



USER GUIDE

Noosa Plan 2020 (the planning scheme) has been prepared to guide and regulate the development of land within Noosa Shire to ensure Noosa remains “Different by Nature”. This user guide will assist in understanding how to use and interpret the planning scheme.

Noosa Plan 2020 has been prepared in accordance with the requirements of the *Planning Act 2016*. It fits within a context of State, Regional and local planning and is an instrument approved by the Queensland Government.

For a full appreciation of the planning system of Queensland and how Noosa Plan 2020 will co- exist with other pieces of regulation and policy such as the *Planning Regulation 2017*, the SEQ Regional Plan and the State Planning Policy visit the Queensland Planning System web page at: www.planning.dsdmip.qld.gov.au

PURPOSE OF THE USER GUIDE

This User Guide provides an overview of:

- the structure of the Scheme;
- the types of development that are regulated;
- how to determine the categories of development and categories of assessment for development;
- the criteria used as part of the development assessment process; and
- the structure and application of the planning scheme codes.

User guide prepared by: Strategic Planning | Noosa Council, 9 Pelican St, Tewantin Qld 4565

Phone : 07 5329 6500 | Email: mail@noosa.qld.gov.au





STRUCTURE OF NOOSA PLAN 2020

Part 1: About the planning scheme	Introduces the scheme, provides guidance on interpretation, identifies the categories of development, and includes a hierarchy of assessment benchmarks in the event that there is inconsistency.
Part 2: State Planning provisions	Confirms which elements of the Queensland Government's State Planning Policy (SPP) are reflected in the scheme.
Part 3: Strategic Framework	Provides the overarching policy direction for future development in the Shire. It provides a vision and strategic outcomes for Noosa Shire covering: Settlement, Community Wellbeing, Housing Choice, Biodiversity and Environment, Economy and Employment, Transport and Movement and Infrastructure and Services.
Part 4: Local Government Infrastructure Plan	Contains a Local Government Infrastructure Plan (LGIP) which integrates infrastructure planning with land use planning, identifies the planned trunk infrastructure networks, and assists with long-term financial planning for trunk infrastructure. Council continues to impose infrastructure charges on development, with the charges going towards trunk infrastructure, based on its adopted Infrastructure Charges Resolution. The Charges Resolution can be viewed on Council's website.
Part 5: Tables of assessment	These tables identify whether a development application is necessary for each type of development. Where an application is required, the tables of assessment also specify the assessment benchmarks and requirements for the development.
Part 6: Zones	The Planning Scheme divides the shire into zones, which identify land for particular uses (e.g. residential, industrial, rural). Part 6 includes the zone codes which outline the requirements for each of the zones. Precincts may also be identified within part of a zone, and these precincts provide more specific planning considerations for a specific area.
Part 7: Local Plans	Provide for specific local plan areas such as distinct towns and villages and includes provisions relating to specific character treatments.
Part 8: Overlays	Overlays identify areas that have unique characteristics which require further planning consideration when a development is proposed. These characteristics may relate to natural hazards such as bushfire, flooding or landslides, contain a value such as biodiversity or heritage, or a constraint such as proximity to a quarry or regional infrastructure. This part includes the codes which outline the assessment requirements for each overlay.
Part 9: Development Codes	Includes the specific assessment criteria for types of development, such as 'Reconfiguring a Lot' applications or specific land use activities and works.
Schedules	The schedules contain a range of information such as mapping, definitions and planning scheme policies.

Categories of development and categories of assessment

Accepted development & Accepted development subject to requirements

A planning approval is not required for development that is categorised as being “accepted development”, however, there may be specific requirements that must be complied with for the development to be “accepted”. If the proposal does not comply with the requirements it will become assessable but only to the extent of the area(s) of non-compliance.

Other approvals may still be required (such as a building approval issued under the *Building Act 1975*).

Assessable development

Assessable development requires a planning approval. The assessable development category has two categories of assessment which could apply depending on the circumstances: code assessable development or impact assessable development.

Code assessable development is assessed against the identified assessment benchmarks.

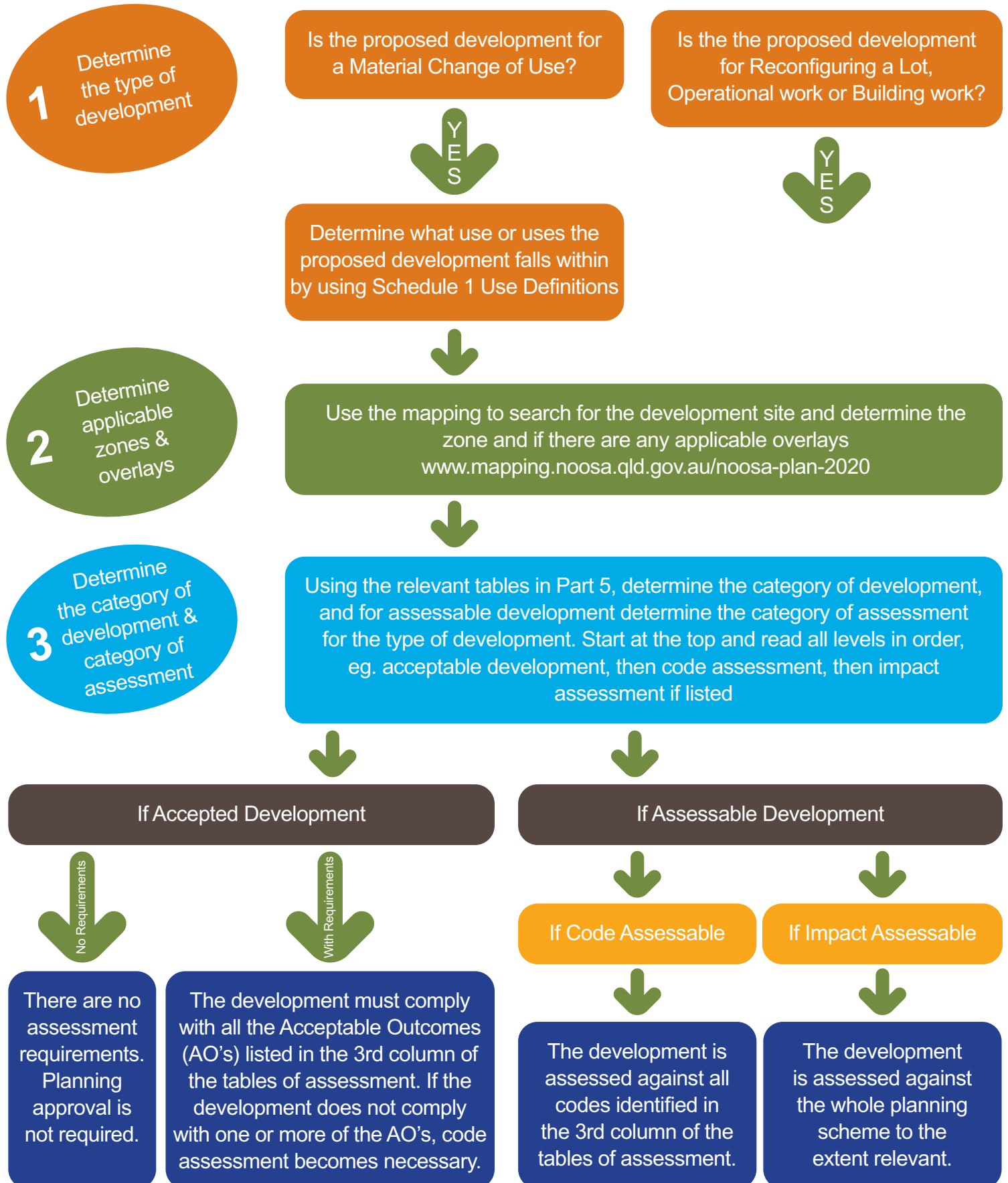
Impact assessable development is assessed against the whole planning scheme. Impact assessable development applications require public notification. The public notification provides opportunities for the public to make a submission on planning matters associated with the development. Any person who lodged a properly made submission has a legal right to appeal the Council’s decision to the Planning and Environment Court.

Development regulated by Noosa Plan 2020.

- **Making a material change of use of premises:**
Starting a new use or increasing the scale and intensity of an existing use.
- **Reconfiguring a lot:**
Subdivision or rearranging existing lot boundaries and some easements.
- **Carrying out building work**
- **Carrying out operational work:**
Excavating or filling, landscaping and clearing vegetation in particular circumstances.

Development can involve one or more of the above types of development. For each of these types of development, the planning scheme identifies the category of development and if it is assessable development, it identifies the category of assessment.

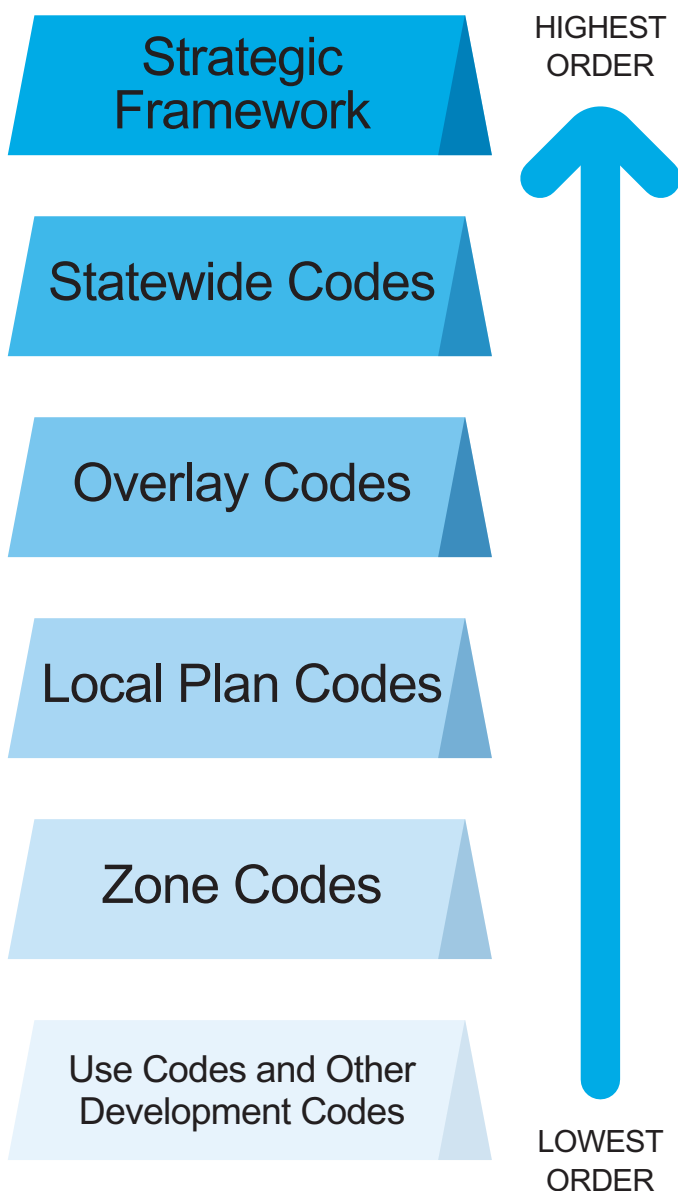
DETERMINING IF A DEVELOPMENT APPLICATION TO COUNCIL IS REQUIRED





Hierarchy of Assessment Benchmarks

Certain assessment benchmarks within the Planning Scheme prevail over other assessment benchmarks. The diagram below shows the hierarchy of assessment benchmarks that apply if there is an inconsistency.



Hierarchy of Categories of Development and Categories of Assessment

Depending on the circumstances, there may be different categories of development and categories of assessment identified for the development. For example, development in an overlay area might have a different category of development or category of assessment compared to the same development located at a site that is not affected by an overlay.

The rules in Part 5 of the planning scheme state that if there are multiple categories of development or categories of assessment for the one development, the highest category of development or category of assessment will apply.

Accordingly, it is necessary to check all the tables of assessment contained in Part 5 that are relevant to the proposed development. Despite this, if there is an inconsistency between categorising instruments such as the *Planning Regulation* and the planning scheme, then the categories of development and categories of assessment stated in the *Planning Regulation* will prevail.



Understanding the structure of the Codes

The codes contain various assessment criteria that different types of development are assessed against. The codes are contained in Parts 6, 7, 8 and 9 of the Noosa Plan 2020. They are generally formatted using a consistent structure and include the following:

- A statement of application specifies what type of development the code applies to.
- A statement of purpose specifies the purpose of the code and offers a degree of consistency throughout the State.
- Overall outcomes specify how the purpose of the code will be achieved.
- Criteria for assessment, detailed in a two column table, with the left-hand column containing performance outcome and the right-hand column containing acceptable outcomes.

The Planning Scheme is a performance-based scheme, which means assessable development is required to demonstrate how it can achieve the specified performance outcomes. The performance outcomes are considered to be the qualitative outcome that must be achieved whilst the acceptable outcomes are prescriptive, measurable criteria for development and represent the preferred way of achieving the performance outcomes.

Assessable development is deemed to comply with the performance outcome if:

- the acceptable outcomes to the performance outcomes are complied with, or
- sufficient information is provided to demonstrate the criterion has been met through an alternative solution.

Acceptable Outcomes nominated for Acceptable development must be met or code assessment becomes necessary.

Zone Codes

Zone codes provide the assessment criteria for assessable development in each of the zones. Each zone code describes outcomes generally anticipated to occur within the zone, and includes assessment criteria that will be used to assess development proposed in that zone. Zone codes are contained within Part 6 of Noosa Plan 2020.

Local Plan Codes

Local Plan Codes are designed to capture the different function, design and character elements that are distinctive from place to place. There are Local Plan Codes for the Hinterland Villages, Cooroy, Tewantin, Noosaville, Noosa Heads and the Coastal Communities.

Overlay Codes

Overlay Codes provide the assessment criteria for assessable development that is subject to one or more mapped overlays (e.g. Bushfire Hazard overlay, Flood Hazard overlay etc.). These codes ensure development appropriately considers the specific requirements of these overlays as part of the development assessment process. Overlay codes are contained in Part 8 of the Noosa Plan 2020 and Overlay maps are contained within Schedule 2.

Development Codes

Development Codes provide the benchmarks or assessment criteria for particular development.

Works Codes

Works Codes address aspects of operational works and technical details of development.

The Reconfiguring a Lot Code outlines the desired outcomes and benchmarks for subdivision or other lot reconfigurations.

Noosa Plan 2020 Online (ePlan)

Noosa Plan 2020 is available online through the ePlan. These are the basic instructions to get you started.

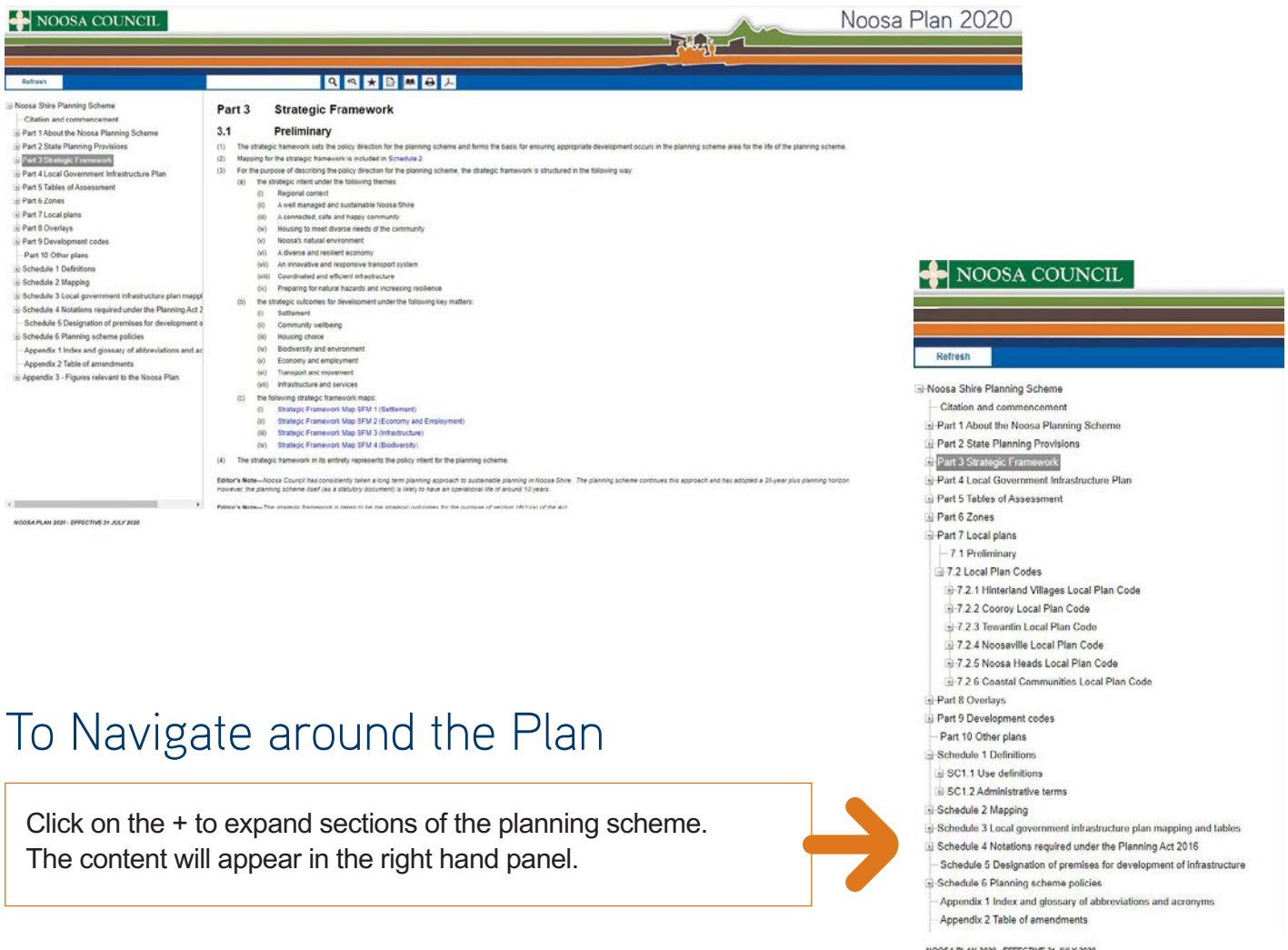
Link to ePlan

The link can be found at: www.noosa.qld.gov.au/noosa-plan-2020
and click onto the Noosa Plan 2020 ePlan Link

ePlan Layout

You are now viewing Noosa Council's Planning Scheme online.
The left hand pane shows the contents or sections of the scheme.

The right hand pane shows content & sections of pages.



The screenshot displays the Noosa Plan 2020 ePlan interface. The left navigation pane lists the contents of the planning scheme, including sections like 'Part 3 Strategic Framework' and 'Part 7 Local Plans'. The main content area shows the 'Part 3 Strategic Framework' with a '3.1 Preliminary' section. The right content pane shows a list of sections, including 'Part 3 Strategic Framework' and 'Part 7 Local Plans'. The interface includes a search bar, a 'Refresh' button, and a 'Noosa Plan 2020' header.

To Navigate around the Plan

Click on the + to expand sections of the planning scheme.
The content will appear in the right hand panel.



Defined terms are shown with dotted underlines. Click onto the word for a pop-up definition.



Pomona

- (m) For Development in Pomona
- (i) Pomona remains a rural residential area
 - (ii) Pomona maintains its rural residential area
 - (iii) Business uses in Pomona such as Cooroy and Hill Street and Reserve Street, Mer
 - (iv) Development preserving the footprints of the footprints
 - (v) The low scale heritage
 - (vi) Reserve Street, Mer
 - (vii) Important local landmarks including the School of Arts H
 - (viii) Development respecting the small scale commercial services and low impact industrial uses.
 - (ix) The Low impact industry zone provides a range of lot sizes that cater for low impact industrial uses set within an integrated performance.
 - (x) Development supports traditional and emerging rural enterprises, hospitality and tourism enterprises, environmentally
 - (xi) Development enhances the open space network including pedestrian and cyclist access throughout town including by

Low impact industry

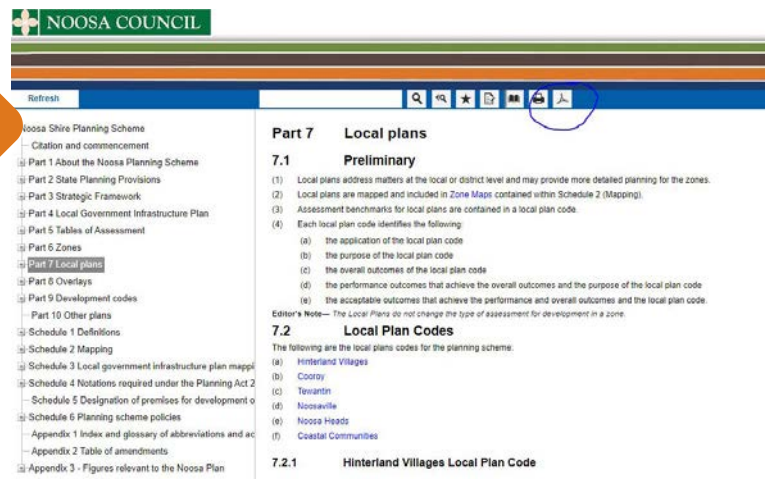
Low impact industry means the use of premises for an industrial activity—

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- (b) that a local planning instrument applying to the premises states is a low impact industry; and
- (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Noosa Shire Planning Scheme - Definitions

Print / Save pages

You can generate a PDF copy of a page you are viewing by clicking on the “print this page” PDF icon. A PDF will be generated and you can opt to either save or print. ****Please note**** if a particular section of the plan is very large it may time out and not generate. You will need to go to each subsection separately and repeat process to generate your PDF version.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category of assessment

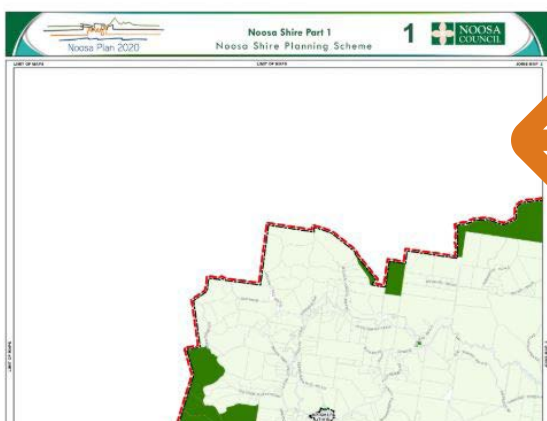
- The process for determining a category of development and category of assessment is:
- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1 Definitions.
 - (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2 Mapping.
 - (b) if an overlay applies to the premises, by reference to the overlay maps in Schedule 2 Mapping.
 - (3) determine if the development is acceptable development under schedule 6 of the Regulation
 - Editor's Note—** Schedule 6 of the Regulation prescribes development that a planning scheme can not state is acceptable development where the map
 - (4) determine if the development is acceptable development under schedule 10 of the Regulation Part 1-12 and 14-21.
 - (5) Otherwise, determine the initial category of assessment by reference to the tables in:
 - (a) Section 5.5 - Categories of development and assessment—Material change of use
 - (b) Section 5.6 - Categories of development and assessment—Reconfiguring a lot
 - (c) Section 5.7 - Categories of development and assessment—Building work
 - (d) Section 5.8 - Categories of development and assessment—Operational work
 - (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'category of assessment' column assessment - Material change of use.
 - (7) if an overlay applies, refer to Section 5.9 - Category of development and assessment—Overlays, to determine if the overlay further changes



Links in ePlan

Blue text is a link to another web-page within the plan and will take you directly to the relevant page. External linked web pages are also in Blue text. These should always open in a new tab/window.

ZM-1 - Noosa Shire Part 1



Maps in ePlan

Small images of each map will appear in the windows. For a high Resolution PDF to download use the LINK

Interactive mapping is available online at :

<https://www.mapping.noosa.qld.gov.au/noosa-plan-2020>