li> <li>(c) angled approaches; or</li> <li>(d) gates which restrict access.</li> </ul>
<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: <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>
<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> Lighting is directed onto the site and away from neighbouring properties.  <b>AO44.4</b> Vandal-resistant lighting is used in public and publicly accessible areas.
<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.	<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.

## Earthworks and Drainage Table 6.4.3.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<b>Earthworks and Drainage</b>	
<b>PO46</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</li> <li>(c) adversely affecting the flow of water in any overland flow</li> </ul>	<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.



Performance outcomes	Acceptable Outcomes
path.	

## Pedestrian and Cycling Connectivity 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>	No acceptable outcome provided
<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>

## Environment and heritage Table 6.4.3.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<b>Environment and heritage</b>	
<p><b>PO49</b> Development:</p> <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>	<p><b>AO49.1</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>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>	No acceptable outcome provided

## Infrastructure 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</p>	No acceptable outcome provided





Performance outcomes	Acceptable Outcomes
drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	
<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.	No acceptable outcome provided

## 6.4.4 Neighbourhood Centre Zone Code

### 6.4.4.1 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)**.

### 6.4.4.2 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, 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**

**Role and Function 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: (a) a shopping centre does not exceed 1500m <sup>2</sup> ; and (b) any individual shop tenancy does not exceed 500m <sup>2</sup> .	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: (a) include a high volume convenience restaurant of pre-cooked food; or (b) incorporate a drive-through facility.	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



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

Performance outcomes	Acceptable Outcomes
<b>Built form</b>	
<p><b>Height</b> <b>PO9</b> Buildings and structures:</p> <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;</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>	<p><b>AO9.1</b> Buildings and structures are no more than 10 metres in building height.</p> <p><b>AO9.2</b> Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 10 metres in building height.</p> <p><b>Editor's note</b>—refer to <a href="#">figure AP3-13A</a> for measuring height in storeys.</p>
<p><b>Site Cover and Gross floor area</b> <b>PO10</b> The site cover and gross floor area of buildings and other roofed 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 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
<p><b>Plot ratio</b> <b>PO11</b> The maximum plot ratio for a site is as follows:</p> <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
<p><b>PO12</b> The density of development within the site area:</p> <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>	<p><b>AO12</b> For neighbourhood centres the combined total gross floor area for:</p> <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>
<p><b>Setbacks</b> <b>PO13</b> Buildings and other structures are appropriately designed and sited to:</p>	<p><b>AO13.1</b> Buildings and roofed structures are setback at least:</p>



Performance outcomes	Acceptable Outcomes
<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 for landscaping between buildings;</li> <li>(c) preserve any existing vegetation to buffer the proposed building;</li> <li>(d) maintain the visual continuity and pattern of buildings and landscape elements within the street; and</li> <li>(e) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief;</li> <li>(f) help protect the natural character and visual amenity of the locality; and</li> <li>(g) allow space for required vehicle parking.</li> </ul>	<p>In the Coastal Communities Locality:</p> <ul style="list-style-type: none"> <li>(a) 6 metres to all boundaries for the Sunrise Beach Neighbourhood Centre Zone.</li> </ul> <p>In the Noosa Heads Locality:</p> <ul style="list-style-type: none"> <li>(a) 2 metres from the front boundary to Quamby Place;</li> <li>(b) 0.0 metres to land in the Open Space Recreation Zone;</li> <li>(c) 3 metres to land in a residential zone;</li> </ul> <p>In the Noosaville Locality:</p> <ul style="list-style-type: none"> <li>(a) 6 metres from the front boundary to Weyba Road;</li> <li>(b) 2 metres from the front boundary to Swanbourne Way;</li> <li>(c) 3 metres to land in a residential zone.</li> </ul> <p>In the Tewantin Locality:</p> <ul style="list-style-type: none"> <li>(a) 6 metres to any road frontage;</li> <li>(b) 3 metres to other boundaries;</li> <li>(c) 0.0 metres to adjoining land in the Neighbourhood Centre Zone.</li> </ul> <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>Editor's note— If there is a conflict between minimum boundary setbacks, the greater setback prevails.</i></p>

**Building Design and Streetscape 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> <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) breaks 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 pedestrian scale with visual interest;</li> </ul>	<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>



Performance outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <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) 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>(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><i>Editor's Note—refer to <a href="#">figure 6.4.4.5</a> for design outcomes.</i></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>	<p>No acceptable outcome provided</p>
<p><b>PO19</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>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% transparent 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><i>Editor's note—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.</i></p>	<p>No acceptable outcome provided</p>
<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> </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</li> </ul>



Performance outcomes	Acceptable Outcomes
<p>(e) provide a feeling of enclosure and human scale for 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>adjoining properties which share the same frontage;</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> Pedestrian safety and convenience are not threatened or reduced by additional vehicular driveways.</p>	<p><b>AO23.1</b> Car parking is not located forward of the front building line or from building setback.</p> <p><b>AO23.2</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 <a href="#">figure AP3-11A</a> for design outcomes for shared driveways.</p>
<p><b>Basements</b> <b>PO24</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) screened through landscaping; and</p> <p>(d) does not present as a storey to the street.</p>	<p><b>AO24</b> 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> 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> 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> 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>



**Landscaping 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>

**Mixed Use Development Table 6.4.4.3 Criteria for assessment (part)**



Performance outcomes	Acceptable Outcomes
<b>Mixed use development</b>	
<p><b>PO29</b> Where residential development is proposed for in a mixed use building with small dwellings, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p><b>AO29.1</b> 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"> <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><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>





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>

## Amenity and Safety 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; and</li> <li>(b) does not include roof top terraces.</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</p>	No acceptable outcome provided



Performance outcomes	Acceptable Outcomes
surveillance by other persons;	
<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>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>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: <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>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: <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>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: <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> </ul>



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>

## Earthworks and drainage 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>

## Pedestrian and Cycling Connectivity 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
<p><b>PO47</b> Public or semi-public spaces are integrated into the centre's pedestrian and cycle networks.</p>	<p><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.</p> <p><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.</p>

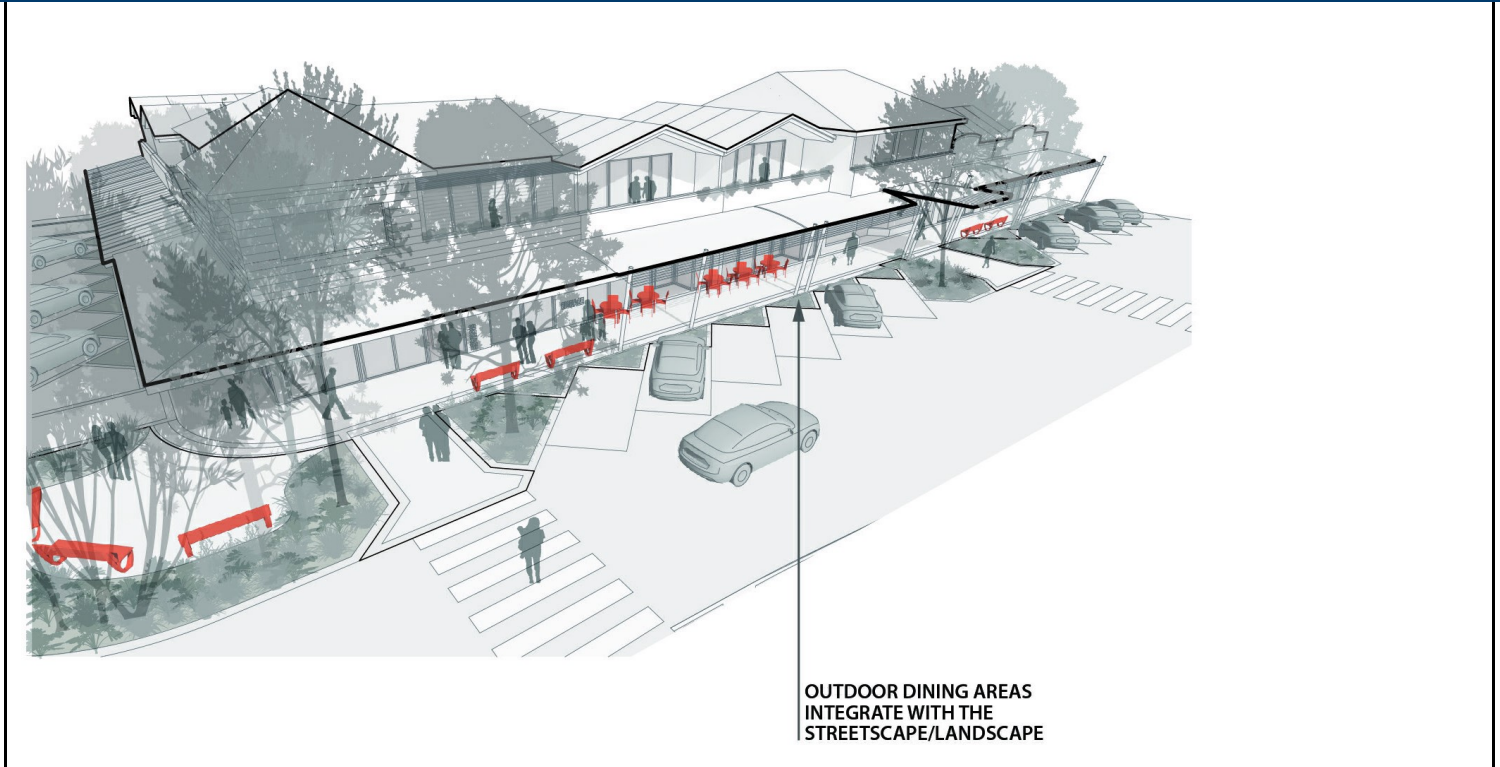
## Environment Table 6.4.4.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<b>Environment and Heritage</b>	
<p><b>PO48</b> Development:</p> <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>	<p><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.</p> <p><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.</p> <p><i>Editor's Note—Local heritage places are identified on the <a href="#">Heritage and Character Areas Overlay maps</a> in schedule 2.</i></p>
<p><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.</p>	No acceptable outcome provided

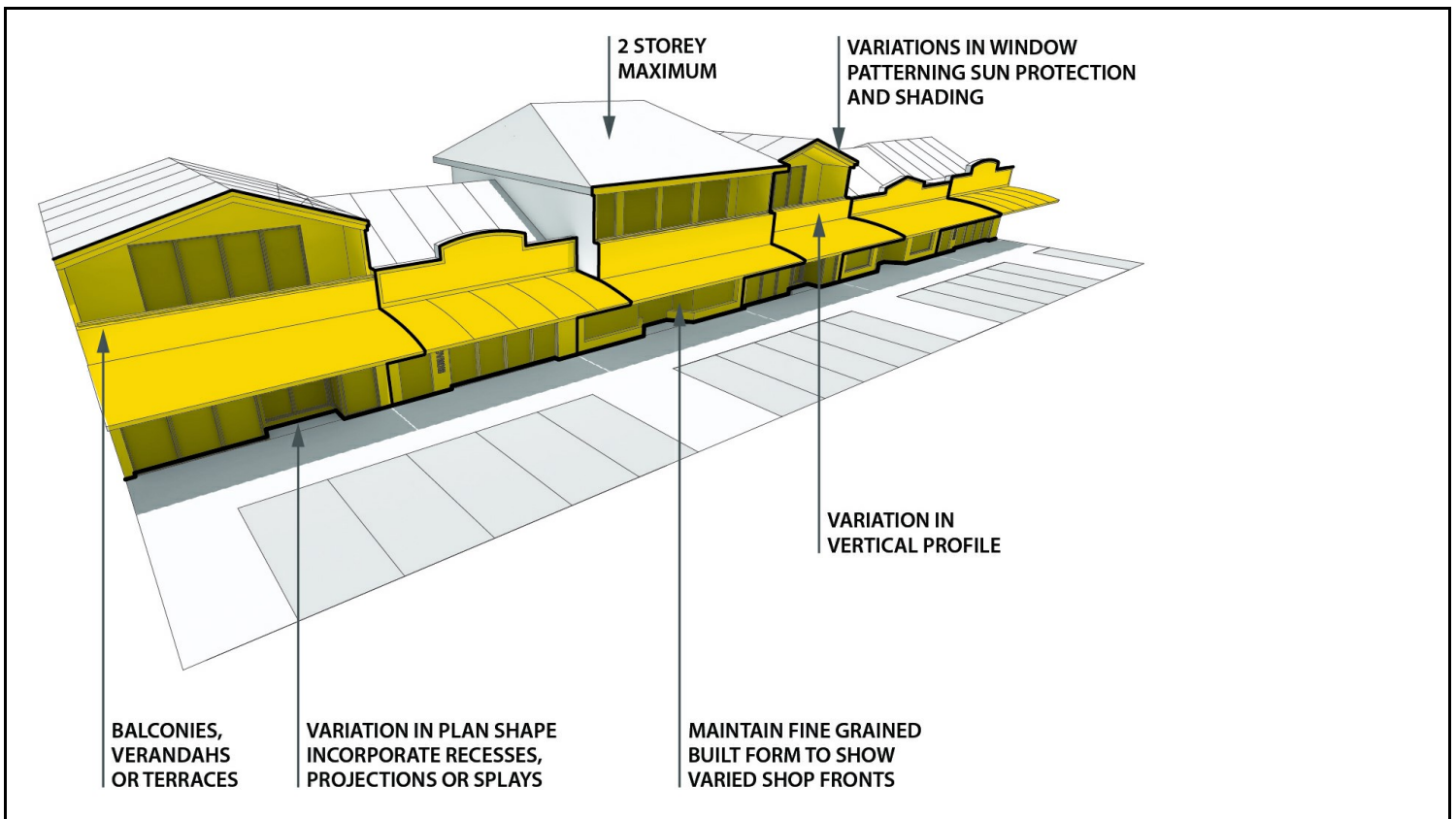
## Infrastructure Table 6.4.4.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<b>Infrastructure</b>	
<p><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.</p>	No acceptable outcome provided
<p><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.</p>	No acceptable outcome provided

## Figure 6.4.4.4 - Landscape requirements for Business Uses



**Figure 6.4.4.5- Streetscape Character**



## 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, Lionel Donovan Drive auto precinct and the Gateway West makers 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:
    - (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;
  - (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**

**Role and function Table 6.5.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
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Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Role and function</b>	
<p><b>PO1</b> The Low impact industry zone excluding where located in the Gateway West Makers Precinct, accommodates low impact industries, businesses and supporting ancillary uses. For ancillary 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 40% of the total gross floor area of the site with:</p> <ul style="list-style-type: none"> <li>(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</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 60m<sup>2</sup> whichever is the lesser.</li> </ul>	No acceptable outcome provided.
<p><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.</p>	<p><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>.</p>
<p><b>Warehouses</b> <b>PO3</b> Warehouse development is not a self-storage facility and does not front Taylor Court, Cooroy.</p>	No acceptable outcome provided
<p><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.</p>	<p><b>AO4</b> Office uses are <i>trade related</i>, do not exceed 15% of gross floor area and support an industry activity on site.</p>
<p><b>Retail sales and Food and drink outlet</b> <b>PO5</b> Retail sales and food and drink outlets, excluding where a complementary use, are directly related with and ancillary to a bone fide industry activity on site, are small scale and subordinate to the industry activity.</p>	<p><b>AO5</b> For any retail sales and food and drink outlets, excluding where a complementary use, 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.</p>
<p><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.</p>	<p><b>AO6</b> The film making studio or a music recording studio is not within 50 metres of a sensitive land use.</p>
<p><b>Caretaker's accommodation</b> <b>PO7</b> Development for caretaker's accommodation:</p> <ul style="list-style-type: none"> <li>(a) is directly associated with and subordinate to the industry activity on site;</li> <li>(b) demonstrates a demand for 24 hour care of buildings, operations, plant or equipment;</li> <li>(c) is not separately let for other accommodation activities;</li> <li>(d) includes no more than one caretaker's accommodation per site;</li> <li>(e) is on a site with an area of at least 2,000m<sup>2</sup>;</li> </ul>	No acceptable outcomes provided





Performance outcomes	Acceptable Outcomes
<p>(f) has a maximum gross floor area of 65m<sup>2</sup>; and</p> <p>(g) is occupied by at least one person who is employed by the primary non-residential use on-site.</p>	
<p><b>Hofmann Drive Business and Industry Precinct</b> <b>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

## Built form Table 6.5.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<b>Built form</b>	
<p><b>Height</b> <b>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;</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</b> <b>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 excavation is required, the maximum portion of the exposed external façade of the building cannot exceed the respective building heights in AO9.1 and AO9.2</p> <p><i>Editor's note—refer to <a href="#">figure AP3-13A</a></i></p>
<p><b>Site cover and Gross floor area</b> <b>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 access;</p> <p>(g) are in keeping with surrounding development.</p>	No acceptable outcome provided
<p><b>Factory Street Business and Industry Precinct</b> <b>PO11</b></p> <p>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></p>	



Performance outcomes	Acceptable Outcomes
Buildings and other roofed structures for non-industrial uses have a plot ratio not exceeding 0.6:1.	No acceptable outcome provided
<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.	No acceptable outcome provided
<b>Setbacks</b> <b>PO14</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 preserve the visual and acoustic amenity of adjoining and nearby properties</li> <li>(b) maintain access to views and sunlight;</li> <li>(c) provide adequate distance from adjoining land uses;</li> <li>(d) allow space for required vehicle parking;</li> <li>(e) preserve any existing vegetation that will buffer the proposed building;</li> <li>(f) allow for landscaping between buildings and within frontages to soften buildings, car parking, infrastructure and services;</li> <li>(g) maintain the visual continuity and pattern of buildings and landscape elements within the street;</li> <li>(h) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief;</li> <li>(i) not visually dominate the street or surrounding spaces</li> <li>(j) avoid development within the Holts Road setback</li> </ul>	<b>AO14</b> Buildings and roofed structures are set back at least— <b>Road frontage—</b> <ul style="list-style-type: none"> <li>(a) 6 metres to the primary road frontage;</li> <li>(b) 4.5 metres to the secondary road frontage (where the premises has frontage to more than one road); and</li> <li>(c) 10 metres to boundaries that adjoin Walter Hay Drive, Eumundi Noosa Road, Eenie Creek Road and Holts Road</li> </ul> <b>Other boundaries—</b> <ul style="list-style-type: none"> <li>(a) 0.0 metres to boundaries that adjoin land in an industry zone;</li> <li>(b) 10 metres to boundaries adjoining a residential zone;</li> <li>(c) 10 metres to boundaries that adjoin Walter Hay Drive, Eumundi Noosa Road and/or Eenie Creek Road; and</li> <li>(d) 3 metres to any other boundary.</li> </ul>

**Building design and Streetscape Table 6.5.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Building design and Streetscape</b>	
<b>Articulation, material and finishes</b> <b>PO15</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;</li> <li>(c) providing an interesting and varied site layout and roof design;</li> <li>(d) articulating the roof with a, pitched or skillion that complements the low rise character of the area and</li> </ul>	<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. <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. <b>AO15.3</b> 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.



Performance outcomes	Acceptable Outcomes
<p>surrounding development: and</p> <p>(e) incorporate materials, finishes and colours that complement the natural environment.</p>	<p><b>Editor's Note</b>— <i>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></p> <p><b>Hofmann Drive Business and Industry Precinct</b> <b>AO15.4</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> <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.</p>	<p>No acceptable outcome provided</p>
<p><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:</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>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.</p> <p><b>AO19.2</b> Mechanical plant and equipment are:</p>



Performance outcomes	Acceptable Outcomes
	<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>
<p><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.</p>	No acceptable outcome provided
<p><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.</p>	No acceptable outcome provided
<p><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.</p>	<p><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.</p>
<p><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:</p> <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> <li>(e) suits the relative size and nature of the development;</li> <li>(f) screens incompatible land uses; and</li> <li>(g) reduces the visual impact of stormwater infrastructure on site.</li> </ul>	<p><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.</p> <p><b>AO23.2</b> Landscaping is provided along boundaries at the following minimum widths—</p> <p><b>Road frontages—</b></p> <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 Road; and</li> <li>(c) where there is uncovered visitor car parking a minimum of 2 metres of soft landscaping is provided along the road boundary.</li> </ul> <p><b>Other boundaries—</b></p> <ul style="list-style-type: none"> <li>(a) 6 metres to boundaries that adjoin a residential zone;</li> <li>(b) 10 metres to boundaries that adjoin Walter Hay Drive, Eumundi Noosa Road and Eenie Creek Road;</li> <li>(c) 0 metres to any industry zone; and</li> <li>(d) 3 metres to boundaries that adjoin any other zone.</li> </ul>

Performance outcomes	Acceptable Outcomes
	<i>Editor's Note—refer to <a href="#">figure AP3-5B</a></i>

**Safety and Amenity Table 6.5.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<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> <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> <p><b>AO28.2</b> Loading and storage areas are well lit or can be locked after hours.</p>
<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</i></p>	No acceptable outcome provided



Performance outcomes	Acceptable Outcomes
<p><i>Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</i></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> The use includes on-site amenities for employees in an attractive setting protected from the weather.</p>	<p><b>AO34</b> An on-site recreation area protected from the weather is provided in a private location, removed from any noisy or odorous activities, that incorporates:</p> <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>
<p><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</p>	<p><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</p>



Performance outcomes	Acceptable Outcomes
people and property.	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.

## Earthworks and Drainage Table 6.5.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<i>Earthworks and Drainage</i>	
<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.

## Environment and Heritage Table 6.5.1.3 Criteria for assessment (part)

Benchmarks for assessable development including benchmarks for all Industry Precincts (part)

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<i>Environment and Heritage</i>	
<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> 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>AO38.2</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 in schedule 2.</a></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

## Infrastructure 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

### Car Parking Table 6.5.1.3 Criteria for assessment (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>

### Additional Provisions for the Gateway West Makers Precinct 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> 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.	<b>AO44</b> The gross floor area of an individual tenancy does not exceed 300m <sup>2</sup> .
<b>PO45</b> Development is 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.	No acceptable outcome provided.
<b>Retail, Administration and Food and Drink Outlets</b> <b>PO46</b> 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: <ul style="list-style-type: none"> <li>(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</li> <li>(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;</li> </ul>	No acceptable outcome provided.





Performance outcomes	Acceptable Outcomes
and (c) any complementary business use is no greater than 10% of the gross floor area of the site or 30m <sup>2</sup> whichever is the lesser.	

## 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.
  - (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**

**Role and function Table 6.5.2.3 Criteria for assessment (part)**

Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Role and function</b>	
<p><b>PO1</b> The Medium impact industry zone, excluding the Venture Drive Enterprise Precinct, accommodates medium impact industries, businesses and supporting ancillary uses. For ancillary 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"> <li>(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</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>	No acceptable outcome provided.
<p><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.</p>	<p><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>.</p>
<p><b>Warehouses</b> <b>PO3</b> Warehouse development is not a self-storage facility and does not front Taylor Court, Cooroy.</p>	No acceptable outcome provided
<b>Food and drink outlet</b>	



Performance outcomes	Acceptable Outcomes
<p><b>PO4</b> Any food and drink outlet excluding where a complementary use, is—</p> <ul style="list-style-type: none"> <li>(a) directly related and ancillary to a bonafide industry use on site; and</li> <li>(b) small scale and subordinate to the industry use on-site.</li> </ul>	<p><b>AO4</b> For a food and drink outlet, excluding where a complementary use, the majority of the food or drink prepared and sold incorporates the product or output of the industry activity on the site.</p>
<p><b>Caretaker's accommodation</b> <b>PO5</b> Development for caretaker's accommodation:</p> <ul style="list-style-type: none"> <li>(a) is directly associated with and subordinate to the industry activity on site;</li> <li>(b) demonstrates a demand for 24 hour care of buildings, operations, plant or equipment;</li> <li>(c) is not separately let for other accommodation activities;</li> <li>(d) includes no more than one caretaker's accommodation per site;</li> <li>(e) is on a site with an area of at least 2,000m<sup>2</sup>;</li> <li>(f) has a maximum gross floor area of 65m<sup>2</sup> and</li> <li>(g) is occupied by at least one person who is employed by the primary non-residential use on-site.</li> </ul>	<p>No acceptable outcome provided</p>
<p><b>Venture Drive Enterprise Precinct</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.</p>	<p><b>AO6</b> The filmmaking studio or a music recording studio is not within 50 metres of a sensitive land use.</p>
<p><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.</p>	<p><b>AO7</b> Office uses are trade-related, do not exceed 15% of the gross floor area of the development and support the industry activity on site.</p>

**Built form Table 6.5.2.3 Criteria for assessment. (part)**

Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Built form</b>	
<p><b>Height</b> <b>PO8</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 structures on adjoining and nearby land;</li> <li>(b) have a maximum building height of two storeys;</li> <li>(c) do not visually dominate the street or surrounding spaces;</li> <li>(d) preserve the amenity of surrounding residential development including privacy, views and access to sunlight; and</li> <li>(e) respond to the topography of the site and minimise cut and fill where on a sloping site; and</li> <li>(f) are well articulated with strong horizontal and vertical elements to provide interest to the street.</li> </ul>	<p><b>AO8.1</b> Buildings and structures are no more than 10 metres in building height.</p> <p><b>AO8.2</b> Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 10 metres in building height.</p> <p><b>Editor's note—refer to figure AP3-13A</b></p>



Performance outcomes	Acceptable Outcomes
<p><b>Site cover and Gross floor area</b>  <b>PO9</b>                      Buildings and other roofed structures—</p> <ul style="list-style-type: none"> <li>(a) are of a scale that is compatible with surrounding development;</li> <li>(b) do not present an appearance of bulk to roads or other areas in the vicinity of the site;</li> <li>(c) maximise the retention of existing vegetation;</li> <li>(d) allow for soft landscaping between buildings and within frontages;</li> <li>(e) allow for adequate area at ground level for staff amenity;</li> <li>(f) facilitates onsite stormwater management and vehicular access; and</li> <li>(g) are in keeping with surrounding development.</li> </ul>	<p>No acceptable outcome provided.</p>
<p><b>Setbacks</b>  <b>PO10</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) preserve the visual and acoustic amenity of adjoining and nearby properties</li> <li>(c) maintain access to views and sunlight;</li> <li>(d) provide adequate distance from adjoining land uses;</li> <li>(e) allow space for required vehicle parking;</li> <li>(f) preserve any existing vegetation that will buffer the building;</li> <li>(g) allow for landscaping between buildings and within frontages to soften buildings, car parking, infrastructure and services;</li> <li>(h) maintain the visual continuity and pattern of buildings and landscape elements within the street;</li> <li>(i) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief;</li> <li>(j) not visually dominate the street or surrounding spaces.</li> </ul>	<p><b>AO10</b>                      Buildings and roofed structures are set back at least—</p> <p><b>Road frontage—</b></p> <ul style="list-style-type: none"> <li>(a) 6 metres to the primary road frontage;</li> <li>(b) 4.5 metres to the secondary road frontage (where the premises has frontage to more than one road); and</li> <li>(c) 10 metres to boundaries that adjoin Eumundi Noosa Road.</li> </ul> <p><b>Other boundaries—</b></p> <ul style="list-style-type: none"> <li>(a) 0.0 metres to boundaries that adjoin land in an industry zone or the Venture Drive Enterprise precinct; and</li> <li>(b) 3 metres to any other boundary.</li> </ul>

**Building design & Streetscape Table 6.5.2.3 Criteria for assessment. (part)**

Performance outcomes	Acceptable Outcomes
<b>All activities</b>	
<b>Building design &amp; Streetscape</b>	
<p><b>Articulation, materials and finishes</b>  <b>PO11</b>                      Buildings are designed and sited to provide visual interest and amenity by—</p>	<p><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.</p>



Performance outcomes	Acceptable Outcomes
<p>(a) providing well-articulated buildings with strong horizontal 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; and</p> <p>(c) providing an interesting and varied site layout and roof design;</p> <p>(d) articulating the roof with a, pitched or skillion design and complements the low rise character of the area and surrounding development; and</p> <p>(e) incorporate materials, finishes and colours that complement the natural environment.</p>	<p><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.</p> <p><b>AO11.3</b> 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.</p> <p><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></p>
<p><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.</p>	<p>No acceptable outcome provided.</p>
<p><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—</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>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.</p> <p><b>AO13.2</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 a maximum separation distance of 1 metre measured from the centre of the tree or shrub;</p> <p>(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</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>
<p><b>Streetscape</b> <b>PO14</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.</p>	<p>No acceptable outcome provided</p>
<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</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>



Performance outcomes	Acceptable Outcomes
<p>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>PO15.2</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) 0 metres to any industry zone; and</p> <p>(c) 3 metres to boundaries that adjoin any other zone.</p> <p><i>Editor's note—refer to figure AP3-5B</i></p>

**Safety and amenity Table 6.5.2.3 Criteria for 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 surrounding uses.</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>
<p><b>Safety</b> <b>PO19</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>PO20</b> All property boundaries are clearly identifiable with public and private spaces clearly defined.</p>	<p><b>AO20.1</b> Boundaries are identified by such means as:</p> <p>(a) fencing;</p>



Performance outcomes	Acceptable Outcomes
	<p>(b) changes in surface materials or levels; or</p> <p>(c) landscape treatments.</p> <p><b>AO20.2</b> Loading and storage areas are well lit or can be locked after hours.</p>
<p><b>Security</b> <b>PO21</b> Development facilitates the security of people and property having regard to:</p> <p>(a) opportunities for casual surveillance and sight lines;</p> <p>(b) exterior building design that promotes safety;</p> <p>(c) appropriate signage and wayfinding;</p> <p>(d) building entrances, loading and storage areas that are well lit and lockable after hours.</p> <p><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></p>	<p>No acceptable outcomes provided</p>
<p><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.</p>	<p><b>AO22</b> Waste storage areas are visually screened by landscaping or fencing.</p>
<p><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.</p>	<p><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.</p>
<p><b>Vandalism</b> <b>PO24</b> Buildings and structures are designed to minimise opportunities for vandalism.</p>	<p><b>AO24</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 or where solid blank surfaces are unavoidable, employ measures in the form of landscaping, creepers, murals, vandal resistant paint;</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>
<p><b>Lighting</b> <b>PO25</b> Lighting of appropriate intensities maximises safety.</p>	<p><b>AO25.1</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>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></p>



Performance outcomes	Acceptable Outcomes
	<p>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>

## Earthworks and Drainage Table 6.5.2.3 Criteria for 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>

## Environment and heritage Table 6.5.2.3 Criteria for assessment. (part)

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<i>Environment and heritage</i>	
<p><b>PO30</b> Development:</p> <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>	<p><b>AO30.1</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>AO30.2</b> Development on a site adjoining a local heritage place respects the cultural heritage significance of the place by mitigating any</p>





Performance outcomes	Acceptable Outcomes
	adverse impacts on the setting or integrity of the heritage values.  <i>Editor's Note</i> —Local heritage places are identified on the <a href="#">Heritage and Character Area Overlay Maps in schedule 2</a> .
<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.	No acceptable outcome provided
<b>PO32</b> The storage of materials on-site does not cause a public health hazard or environmental nuisance.	No acceptable outcome provided.

## Infrastructure Table 6.5.2.3 Criteria for assessment. (part)

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<i>Infrastructure</i>	
<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.	<b>AO33</b> Development is connected to reticulated water supply, sewerage and electricity infrastructure networks.
<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.	No acceptable outcome provided

## Car Parking Table 6.5.2.3 Criteria for assessment. (part)

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
<i>Car Parking</i>	
<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.	<b>AO35</b> Parking is provided in accordance with Table 9.4.2.4 of the <a href="#">Driveways and Parking Code</a> .

## Additional provisions for the Venture Drive Enterprise Precinct Table 6.5.2.3 Criteria for assessment . (part)

Performance outcomes	Acceptable Outcomes
<i>Additional provisions for the Venture Drive Enterprise Precinct</i>	
<b>PO36</b> Development is for industry and other small scale compatible uses to encourage opportunities for co-location including creative industries and small scale enterprise.	No acceptable outcome provided.
<b>PO37</b> Development is 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.	No acceptable outcome provided.



Performance outcomes	Acceptable Outcomes
<p><b>PO38</b>                      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"> <li>(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</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; and</li> <li>(c) 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.</li> </ul>	<p>No acceptable outcome provided.</p>



## 6.6 Recreation zones category

### 6.6.1 Recreation and Open Space Zone Code

#### 6.6.1.1 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)**.

#### 6.6.1.2 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 and Figure 6.6.1.5.

*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**

**Role and function 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, comfortable and efficient operation of recreation and open space activities.	No acceptable outcome provided
<b>PO6</b> Development for indoor sport and recreation does not include an	No acceptable outcome provided



Performance outcomes	Acceptable outcomes
amusement parlour or bowling alley.	
<p><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.</p>	No acceptable outcome provided
<p><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>	<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 a sporting club or community use, including indoor and outdoor dining space, does not exceed a gross floor area of 150m<sup>2</sup>.</p>
<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.</p>	<p><b>AO9</b> Function facilities do not exceed 300m<sup>2</sup> of gross floor area excluding where located on the portion of Lot 3 SP246584 to the north of Walter Hay Drive.</p>
<p><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.</p>	No acceptable outcome provided
<p><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.</p>	No acceptable outcome provided
<p><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.</p>	No acceptable outcome provided
<p><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.</p>	<p><b>AO13</b> The location of the open space area is to be fronting Lanyana Way, generally in accordance with <a href="#">Figure 7.2.5.4</a> (Noosa Junction Framework and Character Plan) and <a href="#">Figure 6.6.1.4</a> and <a href="#">Figure 6.6.1.5</a>.</p>
<p><b>Noosa Business Centre</b> <b>PO14</b> The first stage of development of the Noosa Business Centre Village mixed-use precinct includes: (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>;</p>	<p><b>AO14</b> 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>



Performance outcomes	Acceptable outcomes
<p>(b) the village green space being turfed and landscaped including pathways and seating; and</p> <p>(c) a pedestrian link between the Noosa Civic shopping centre building and the main street area that passes through the village green space.</p>	

**Built form 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> <p>(a) are low rise and have a visual bulk and architectural scale consistent with the open space character of the area;</p> <p>(b) do not visually dominate the street, surrounding spaces or skyline;</p> <p>(c) preserve the amenity of the open space setting and adjoining residential land including privacy, views and access to sunlight for residential dwellings;</p> <p>(d) respect the scale of surrounding vegetation;</p> <p>(e) have a maximum building height of:</p> <p>(i) one storey if within the area of a commercial jetty lease; or</p> <p>(ii) otherwise two storeys.</p>	<p><b>AO15.1</b> Buildings and structures are no more than:</p> <p>(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</p> <p>(b) otherwise 8 metres in building height (for buildings) and height (for structures) measured from the ground level.</p> <p><b>AO15.2</b> Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed the respective building heights in AO15.1</p> <p><b>Editor's note</b>—refer to figure <a href="#">AP3-13A</a></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>AO16.1</b> Site cover does not exceed:</p> <p>(a) 45% for the portion of Lot 3 SP 246584 north of Walter Hay Drive, Noosaville; or</p> <p>(b) otherwise 10%.</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>AO17.1</b> Buildings or roofed structures do not generally exceed a gross floor area of:</p> <p>(a) 1000m<sup>2</sup> for the portion of Lot 3 SP246584 to the north of Walter Hay Drive, Noosaville; or</p> <p>(b) otherwise 100m<sup>2</sup> excluding major sporting clubs, clubhouse facilities which do not exceed 800m<sup>2</sup>.</p> <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 court, 30 metres.</p>
<p><b>Setbacks</b> <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</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>



Performance outcomes	Acceptable Outcomes
<p>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>(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: (a) 12 metres from the road frontage; and (b) 5 metres from any other site boundary</p> <p><b>AO18.3</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 <a href="#">Figure AP3-15A</a>.</p>

**Building Design and streetscape 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>
<p><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.</p>	<p><b>AO20</b> The main roof of the building has a roof pitch no less than 5 degrees and incorporates minimum 600 millimetre eaves.</p>
<b>PO21</b>	<b>AO21</b>



Performance outcomes	Acceptable Outcomes
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.	Site facilities provide for equitable access, safety and comfort for all anticipated site users.
<p><b>PO22</b></p> <p>Different styles of seating and shaded spaces are provided for comfort and to promote social interaction.</p>	<p><b>AO22</b></p> <p>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.</p> <p><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></p>
<p><b>PO23</b></p> <p>Development maximises and protects valued vistas and view lines to waterways, mountains, natural features or pleasing architectural or landscape features in the location.</p>	No acceptable outcome provided
<p><b>PO24</b></p> <p>Existing significant trees are incorporated into building design and complemented by additional endemic vegetation.</p>	No acceptable outcome provided
<p><b>PO25</b></p> <p>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.</p>	No acceptable outcome provided

## Safety and Amenity Table 6.6.1.3 - Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
<b>Safety and amenity</b>	
<p><b>PO26</b></p> <p>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> <p><i><b>Editor's note</b>—development should reflect the principles of <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</i></p>	No acceptable outcome provided
<p><b>PO27</b></p> <p>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>PO28</b> Pathways allow clear sightlines in all directions.</p>	<p>No acceptable outcome provided</p>
<p><b>Lighting</b> <b>PO29</b> Lighting of appropriate intensities is provided to building entrances, carparks and pedestrian paths provided to maximise safety.</p>	<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>
<p><b>Vandalism</b> <b>PO30</b> Buildings and structures are designed to minimise opportunities for vandalism.</p>	<p><b>AO30</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>

## Vehicle parking and access Table 6.6.1.3 - Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<b>Vehicle parking and access</b>	
<p><b>PO31</b> Internal access ways and car parking are designed to ensure the safety of pedestrians and cyclists and users of open space.</p>	<p>No acceptable outcome provided</p>
<p><b>PO32</b> Development encourages the use of public transport and access via alternative motor vehicles such as scooters.</p> <p><i>Editor's Note— The number of car parking spaces required is specified in <a href="#">Table 9.4.1.4</a></i></p>	<p>No acceptable outcome provided</p>
<p><b>PO33</b> Public Open Space and natural vegetation is not lost for car parking.</p>	<p>No acceptable outcome provided</p>

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.

## Pedestrian and cycling connectivity 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>

## Earthworks and drainage Table 6.6.1.3 - Criteria for assessment (part)

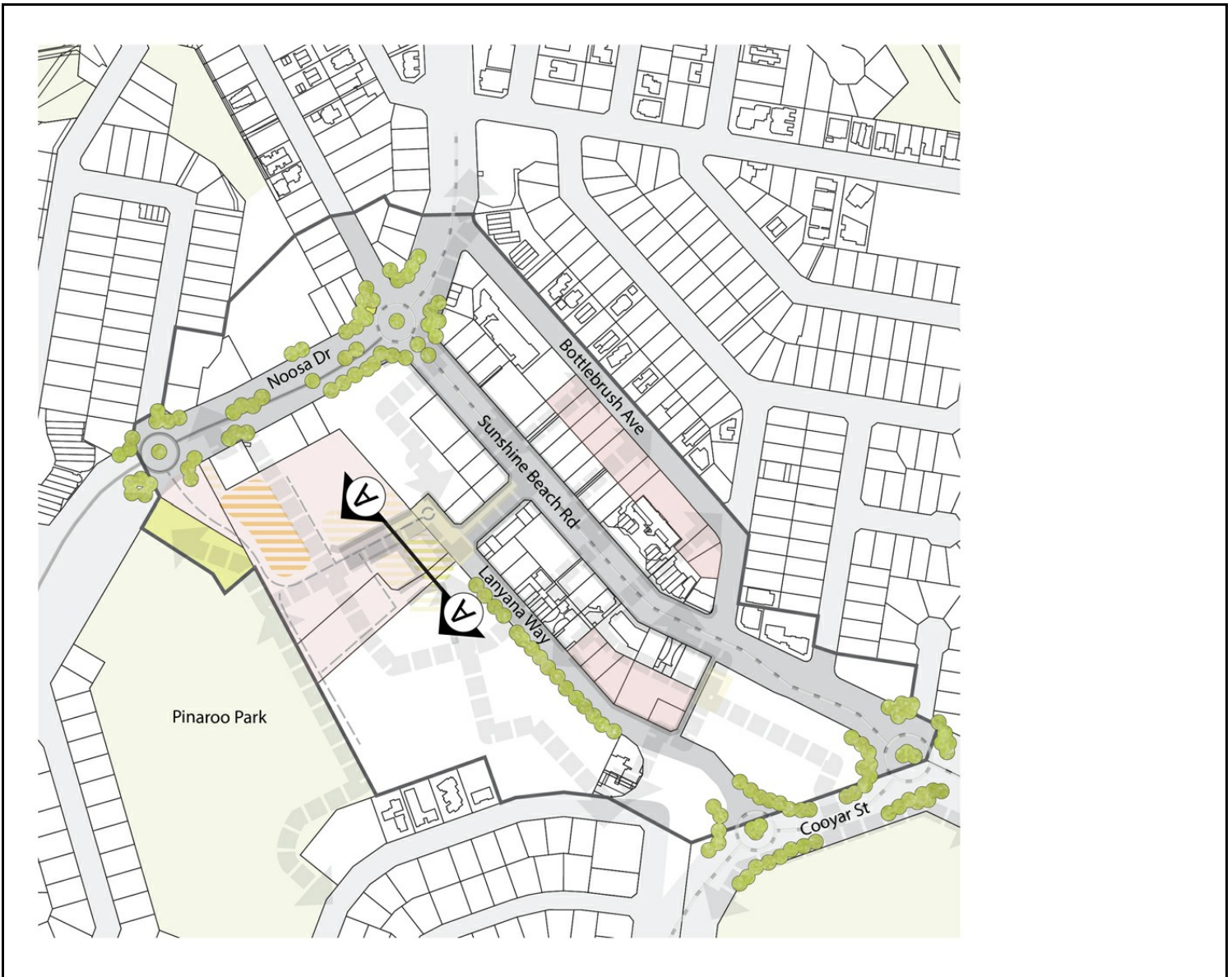
Performance outcomes	Acceptable Outcomes
<b>Earthworks and drainage</b>	
<b>PO37</b> Filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by: <ul style="list-style-type: none"> <li>(a) causing ponding of water 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.

## Environment and heritage Table 6.6.1.3 - Criteria for assessment (part)

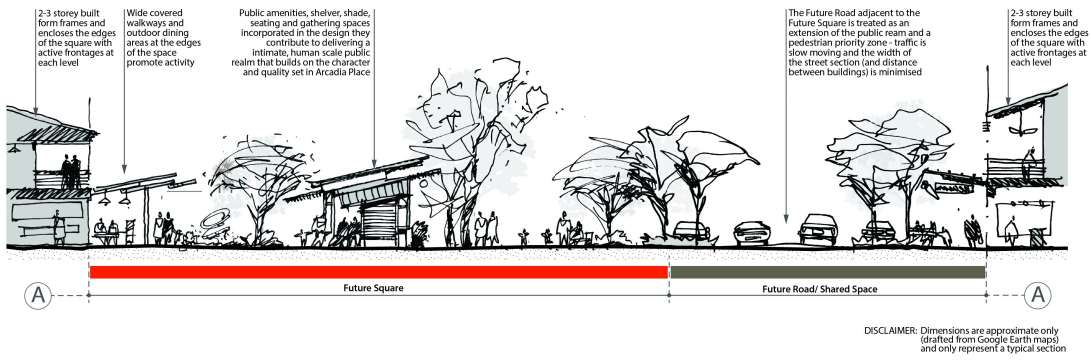
Performance outcomes	Acceptable Outcomes
<b>Environment and heritage</b>	
<b>PO38</b> Development: <ul style="list-style-type: none"> <li>(a) has minimal impact on the natural landform of the site;</li> <li>(b) does not lead to erosion or the transport of sediments off site;</li> <li>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</li> </ul>	<b>AO38.1</b> 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>AO38.2</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.

Performance outcomes	Acceptable Outcomes
	<b>Editor's Note:</b> Local heritage places are identified on the <a href="#">Heritage and Character Area Overlay Maps</a> in schedule 2.
<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.	No acceptable outcome provided
<b>PO40</b> Development does not adversely impact on the Lake Macdonald water supply.	<b>AO40</b> Buildings and other structures within the Lake Macdonald catchment are located above the 98.5 metres AHD level.

**Figure 6.6.1.4 - Noosa Junction Key Plan**



**Figure 6.6.1.5 - Noosa Junction Sketch Section**



[Click here to view high resolution PDF](#)

## 6.7 Environmental zones category

### 6.7.1 Environmental Management and Conservation Zone Code

#### 6.7.1.1 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)**.

#### 6.7.1.2 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**

**Role and function Table 6.7.1.3 - Criteria for assessment (Part)**

Performance outcomes	Acceptable outcomes
<i>Role and function</i>	
PO1 The Environmental management and conservation zone primarily	No acceptable outcome provided



Performance outcomes	Acceptable outcomes
protects land identified as ecologically important areas, water catchments, beach protection or coastal management areas and land with historical or cultural values.	
<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

## Building design and built form 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— (a) are low rise, and have a maximum building height of 1 storey; (b) have a minimal footprint on the land; (c) do not visually dominate the site or surrounding spaces; and (d) are low set and of a smaller scale to the prevailing vegetation around them.	<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 excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 4 metres in building height.  <i>Editor's note—refer to figure AP3-13A</i>
<b>Setbacks and siting</b> <b>PO8</b> Buildings and structures are appropriately set back so as to—	<b>AO8.1</b> Buildings and structures are sited on that part of the site with the



Performance outcomes	Acceptable outcomes
<p>(a) avoid and minimise disturbance on the ecological values of the land, waterways and wetlands, water quality, coastal processes and heritage values;</p> <p>(b) provide adequate distance from adjoining land uses;</p> <p>(c) allow for vegetation retention and regrowth around buildings and structures; and</p> <p>(d) protect the natural character and visual amenity of the Noosa River system and other watercourses.</p>	<p>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> <p>(a) 20 metres from a street frontage;</p> <p>(b) 10 metres from boundaries adjoining land in a residential zone;</p> <p>(c) a distance greater than the width of the riparian buffer area shown on <a href="#">Biodiversity, Waterway and Wetland Overlay</a> maps;</p> <p>(d) 100 metres from the level of Highest Astronomical Tide (HAT) in tidal areas (and to incorporate natural vegetation and other buffer elements)</p> <p>(e) 50 metres from freshwater habitats (and to incorporate natural vegetation and other buffer elements)</p> <p>(f) 4.5 metres to other boundaries; and</p> <p>(g) 3 metres from another building or structure on the same site.</p>
<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> <p>(a) responding to the landscape and landform of their site;</p> <p>(b) preserving the natural amenity of the site;</p> <p>(c) incorporating existing natural vegetation as an integral part of design;</p> <p>(d) being discreet in appearance when viewed from adjacent properties, roads, waterways or other areas in the vicinity of the site;</p> <p>(e) incorporating roof forms, articulation, materials and finishes that assist in blending the building or structure into the landscape; and</p> <p>(f) using natural sustainable building materials.</p>	<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><i><b>Editor's Note—</b> 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><i><b>Editor's Note—</b> 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>
<p><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.</p>	<p>No acceptable outcome provided</p>
<p><b>PO11</b></p>	<p>No acceptable outcome provided</p>



Performance outcomes	Acceptable outcomes
Existing significant trees are incorporated into building design and complemented by additional endemic vegetation.	
<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>

## Vehicle parking, access and connectivity 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

## Safety and amenity 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> <i>Editor's note—development should reflect the principles of <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</i>	No acceptable outcome provided
<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> <b>PO17</b>	<b>AO17</b>





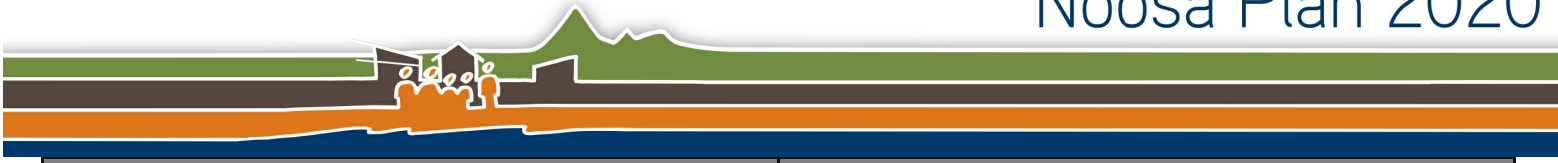
Performance outcomes	Acceptable outcomes
Buildings and structures are designed to minimise opportunities for vandalism.	Buildings or structures that are visible from and accessible from a public street or laneway— <ul style="list-style-type: none"> <li>(a) avoid the use of solid fences and blank walls 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>

## Earthworks and drainage 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.

## Environment and heritage 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> 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>AO19.2</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 views: <ul style="list-style-type: none"> <li>(a) from the lake; and</li> <li>(b) to the lake and beyond when viewed from private lands and</li> </ul>	No acceptable outcomes provided



Performance outcomes	Acceptable outcomes
from public areas, including the Botanical Gardens.	

## 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**

**Role and function Table 6.8.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Role and function</b>	
<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> 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	<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> .



Performance outcomes	Acceptable outcomes
<p>precinct) incorporates provision for a sub-regional transit facility, on a separate unencumbered lot with a minimum area of 5,000m<sup>2</sup>.</p>	
<p><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.</p>	<p><b>AO7.1</b> The following sites are retained as residential care facilities:-</p> <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> <p><b>AO7.2</b> The following sites are developed and retained as integrated residential care and retirement facilities:</p> <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>
<p><b>PO8</b> Residential care and retirement facilities develop where there is local community demand for such residential uses.</p>	<p>No acceptable outcome provided</p>
<p><b>Short-term accommodation</b> <b>PO9</b> Short-term accommodation develops in conjunction with an educational establishment or hospital on the same site.</p>	<p>No acceptable outcome provided</p>
<p><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.</p>	<p>No acceptable outcome provided</p>
<p><b>Markets</b> <b>PO11</b> Temporary or periodic markets are supported by existing facilities and do not significantly impact on the amenity, safe traffic environment and character of the surrounding area.</p>	<p>No acceptable outcome provided</p>
<p><b>Club</b> <b>PO12</b> Clubs develop in conjunction with a community activity on the same site.</p>	<p><b>AO12</b> Clubs do not exceed 500m<sup>2</sup>.</p>
<p><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.</p>	<p><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.</p>



Performance outcomes	Acceptable outcomes
	<p><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></p>
<p><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.</p>	No acceptable outcome provided
<p><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.</p>	No acceptable outcome provided
<p><b>PO16</b> The existing and future operational requirements of the Noosa Airport are protected from inappropriate or incompatible development.</p>	No acceptable outcome provided

**Built form Table 6.8.1.3 Criteria for assessment (part)**

Performance outcomes	Acceptable outcomes
<b>Built form</b>	
<p><b>Height</b> <b>PO17</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 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.</li> </ul>	<p><b>AO17.1</b> Within urban boundaries buildings and other structures are no more than 8 metres in building height.</p> <p><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.</p> <p><b>AO17.3</b> Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 8 metres in building height. <i>Editor's note—refer to figure AP3-13A</i></p> <p><i>Editor's Note—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 within urban boundaries or 25 metres outside urban boundaries.</i></p>
<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> </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>



Performance outcomes	Acceptable outcomes
<p>(e) facilitates onsite stormwater management and vehicular access.</p>	
<p><b>Setbacks</b> <b>PO19</b> Buildings and other structures:</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) allow space for required vehicle parking;</p> <p>(c) preserve existing vegetation to buffer the building;</p> <p>(d) allow for landscaping between buildings;</p> <p>(e) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief; and</p> <p>(f) help protect the natural character and visual amenity of the Noosa River system and other watercourses where relevant.</p>	<p><b>AO19.1</b> Buildings and roofed structures are set back:</p> <p>(a) for sites within urban boundaries at least:</p> <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> <p>(b) for sites outside of the urban boundaries at least:</p> <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> <p>AND</p> <p>(c) a distance greater the riparian buffer area shown on Biodiversity, Waterways and Wetlands Overlay maps.</p> <p>(d) 100 metres from the level of Highest Astronomical Tide (HAT) in tidal areas (and to incorporate natural vegetation and other buffer elements)</p> <p>(e) 50 metres from freshwater habitats (and to incorporate natural vegetation and other buffer elements)</p> <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 as shown in <a href="#">Figure AP3-15A</a>.</p> <p><i>Editor's note— If there is a conflict between minimum boundary setbacks, the greater setback prevails.</i></p>

**Building design and streetscape 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> <p>(a) provide focal points for the community;</p> <p>(b) relate to the setting and character of the locality where relevant;</p>	<p>No acceptable outcome provided</p>



Performance outcomes	Acceptable outcomes
<p>(c) be accessible and functional for a wide range of users; and</p> <p>(d) maximise opportunities for co-locating a range of compatible community and recreation activities.</p>	
<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 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) is well articulated with strong horizontal and vertical design elements providing an interesting streetscape; and</li> <li>(i) 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> <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>	No acceptable outcome provided
<p><b>PO26</b></p>	





Performance outcomes	Acceptable outcomes
Buildings on corner sites define the street intersection and include interesting or decorative features and design elements.	No acceptable outcome provided

## Landscaping Table 6.8.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
<b>Landscaping</b>	
<p><b>PO27</b> Landscape treatments soften and improve the visual appearance of the building, outdoor spaces and service areas.</p>	<p><b>AO27.1</b> Entries, outdoor spaces and outdoor dining areas are treated with hard and soft landscaping features.</p> <p><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.</p>
<p><b>PO28</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>AO28.1</b> The minimum area required for landscaping is no less than 15% of the site area with the following minimum dimensions:</p> <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> <p><b>AO28.2</b> Landscaping is designed, planted and maintained in accordance with <a href="#">PSP2 Landscaping</a>.</p>

## Safety and amenity Table 6.8.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
<b>Safety and amenity</b>	
<p><b>PO29</b> Where land adjoins the major road network, land within a residential zone or a sensitive land use:</p> <ul style="list-style-type: none"> <li>(a) development is appropriately setback and buffered by vegetation or other screening;</li> <li>(b) development is of a scale compatible with buildings in the adjoining residential zone; and</li> <li>(c) buildings and other structures contribute to the streetscape and skyline.</li> </ul>	<p><b>AO29</b> Where adjoining land in a residential zone or a sensitive land use:</p> <ul style="list-style-type: none"> <li>(a) a minimum 1.8 metre high solid acoustic screen fence and a 2 metre wide landscape strip is provided along the full length of all common site boundaries; and</li> <li>(b) intrusive or noise generating outdoor activities are located and orientated away from sensitive land uses.</li> </ul>
<p><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.</p>	<p><b>AO30</b> Outdoor sport and recreation uses are set back 50 metres from any sensitive land use.</p>
<p><b>Overlooking</b> <b>PO31</b></p>	<p><b>AO31</b></p>



Performance outcomes	Acceptable outcomes
<p>Development maintains reasonable privacy, amenity and use of indoor and outdoor living areas to surrounding residential uses.</p>	<p>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.</p>
<p><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.</p>	<p><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:</p> <ul style="list-style-type: none"> <li>(a) located no closer than 3 metres from any boundary; and</li> <li>(b) screened from view from outside the site.</li> </ul>
<p><b>PO33</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> <p><i>Editor's note—development should reflect the principles of <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</i></p>	<p>No acceptable outcomes provided</p>
<p><b>Lighting</b> <b>PO34</b> Lighting of appropriate intensities is provided to building entrances, carparks and pedestrian paths is provided to maximise safety.</p>	<p><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.</p> <p><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.</p> <p><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.</p> <p><b>AO34.4</b> Lighting is directed onto the site and away from neighbouring properties.</p> <p><b>AO34.5</b> Vandal-resistant lighting is used in publicly accessible areas.</p>
<p><b>PO35</b> All property boundaries are clearly identifiable with public and private spaces clearly defined.</p>	<p><b>AO35.1</b> Boundaries are identified by such means as:</p> <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>



Performance outcomes	Acceptable outcomes
	<p><b>AO35.2</b> Loading and storage areas are well lit or can be locked after hours.</p>
<p><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.</p>	<p><b>AO36</b> Security fencing, signage and landscaping is provided to clearly delineate private property and prevent unauthorised entry.</p>
<p><b>PO37</b> All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.</p>	<p><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).</p>
<p><b>PO38</b> Building entries are visible and easily identifiable.</p>	<p><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.</p> <p><b>AO38.2</b> All entrances/exits to buildings are well lit and signed.</p> <p><b>AO38.3</b> Entrances/exits are located to provide a direct link to driveways and car parking areas.</p> <p><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:</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>PO39</b> Buildings and structures are designed to minimise opportunities for vandalism.</p>	<p><b>AO39</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 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>
<p><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.</p>	<p>No acceptable outcome provided</p>
<p><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.</p>	<p>No acceptable outcome provided</p>



Performance outcomes	Acceptable outcomes
<p><b>Editor's note</b>— Development will meet the requirements of the <a href="#">Driveways and Parking Code</a>.</p>	
<p><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.</p>	<p><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.</p> <p><b>Editor's note</b>— Specific access requirements are specified with the <a href="#">Community activities code</a>.</p>
<p><b>PO43</b> Vehicle access to Carramar Noosa Care is to be via Cooroy-Noosa Road only with no vehicular access off Carramar Street, Tewantin</p>	<p>No acceptable outcome provided.</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 site or it's surrounds.</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 open space.</p>
<p><b>Pedestrian and cycling connectivity</b> <b>PO45</b> Areas used for community and recreation activities complement, and where practicable, are connected to open space or community uses.</p>	<p><b>AO45</b> Areas used for community and recreation activities are physically connected by a sealed pathway to other land in the Community facilities zone, Recreation and Open Space zone and the Environmental management and conservation zone within a radius of 500 metres of the site.</p>
<p><b>PO46</b> Pedestrian safety and convenience is not threatened or reduced by additional vehicular driveways.</p>	<p><b>AO46.1</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>AO46.2</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 <a href="#">figure AP3-11A</a> for design outcomes for car parking.</p>
<p><b>PO47</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.</p>	<p><b>AO47</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.</p>

## Earthworks and drainage Table 6.8.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
<b>Earthworks and drainage</b>	
<p><b>PO48</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:</p>	<p><b>AO48</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.</p>



Performance outcomes	Acceptable outcomes
<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 adversely affecting the flow of water in any overland flow path.</p>	

## Environment and heritage Table 6.8.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
<b>Environment, heritage and scenic amenity</b>	
<p><b>PO49</b> Development:</p> <p>(a) retains natural vegetation wherever possible;</p> <p>(b) has minimal impact on the natural landform of the site;</p> <p>(c) does not lead to erosion or the transport of sediments off site;</p> <p>(d) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</p>	<p><b>AO49.1</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>AO49.2</b> 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>AO49.3</b> 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>

## Infrastructure Table 6.8.1.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
<b>Infrastructure</b>	
<p><b>PO50</b> 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>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.</p>	No acceptable outcome provided

## 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 that 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 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) Development displays a high standard of amenity in terms of built form, scale, character and 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.*

## Role and function Table 6.8.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
<b>Role and function</b>	
<p><b>PO1</b> Development provides for a range of innovative, creative and knowledge based industries and business activities that diversify our economy and offers locally based employment opportunities.</p> <p><i>Editor's Note: examples of suitable industries above include:</i></p> <ul style="list-style-type: none"> <li>• additive manufacturing (3D printing)</li> <li>• robotics and automation</li> <li>• advanced materials</li> <li>• artificial intelligence and machine learning</li> <li>• nanotechnologies</li> <li>• biotechnologies</li> </ul>	<p><b>AO1</b> Development is aligned with and ensures employment opportunities are offered in one or more the following priority sectors:</p> <ol style="list-style-type: none"> <li>(a) digital economy;</li> <li>(b) creative industries;</li> <li>(c) knowledge industries;</li> <li>(d) science, research and technology;</li> <li>(e) environmental industries; and</li> <li>(f) education and training.</li> </ol>
<p><b>PO2</b> The business use or activity is of a scale and intensity compatible with existing development nearby.</p>	No acceptable outcome provided
<p><b>PO3</b> Development ensures that:</p> <ol 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> </ol>	No acceptable outcome provided

## Built form Table 6.8.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
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<b>Built form</b>	
<p><b>Height</b> <b>PO4</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) 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>	<p><b>AO4.1</b> Buildings and other structures are no more than 8 metres in building height.</p> <p><b>AO4.2</b> Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 8 metres in building height.</p> <p><i>Editor's note—refer to figure AP3-13A</i></p>
<p><b>Site Cover and Gross floor area</b> <b>PO5</b> The site cover and gross floor area of buildings and other roofed 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 onsite stormwater management and vehicular access.</li> </ul>	<p>No acceptable outcome provided</p>
<p><b>Plot Ratio</b> <b>PO6</b> For the Innovation Zone, the maximum plot ratio for a site is as follows:</p> <ul style="list-style-type: none"> <li>(a) 0.8:1 for site areas up to and including 2,000m<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>	<p>No acceptable outcome provided.</p>
<p><b>Density</b> <b>PO7</b> The density of development within the site area:</p> <ul style="list-style-type: none"> <li>(a) is compatible with surrounding development; and</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>	<p>No acceptable outcome provided</p>
<p><b>Setbacks</b> <b>PO8</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 land uses;</li> <li>(b) provide adequate separation distance from adjoining land</li> </ul>	<p><b>AO8</b> Buildings and other structures are set back:</p> <ul style="list-style-type: none"> <li>(a) 6 metres to any road frontage;</li> <li>(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.</li> </ul>



Performance outcomes	Acceptable outcomes
<p>uses;</p> <p>(c) allow space for required vehicle parking;</p> <p>(d) allow for landscaping between buildings including the preservation of existing vegetation that would buffer or complement the proposed building;</p> <p>(e) avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief.</p>	

## Streetscape and design Table 6.8.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
<b>Streetscape and design</b>	
<p><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.</p>	No acceptable outcome provided.
<p><b>PO10</b> Streetscape treatments are provided to enhance amenity and to contribute positively to the local area, particularly along the major road network.</p>	No acceptable outcome provided
<p><b>PO11</b> Buildings and other structures present a high quality streetscape with design elements and building forms that:</p> <p>(a) define the street and public spaces;</p> <p>(b) provide a consistent building alignment fronting the street and public spaces;</p> <p>(c) contribute to their setting, including the skyline; and</p> <p>(d) for corner sites, are focal points that contribute positively to defining the street.</p>	No acceptable outcome provided
<p><b>PO12</b> Buildings and other structures present a high quality design 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) break down the facade into finer scaled components;</p> <p>(c) provide strong visual relationships to public open space in the vicinity;</p> <p>(d) create pedestrian scale and visual interest;</p> <p>(e) present subtle changes in colours, textures and materials to break up the building facades;</p> <p>(f) integrate signage with the building design; and</p> <p>(g) integrate landscaping into the building design and car parking areas.</p>	<p><b>AO12.1</b> Buildings incorporate horizontal and vertical articulation.</p> <p><b>AO12.2</b> Elevations are no longer than 15 metres without articulation of at least 0.75 metres and present changes in textures and materials to break up building facades.</p> <p><b>AO12.3</b> Frontages to public streets or semi-public spaces are articulated with vertical elements to emphasise a finer-grained building frontage.</p> <p><b>AO12.4</b> Buildings incorporate:</p> <p>(a) variations in plan shape, such as steps, recesses, projections or splays;</p> <p>(b) variations in the vertical profile, with steps or slopes at different level;</p> <p>(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</p>





Performance outcomes	Acceptable outcomes
	<p>structure;</p> <p>(d) balconies, verandahs or terraces; and</p> <p>(e) planting, particularly on terraces, and low-level roof decks or incorporate other landscape elements such as green walls.</p> <p><b>AO12.5</b> For multi-site developments buildings maintain the appearance of smaller buildings or varied frontages and reflect the fine 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 <a href="#">AP3-11A</a> or design outcomes for shared driveways and car parking.</p>
<b>Basements</b>	
<p><b>PO14</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) is screened through landscaping; and</p> <p>(d) does not present as a storey to the street.</p>	<p><b>AO14</b> Basements are:</p> <p>(a) limited to one access a maximum width compliant with the relevant Australian Standards; and</p> <p>(b) do not encroach into building setback areas.</p>
<b>Access</b>	
<p><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 <a href="#">Figure 7.2.4.5 (Noosa Business Centre framework and Character Plan)</a>.</p>	No acceptable outcome provided.

## Landscaping Table 6.8.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
<b>Landscaping</b>	
<p><b>PO16</b> Sufficient landscaped areas are provided to:</p> <p>(a) enhance the visual 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><b>AO16</b> The minimum area required for providing landscaping is no less than 10% of the site area with the following minimum dimensions:</p> <p>(a) 3 metres width along boundaries adjoining the road frontage;</p> <p>(b) 1 metre width along boundaries adjoining a property in any zone other than the Innovation Zone.</p>



Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> <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>	

## Safety and amenity Table 6.8.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
<b>Safety and amenity</b>	
<p><b>PO17</b> Where adjoining or adjacent to 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.</p>	No acceptable outcome provided.
<p><b>PO18</b> Buildings and structures adjacent to land in a residential zone:</p> <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
<p><b>PO19</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) 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
<p><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.</p>	No acceptable outcome provided
<p><b>PO21</b> Pathways allow clear sightlines in all directions.</p>	No acceptable outcome provided.
<p><b>PO22</b> Adequate lighting is provided to building entrances, car parks and pedestrian routes.</p> <p><i>Editor's Note—Applicants may find useful guidance in the Queensland Government's <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a></i></p>	No acceptable outcome provided.

## Drainage Table 6.8.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable outcomes
<i>Earthworks and Drainage</i>	
<p><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:</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>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.</p>

## Pedestrian and Cycling Connectivity Table 6.8.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<i>Pedestrian and Cycling Connectivity</i>	
<p><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.</p>	No acceptable outcome provided
<p><b>PO25</b> Public or semi-public spaces are integrated into the centre's pedestrian and cycle networks.</p>	<p><b>AO25.1</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>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.</p>

## Environment and heritage Table 6.8.2.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<i>Environment, heritage and scenic amenity</i>	
<p><b>PO26</b> 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>AO26</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>
<b>PO27</b>	



Performance outcomes	Acceptable Outcomes
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

## Infrastructure 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

## 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.

## 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, nominated provisions in Table 6.8.3.3 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 6.8.3.3 -Criteria for assessment**

## Role and function Table 6.8.3.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<i>Role and function</i>	
<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.	No acceptable outcome provided.
<b>PO2</b> Development does not result in the loss or diminished productive capacity of Agricultural Land Conservation Area.  <i>Editor's Note—Agricultural Land Conservation Areas are shown on the <a href="#">Agricultural Land Overlay Maps</a> in Schedule 2</i>	<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.  <b>AO2.2</b> Where there is an overriding need for incompatible



Performance outcomes	Acceptable Outcomes
	<p>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> <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 small scale and low 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>



Performance outcomes	Acceptable Outcomes
<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 ecologically important areas.</li> </ul>	No acceptable outcome provided.
<p><b>PO6</b> Extractive industry operations are limited to designated Key Resource Areas and at other known resources deposits where:</p> <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.

## Built form Table 6.8.3.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<b>Built form</b>	
<p><b>Building height and scale</b> <b>PO7</b> Buildings and other structures:</p> <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>	<p><b>AO7.1</b> Buildings are no more than two storeys in height.</p> <p><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.</p> <p><b>Alternative provision to the QDC</b></p> <p><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.</p> <p><b>AO7.4</b></p>



Performance outcomes	Acceptable Outcomes
	<p>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.</p> <p><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.</p> <p><b>AO7.6</b> Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed the respective building heights in AO1.1 , AO.2, AO7.3, AO7.4 and AO7.5 above.</p> <p><i>Editor's note—refer to figure AP3-13A</i></p>
<p><b>Setbacks</b></p> <p><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; and</li> <li>(d) avoid conflict with rural uses and activities on adjoining properties.</li> </ul> <p><i>Editor's note- For 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.</i></p>	<p><b>AO8.1</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 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> 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> 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> 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</li> </ul>





Performance outcomes	Acceptable Outcomes
	<p>the Environmental management and conservation zone;</p> <p>(b) a distance greater than the width of the riparian buffer area shown on Biodiversity, Waterways and Wetland Overlay maps;</p> <p>(c) 10 metres from a road frontage; and</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>AO8.5</b> On properties over 2 hectares in area, a distance of not less than 200 metres is provided between a sensitive land use and land on an adjacent rural zone property over 4 hectares in mapped <i>Agricultural Land Conservation Area</i>.</p> <p><b>Alternative provision to the QDC</b></p>

## Safety and amenity Table 6.8.3.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<b>Safety and amenity</b>	
<p><b>PO9</b> Development does not result in environmental harm or environmental nuisance to <i>sensitive land uses</i>.</p>	No acceptable outcome provided
<p><b>PO10</b> Development does not compromise the safety, capacity or operation of the road network.</p>	<p><b>AO10</b> Safe vehicular access is provided to and from the site without adversely impacting on the safety of the road network.</p>

## Environment and heritage Table 6.8.3.3 Criteria for assessment (part)

Performance outcomes	Acceptable Outcomes
<b>Environment, heritage and scenic amenity</b>	
<p><b>PO11</b> Development does not have a significant adverse impact on the natural values of the site including through:</p> <p>(a) loss of biodiversity values, fauna habitat and fish passage;</p> <p>(b) changes to natural drainage;</p> <p>(c) disturbance to any wetland systems;</p> <p>(d) erosion and the transport of sediments off site (including pollutants and other contaminants which would affect the capacity of agricultural lands);</p> <p>(e) worsening of landslide or fire risk;</p> <p>(f) on-site effluent disposal;</p> <p>(g) creation of dust and air pollutants;</p> <p>(h) disturbance of buildings and features, including natural features, of cultural heritage significance.</p>	<p><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.</p> <p><b>AO11.2</b> Natural Vegetation is retained wherever possible.</p> <p><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.</p>
<b>PO12</b>	<b>AO12</b>



Performance outcomes	Acceptable Outcomes
<p>Development and associated site 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;</li> <li>(b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream;</li> <li>(c) adversely affecting the flow of water in any overland flow path.</li> </ul>	<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>
<p><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.</p>	<p><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:</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— 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.</i></p>
<p><b>PO14</b> The visual amenity of Lake Macdonald, its foreshores and immediate surrounds are maintained or improved including views:</p> <ul style="list-style-type: none"> <li>(a) from the lake;</li> <li>(b) to the lake and beyond when viewed from private lands and from public areas, including the Botanical Gardens.</li> </ul>	<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> <ul style="list-style-type: none"> <li>(a) are visually responsive to the natural topography of the site, sitting within the landscape rather than dominating it;</li> <li>(b) step down slopes or use suspended floor construction, minimising cut and fill and avoiding benching of the site;</li> <li>(c) allow for retention of natural vegetation that assists in screening or visually softening development; and</li> <li>(d) incorporate materials, finishes and colours that complement the natural setting and integrate with the landscape and skyline.</li> </ul>	<p><b>AO15.1</b> To protect scenic amenity and other landscape qualities, buildings, structures and associated accessways are not constructed on land with a slope greater than 25%.</p> <p><b>AO15.2</b> On sloping sites or on ridgelines at the uppermost edge of a hill slope:</p> <ul style="list-style-type: none"> <li>(a) roof lines are generally parallel with contours of the land;</li> <li>(b) roofs do not exceed a pitch of 15 degrees; and</li> <li>(c) buildings do not protrude above the height of prevailing vegetation.</li> </ul> <p><i>Editor's note- refer to <a href="#">Figure 6.9.1A</a> and <a href="#">Figure 6.9.1B</a>. and <a href="#">Figure AP3-3B</a>.</i></p>

Performance outcomes	Acceptable Outcomes
	<p><b>AO15.3</b> Cut or fill is less than 1.5 metres in depth relative to natural ground surface.</p> <p><i><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 screened.</i></p>

**Noosa Trail Network 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>

## 6.8.4 Rural Residential Zone Code

### 6.8.4.1 Application

This code applies to:-

- assessable development on land within the Rural residential zone as identified on the zoning maps contained within [Schedule 2](#) (Mapping); and
- 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

- 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.
- The overall outcomes sought for the Rural residential zone are as follows:-
  - The Rural residential zone provides a high level of amenity for permanent residents.
  - Development is low density and semi-rural in nature with houses on large lots being the dominant form of development.
  - 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.
  - 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.
  - Small scale home hosted guest accommodation does not impact on the amenity or lifestyle of nearby residents.
  - 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**

**Role and function 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> <ul style="list-style-type: none"> <li>(a) is mapped as Agricultural Land Conservation Area on the <a href="#">Agricultural Land Overlay maps</a> in Schedule 2; and</li> <li>(b) has a property area greater than 4 hectares.</li> </ul>
<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> <ul style="list-style-type: none"> <li>(a) is at a scale and density that protects the environmental and lifestyle values of the land; and</li> <li>(b) does not detract from the rural residential character and amenity of adjoining properties.</li> </ul>	<p>No acceptable outcome provided</p>

**Built form 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> <ul style="list-style-type: none"> <li>(a) are low rise;</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) have a low site impact to maximise the opportunity to retain natural site characteristics, such as native vegetation and natural landforms;</li> <li>(d) respect the scale of surrounding vegetation; and</li> <li>(e) are no more than two storeys in height.</li> </ul>	<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 excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 8 metres in building height.</p> <p><i>Editor's note—refer to <a href="#">figure AP3-13A</a></i></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>

Performance outcomes	Acceptable Outcomes
	<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> <li>(c) 10 metres from the road frontage;</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><i>Alternative provision to the QDC</i></p>

## Safety and amenity 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> <ul style="list-style-type: none"> <li>(a) 3.6 metres for a full-sized court; or</li> <li>(b) 2.4 metres for a half court.</li> </ul> <p><b>AO8.3</b> Courts are not lit; or</p> <p><b>AO8.4</b> For lit courts:</p> <ul style="list-style-type: none"> <li>(a) lighting structures are not more than 8 metres in height and set back at least 2 metres from any property boundary;</li> <li>(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);</li> </ul>



Performance outcomes	Acceptable Outcomes
	<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 to rural roads.</p>	No acceptable outcome provided

## Scenic amenity 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> <p>(a) sensitive siting and design of buildings, structures, driveways and works;</p> <p>(b) retaining existing vegetation;</p> <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><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> <p>(a) is visually responsive to the natural topography of the site, sitting within the landscape rather than dominating it;</p> <p>(b) retains natural vegetation that assists in screening or visually softening development;</p> <p>(c) steps down slopes or uses suspended floor construction, minimising cut or fill; and</p> <p>(d) uses materials, finishes and colours that complement the natural setting and integrate with the landscape and skyline.</p>	<p><b>AO11.1</b> 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> <p><b>AO11.2</b> On sloping sites or on ridgelines at the uppermost edge of a hill slope:</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;</p> <p>(c) buildings do not protrude above the height of prevailing vegetation; and</p>



Performance outcomes	Acceptable Outcomes
	<p>(d) undercroft areas exceeding 1.5 metres in height are screened with landscaping or battens.</p> <p><b>Editor's note</b>—refer to <a href="#">Figure 6.9.1A</a> and <a href="#">Figure 6.9.1B</a> and <a href="#">Figure AP3-3B</a>.</p> <p><b>AO11.3</b> On sloping sites:</p> <p>(a) cut or fill is less than 1.5 metres in depth relative to natural ground level; and</p> <p>(b) slab on ground construction is avoided and splitlevel buildings with small floorplates are used as an alternative. Post and beam construction or suspended or pole construction techniques may be appropriate.</p> <p><b>AO11.4</b> On sloping sites or on ridgelines at the uppermost edge of a hill slope, buildings:</p> <p>(a) are constructed in lightweight materials such as timber or board, stainless steel, glass and corrugated iron;</p> <p>(b) 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 hues of the surrounding vegetation and landscape;</p> <p>(c) avoid large expanses of solid colours or reflective surfaces.</p>



## 6.9 Figures relevant to Zone Codes

Figure 6.9.1A - Sloping Sites

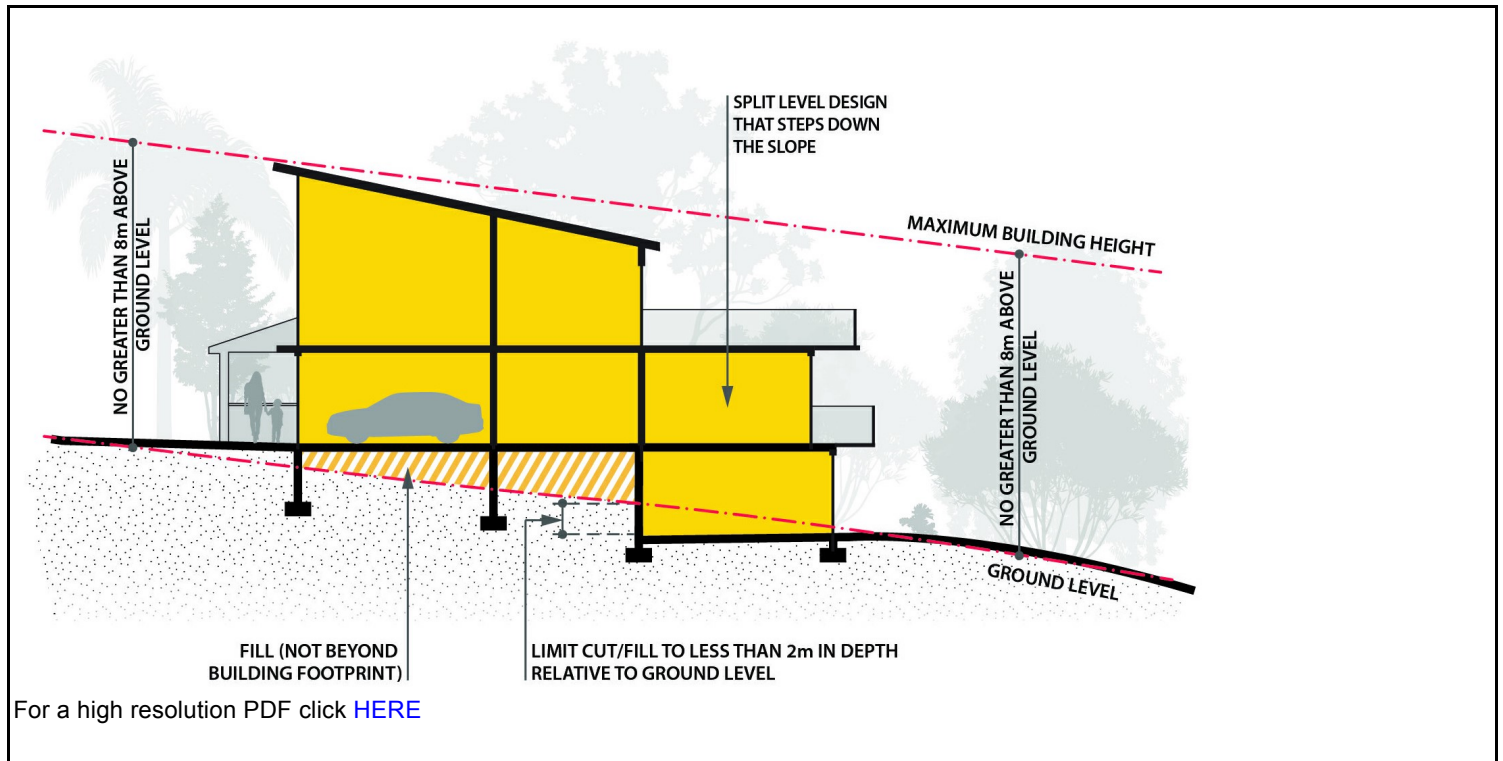


Figure 6.9.1B - Sloping Sites

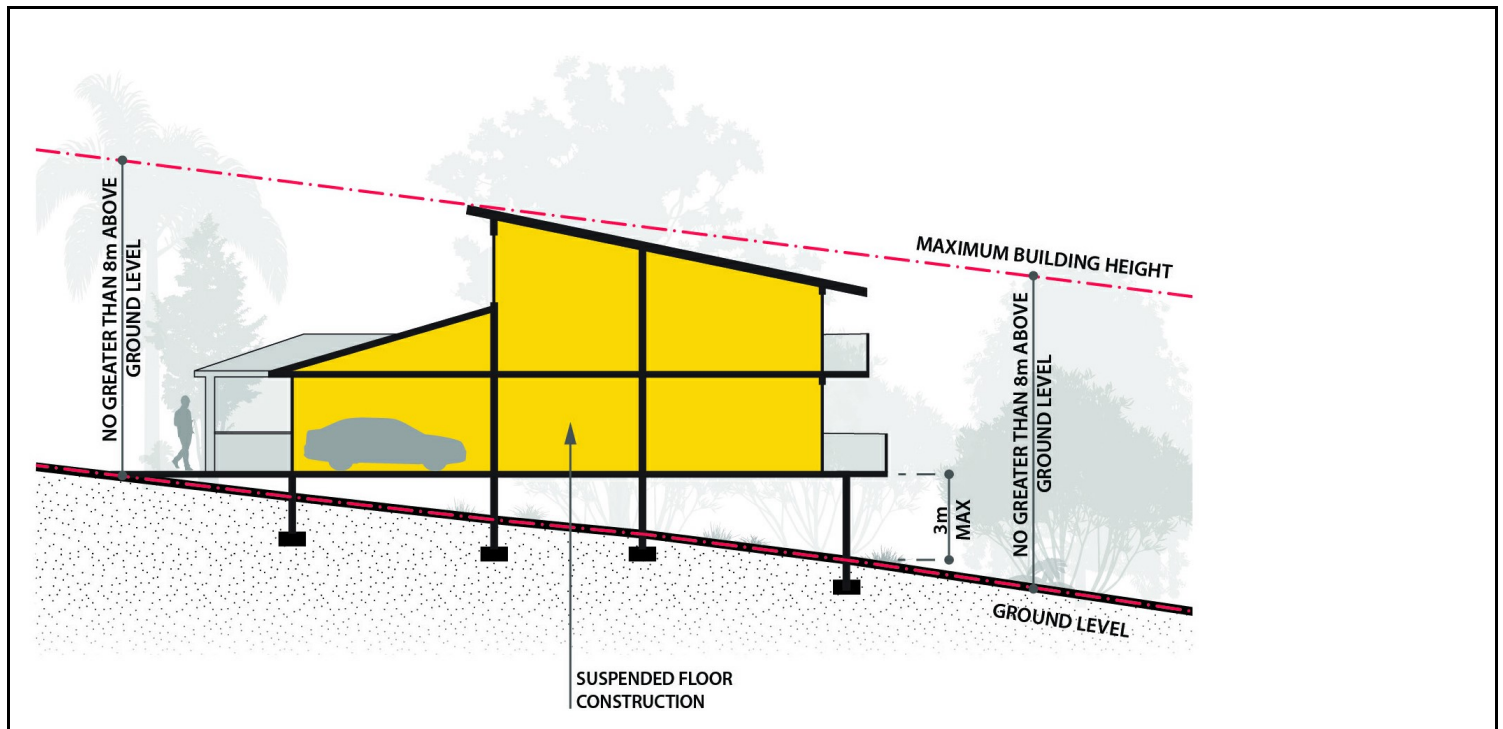


Figure 6.9.2 - Basements

