

Attachment 6

PLANNING ASSESSMENT REPORT (ADOPTION)

Noosa Plan 2020 (proposed planning scheme)

1. OVERVIEW

Planning scheme	Noosa Plan 2020 (the proposed planning scheme)
Current stage in plan making process	<p>Tailored process –</p> <p><u>Step 16:</u> Minister considers if the Local Government may adopt the proposed planning scheme</p> <p><u>Step 17:</u> Minister provides approval to adopt, as per the notice issued by the chief executive (the notice) under section 18(3) of the <i>Planning Act 2016</i> (the Planning Act)</p>
Timeframe	40 business days from date of receipt
Date council resolved to prepare proposed planning scheme under section 18(2) of the Planning Act	17 November 2017
Date Chief Executive advised the council of the outcome of the state interest review (SIR)	21 January 2019
Date council sent proposed planning scheme to Minister for adoption	<p>31 January 2020</p> <p>The Noosa Shire Council (the council) originally sent the proposed planning scheme to the Minister for adoption on 13 December 2019, and provided revised documents between 13 and 18 December 2019. As a result of the planning assessment by officers of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP), the council made further changes to the proposed planning scheme, and provided the final copy on 31 January 2020.</p>
'Pause notice'/Information request	A pause notice requesting further information was issued on 23 December 2019. The timeframes recommenced on 31 January 2020.
Public consultation dates	<p>18 February 2019 – 20 May 2019 (62 business days)</p> <p>16 September 2019 – 11 November 2019 (40 business days)</p>
Number of submissions & key issues raised	<p>Approximately 940 submissions were received during the first public consultation period. Key issues raised were:</p> <ul style="list-style-type: none"> • short-term accommodation • coastal protection measures including the new local coastal building line. <p>Just over 600 submissions were received during the second round of public consultation, with approximately 75% being about short-term accommodation. Of these, approximately 50% were based on a number of templates/proformas.</p>

	Other key issues raised were: <ul style="list-style-type: none"> • changes made to Noosa Junction and Shire Business Centre zones • various zones for specific sites.
Public consultation	The council conducted public consultation in accordance with the approved communications strategy.
'Significantly different'	The changes are not significantly different.
Recommendation/s	DSDMIP recommends approval of the proposed planning scheme for adoption subject to Ministerial conditions.

2. SUMMARY

The council resolved to prepare a new planning scheme for Noosa in September 2016 to replace the current planning scheme, the *Noosa Plan 2006*. The drafting of the proposed planning scheme was informed by community feedback on a discussion paper about how future needs of the community could be addressed.

The council has followed a tailored process under section 18(3) of the Planning Act to progress the proposed planning scheme. The SIR was coordinated by DSDMIP, with the outcome given to the council by the Chief Executive of DSDMIP on 21 January 2019. All state interests were appropriately integrated into the proposed planning scheme and the Chief Executive of DSDMIP did not require the council to comply with conditions prior to public consultation.

The council conducted public consultation in accordance with its communications strategy that was endorsed by the Chief Executive with the tailored process. The council undertook public consultation on the proposed planning scheme from 18 February 2019 to 20 May 2019, with additional public consultation between 16 September 2019 to 11 November 2019. The additional consultation occurred because the council considered that changes made to the proposed planning scheme, as a result of submissions, made the proposed planning scheme significantly different to the version that was on public consultation.

The council received a total of over 1500 submissions; 940 during the first round of public consultation and just over 600 during the second round of public consultation.

The key issue raised during both rounds of public consultation was the **regulation of short-term accommodation** in the proposed planning scheme. The council received 376 submissions during the first round of consultation, and 440 submissions during the second round of consultation regarding short-term accommodation. Submissions both objected to and supported the way the council is proposing to regulate short-term accommodation. Other key issues raised during consultation included:

- provisions and mapping for the Coastal protection overlay, now called Coastal protection and scenic amenity overlay
- objections from individual property owners about property zoning and overlays.

As a result of public consultation and discussions with DSDMIP, the council has made changes to the proposed planning scheme. DSDMIP's assessment found that the changes do not make the proposed amendment significantly different to the version that was on public consultation. However, some of the changes mean that the proposed planning scheme no longer appropriately integrate state interests, including biodiversity and natural hazards, risk and resilience (bushfire and erosion prone areas).

Ministerial conditions are recommended to ensure the proposed planning scheme appropriately integrates the following state planning instruments:

- State Planning Policy 2017 (SPP) guiding principles and the following state interests:

- housing supply and diversity
- biodiversity (matters of state environmental significance (MSES) and koala conservation)
- natural hazards, risk and resilience (bushfire prone areas)
- natural hazards, risk and resilience (erosion prone areas)
- the Planning Act (section 43(5)(b)) and the Planning Regulation 2017 (Planning Regulation) (Schedule 6).

The Nature Conservation and Other Legislation (Koala Protection) Amendment Regulation commenced on 7 February 2020 and amends the Environmental Offsets Regulation 2014, Planning Regulation, Nature Conservation (Koala) Conservation Plan 2017 and Vegetation Management Regulation 2012 to provide increased protection to koala habitat area in South East Queensland. A condition has been recommended to require the removal of some provisions within the planning scheme, and to include updated information, to reflect the release of this plan and regulation (see section 8 of this report).

Following its assessment, DSDMIP is of the view that the proposed planning scheme satisfies the relevant requirements of step 16 of the notice, because:

- sufficient information has been provided by the council with their request
- there were no conditions imposed with the state interest review that need to be complied with
- the adoption version of the proposed planning scheme is not significantly different to the version released for public consultation
- the proposed planning scheme
 - advances the purposes of the Planning Act
 - is consistent with section 16(1) of the Planning Act
 - is consistent with the regulated requirements prescribed in the Planning Regulation
 - is well drafted and clearly articulated
 - accords with the result of the council's review required under section 25(1) of the Planning Act.

3. PURPOSE AND RELEVANT PROVISIONS

Under section 18 of the Planning Act, the preparation of a proposed planning scheme is required to follow the process prescribed in the notice given under section 18(3) of the Planning Act.

This report assesses the compliance of the proposed planning scheme with steps 15 (Local government requests adoption of scheme) and 16 (Minister considers if the local government may adopt the proposed planning scheme) of the notice. This report provides a recommendation to the Minister about whether the council may adopt the proposed planning scheme.

4. BACKGROUND

4.1 Current planning scheme

The current planning scheme, the *Noosa Plan 2006*:

- was made under the *Integrated Planning Act 1997* (IPA)
- commenced in February 2006.

The current planning scheme has undergone a number of amendments since commencing to ensure it continues to respond effectively to the requirements of the community and industry. The current planning scheme has been aligned to the Planning Act through an alignment

amendment, which commenced 3 July 2017. The most recent amendment was for the Local Government Infrastructure Plan (LGIP), which replaced the Priority Infrastructure Plan, on 8 June 2018. The council has prepared a new LGIP which will form part of the new proposed planning scheme. DSDMIP's assessment of the LGIP is being completed under a separate process.

4.2 Proposed planning scheme

The council resolved to prepare a new planning scheme for Noosa under the *Sustainable Planning Act 2009* (SPA) in September 2016.

In October 2016, the council released a discussion paper for public feedback, to inform the drafting of the proposed planning scheme. The discussion paper contained ideas about how the future needs of the community could be addressed by the proposed planning scheme. Approximately 500 suggestions were received by the council, mostly related to the proposed planning scheme. The feedback provided general support for the ideas in the discussion paper and that any change in Noosa should be incremental. The council considered this feedback when drafting the proposed planning scheme.

Given the introduction of the Planning Act, the SPP and the South East Queensland Regional Plan 2017 (*ShapingSEQ*), the council resolved on 16 November 2017 to prepare the draft planning scheme under the Planning Act. On 17 November 2017, in accordance with section 18(2) of the Planning Act, the council gave notice to the chief executive of the proposed planning scheme.

On 21 March 2018, the chief executive wrote to the council and provided the notice for the tailored process under section 18(3) of the Planning Act. The notice contains the process the council must follow to make the proposed planning scheme and the requirements for public consultation, including the council's communications strategy (**Attachment 1** to the brief).

The council has followed the tailored process in the progression of the proposed planning scheme.

The Minister is to consider whether the proposed planning scheme complies with the relevant legislative requirements.

4.3 State interest review

On 29 May 2018, at a Special Meeting, the council resolved to endorse the proposed planning scheme for the SIR.

On 31 May 2018, the council requested the chief executive commence the SIR process in accordance with step 3 of the notice.

In accordance with steps 4 and 5 of the notice, the proposed planning scheme was assessed against the Planning Act, the Planning Regulation, the state interests contained in the SPP, *ShapingSEQ* and other relevant legislation.

On 21 January 2019, the chief executive provided the council with the outcome of the SIR (step 7 of the notice), advising the council that the proposed planning scheme integrates state interests.

The council has made changes to the proposed planning scheme since the SIR. DSDMIP has made an assessment of the changes to determine how these affect whether the proposed

planning scheme appropriately integrates the state interests. DSDMIP's assessment is in section 7 of this report.

4.4 Request to Minister

On 11 December 2019, the council resolved under the Planning Act to request approval from the Minister to adopt the proposed planning scheme.

On 13 December 2019, the council provided a copy of the proposed planning scheme to the Minister for approval to adopt, in accordance with step 15 of the notice. The council provided supporting information with their request, as per step 15 of the notice.

The council provided further supporting documents and revised planning scheme documents between 13 and 18 December 2019. As a result of DSDMIP's review of the material, the council made further changes, and submitted the final version of the proposed planning scheme to the Minister for approval to adopt, on 31 January 2020. To allow this to occur, a pause notice was issued by DSDMIP on 23 December 2019. The timeframes restarted on 31 January 2020.

DSDMIP's assessment of the supporting information is provided in section 7 of this report.

Upon receipt of this material, the Minister is to consider whether the proposed planning scheme complies with the relevant legislative requirements, within 40 business days.

5. PROPOSED PLANNING SCHEME DETAILS

5.1 Localised context

The traditional owners and original custodians of the land are the Kabi Kabi/Gubbi Gubbi people.

The Noosa Shire local government area (Noosa) is approximately 87,100 hectares in size with a current population estimate of 55,000 people. The expected growth of Noosa is 0.66 percent annually (16.66 percent over 25 years) to 63,000 people by 2041 (data from Figure 5, Chapter 3 of *ShapingSEQ*).

Noosa is identified on the following map (Figure 1) from the proposed planning scheme, which shows the settlement pattern for the planning scheme area.

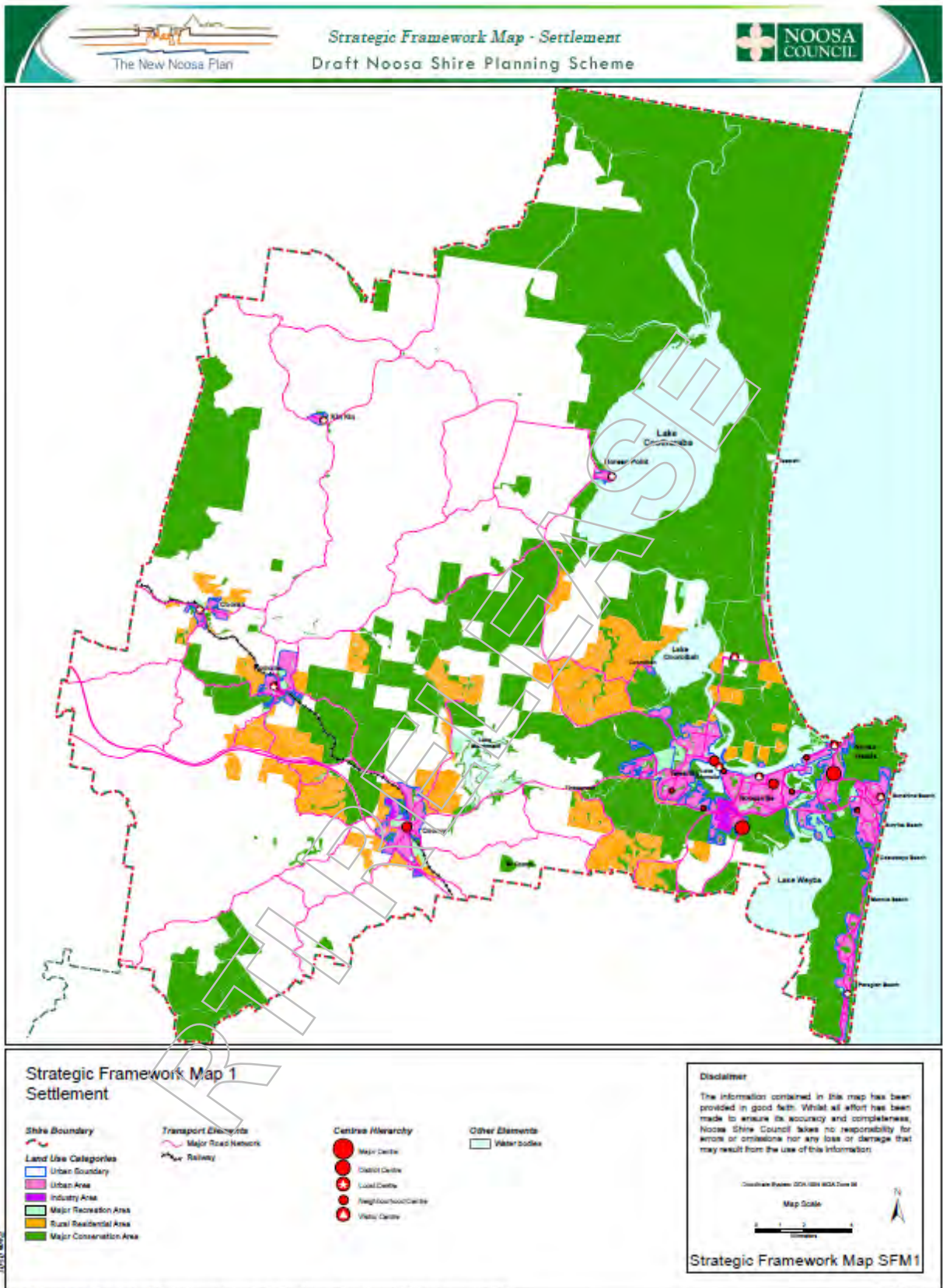


Figure 1: Strategic Framework Map 1 - Settlement

Figure 1 shows how consolidated and compact the urban areas are within Noosa, as well as the significant area of land that is conserved for environmental purposes.

Figure 1 shows that Noosa has two major centres – Noosa Business Centre and Noosa Junction. Major centres are the highest level of centre in Noosa, offering diverse business, employment and residential opportunities. They are well serviced by public and active transport networks and increasingly offer active, pedestrian-focussed, street-level environments.

DSDMIP notes that the higher order role and function of the Noosa Business Centre, as articulated in the strategic framework of the draft planning scheme, reflects its designation as a Major Regional Activity Centre under *ShapingSEQ*. It is not considered to be compromised by Noosa Junction's recognition also as a major activity centre, which serves a local catchment function.

Figure 1 also identifies three district centres – Noosaville, Tewantin and Cooroy. District centres provide a mix of activities and services that cater for the general needs of surrounding communities. They contain a diversity of commercial, community and entertainment-related uses, with supermarket-based retailing. They may also include medium density housing above or behind businesses.

Noosa consists of both coastal and hinterland communities and the economy relies significantly on the tourism, retail and construction sectors. Figure 1 identifies visitor centres in Hastings Street, Noosa Heads, Gympie Terrace, Noosaville, Noosa North Shore, Noosa Marina, Tewantin and Duke Street, Sunshine Beach. These are the significant key tourist locations in Noosa and include a mix of uses such as accommodation, dining, and complementary retail and leisure services to meet the needs of tourists.

The Noosa community strongly values the natural environment and sustainability with 35% of Noosa being protected by either National Park, reserve or conservation area. The whole of Noosa is designated as a Biosphere Reserve under the United Nations Educational, Scientific and Cultural Organisation (UNESCO) Man and Biosphere program.

The council provides that it has avoided urban sprawl by clearly defined town and village boundaries, protection of the environment and limiting commercial development that may unfairly impact existing centres. Building and design requirements have ensured that development is consistent with the Noosa character, which is distinctively low key and understated, avoiding 'big city' features (The New Noosa Plan Discussion Paper, 2016).

Noosa has an ageing population. In June 2014, 21.7% of the population were aged 65 years and over, which is the highest percentage for a local government area in South East Queensland (The New Noosa Plan Discussion Paper, 2016).

Looking forward, there will be an increased demand on housing, care and health facilities for the elderly, as well as access to transport, services and community facilities. The council's local economic plan has identified opportunities for job growth and diversity in health and wellness, digital economy, environmental industries, rural enterprise, tourism, professional services and creative industries.

Land for greenfield development remains limited in Noosa, therefore growth relies on infill development and reconsidering under-utilised land. Greenfield development is restricted by the amount of land already developed, the amount of land that is National Park (35%) and the urban footprint. The Housing Needs Assessment (Briggs & Mortar Pty Ltd) which informed the planning scheme includes a review of existing and future housing needs (this includes all types – therefore housing diversity).

5.2 Purpose, objectives and components of the proposed planning scheme

The purpose of the proposed planning scheme is to replace the current planning scheme which commenced over 13 years ago.

The Planning Act, section 25(1) requires a local government to review its planning scheme within 10 years after the planning scheme was made. The council began a review of its planning scheme in 2016, with the release of the Noosa Plan Discussion Paper in October 2016. Based on this review, the council decided to replace the planning scheme.

The proposed planning scheme will guide and shape the future of Noosa and ensure Noosa's values continue to underpin the economy and lifestyle of Noosa.

The proposed planning scheme has been drafted in the style of the standard planning scheme provisions that formed part of the repealed SPA. The proposed planning scheme contains the following components:

- Part 1 – About the Planning Scheme
- Part 2 – State Planning Provisions
- Part 3 – Strategic Framework
- Part 4 – Local Government Infrastructure Plan
- Part 5 – Tables of Assessment
- Part 6 – Zones
 - Low density residential
 - Medium density residential
 - High density residential
 - Tourist accommodation (including Hasings Street mixed use precinct)
 - Major centre, including the following precincts
 - Noosa Business Centre – Showroom
 - Noosa Business Centre – Business park
 - Noosa Business Centre – Retail
 - Noosa Business Centre – Village mixed use
 - Noosa Business Centre – High density residential
 - Noosa Junction – Hospitality
 - District centre (including Mary/Thomas Street health and wellbeing precinct)
 - Local centre
 - Neighbourhood centre
 - Low impact industry, including the following precincts:
 - Lionel Donovan Drive Auto
 - Hofmann Drive business and industry
 - Factory Street business and industry
 - Kin Kin business and industry
 - Gateway West makers
 - Medium impact industry (including Venture Drive enterprise precinct)
 - Recreation and open space
 - Environmental management and conservation
 - Community facilities
 - Innovation
 - Rural
 - Rural residential
- Part 7 – Local Plans
 - Hinterland Villages
 - Cooroy
 - Tewantin

- Noosaville
- Noosa Heads
- Coastal Communities
- Part 8 – Overlays
 - Acid Sulfate Soils
 - Biodiversity, Waterways and Wetlands
 - Bushfire Hazard
 - Coastal Protection and Scenic Amenity
 - Extractive Resources
 - Flood Hazard
 - Heritage
 - Landslide Hazard
 - Regional Infrastructure
- Part 9 – Development Codes
 - Use codes
 - Low Density Housing
 - Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation
 - Dual Occupancy and Multiple Dwelling
 - Special Residential
 - Visitor Accommodation
 - Home-Based Business
 - Business Activities
 - Community Activities
 - Entertainment Activities
 - Industry Activities
 - Recreation Activities
 - Rural Activities
 - Works codes
 - Driveways and Parking
 - Earthworks
 - Existing Services
 - Fire Services for Common Private Title
 - Landscaping
 - Sustainable Building Design
 - Transport
 - Water Quality and Drainage
 - Waterways Works
 - Waste Management
 - Other
 - Reconfiguring a Lot
- Part 10 – Other Plans (No other plans)
- Schedules
- Maps

6. PUBLIC CONSULTATION

6.1 Summary of public consultation

The council conducted public consultation on the proposed planning scheme from 18 February 2019 – 20 May 2019 (62 business days) and 16 September 2019 – 11 November 2019 (40 business days). The second round of consultation was carried out due to the council determining that changes made to the proposed planning scheme after the first round of consultation, resulted in the proposed planning scheme being significantly different to the version released for public consultation (step 12).

The council received a total of over 1500 submissions; 940 during the first round of public consultation and just over 600 during the second round of public consultation.

Step 9 (public consultation) and step 12 required the council to conduct public consultation for a minimum period of 40 business days, therefore the council complied with this requirement.

The council conducted the public consultation in accordance with the communications strategy that was endorsed by the Chief Executive with the tailored process. The council has provided detailed information about how public consultation was conducted with the council's request to the Minister for approval to adopt the proposed planning scheme (**Attachment 1** to the brief).

The council's consultation report (**Annexure 1**) contains the detail of the submissions received (during both rounds of public consultation) and how the council has considered them. The report has been separated into key themes or issues raised during both rounds of consultation. The council has responded to each properly made submission and made the consultation report available on the council's website, in accordance with step 13 of the notice.

DSDMIP has considered the consultation report with a detailed assessment of the issues raised and how the council has responded to them being provided in **Annexure 2**. DSDMIP is satisfied the council conducted public consultation in accordance with the communications strategy and responded appropriately to each submission.

6.2 Key issues raised during the first round of public consultation

Key issues raised during the first round of public consultation include:

- Short-term accommodation (376 submissions), including the proposed short stay area maps. Submissions supported the proposed provisions (both resort operators and local residents) and opposed the proposed provisions (both businesses and property owners) (see section 7 of this report and **Annexure 2**)
- the Coastal overlay map and code, including:
 - approximately 168 submissions related to the Peregrine Surf Club and community uses and facilities in the surrounding park. Submitters were concerned the surf club, lifeguard tower and other facilities could not be replaced if needed due to the coastal building line.
 - the need for council to complete the Coastal Hazards Adaptation Plan (CHAP) before making any policy changes
 - the need to improve clarity around what type of building works are allowed in erosion prone areas
- Tourist accommodation zone, including 42 submissions from existing resort operators or resort unit owners either wanting their properties included in the Tourist accommodation zone (to protect the existing short-term accommodation use) or removed from the Tourist accommodation zone (to recognise that some units are permanently occupied). Many resort managers sought to restrict owner occupiers in resorts as management rights have been purchased at considerable cost and operators feel they have no control over their investment, or anti-social behaviour, renovation noise, carparking, smoking etc.
- Centre zone codes, including car parking, levels of assessment, and the hours of operation and location of the hospitality precinct in Noosa Junction
- Industry zone codes, including caretaker's accommodation
- Residential zone codes, in particular, building height, site cover, scenic amenity, steep site and setbacks.

6.3 Changes resulting from the first round of public consultation

The council made changes to the proposed planning scheme as a result of the submissions made on the first round of consultation. As some of the changes were considered to be “significantly different”, the council undertook a second round of consultation which was restricted to the changes considered by the council to be significantly different, including but not limited to:

- particular property zoning changes to:
 - better reflect existing or surrounding land use, tenure or physical characteristics of the property, such as flooding or bushfire hazard
 - retain existing zoning at the request of the property owners
- the approach to short-term accommodation within residential zones and other zones. This included removing the proposed short stay area maps and listing the use in each zone as either accepted subject to requirements, code or impact assessable. The use would be impact assessable, inconsistent in the Low density residential zone.
- mapping and provisions for the Major centre zone at Eenie Creek Road and Noosa Junction, including:
 - removal of the proposed small-scale business precinct
 - specific requirements for the redevelopment of the former Noosa Heads Bowls club site
 - building heights, setbacks, building design, streetscape, landscape, safety and amenity, garages and car parking outcomes
- provisions for the Low impact industry and Medium impact industry zones
- riparian buffers shown on the Biodiversity overlay maps
- provisions and mapping for the Coastal protection overlay. The changes to the overlay code mean that the draft provisions more closely reflect the current Noosa Plan. The changes:
 - clarify the purpose and intent of the overlay
 - rename the overlay to Coastal Protection and Scenic Amenity Overlay
 - remove local coastal building lines from the overlay maps (State Coastal Building Lines remain)
- Reconfiguring a lot code to include a minimum lot size and minimum width for the Innovation zone.

6.4 Key issues raised during the second round of public consultation

Key issues raised during the second round of public consultation include:

- 440 submissions (around 50% of these were templates or form letters) regarding short-term accommodation, including both support for and objection to removal of the short stay maps, and support for or objection to short-term accommodation being impact - inconsistent in Low density residential zone (see section 7 of this report and **Annexure 2** for more detail)
- 94 pro-forma submissions as part of the second round of consultation related to the proposed medium density zoning of some properties on Church Street in the central area of Pomona. Submitters concerns included impacts to the character and lifestyle of the town due to potential for demolition of character houses, poorly designed apartment buildings, and increased traffic, flooding and noise. Submitters also considered the council had not undertaken enough consultation with residents about the change
- objections from individual property owners unhappy that the council had not amended the zoning or overlays applicable to their properties after the first round of consultation.

6.5 Changes resulting from the second round of public consultation

The council made changes to the proposed planning scheme as a result of the submissions made on the second round of consultation, including:

- for short-term accommodation, limiting the use of a premises to a maximum of five (5) bedrooms, consistent with the first draft version of the proposed planning scheme and requiring additional car parking depending on the number of bedrooms
- amendments to individual property zonings or overlay mapping in response to new or further information from the property owners or other specialists, including ecologists.

6.6 Other changes

The council also made changes to the proposed planning scheme as result of the council reviewing the proposed planning scheme and as a result of discussions with DSDMIP about state interests, readability and usability of the proposed planning scheme. The full list of all issues raised about the proposed planning scheme (submissions, council initiated and DSDMIP assessment) are within **Annexure 3** and **Annexure 4**.

The council has provided details about each issue raised, how the council has considered these issues, and whether a change was made to the proposed planning scheme as a result. If a change was made, the council has assessed whether the change makes the proposed planning scheme significantly different, and if the change affects a state interest. DSDMIP's assessment column reviews the change and determines if the change is significantly different or adversely affects a state interest.

7. ASSESSMENT

7.1 State interest review

During the SIR, comments were received from state agencies about a range of matters, including:

- actions for matters relating to the SPP for the state interests, housing supply and diversity, liveable communities, agriculture, development and construction, mining and extractive resources, biodiversity, coastal environment, cultural heritage, water quality, emissions and hazardous activities, natural hazards, risk and resilience, energy and water supply, and state transport infrastructure
- legislative requirements under the Planning Act, the Planning Regulation, *ShapingSEQ*, the *Building Act 1975*, and the *Mineral Resources Act 1989*
- various advice for the council about how the proposed amendment and the planning scheme could be improved to better reflect the SPP and legislative requirements.

During the SIR, various discussions were held with the council and state agencies to resolve matters of state interest. As a result of these discussions, on 21 January 2019, the chief executive provided the council with the outcome of the SIR (step 7 of the notice), advising the council that the proposed planning scheme integrates the state interests.

7.2 Post-consultation changes and matters of state interest

The council made in excess of 300 changes to the proposed planning scheme since the SIR. These changes have been assessed by DSDMIP, in collaboration with particular state agencies, to ensure the proposed planning scheme still integrates state interests. As a result of this assessment, various discussions have been held with the council to resolve matters of state interest.

7.3 Noteworthy matters of state interest

a) Short-term accommodation (tourist accommodation and holiday home letting)

- The proposed planning scheme includes provisions to regulate short-term accommodation.
- Short-term accommodation is a defined use term in Schedule 3 of the Planning Regulation. The regulated requirements of the Planning Regulation state that a local planning instrument may only adopt the use terms stated in Schedule 3 and must use the definition stated in Schedule 3 for that term.
- Short-term accommodation is defined in the Planning Regulation as follows:
 - (a) *means the use of premises for—*
 - (i) *providing accommodation of less than 3 consecutive months to tourists or travellers;*
or
 - (ii) *a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but*
 - (b) *does not include a hotel, nature-based tourism, resort complex or tourist park.*
- Short-term accommodation, which may be in the form of a dwelling house, dual occupancy or multiple dwelling, is where the primary use is for commercial benefit.
- Short-term accommodation does not include home-hosted properties, which are predominately occupied by a single household (permanent residence) and contain an ancillary use for renting out bedrooms, e.g. a traditional bed and breakfast operation.

Background

- The decision to regulate short-term accommodation in the proposed planning scheme has been informed by studies and reports, as well as feedback received during public consultation. Most of the pressure to regulate short-term accommodation has arisen from the growth of short-stay holiday letting in residential areas via online booking systems such as Airbnb or Stayz all year round.
- The proposed provisions respond to the issues raised with the council, and the supporting documentation, to address the land use aspects of short-term accommodation, to ensure these uses, in the council's view, appropriately located. Behavioural aspects are proposed to be dealt with in a future Local Law. Issues raised include the coming and going of an inconsistent number of people, impacts on the sense of community that comes from permanent residents that get to know each other, and the community expectation that long-term residents show more respect to each other.
- According to the Noosa Social Strategy (Noosa Council, 2015), Noosa's median house purchase and rental prices are higher than the state average. This, coupled with lower than average incomes, has led to a lack of affordable housing in Noosa.
- The Noosa Housing Needs Assessment (Briggs & Mortar Pty Ltd, 2017), analysed the past, current and future housing needs for the Noosa Shire. The report states, if the demand for tourist accommodation and visitor dwellings continued to grow in line with past trends, a higher number of residential dwellings may be used for tourist accommodation and this would reduce the amount of residential stock available for residents.
- The state interests for this issue focus on the intent of the zone, appropriate levels of assessment, aligning regulatory requirements with community expectations.
- The state interests of an effective and efficient planning system, and the state interests of tourism and housing supply and diversity also need to be considered and balanced.
- The council commissioned an issues paper about online platforms used for short-term accommodation and issues associated with these, which was reported to council in early 2019. The paper sought to identify a range of issues, opportunities and challenges to

address the huge rise and prevalence of short-term letting platforms. One of the potential responses was the use of the planning system to regulate land use.

Public consultation

- The new short-term accommodation provisions are the central contentious community issue which has resulted in approximately a 50/50 split for and against the provisions, even after two separate rounds of formal public consultation.
- The initial version of the proposed planning scheme included a short stay area map which identified areas where short-term accommodation was considered appropriate (accepted development subject to requirements in the Low density residential zone and code assessment in the Medium density residential zone). The land included in the short stay area map was generally residential areas close to the eastern beaches, Noosa Heads, Noosa Junction and close to the river in Noosaville.
- The council received 376 submissions during the first round of consultation, with submissions both objecting and supporting the way the council was proposing to regulate short-term accommodation. A common issue raised amongst supporters and objectors was the areas chosen by council to be included or excluded in the short stay area map. It meant that there were instances where short-term accommodation was impact assessable for one property in the Low density residential zone, but across the road, a different property in the Low density residential zone was accepted development (subject to requirements).
- Given the feedback received about the short stay area map, the council decided to make changes to the proposed planning scheme to remove the map and take a consistent approach to regulating short-term accommodation across each zone.
- During the second round of consultation, the council received approximately 440 submissions about short-term accommodation, with around 50% of these being templates or form letters. Most submissions were from property investors and businesses objecting to the regulation of short-term accommodation, given the impact the provisions will have on the income stream from short-term accommodation. These operators typically rely on an income stream from renting out entire homes to multiple groups of tourists/visitors in residential areas all year round and that generally. Noosa is not their principal place of residence.
- The council also received support for the regulation of short-term accommodation from residents who are currently negatively impacted by some of the behaviours connected to short-term rentals.

Proposed provisions

- The proposed planning scheme allows home owners to rent out their entire property for short-term accommodation without requiring a planning approval (accepted development subject to requirements), provided it:
 - does not exceed four separate occurrences and
 - does not exceed 60 days per calendar year,
 - is their principal place of residence.
- Any proposal that doesn't comply with the accepted development criteria will require planning approval.

- If a planning approval is required, the following table describes the level of assessment and whether the use is consistent or inconsistent, for the zone:

Zone	Level of assessment	Consistent/Inconsistent
Low density residential	Impact	Inconsistent
Medium density residential	Impact	Consistent
High density residential	Impact	Consistent (except where located adjacent to/across the road from Major centre zone)
Tourist accommodation	Code	Consistent
Rural residential	Impact	Consistent
Rural	Code (if >4ha) Impact (if <4ha)	Consistent

- The council has chosen to make short-term accommodation an “inconsistent use” in the Low density residential zone, because, under the proposed planning scheme the purpose of this 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.
- The purpose statement used in the proposed planning scheme is taken from Schedule 2 of the Planning Regulation, as per the regulated requirements.
- Only the Tourist accommodation zone and Township zone have purpose statements in Schedule 2 of the Planning Regulation which state the zone is to provide for short-term accommodation (for the Township zone, there is a qualifier which states, ‘if appropriate for the area’).
- This makes short-term accommodation code assessment and consistent in the Tourist accommodation zone in the proposed planning scheme, where a development approval is required.
- The council has also sought to encourage nature-based tourism in the Rural zone on larger lots, by making short-term accommodation code assessment.
- It should be noted that Noosa’s neighbour, the Sunshine Coast Regional Council (SCRC), currently regulates short-term accommodation in residential zones, and also makes short-term accommodation in the Low density residential zone, an impact assessable and inconsistent use.
- The main difference in how SCRC regulates short-term accommodation, is by making short-term accommodation code assessable in the Medium and High density residential zones (rather than impact assessable). However, the Sunshine Coast region is larger in area with more available land for residential growth and therefore the pressure of short-term accommodation in residential areas is not as acute as it is in Noosa.
- The council has advised that existing use rights apply to existing operations if it can be demonstrated the use was in operation prior to the new planning scheme coming into effect. This could affect up to 3,000 properties (based on information provided to the council).
- Whilst this is the position of the council, it differs from the council’s 2016 advertised position that approvals were required. As discussed further in this report, DSDMIP is of the view that short term accommodation is currently assessable by the planning scheme requiring a development approval. It is the decision of council to determine whether existing use rights apply or not.

State assessment

- The current planning scheme is 13 years old and does not adequately address the issue of short-term accommodation.
- The new provisions are considered a 'deregulation' compared to the existing provisions because:
 - existing use rights of existing premises used for short-term accommodation are recognised (approximately 3,000 premises in the shire)
 - new criteria make it easier to determine when a planning approval may be required
 - no planning approval will be required for home hosted short stay accommodation across the shire (the use currently requires council consent)
 - it will allow the use of an entire dwelling for short stay accommodation, without council consent, where meeting requirements about length and number of stays and the dwelling being a principal place of residence (the use currently requires council consent).
- The approach taken by the council is generally consistent with how other South East Queensland jurisdictions have addressed short-term accommodation in their schemes excluding the exemption provisions (i.e. principal place of residence, no more than 4 occurrences and up to 60 days in a calendar year). A comparison with other councils can be found in **Annexure 5**.
- While the approach is generally consistent, this issue is more acute in Noosa given its strong reliance on tourism as part of its economic sustainability.
- Limiting the number of days per year (60 days) is intended to keep residential areas predominantly "residential" for most of the year (as opposed to tourism areas that experience a higher turnover of occupants).
- Limiting the number of separate occurrences to four per year is intended to give certainty to the community living in residential areas that neighbouring homes will not be used at regular intervals for short-term accommodation. For example, if there was no limit on the number of occurrences, a property could be let out for short-term accommodation for two nights at a frequency of more than once a fortnight i.e. every second weekend, a home could be occupied by visitors from Friday to Sunday).
- Given one of the reasons for regulating short-term accommodation is to ensure residential areas remain predominantly for residential uses, DSDMIP considers that allowing the council to limit the number of occurrences per year in the accepted development requirements is an important criterion to help achieve this.
- Furthermore, most residents letting out their homes under the accepted development requirements are most likely to be letting out their homes in the peak holiday periods, such as Easter, Christmas, and the two other school holiday periods (i.e. four occurrences per year), when they are more likely to travel away from home themselves and when they are more likely to have high occupancy and can charge peak rates. This does not alter the predominant use of the dwelling as a residential use, for the majority of the year. In this instance, short-term accommodation is considered to be an ancillary land use.
- The proposed provisions for short-term accommodation intends to assist the council in managing land use within residential zones protecting the community from encroaching tourism and holiday accommodation.
- The enforcement of the proposed provisions is expected to be complaints-driven where the council may receive a complaint from a member of the community regarding a non-compliant short-term accommodation use within a residential zone. The council will then investigate and carry out the necessary enforcement actions as permitted under the Planning Act.
- The council also intends to develop a future Local Law to address the behavioural issues associated with short-term accommodation within residential zones, e.g. noise. The proposed Local Law was publicly consulted on, however, is not being progressed at this time due to the feedback received from the community.

- The council's regulation of short-term accommodation in the residential areas of Noosa will ensure the proposed planning scheme integrates the SPP state interest – housing supply and diversity, because it protects residential uses in residential areas which will support land for housing and affordable housing outcomes.
- The proposed planning scheme recognises the importance of tourism to the economy of Noosa (from the strategic framework through to the zone codes) and has a dedicated Tourist accommodation zone which is to provide for short-term accommodation, as well as services, facilities and infrastructure to support short-term accommodation and tourist attractions.
- This, along with allowing for a limited amount of short-term accommodation to occur in residential zones (including those with existing use rights) without needing a development permit, ensures the proposed planning scheme appropriately integrates the SPP state interest – tourism.
- The proposed provisions are consistent with the regulated requirements of the Planning Regulation.
- Short-term accommodation in the Low density residential zone that does not comply with the 'accepted development' requirements is subject to impact assessment - inconsistent. This means that applications for short term accommodation are likely to be refused by the council.
- DSDMIP has not seen any evidence from the council to understand how these levels of assessment have been determined across the residential zones and, what the impacts are on tourism and housing supply (liveable communities, economic growth state interests) and holds concerns about what the long term implications are of this decision by the council. As such, the council needs to undertake additional investigations including further consultation with the community to inform a report to be submitted to the Minister that identifies any amendment to the planning that council needs to undertake to appropriately reflect the states interests.
- Contrary to the council's position that properties currently operating short-term accommodation uses in residential zones will have existing use rights, DSDMIP's position is that the current planning scheme identifies this use in a residential zone as assessable development.
- DSDMIP has raised this interpretation concern with the council and confirms that the council's position on existing use rights may be open to challenge from the community and/or industry.
- Contrary to the council's position on existing use rights, DSDMIP's is of the view that the council's approach is effectively a "deregulation" of the use in comparison with the current planning scheme.
- In summary, DSDMIP believes the proposed planning scheme seeks to balance the state interests of the SPP for Tourism and Housing supply and diversity, to address the specific planning circumstances that exist in Noosa.

Recommendation

- DSDMIP recommends:
 - the Minister support the council's position to protect residential areas by regulating short-term accommodation within residential zones
 - the Minister impose a condition that requires the council to monitor short-term accommodation scheme provisions for residential zones.

b) Erosion prone areas

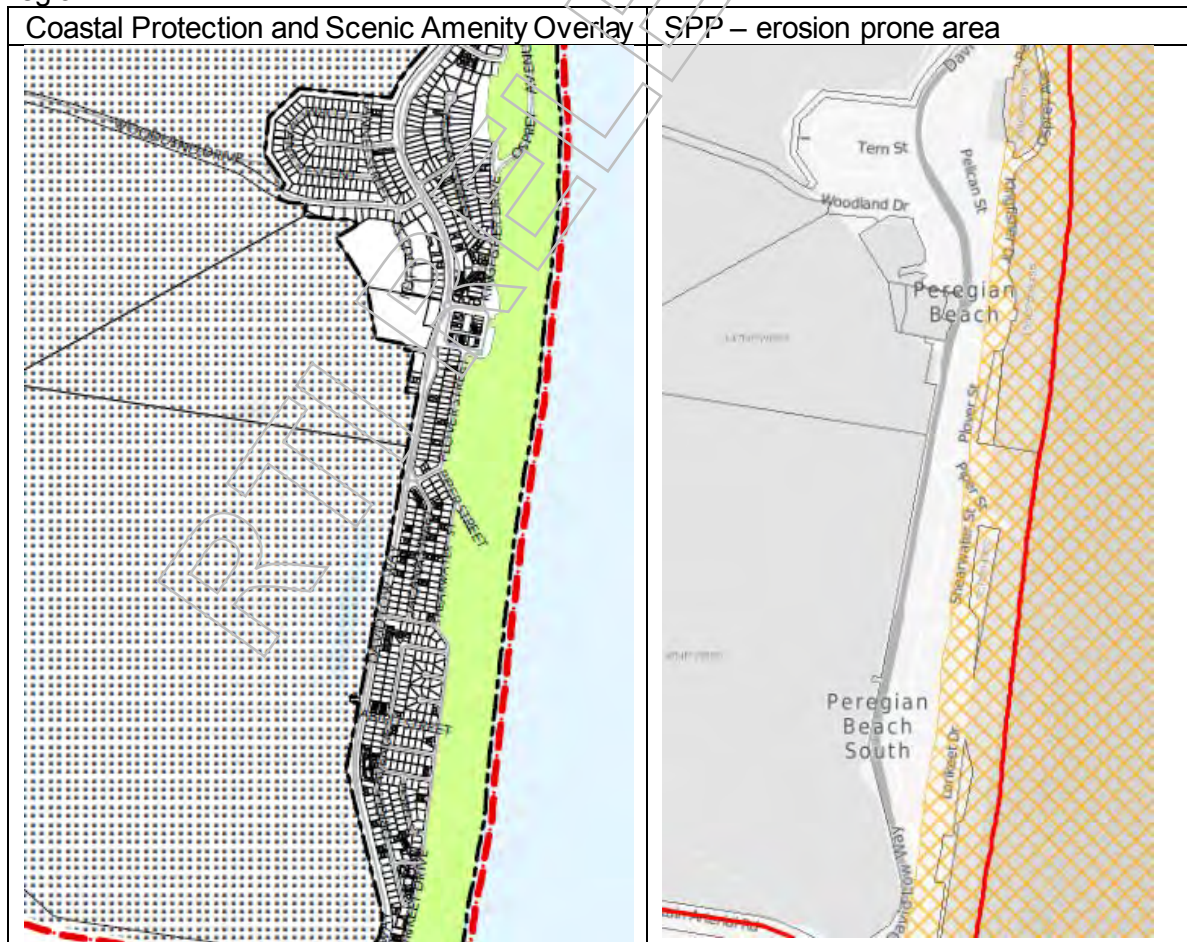
- The proposed planning scheme as submitted for adoption does not appropriately integrate the SPP state interest for Natural hazards, risk and resilience – erosion prone areas.

Public consultation

- During the first round of consultation, 190 submissions were received relating to the Coastal protection overlay and code. Comments included the need for a consistent approach to managing existing and new development in erosion prone areas, concerns with the mapping methodology and approach in applying coastal building lines, and the need to complete the council's CHAP before making any policy changes so the community can be fully informed.
- Following submissions, the council removed the local coastal building lines from the overlay maps (State Coastal Building Lines remain), however the extent of the Coastal Protection overlay area remains unchanged. The council also made significant amendments to the purpose, overall outcomes and POs of the code.

Proposed provisions

- The proposed planning scheme still contains a Coastal Protection overlay map and code; however, it more closely reflects the current planning scheme.
- The proposed overlay, now called the Coastal protection and scenic amenity overlay, and overlay code aims to maintain coastal processes and the protective function of coastal resources to mitigate risks associated with coastal erosion, as well as ensure development is designed and sited to protect the natural beach experience and scenic amenity of the coastal area, including the residential streetscapes in these areas.
- The table below shows the proposed overlay which maps 'coastal protection and scenic amenity' in comparison to the SPP mapping for erosion prone areas for a part of the Noosa region:



- The erosion prone area mapping from the SPP IMS generally covers more properties landward of the coastline compared with the council's proposed overlay map.
- The council has chosen to protect scenic amenity in its coastal areas to ensure development is:
 - designed to protect character and scenic amenity and integrate with the surrounding natural landscape and skyline vegetation; and
 - finished predominantly in colours and hues of the surround natural landscape.
- The council's choice to identify and include provisions for scenic amenity, is supported by the SPP state interests:
 - liveable communities (policy 3(b)) which states, *development is designed to maintain or enhance important cultural landscapes and areas of high scenic amenity, including important views and vistas that contribute to natural and visual amenity; and*
 - coastal environment (policy 1(c)) which states, *coastal processes and coastal resources statewide, including the Great Barrier Reef catchment, are protected by maintaining or enhancing the scenic amenity and aesthetic values of important natural coastal landscapes, views and vistas.*

State assessment

- The revised overlay does not identify erosion prone areas, and the overlay code does not include provisions to avoid development in erosion prone areas, including within the coastal management district (except where coastal-dependent, temporary/readily relocatable/able to be abandoned, essential community infrastructure, or minor redevelopment of an existing permanent building or structure that can't be relocated or abandoned).
- As such, the proposed planning scheme does not integrate the SPP state interest, Natural hazards, risk and resilience, for erosion prone areas.
- The council has advised that the proposed planning scheme will be updated to incorporate the state interest, once the council has completed its CHAP, and the proposed planning scheme can be informed by the outcomes of the CHAP. This would be via a proposed amendment to the new planning scheme.
- The council has advised that the CHAP is likely to be finalised, with further public consultation, in early 2020.
- DSDMIP acknowledges that this work has been a significant undertaking by the council and is nearing completion.
- Until such time as it is completed, the state interest can be addressed through the assessment benchmarks of the SPP in the interim period, as the planning framework allows this through the Planning Act and the SPP:
 - The Planning Act states that, to the extent of any inconsistency, a state planning policy applies instead of a regional plan or local planning instrument (section 8(4)(a)).
 - As stated in the SPP, where a state interest is identified as having not been appropriately integrated into a local planning instrument, the SPP applies to the extent of any inconsistency, and the local government must, to the extent relevant, assess development against any applicable assessment benchmarks in the SPP. The local government must also have regard to the SPP, including relevant guiding principles, state interest statements and state interest policies contained in the SPP, to ensure the state interest are not adversely affected.
 - The SPP contains assessment benchmarks for the state interest, Natural hazards, risk and resilience, and therefore, development in erosion prone areas will be assessed by the council against these benchmarks, in addition to any applicable provisions of the

proposed planning scheme. If there is any inconsistency between the benchmarks and the applicable provisions in the proposed planning scheme, the assessment benchmarks of the SPP prevail.

- Given the mechanisms of the planning framework described above, development will be assessed against the same criteria via the SPP assessment benchmarks, as would have been required to be incorporated into the proposed planning scheme. Therefore, the state interest will not be adversely affected, even though the state interest is not appropriately integrated in the proposed planning scheme.
- Generally, the preferred approach for drafting a new planning scheme, would be to appropriately integrate all relevant state interests for the local government area. However, there will be instances where this is not possible (for example, a last minute update in policy or mapping).
- The Planning Act and SPP contain provisions to ensure that, regardless of the proposed planning scheme, the SPP prevails and the SPP contains assessment benchmarks and policies that will be assessed during development assessment.
- Delaying making the planning scheme to complete the CHAP will result in at least an 18-month delay to complete the study, make amendments, publicly notify changes and then adopt. During which time the proposed planning scheme is at risk of becoming out of date requiring further substantial changes. This outcome is considered to be sub-optimal, providing no certainty to the community. Particularly, when the current scheme is already significantly out of date being that it is an IPA scheme made in 2006.
- In addition, further delays in making the planning scheme is likely to have significant budget and time cost implications.
- On the grounds that the state interest is dealt with through the application of assessment benchmarks contained within the SPP, DSDMIP is of the view that state interest is satisfactorily dealt with as an interim measure.
- Furthermore, the consequences of not proceeding to adopt the proposed planning scheme outweigh the benefit to further delaying the proposed planning scheme.

Recommendation

- DSDMIP recommends:
 - a Ministerial condition that requires the council to complete a coastal hazards adaption plan and identify any necessary amendments to fully integrate the SPP state interest for natural hazards, risk and resilience (erosion prone areas).
 - a Ministerial condition requires the council to include advice in the planning scheme makes it clear that the state interest for natural hazards, risk and resilience (erosion prone areas) is not appropriately reflected in the planning scheme and that the assessment benchmarks for coastal hazards contained within the SPP apply.

c) Bushfire prone areas

- As a result of changes made post SIR, the proposed planning scheme as submitted for adoption does not appropriately integrate the state interest for Natural hazards, risk and resilience – bushfire prone areas.
- The council made changes to the Bushfire hazard overlay map, to locally refine the mapping.
- The SPP requires that bushfire prone areas are identified in the planning scheme.
- The SPP states that a bushfire prone area can be based on a localised bushfire study, prepared by a suitably qualified person. If the local government has not done this, the bushfire prone area is the same as that identified on the SPP interactive mapping system (IMS) as a bushfire prone area.

- The proposed planning scheme identifies bushfire prone areas on an overlay map, Bushfire Hazard, using three layers: high potential bushfire intensity, medium potential bushfire intensity, and potential impact buffer. These layers are consistent with the SPP IMS, which lists these three, along with, very high potential bushfire intensity. The proposed planning scheme has combined the 'very high' and 'high' potential bushfire intensity layers into one layer; high potential bushfire intensity.
- The version of the proposed planning scheme that was reviewed at state interest review, identified the same area of land as bushfire prone area, as was identified as bushfire prone area on the SPP IMS.
- Subsequent to the state interest review, and as recommended by the council's bushfire risk assessment report, the council has made refinements to the mapping, based on a localised bushfire study. The council did this with guidance from the Queensland Fire and Emergency Services (QFES).
- As such, the version of the proposed planning scheme that has been submitted for adoption, identifies the bushfire prone area based on a localised bushfire study, and therefore not the same as the bushfire prone area identified on the SPP IMS.
- On 21 January 2020, DSDMIP made a request to QFES to determine if QFES is satisfied with the locally refined bushfire prone area in the proposed planning scheme.
- The council considers the changes to the bushfire prone area to be minor and are primarily to reflect existing cleared and developed land. A small number of changes are to reflect where a fire ecologist has identified obvious errors in the vegetation types that informed the potential bushfire risk.
- DSDMIP is yet to receive a response from QFES.
- In the absence of a recommendation from QFES, DSDMIP recommends a Ministerial condition that requires the council to amend the overlay map, Bushfire Hazard, to reflect the bushfire prone area that is currently identified on the SPP IMS.
- The council can make an amendment to proposed planning scheme in the future, to update the overlay, pending the QFES determination.

Recommendation

- DSDMIP recommends a Ministerial condition that requires the council to amend the Bushfire hazard overlay map to identify the bushfire prone areas as is shown on the SPP IMS (prior to adopting the planning scheme).

d) Biodiversity

- Since the state interest review, the council has made numerous changes to the area mapped as MSES on this overlay, removing MSES from various parcels of land. The council has not provided the methodology used for every change, nor did the council consult with DSDMIP or other responsible agencies such as the Department of Environment and Science or the Department of Natural Resources, Mines and Energy, about the methodology.
- The proposed planning scheme as submitted post consultation does not appropriately reflect the state interest for Biodiversity.
- The SPP requires that MSES are identified in the planning scheme.
- The proposed planning scheme identifies MSES on the overlay map, Biodiversity, Waterways and Wetlands.
- DSDMIP has also identified that the council has not updated the MSES mapping in the proposed planning scheme since originally giving the proposed planning scheme for state interest review (May 2018), and there have been updates to the MSES mapping since this time.

- Given the above, DSDMIP is not confident that the proposed planning scheme accurately identifies all MSES in the Noosa local government area.
- To address this, DSDMIP recommends a Ministerial condition that requires council to amend the 'MSES Environmental Values' layer on the overlay map, Biodiversity, Waterways and Wetlands, to reflect the current MSES extent.

Recommendation

- DSDMIP recommends a Ministerial condition that requires the council to amend the Biodiversity, Waterways and Wetlands overlay map to identify the MSES as is shown on the SPP IMS (prior to adopting the planning scheme).

e) Social housing

- The Noosa Plan 2020 contains provisions to increase the supply of social housing dwellings in the shire. The provisions are in response to:
 - the Noosa Housing Needs Assessment (Briggs & Mortar Pty Ltd, 2017) found that:
 - there is a shortage of social housing in the shire; in 2015 there were 138 households on the wait list, which has wait times of up to 10 years
 - the shire is less affordable than all comparable local government areas (LGA), Brisbane City and QLD. Rent and house prices are high, but median household income is lower than average resulting in a high level of housing stress (paying more than 30% of income on rent or mortgage).
 - the SPP, which includes a new policy (3c) introduced a 2017, which states, “A diverse, affordable and comprehensive range of housing options in accessible and well-serviced locations, is facilitated through.... (c) considering incentives to promote affordable and social housing outcomes, particularly in areas in close proximity to services and amenities.
- Noosa is the first council in Queensland to respond to this policy in a planning scheme.
- Social housing is defined in the proposed planning scheme as “housing made up of public and community housing that is owned and run by the government or a non-profit agency”.
- The Strategic framework, Major centre zone (high-density residential precinct) code (Performance outcome (PO) 80) and High density residential zone code (PO20) contain the social housing requirements.
- PO20 and PO80 require the provision of social housing at a rate of 1 in 10 dwellings at no cost to the council or a social housing provider:

Performance Outcomes	Acceptable Outcomes
<p>Social Housing PO80 For development in the High-Density Residential Precinct:</p> <p>(a) 1 in every 10 dwellings shall be social housing, provided at no cost to council or the provider, to provide for the social housing needs of the community; and</p> <p>(b) The social housing dwellings shall be distributed evenly across the development and provided for the life of the development</p> <p><i>Editor's Note - Social housing is housing made up of public and community housing, that is owned and run by the government or a non for profit agency (as the provider) for people on low incomes or with special needs.</i></p>	<p>No acceptable outcome provided.</p>

- The requirement for social housing applies to three sites; one located within Noosa Junction (the former Noosa Heads Bowls Club) within the High density residential zone, and two in the Noosa Business Centre in the Major centre zone (high density residential precinct) as can be seen on the following maps:



Fig 1: Map of the Noosa Business Centre Major centre zone with the two high density residential precincts "5E" circled in red where social housing is required.



Fig 2: Map of the Noosa Junction with the former Noosa Bowls Club site circled in red.

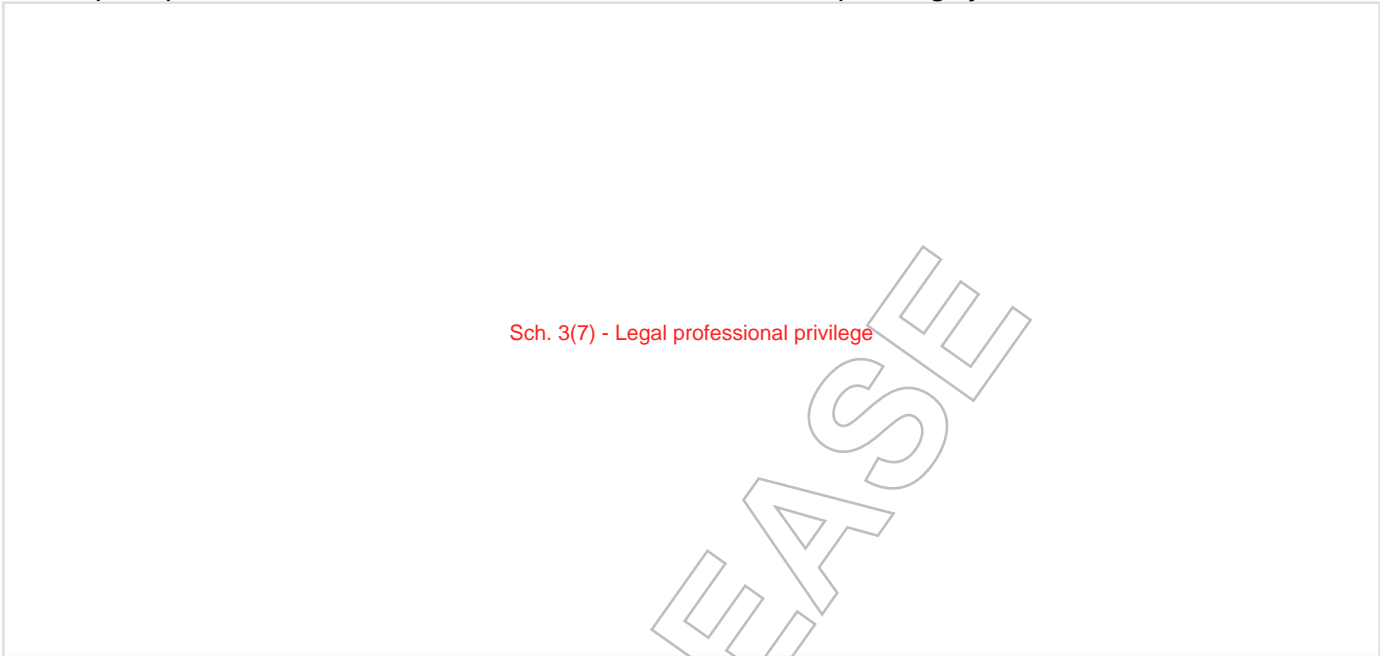
- The council selected these sites based on good proximity to employment, services and transport. The sites are undeveloped, large enough to deliver a significant social housing component and have received an uplift in zoning to allow high density residential as well as retail and commercial uses.
- In addition to the SPP, the QLD Housing Strategy 2017-2027 prepared by the Department of Housing and Public Works (DHPW) seeks to deliver more social housing. The Strategy identifies that partnerships between the government, private sector and non-government sector are integral to achieving the Housing Strategy objectives as the government alone cannot deliver all of the required social housing across the state. DHPW advised that it supports the council's approach to delivering social housing through a PO.

Public consultation and correspondence

- The council and DSDMIP have received submissions objecting to the social housing requirement from the landowners of the three sites: Coles, which own the former Noosa Bowls Club site in Noosa Junction; and Stockwell, which own the two sites in the Noosa Business Centre.
- There were also five submissions to the council during public consultation in support of the social housing requirement.
- Coles and Stockwell raised concerns including that the requirement to provide the social housing at no cost could make the developments economically unviable; the POs lack flexibility to accommodate other social housing models; and the focus should instead be on incentives for affordable housing.

State assessment

- While DSDMIP acknowledge the council’s intent that the POs will ensure the provision of social housing close to services, thereby contributing to identified housing needs, DSDMIP consider PO20 and PO80 are not consistent with the drafting requirements, the SPP guiding principles or the continuation of an efficient and effective planning system.



Recommendation

- DSDMIP recommends a Ministerial condition that requires the council to amend the PO and AO to encourage the provision of social housing, rather than mandate it. This change to the planning scheme is required to be made prior to adoption. Conditioned wording as follows:

Performance Outcome	Acceptable Outcome
<p>Housing Diversity</p> <p>PO Where there is development for multiple dwellings, dwellings are provided to meet the needs of different households.</p>	<p>AO</p> <p>Development:</p> <ul style="list-style-type: none"> (a) makes provision for affordable and social housing; (b) provides social housing that is distributed across the development site; (c) provides 2 in every 10 dwellings as affordable housing; (d) provides 1 in every 10 dwellings as social housing. <p>Editor’s Note – <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>

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.

f) Development that the planning scheme is prohibited from stating is assessable development – Dwelling houses in residential zones

- The proposed planning scheme identifies a dwelling house as being impact assessable and an inconsistent use in the Medium and High density residential zones and the Tourist accommodation zone.
- These proposed provisions are in direct conflict with schedule 6 of the Planning Regulation which, as permitted under the Planning Act, lists certain types of development that a local planning instrument is prohibited from making assessable development.
- Part 2, section 2(2) identifies that a material change of use of premises for a dwelling house cannot be made assessable by a local categorising instrument, if—
 - (a) *the use is for a residential purpose in a residential zone; and*
 - (b) *either—*
 - (i) *there is no dwelling on the premises; or*
 - (ii) *the material change of use involves repairing, renovating, altering or adding to the dwelling house in a way that does not change the classification for the dwelling house under the Building Code; and*
 - (c) *either—*
 - (i) *no overlay, as identified in the local categorising instrument and relevant to assessment of the material change of use, applies to the premises; or*
 - (ii) *only an overlay about bush fire hazards applies to the premises and the premises are less than 2,000m².*
- Consequently, a dwelling house (only one dwelling house on the premises) for a residential purpose in a residential zone cannot be made assessable development by the planning scheme, unless there is an applicable overlay.
- If the planning scheme makes a dwelling house assessable development due to an overlay, the assessment is only applicable to the matters prescribed by the overlay.
- However, schedule 9, part 3, division 2, table 8 of the Planning Regulation does apply making the council a concurrence agency for the building works application.
- Table 8 states, *Development application for building work that is assessable development under section 1, if—*
 - (a) *the building work is for—*
 - (i) *a class 1(a)(i) building; or*
 - (ii) *a class 1(a)(ii) building made up of not more than 2 attached dwellings; and*
 - (b) *a material change of use that relates to the building work—*
 - (i) *is for a residential purpose in a residential zone; and*
 - (ii) *would have required a development permit if schedule 6, part 2, section 2(2) did not apply for the material change of use.*
- The matters the council must assess against are 'The relevant provisions of a local instrument that would apply for the application if schedule 6, part 2, section 2(2) did not apply for the material change of use'.
- This provides the council with an assessment role for the dwelling house where it does not comply with the accepted development requirements.

- DSDMIP acknowledges that under schedule 4, table 2, item 2 of the repealed Sustainable Planning Regulation 2009 (SPR), the council has not had the ability make a dwelling house assessable development in a residential zone since SPR commenced in 2009.

Proposed provisions

- Schedule 24 of the Planning Regulation provides a definition of residential zone –
 - **residential zone** means premises (however described) designated in a local categorising instrument as residential. Examples of ways of describing premises—
 - general residential
 - low density, low-medium density, medium density or high density residential
 - character residential
 - tourist accommodation
- The proposed planning scheme identifies the following zones as residential zones, consistent with the Planning Regulation—
 - Low density residential
 - Medium density residential
 - High density residential
 - Tourist accommodation
- The proposed planning scheme currently identifies a dwelling house as being impact assessable and an inconsistent use in the Medium and High density residential zones and the Tourist accommodation zone.
- As schedule 6 of the Planning Regulation prohibits the proposed planning scheme from making a dwelling house assessable development, the proposed planning scheme is not well drafted and clearly articulated as required by the Chief Executive notice for the tailored process under section 18(3) of the Planning Act.
- Schedule 9, part 3, division 2, table 8 would make the council a referral agency for a building work application for a dwelling house in these zones. However, with no assessment benchmarks identified, as the proposed planning scheme identifies the use as impact assessable, the referral agency assessment would involve the entire planning scheme.
- This is not an appropriate outcome for the usability of the proposed planning scheme.

State assessment

- The council is concerned that the unique nature of Noosa will result in land identified for higher density residential development and tourist accommodation will be lost to high-end market dwelling houses as the use cannot be made assessable development.
- DSDMIP has acknowledged the council's concerns however the Planning Regulation prevails, and the prohibition exists irrelevant of what a planning scheme attempts to regulate.
- DSDMIP and the council have agreed to further discuss the matter after the proposed planning scheme is adopted with a potential amendment to the planning scheme to further address the local issue (with due regard to the Planning Regulation).
- DSDMIP has reviewed the Sunshine Coast Planning Scheme, Moreton Bay Regional Council Planning Scheme and the Brisbane City Plan for comparison. DSDMIP concludes that these schemes are all consistent with Schedule 6 of the Planning Regulation, therefore reflecting a consistent approach across South East Queensland for dwelling house development in residential zones.

Recommendation

- DSDMIP recommends a Ministerial condition that requires amendments to the proposed planning scheme to nominate a dwelling house to be accepted development subject to requirements (prior to adopting the planning scheme).

- The condition includes amendments to the tables of assessment for the Medium and High density residential zones and Tourist accommodation zone and the corresponding zone codes to ensure appropriate accepted development requirements are included in the proposed planning scheme prior to adoption. The amendments have been determined through collective work between DSDMIP and the council officers.

g) Noosa Business Centre – Levels of assessment

- The tables of assessment within Part 5 of the proposed planning scheme identify many uses within the Noosa Business Centre as impact assessable, depending on the applicable precinct and other requirements (e.g. proposed gross floor area and whether the use is in an existing building or not).
- The Noosa Business Centre is in the Major centre zone and contains five (5) precincts, as described in section 5.2 above, which are shown on the 'Framework and Character Plan' for the Noosa Business Centre within the proposed planning scheme.
- The majority of land in the Noosa Business Centre is undeveloped, is on one large (31 ha) parcel and requires the delivery of the road, transit facilities and open space. The 'Framework and Character Plan' shows the intended location and layout of new roads, transit facilities, open space and other features.

Public consultation and correspondence

- The council and DSDMIP have received submissions and correspondence from Stockwell (the owner of the Noosa Business Centre) objecting to new development being impact assessable within the Village Mixed Use and Business Park Precincts.
- Stockwell stated that the impact assessment process provides unnecessary obstacles for establishing businesses at the Noosa Business Centre.

State assessment

- The proposed planning scheme has been publicly advertised with the Noosa Business Centre in a Major centre zone and showing the intended development outcomes for the centre on the Framework and Character Plan. However, DSDMIP consider that the levels of assessment do not reflect the intended outcomes for development in the centre that is consistent with the purpose of the zone and each precinct.
- DSDMIP consider that it is not an efficient or certain outcome for development in the centre to make uses that are normally anticipated within a centre (e.g. shops, offices and food and beverage outlets) impact assessable. Planning schemes should not place unnecessary barriers to development consistent in-centre development.
- A Productivity Commission inquiry in the 2000's identified that allowing third party objections on in-centre development allowed commercial competitors to lodge submissions and frustrate the legitimate land use aspirations for in-centre development. The report from the inquiry recommended that third party appeal rights be removed for in-centre development. At the time of the inquiry, there were some major retail centre operators who vexatiously lodged submissions, appealed and otherwise frustrated proposals for appropriate in-centre development by their competitors. Since that time most jurisdictions have been moving to reduce complexity of assessment where uses are in appropriate locations.
- DSDMIP consider that most centre compatible uses should be accepted development subject to requirements (i.e. if they are in an existing building) or code assessable (i.e. where not in an existing building) subject requirements (e.g. gross floor area or height). In other

local government areas, new centres and major additions to existing centres have been adequately assessed and regulated as code assessable.

Recommendation

- DSDMIP recommends a Ministerial condition that requires council to undertake a review of the levels of assessment and regulation with the Noosa Business Centre and if necessary, submit an amendment to the proposed planning scheme to reflect the outcomes of the review to the Minister within 12 months of adopting the proposed planning scheme.
- DSDMIP has discussed this matter with the council and the council proposed the wording for the condition in **Attachment 5** to the brief. The council advised that it had anticipated a future amendment to the planning scheme to reduce the levels of assessment once further investigation and review of in-centre uses has been completed.

7.4 Minister's consideration

In accordance with step 16 of the notice, the Minister is required to consider the following during the Minister's consideration about whether the council may adopt the proposed planning scheme:

1. the information given with the notice under Step 15; and
2. if any conditions on the outcome of the state interest review have been complied with; and
3. if the adoption version of the proposed planning scheme is significantly different to the version released for public consultation; and
4. if the proposed planning scheme:
 - a) advances the purposes of the Planning Act;
 - b) is consistent with section 16(1) of the Planning Act;
 - c) is consistent with the regulated requirements prescribed in the Planning Regulation;
 - d) is well drafted and clearly articulated; and
 - e) accords with the result of any relevant study or report.

DSDMIP has undertaken a review of the proposed planning scheme against these requirements and a summary is included below.

Step 16 (1)	consider the information given with the notice under step 15
<p><i>DSDMIP has determined that the council has provided the necessary material required by step 15.</i></p> <p>Assessment</p> <p>Step 15 requires the council to provide the following information with their request:</p> <ol style="list-style-type: none"> 1. <i>an electronic copy of the amended planning scheme, clearly identifying any change that has been made to the proposed planning scheme since the state interest review; and</i> 2. <i>a written consultation report containing a summary of the matters raised in the properly made submissions and stating how the local government dealt with the matters; and</i> 3. <i>the reasons why the local government doesn't consider the proposed planning scheme to be significantly different from the version for which public consultation has been undertaken.</i> <p>With the letter, which requests approval to adopt the proposed planning scheme, the council also provided the following material to support their request:</p> <ul style="list-style-type: none"> • a copy of the council resolutions from the council meeting on 12 December 2019, related to the request to adopt the proposed planning scheme (Attachment 1 to the brief) • a consultation report containing a summary of the issues raised during public consultation and how the council has dealt with these matters (Annexure 1). Satisfies 2. Above. 	

- a communications strategy report outlining the activities completed during public consultation (**Attachment 1** to the brief)
- a statement about how the state interests are integrated (**Attachment 1** to the brief)
- an electronic copy of the amended planning scheme and maps (**Attachment 2** to the brief), as well as separate documents clearly identifying the changes made to the planning scheme text. **Satisfies 1. above.**
- a table of changes that explain all changes made since the SIR and public consultation as provides reasons why the council doesn't consider the planning scheme to be significantly different from the version for which public consultation has been undertaken (**Annexure 3 and Annexure 4**). **Satisfies 3. Above.**

Step 16 (2)

consider if any conditions set out in the notice of the outcome of the state interest review (step 7) have been complied with

The chief executive did not include any conditions within the notice of the outcome of the state interest review. *Therefore, DSDMIP has determined that this step is not applicable.*

Step 16 (3)

consider whether the adoption version of the proposed planning scheme is significantly different to the version released for public consultation

DSDMIP has determined that the adoption version of the proposed planning scheme is not significantly different to the version released for public consultation.

Schedule 2 of the Minister's Guidelines and Rules (MGR) provides guidance about what a local government is to consider when determining if a proposed planning scheme is significantly different. It states that, *consideration must be given to the change in terms of its intent, extent and effect on both the land use outcomes as well as assessment requirements on individuals, and if the change has affected or altered any of the following:*

- a) a material planning issue, such as a policy position*
- b) a significant proportion of the area or landowners covered by the proposed planning instrument*
- c) a matter which is of public interest*
- d) levels of assessment*
- e) the proposed instrument or proposed amendment, so that it is quite different to the version which was released for public consultation*
- f) any other matter the local government considers relevant.*

Assessment

The council has determined that the adoption version of the proposed planning scheme is not significantly different to the version released for public consultation. The council's determination is based on an assessment of each change being made to the proposed planning scheme post-consultation, and an assessment of the proposed planning scheme overall. The council's detailed assessment of each change is within **Annexure 3 and Annexure 4** along with DSDMIP's review of the change, and how the council has considered them.

Most of the changes being made from the consultation version to the adoption version, are to correct errors, and to aid in clarity, consistency and readability across the planning scheme.

The council has identified the following changes to be changes that alter a level of assessment or the way in which development is assessed, however for the reasons explained below, are not significantly different:

- Changes to the Recreation and open space zone table of assessment to specifically identify the portion of Lot 3 SP246584 north of Walter Hay Drive, Noosaville within this zone for certain types of development:

- post consultation, the council determined it did not intend to make caretaker's accommodation on Lot 3 SP246584 as impact assessment - consistent and elsewhere impact assessment - inconsistent
- the change involves making caretaker's accommodation on Lot 3 SP246584 code assessment and elsewhere impact assessment - consistent.
- the change in level of assessment is specific to one site and reduces the level of assessment. In relation to all other sites in the zone, the level of assessment has not changed and is now considered a consistent use providing future developments more certainty.
- Assessment of a dwelling house for the purpose of bushfire, flood and landslide hazards is to be made through the applicable zone code rather than the applicable overlay code:
 - submissions from the development industry were received during public consultation requesting that dwelling house developments not be made code assessment for bushfire, flood and landslide hazards stating it was over regulation
 - the council determined that it was appropriate to make dwelling house, community residence, home-based business, rooming accommodation and short-term accommodation within an existing dwelling house accepted development for the purpose of the natural hazards
 - the overlay tables of assessment are changed to identify this exclusion from the overlay codes and the specific overlay benchmarks have been included in the applicable zone codes
 - the change reduces the level of assessment for low density residential uses subject to natural hazards, however, maintains the council's policy position to protect development against natural hazards by providing assessment benchmarks which building applications must be assessed against.
- Increase in the area of land which can be filled around buildings from 1 metre to 3 metres for flood resilience in an AO of the flood hazard overlay code:
 - the change is a result of discussions with landowners regarding improving flood resilience on properties
 - the change only impacts code assessment development applications for operational work, therefore there is no change in level of assessment
 - the council has demonstrated that the increase in fill area has been considered against the Noosa River Flood Study 2016 and that potential impacts of this increase from 1 metre to 3 metres is insignificant on flood plain storage capacity and flood risk
 - the change maintains the council's policy intent for filling of land within the flood hazard area.

Having regard to Schedule 2 of the MGR, DSDMIP considers that the changes made to the proposed planning scheme do not make the proposed amendment significantly different to the version that was on public consultation.

Step 16 (4)(a)	consider whether the proposed planning scheme advances the purposes of the Planning Act (section 3 of the Planning Act)
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DSDMIP has determined that the proposed planning scheme advances the purposes of the Planning Act.

The purpose of the Planning Act is to establish an efficient, effective, transparent, integrated, coordinated and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability.

Ecological sustainability is a balance that integrates:

- the protection of ecological processes and natural systems at a local, regional, State and wider levels; and
- economic development; and

- the maintenance of the cultural, economic, physical and social wellbeing of people and communities.

Assessment

The proposed planning scheme has a strong focus on achieving ecological sustainability, with the planning scheme seeking the majority of growth through infill development, therefore protecting ecological processes and natural systems. The planning scheme recognises that the natural resources of Noosa are its assets, and protecting these natural resources promotes community wellbeing and contributes to Noosa’s economy by being an attractive place to visit.

The proposed planning scheme is drafted to be consistent with the template planning scheme and principles within DSDMIP’s *Guidance on drafting a local planning scheme*, November 2017. The purpose of this guidance document is to help local governments draft effective planning schemes for their area.

As such, the proposed planning scheme delivers an efficient, effective, transparent, integrated, coordinated and accountable local planning instrument which has a strong focus on achieving ecological sustainability for Noosa. The proposed planning scheme advances the purpose of the Planning Act.

Step 16 (4)(b)	consider whether the proposed planning scheme is consistent with section 16(1) of the Planning Act
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DSDMIP has determined that the proposed planning scheme is consistent with section 16(1) of the Planning Act.

Section 16(1) of the Planning Act, requires that the planning scheme must:

- identify strategic outcomes for the local government area to which the planning scheme applies; and
- include measures that facilitate the achievement of the strategic outcomes; and
- coordinate and integrate the matters dealt with by the planning scheme, including State and regional aspects of the matters.

Assessment

The strategic framework of the proposed planning scheme contains the strategic outcomes for the planning scheme area. The planning scheme explains the planning scheme’s strategic intent under the themes:

- Regional context
- A well managed and sustainable Noosa Shire
- A connected, safe and happy community
- Housing to meet diverse needs of the community
- Noosa’s natural environment
- A diverse and resilient economy
- An innovative and responsive transport system
- Coordinated and efficient infrastructure
- Preparing for natural hazards and increasing resilience

The strategic outcomes for the planning scheme are set out under the following key matters:

- Settlement
- Community wellbeing
- Housing choice
- Biodiversity and employment
- Transport and movement

- Infrastructure and services

The themes set out in the strategic outcomes of the strategic framework are put into action through the allocated categories of development, levels of assessment and assessment benchmarks that are set up in the proposed planning scheme.

Through the allocation of zones, category of development, levels of assessment, application of overlay maps and assessment benchmarks, the proposed planning scheme coordinates and integrates the state interests of the SPP and *ShapingSEQ*; the State and regional aspects of the matters dealt with by the planning scheme. The proposed planning scheme, where compliant with the recommended conditions, coordinates and integrates the state interest.

The proposed planning scheme is consistent with section 16(1) of the Planning Act.

Step 16 (4)(c)	consider whether the proposed planning scheme is consistent with the regulated requirements prescribed in the Planning Regulation
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DSDMIP has determined that the proposed planning scheme is consistent with the regulated requirements.

The regulated requirements for a local planning instrument are contained within the Planning Regulation, Part 2 Planning, Division 2 Local planning instruments, Subdivision 1 Regulated requirements. The regulated requirements prescribe:

- zones that may be adopted (and the purpose statement for that zone)
- use terms that may be adopted and their definitions
- administrative terms that can be included and the definitions and rules about when a different administrative term is included.

Assessment

The proposed planning scheme:

- was prepared to be consistent with the template planning scheme and principles within DSDMIP's Guidance on drafting a local planning scheme, November 2017.
- only includes zones stated in Schedule 2, column 1 of the Planning Regulation
- includes the purpose statement stated opposite the zone in column 2 of Schedule 2
- has adopted only the use terms stated in Schedule 3, column 1
- has included the definition for the use term stated opposite the term in column 2
- includes administrative terms stated in Schedule 4 and has used the definition of the term stated opposite the term in column 2.

The proposed planning scheme is consistent with the regulated requirement prescribed in the Planning Regulation.

Step 16 (4)(d)	consider whether the proposed planning scheme is well drafted and clearly articulated
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DSDMIP has determined that the proposed planning scheme is well drafted and clearly articulated.

Assessment

The proposed planning scheme is consistent with the regulated requirements, as stated above.

As previously stated, the proposed planning scheme has been drafted using the template planning scheme in DSDMIP's *Guidance on drafting a local planning scheme*, November 2017 as guidance.

The proposed planning scheme clearly sets the strategic intents and outcomes in the strategic framework. The measures to achieve these are set out through the allocation of zones, choice of categories of development for uses within the zones, levels of assessment for assessable development, relevant benchmarks, and application of overlays.

DSDMIP considers the proposed planning scheme is satisfactorily drafted and clearly articulated.

Step 16 (4) (e)	consider whether the proposed planning scheme accords with the result of any strategic study or report, or review required under section 25(1) of the Planning Act
<p><i>s25 (1) A local government must—</i></p> <p style="padding-left: 40px;"><i>(a) review its planning scheme within 10 years after—</i></p> <p style="padding-left: 80px;"><i>(i) the planning scheme was made; or</i></p> <p style="padding-left: 80px;"><i>(ii) if the planning scheme has been reviewed—the planning scheme was last reviewed; and</i></p> <p style="padding-left: 40px;"><i>(b) decide, based on that review, whether to amend or replace the planning scheme.</i></p>	
<p><i>DSDMIP has determined that the proposed planning scheme accords with the review required under section 25(1) of the Planning Act.</i></p> <p>Section 25(1) of the Planning Act requires a local government to review its planning scheme within 10 years after it was made or last reviewed and decide whether to amend or replace the planning scheme based on that review.</p> <p>Assessment</p> <p>The current planning scheme commenced in February 2006. The council began review of its planning scheme in 2016, with the release of the Noosa Plan Discussion Paper in October 2016. Based on this review, the council resolved to replace the planning scheme. Therefore the proposed planning scheme is the result of a review of the current planning scheme, initiated within 10 years of it being made, in accordance with section 25(1) of the Planning Act.</p>	

8. OTHER MATTERS

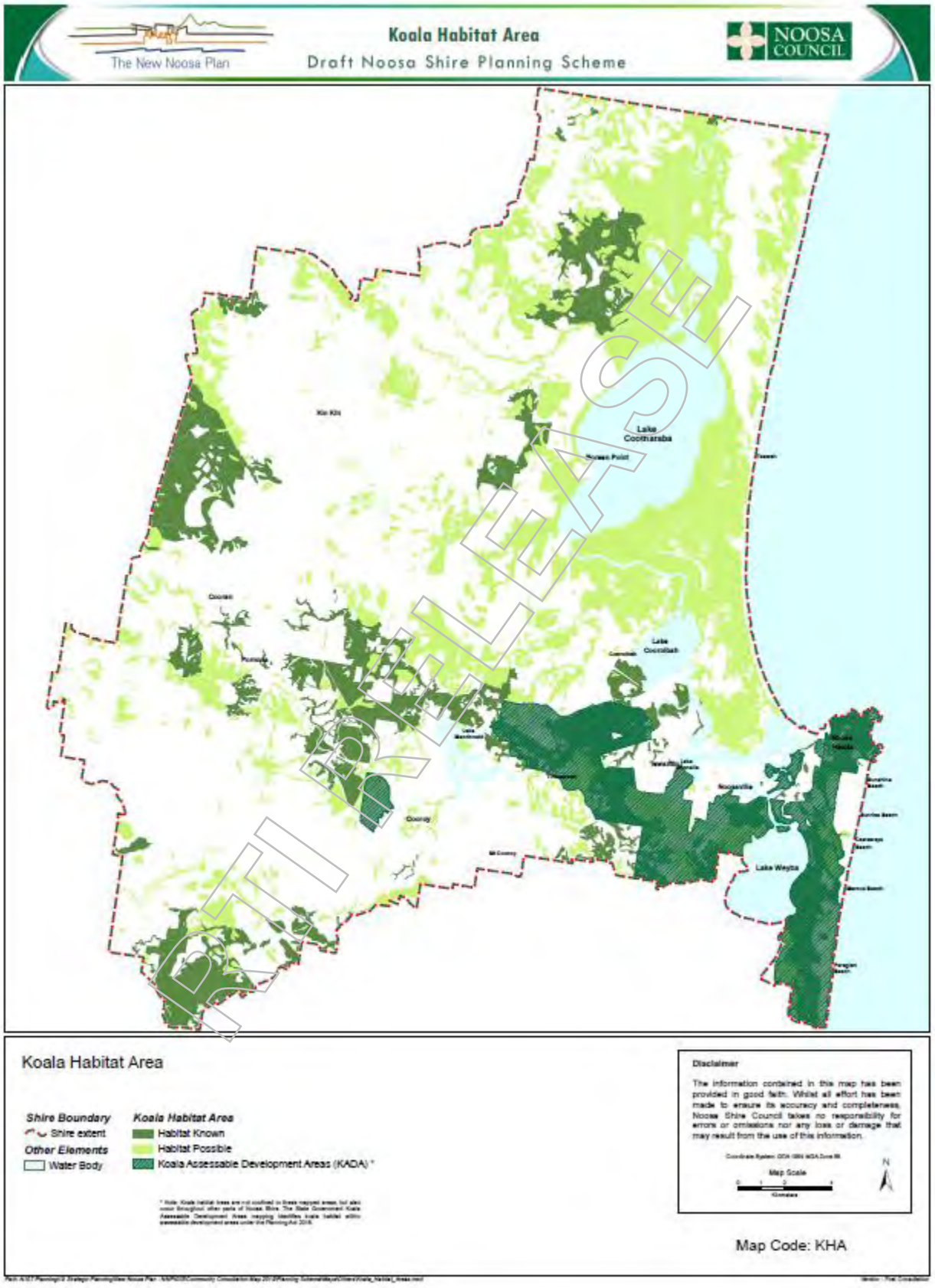
New koala conservation protections for South East Queensland

The Nature Conservation and Other Legislation (Koala Protection) Amendment Regulation commenced on 7 February 2020 and amends the Environmental Offsets Regulation 2014, Planning Regulation 2017, Nature Conservation (Koala) Conservation Plan 2017 and Vegetation Management Regulation 2012 to provide increased protection to koala habitat area in South East Queensland.

This new framework applies in the Noosa region and implements strict new clearing restrictions, prohibiting clearing of koala habitat areas within Koala Priority Areas.

Proposed development that doesn't involve interfering with koala habitat but is within Koala Priority Areas, will be assessed by local governments against the assessment benchmarks in Schedule 11 of the Planning Regulation. The state government will have responsibility for assessing development proposing to interfere with koala habitat outside of Koala Priority Areas (against a new State code).

As the proposed planning scheme was drafted prior to the release of the new koala framework, it has included a koala habitat area map, based on the state's previous koala habitat mapping with local refinements:

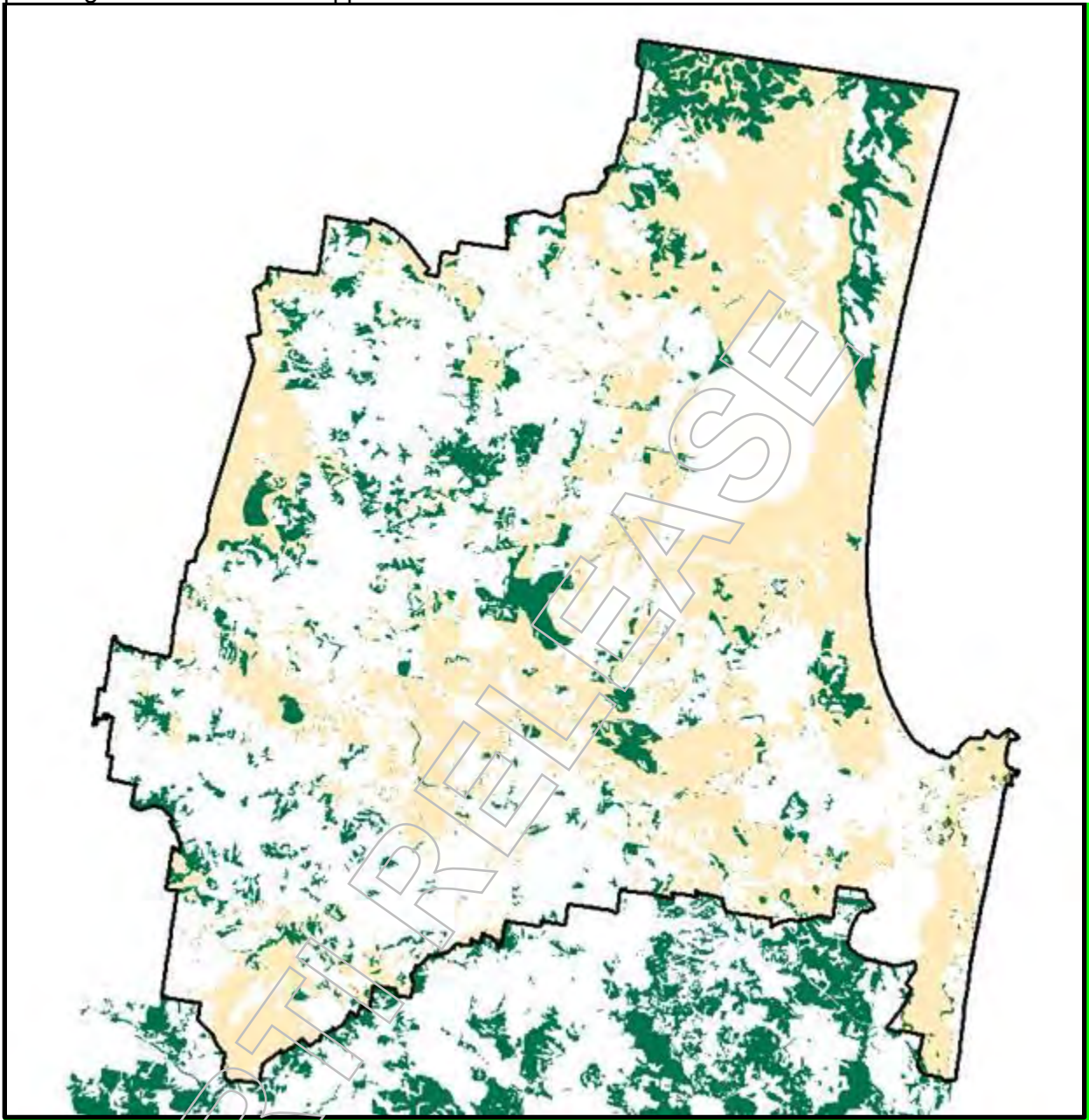


This is supported by planning scheme provisions for koala habitat protection and enhancement, in Part 8 Overlay codes, Table 8.2.2.3:

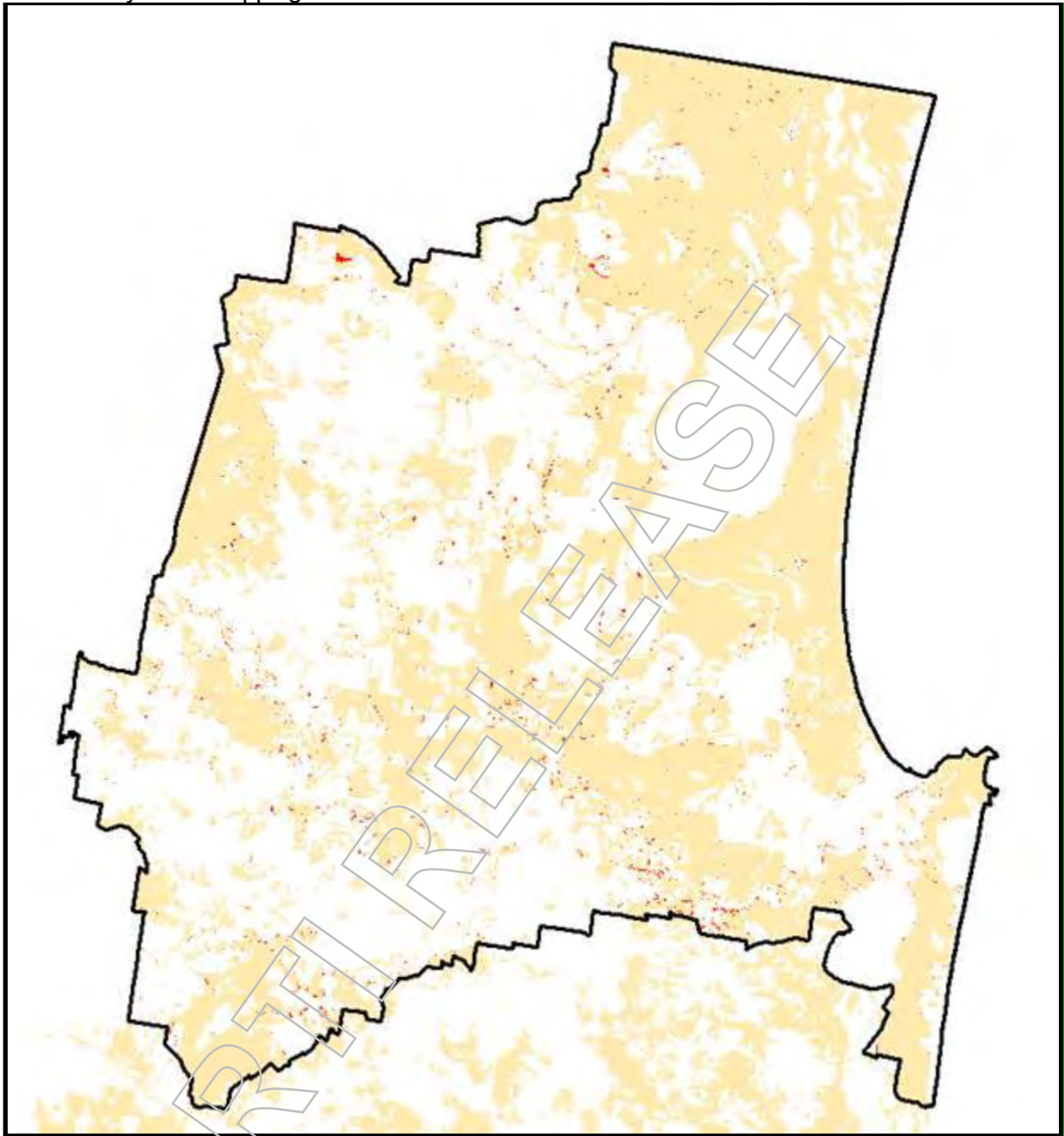
Performance outcomes	Acceptable outcomes
Koala habitat protection and enhancement	
<p>PO11 Development is designed, constructed and operated to—</p> <ul style="list-style-type: none"> (a) protect and enhance koalas and koala habitat and avoid adverse impacts; (b) provide measures to assist the survival of koala populations in the area to mitigate any potential threats or risk to koalas; (c) provide for safe and appropriate koala movement across the landscape; and (d) provide for a net gain in mature and actively regenerating koala habitat. <p><i>Editor's note—Koala Habitat Areas are mapped in Schedule 2. Koala habitat trees are not confined to these mapped areas, but also occur throughout other parts of Noosa Shire. The State Government Koala Assessable Development Areas identify koala habitat within assessable development areas under the Planning Act 2016.</i></p>	<p>AO11.1 Development avoids clearing non-juvenile koala habitat trees.</p> <p>AO11.2 Development design complies with the Koala Sensitive Design Guideline: A guide to koala sensitive design measures for planning and development activities (Queensland Government 2012).</p> <p>AO11.3 Where clearing of non-juvenile koala habitat trees is unavoidable such clearing is minimised and an environmental offset is provided in accordance with the Queensland Environmental Offset Policy and provides for a net gain in koala habitat in Noosa Shire.</p> <p>AO11.4 Development incorporates revegetation and landscaping that provides food, shelter and movement opportunities for koalas.</p> <p>AO11.5 Development is designed to maximise and enhance connectivity between koala habitat trees and ensure safe koala movement.</p> <p>AO11.6 During construction, measures are incorporated to not increase the risk of death or injury to koalas, including koala requirements set out in Schedule 11 of the Planning Regulation 2017.</p>

DSDMIP has undertaken a comparison of the koala mapping in the proposed planning scheme with the new koala mapping and found that there isn't a significant difference in the area of land mapped by Noosa, compared with the new mapping (core koala habitat and locally refined koala habitat).

The map below shows the Noosa mapping (sand colour) overlaid on the state mapping (green colour) – the areas shown as green are the additional state-mapped areas that the proposed planning scheme has not mapped:



The map below shows the state mapping (sand colour) overlaid on the Noosa mapping (red colour) – the areas shown as red are the additional areas that Noosa has mapped, but are not identified by state mapping:



The mapping comparison identifies that the new state mapping includes marginally more land than the mapping in the proposed planning scheme. However, the significant difference, is that the proposed planning scheme does not map Koala Priority Areas, where clearing of koala habitat is now prohibited.

The associated provisions proposed in Table 8.2.2.3 contain requirements that the council can no longer regulate and requirements that are now outdated. The council can no longer regulate clearing of koala habitat, both inside the Koala Priority Area (as this clearing is prohibited development) or outside the Koala Priority Area (as this is regulated by the state).

However, the council will regulate development inside the Koala Priority Area that does not interfere with koala habitat (using the benchmarks in Schedule 11 of the Planning Regulation plus any additional benchmarks that the council considers supports koala conservation and which do not replicate or conflict with the Schedule 11 benchmarks) and can regulate development that is not interfering with koala habitat in the Koala Habitat Area (outside the Koala Priority Area) to support koala conservation outcomes.

The table below is assessment of the proposed planning scheme provisions in the context of the new koala framework:

Proposed benchmarks	DSDMIP assessment
AO11.1 Development avoids clearing nonjuvenile koala habitat trees.	This AO is to be removed because the council can no longer regulate clearing of koala habitat.
AO11.2 Development design complies with the Koala Sensitive Design Guideline: A guide to koala sensitive design measures for planning and development activities (Queensland Government 2012).	This AO can remain as additional to benchmarks in Schedule 11 and to apply to areas outside the Koala Priority Area where no interference with koala habitat is involved. Update reference to guideline to remove date, as there is a new revision (effective 1 February 2020), to say, <i>Koala-sensitive Design Guideline: A guide to koala-sensitive design measures for planning and development activities</i> (this is referenced in the State Code).
AO11.3 Where clearing of nonjuvenile koala habitat trees is unavoidable such clearing is minimised and an environmental offset is provided in accordance with the Queensland Environmental Offset Policy and provides for a net gain in koala habitat in Noosa Shire.	This AO is to be removed because the council can no longer regulate clearing of koala habitat.
AO11.4 Development incorporates revegetation and landscaping that provides food, shelter and movement opportunities for koalas.	This AO is to only be applied to development outside the Koala Priority Area where there is no interference with koala habitat (i.e. where the State is not a referral agency) because it replicates a benchmark in Schedule 11 of the Planning Regulation.
AO11.5 Development is designed to maximise and enhance connectivity between koala habitat trees and ensure safe koala movement	This AO is to only be applied to development outside the Koala Priority Area where there is no interference with koala habitat (i.e. where the State is not a referral agency) because it replicates a benchmark in Schedule 11 of the Planning Regulation.
AO11.6 During construction, measures are incorporated to not increase the risk of death or injury to koalas, including koala requirements set out in Schedule 11 of the Planning Regulation 2017.	This AO is to only be applied to development outside the Koala Priority Area where there is no interference with koala habitat (i.e. where the State is not a referral agency) because it replicates a benchmark in Schedule 11 of the Planning Regulation.

Proposed benchmarks	DSDMIP assessment
AO11.6 (continued)	This AO references the replaced Schedule 11, therefore this AO should be amended to read: ...by including safe koala movement measures, as defined in the Planning Regulation 2017.
<p>PO11 Development is designed, constructed and operated to—</p> <ul style="list-style-type: none"> (a) protect and enhance koalas and koala habitat and avoid adverse impacts; (b) provide measures to assist the survival of koala populations in the area to mitigate any potential threats or risk to koalas; (c) provide for safe and appropriate koala movement across the landscape; and (d) provide for a net gain in mature and actively regenerating koala habitat. <p>Editor's note—<i>Koala Habitat Areas are mapped in Schedule 2. Koala habitat trees are not confined to these mapped areas, but also occur throughout other parts of Noosa Shire.</i> <i>The State Government Koala Assessable Development Areas identify koala habitat within assessable development areas under the Planning Act 2016.</i></p>	<p>(a), (b), and (c) are ok to remain for development outside the Koala Priority Area where no interference with koala habitat is involved as these outcomes are not about clearing/interferences or offsets. (d) is ok to remain for development outside the Koala Priority Area where no interference with koala habitat is involved as this outcome can be achieved through safe koala movement measures such as through retaining koala habitat trees and other native vegetation through landscaping and rehabilitating area that have been cleared of native vegetation.</p> <p>Reword editor's note to refer to new map and new framework.</p>

DSDMIP considers that the benchmarks in the proposed planning scheme either replicate the Schedule 11 benchmarks (except for AO11.2) or regulate clearing, therefore can't be applied to development in the Koala Priority Area where clearing koala habitat isn't involved. However, as per the table above, some of the benchmarks can be applied to development outside the Koala Priority Areas where interfering with koala habitat isn't involved.

Considering the above, to ensure consistency with the new koala framework and provide clarity to users of the planning scheme, DSDMIP recommends a Ministerial condition to incorporate the new koala framework into the proposed planning scheme prior to adoption. DSDMIP recommends the following condition:

- Reflect the new koala conservation planning controls in the Planning Regulation 2017, which commenced on 7 February 2020 by:
 - A) amending the map, Koala Habitat Areas, in Schedule 2, to reflect the new koala habitat mapping for South East Queensland (koala priority area and koala habitat area – core koala habitat area and locally refined koala habitat area);
 - B) removing all provisions that relate to interfering with koala habitat (e.g. AO11.1 and AO11.3);
 - C) including a note/s that clarifies how the remaining provisions will be applied, in view of the new koala conservation planning controls in the Planning Regulation 2017;

- D) updating terminology and references to reflect the new koala conservation framework (e.g. updated *Koala-sensitive design guideline: a guide to koala-sensitive design measures for planning and development activities*).

9. LEGAL ADVICE

Sch. 3(7) - Legal professional privilege

10. CONCLUSION

It is DSDMIP's view that the council has prepared a planning scheme that meets the legislative requirements contained in the notice dated 19 March 2018, subject to conditions, and it is recommended that the council be advised it can proceed to adopt the proposed planning scheme, subject to the conditions (**Attachment 5** to the brief).

11. ANNEXURES

Annexure 1	Consultation Report
Annexure 2	DSDMIP's summary of the council's public consultation report
Annexure 3	Summary of post consultation mapping changes and DSDMIP's assessment
Annexure 4	Summary of post consultation text changes and DSDMIP's assessment
Annexure 5	Council comparisons in short-term accommodation regulation

Annexure 4: Summary of Post Consultation Text Changes to New Noosa Plan

Changes to address Submissions								
#	Section Reference	Changes tracked onto First Consultation Version	Origin	Changes tracked onto Second Consultation Version	Origin	Significant change	State Interest	DSDMIP Assessment
Part 3– Strategic Framework								
1.	Section 3.2.2	<p>Around three quarters of Noosa's population resides in Tewantin, Noosaville, Noosa Heads and the coastal communities from Sunshine Beach to Peregian Beach. Consequently, urban residential, business, community, industrial and recreational activity is consolidated close to the coast, which is the area most popular with visitors. The balance of the population live in the hinterland, mostly within the existing towns and villages of Cooroy, Pomona, Cooran, Kin Kin, Boreen Point and their surrounding settlements, <u>as well as Noosa North Shore.</u></p> <p>and buildings enhance the liveability of local communities. Development is integrated with the landform. The green backdrop of the hills and mountains provide a natural backdrop to many urban areas in the hinterland and along the coast, <u>as well as Noosa North Shore.</u> These landscape features are important to local character and identity. Urban places are stylish but understated. City</p> <p>The hinterland town and village communities have a strong affinity with their surrounding rural areas and their heritage and history. Each distinct settlement is defined by the rural lands, mountains, and coastal or lakeside setting that surrounds it. While Boreen Point, Cooran, Coorobah, Cooroy, Kin Kin and Pomona have a distinct character and village feel, they are each characterised by their family-orientated, small scale, relaxed casual outdoor lifestyle and close ties to their heritage. The small community of Teewah provides an area of permanent and holiday homes at an urban density in a remote beachfront setting. <u>For Teewah and the settlements on Noosa North Shore, their charm is in their seclusion and small scale</u> which comes at the expense of infrastructure or services typically expected in a village. <u>Buildings are small scale and set discretely within the surrounding vegetation.</u></p> <p>Throughout the hinterland, rural living, bushland management, rural production and nature-based tourism is the focus. The natural landscape holds much heritage and open space value, and natural features help define communities. Communities hold close connections to the land and enjoy relaxed casual outdoor lifestyles, privacy and secluded living environments. <u>Significant in the hinterland, significant</u> land is protected for its agricultural potential or for biodiversity values. Working farms coexist with complementary enterprises and outdoor recreation. Nature-based tourism offers visitors the chance to experience and appreciate the natural attractions of the Shire and its relaxed lifestyle, as well as the many attractions of the rural towns and villages. These may also be close to the Noosa Trail Network. They are required to be small scale and to fit for the setting with minimal effects on the local area having regard to safety and the capacity and quality of the access road.</p> <p><u>Development On Noosa North Shore, the natural features help define the communities and residents hold a close connection to the landscape and ecosystem values. Tourism is nature-based and only where it is low key and compatible with the protection of natural environment.</u></p> <p><u>Across the shire, development</u> is respectful of the unique qualities of these distinct and diverse urban and rural communities and is designed to fit the built and natural character and the scale and lifestyle attributes of each.</p>	Submission	Final - No Further Changes		Minor Change to clarify character and amenity values	No State Interest implication	<p>The council has revised the wording of the strategic framework to clearly recognise the Noosa North Shore area's character and amenity values. This change is in relation to submissions.</p> <p>The council determined that this change was not significantly different, and therefore did not form part of the second round of consultation.</p> <p>DSDMIP does not consider that these changes would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is for clarity of the character and amenity values for the Noosa Shire.</p> <p>The change does not adversely impact a state interest.</p>
2.	Section 3.2.4	<p>Amended the following in response to removing the Short Stay maps and changes to short-term accommodation</p> <p>Given Noosa Shire's popularity as a destination for visitors, accommodation is under increasing pressure from both residents and guests. Visitor accommodation areas at Noosa Heads, Noosaville and Noosa North Shore are protected for visitors to the exclusion of permanent occupants. The limited number of sites available for new resort development is protected for this purpose. Conversely, neighbourhoods of permanent residents are protected from influxes of short-term visitors whose interests and priorities are not compatible with residential amenity. <u>Parts of Noosaville, Noosa Heads and the coastal communities have been included in a short stay area (Maps SSA-1 and SSA-2 in Schedule 2). Within this area it is anticipated that a portion of houses may be available for short term stay for all or part of a year, subject to meeting the acceptable outcomes for their local area. Party houses are restricted from establishing in Noosa Shire.</u></p>	Submission	No further changes – Final Version.		Minor administrative correction to reflect the revised approach to Short-term accommodation.	State Interest in Liveable communities is enhanced by protecting residential amenity, enhancing wellbeing and quality of life for permanent residents.	<p>To ensure consistency, the council acknowledges administrative changes are required throughout the proposed planning scheme to reflect the decision to remove the short stay maps and changes to short-term accommodation provisions.</p> <p>The council determined that this particular change was not significantly different, as the policy change made to the short stay maps and short-term accommodation was detailed in the second round of public consultation.</p> <p>DSDMIP does not consider that these changes would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is to reflect the significantly different changes public consulted on.</p> <p>The change does not adversely impact a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.</p>
3.	Section 3.2.6	<p>Further clarity in the roles and functions of the Major Centres including recognising the predominant role the NBC has in providing for long term economic growth and employment options as well as its designation as a Major Activity Centre in the SEQ Regional Plan.</p>	Submission	No further changes – Final Version.		Minor change to provide further clarity with no impact on policy.	No State Interest implication	<p>The council has revised the wording of the strategic framework to clearly recognise the roles and functions of the Major Centres, in particular the Noosa Business Centre. The revised wording also recognises the Noosa Business Centre's designation in the South East Queensland Regional Plan 2017 (Shaping SEQ). This change is in relation to submissions.</p>

Changes to address Submissions								
#	Section Reference	Changes tracked onto First Consultation Version	Origin	Changes tracked onto Second Consultation Version	Origin	Significant change	State Interest	DSDMIP Assessment
		<p>The Noosa Business Centre and Noosa Junction are are the next level in the hierarchy, and are the major activity centres for Noosa Shire. Both have distinct and complementary roles, with Noosa Business Centre having a predominant role providing future long term growth and employment for the Shire.</p> <p>The Noosa Business Centre is designated in the South East Queensland Regional Plan 2017 as the only major regional activity centre in Noosa. The major centre offers the greatest opportunity to accommodate most of the long term growth and development for key priority sectors including knowledge-based industries such as education and training, health, digital economy, technology innovation, and research and development. This will be delivered through a number of planning precincts to reflect the desired function and role of the centre. Future retail development is provided for in a village mixed use precinct designed around a vibrant open main street linked to an open air village green space and connecting with the existing shopping centre. Future commercial and employment uses are to be located in a business park precinct, small-scale-business-precinct and the nearby innovation zoned land. Housing choice including small dwellings and social housing is provided through a high density residential precinct. Mixed-use development may comprise office, retail, entertainment and other business uses, together with residential. These uses are supported by the provision of a site within the centre for a sub-regional transit facility into the future.</p> <p>Noosa Junction is a vibrant mixed-use centre. It caters for creative industries, retail via local brands, food and entertainment venues, knowledge-based industries, professional services and education. Development provisions have been significantly increased, compared to previous planning schemes, to allow for greater redevelopment options. Entertainment and lifestyle pursuits enhance the centre's role as a vibrant place for hospitality in conjunction with retail and services. A hospitality precinct (shown on the Noosa Heads Local Area zone map) is acknowledged to potentially involve late night activity and music. The scale and nature of new development are required to fit with the existing character and function of the centre and includes mixed-use business and residential uses. Noosa Junction will expand over the former bowls club site in Lanyana Way to include a mix of business uses surrounding a public open space area and high density residential developments.</p>						<p>The council determined that this change was not significantly different, and therefore did not form part of the second round of consultation.</p> <p>DSDMIP does not consider that these changes would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is for clarity of Major Centres roles and functions.</p> <p>The change is consistent with <i>ShapingSEQ</i>. The change does not adversely impact a state interest.</p>
4.	Section 3.2.6	<p>Add wording to recognise the new Gateway West Makers Precinct.</p> <p>Industrial areas have experienced incremental encroachment from nonindustrial uses such as retail, entertainment and residential uses, as well as storage premises. Given the limited availability of land for industrial purposes in the Noosa Shire, core industrial uses and support services are protected from further unnecessary encroachment and impacts that may threaten their function, viability and expansion. To meet changing needs for mixed-use industrial spaces, the integration and co-location of a variety of industrial uses are provided for. Limited nonindustrial uses and some innovative and creative enterprises are to be accommodated in defined precincts along Venture Drive, the western side of Gateway, Lionel Donovan Drive and Hofmann Drive, Noosaville, as well as in Cooroy, Pomona and Kin Kin industrial areas. Food outlets are only to be provided where subordinate and directly</p>	Submission 5	No further changes – Final Version.		<p>Minor Change in response for consistency with significant changes made as part of 2nd consultation.</p> <p>No change in policy intent.</p>	No State Interest implication	<p>The council has revised the wording of the strategic framework to clearly recognise the new Gateway West Makers Precinct. This precinct was created as a result of submissions during the first round of public consultation. The inclusion of this precinct was released in the significant changes as part of the second round of public consultation. The revised wording is to ensure consistency throughout the scheme to recognise the inclusion of this precinct.</p> <p>The council determined that this particular change was not significantly different, as the precinct was detailed in the second round of public consultation.</p> <p>DSDMIP does not consider that these changes would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is to reflect the significantly different changes public consulted on.</p> <p>The change does not adversely impact a state interest.</p>
5.	Section 3.2.6	<p>Rewording to Tourism Section to further clarify the nature of the Tourism Noosa Strategy and include Noosa North Shore.</p> <p>Within the hinterland, focus is directed towards high quality nature-based and rural tourism experiences and events to diversify and balance the visitor experience across Noosa Shire. The Noosa-Tourism Strategy Noosa 2017-2022 prepared by Tourism Noosa supports this focus by encouraging and promoting hinterland, nature-based experiences to help disperse visitors throughout the region with a focus on 'quality' experiences that attract highspending interstate and international visitors to the region.</p> <p>Nature-based tourism includes a sustainable activity or experience that relates to the natural environment. Such experiences may include opportunities associated with high scenic amenity of the rural landscapes and villages as well as the natural beauty of the mountain ranges and subtropical bushland. They have the potential to provide diverse, high quality tourist experiences as well as local economic development opportunities. Nature-based tourism experiences are encouraged in the hinterland and, rural areas and Noosa North Shore provided they are carefully located and designed to minimise negative impacts on the natural environment, scenic landscape, and local character and amenity. Nature-based tourism that is easily accessible to the trail network is encouraged.</p>	Submission	No further changes – Final Version.		<p>Minor change for clarification and character.</p> <p>No change in policy.</p>	No State Interest implication	<p>The council has revised the wording of the strategic framework to clarify the nature of the Tourism Strategy Noosa and include Noosa North Shore. The council has stated this change is in relation to submissions however, DSDMIP notes that could not be determined when cross-referenced with the consultation report.</p> <p>The council determined that this change was not significantly different, and therefore did not form part of the second round of consultation.</p> <p>DSDMIP does not consider that these changes would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is to correctly reference the Tourism Strategy Noosa and recognition of Noosa North Shore in tourism.</p> <p>The change does not adversely impact a state interest.</p>
6.	Section 3.2.6	<p>Remove and relocate to Extractive Industries section</p> <p>Applications for permits for coal exploration, coal mining, coal seam gas exploration or coal seam gas production within the Shire are not supported based on significant concerns from council and the community regarding associated environmental and social impacts and the incompatibility of such activities with Noosa's natural assets and lifestyle.</p>	Drafting/ Planning Circumstance	No further changes – Final Version.		Minor drafting change.	No State Interest implication	<p>During the state interest review DSDMIP concluded that Noosa's approach to extractive industries is not inconsistent with the <i>Regional Planning Interest Act 2014</i> (RPI Act). The council was allowed to proceed</p>

Changes to address Submissions								
#	Section Reference	Changes tracked onto First Consultation Version	Origin	Changes tracked onto Second Consultation Version	Origin	Significant change	State Interest	DSDMIP Assessment
		<p>Extractive industries</p> <p>Extractive resource industries are recognised as contributors to the local and regional economy. They support the needs of other industries and the community through the supply of valuable commodities including gravel, clay and hard rock. Low levels of population increase continue to limit local demand for raw extractive resource materials (particularly sand and clay) and construction related supply chain activities. Efforts remain on ensuring the continued availability extractive resources to service regional markets while ensuring good environmental outcomes. State and local resource areas, shown on the Extractive Resource Overlay Maps in Schedule 2, are protected from incompatible land uses sensitive to the impacts of extractive processes.</p> <p>Applications for permits for coal exploration, coal mining, coal seam gas exploration or coal seam gas production within the Shire are not supported based on significant concerns from council and the community regarding associated environmental and social impacts and the incompatibility of such activities with Noosa's natural assets and lifestyle.</p> <p>Editor's Note- Mining tenements, specifically Mining Claims, Mineral Development Licences and Mining Leases can be found at the Department of Natural Resources, Mines GeoResGlobe and mapping Energy's Mines Online Map system.</p>						<p>with the proposed wording in the strategic framework.</p> <p>The council has determined that this statement should be relocated from the Industrial areas and uses section to the Extractive industries section of the strategic framework.</p> <p>Furthermore, the council has amended the wording to demonstrate the new DNRME mapping system GeoResGlobe, as recommended by a DSDMIP planning officer in an email dated 22/11/2019.</p> <p>The council has determined this to be a minor drafting change and it has not been publicly consulted.</p> <p>DSDMIP does not consider that these changes would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is a minor drafting change.</p> <p>The change does not adversely impact a state interest.</p>
7.	Section 3.2.7	<p>Insert wording in the section called "An innovative and responsive transport system" to further support transport services in the Shire</p> <p>3.2.7 An innovative and responsive transport system</p> <p>Noosa Shire's dispersed, low density settlement pattern, multiple employment nodes and free flowing road network make implementation of conventional transport solutions challenging. The high number of visitors during holiday periods, long weekends or during events, puts pressure on Noosa's road network and car parking spaces, as does the high rate of car dependency. Land available for car parking, particularly near urban centres and key attractions, is finite making car travel to popular locations difficult in peak times. Creating more capacity in the road network and car parking around key destinations will only encourage additional congestion. Thus, focus continues to be on encouraging public transport, active transport, use of motor scooters and the like in conjunction with disincentives for unlimited numbers of private vehicles accessing key visitor destinations.</p> <p>The planning and coordination of where people live, work and engage with each other and how they get around is important for reducing traffic and parking congestion and car usage in the Noosa Shire. Managing the amount and location of housing, visitor accommodation and business functions contributes to improved transport outcomes. To this end, the planning scheme focuses on facilitating well designed 'infill' development around transport nodes and providing for mixed-use town centres. This will help reduce the distance to travel, encourages walking and cycling, and increases the convenience of public transport for those living near centres. This is further supported in the planning scheme with the designation of a transit hub at the Noosa Business Centre.</p> <p>Arterial roads, distributor roads and collector roads collectively form the major road network, the balance are local roads that predominantly provide direct property access. The Strategic Framework Infrastructure Map in Schedule 2 depicts the major road network for the Noosa Shire, with the road hierarchy shown in full on the Regional Infrastructure Overlay Maps.</p> <p>An efficient, free flowing transport system that caters for additional planned development and enhances resident and visitor experiences is supported by the following initiatives:</p> <ul style="list-style-type: none"> encouraging development of a type, scale and density that is consistent with and supportive of the Noosa Shire Activity Centres Hierarchy providing for mixed-use development around transport nodes and at key development sites within existing centres providing for a transit hub at the Noosa Business Centre supporting transport options and infrastructure that meet the needs of both locals and visitors protection of the Highway and arterial roads from development that would hamper the flow of passenger and freight transport planning and advocating for required expansions to the existing major road network providing infrastructure and services that are designed to give priority to pedestrians, cyclists, scooters and public transport over private cars 	Drafting/ Planning Circumstance	No further changes – Final Version.		Minor change with no impact on policy. Providing consistency with strategic intent for the Noosa Business Centre and transport generally across the Shire.	No State Interest implication	<p>The council has revised the wording of the strategic framework to provide clarity of the strategy intent for the Noosa Business Centre and its transport system.</p> <p>The council has determined this to be a minor drafting change and it has not been publicly consulted.</p> <p>DSDMIP does not consider that these changes would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change allows the strategic framework to support the strategy intent for the council's transport system and in particular the Noosa Business Centre.</p> <p>The change does not adversely impact a state interest.</p>
8.	Section 3.2.9	<p>Preparing for natural hazards and building resilience. Minor wording changes and updating of information.</p> <p>Flooding and storm-tide inundation are perhaps the more serious threats to Noosa Shire in terms of risks to people and property. Potential flooding and inundation from catchment rainfall and storm surge affects large areas of the Shire. The extent and severity of flooding and inundation is likely to increase over time as a result of sea levels rising and more extreme weather with a changing climate. Development is to be compatible with the flood and storm-tide hazard and is required to be designed and sited to not place people, property and natural ecosystems at risk. Areas of flooding and inundation are identified identified on the Flood Hazard Overlay Maps in Schedule 2.</p> <p>Noosa Shire contains hazardous abandoned mines relating to former mining activity, including disused underground mines, tunnels and shafts. Information Information on abandoned mines can be obtained by visiting the Queensland Government website for more information www.qld.gov.au/environment/land/abandoned-mines/ and additional additional information on historic mining activities can be gained from GeoResGlobe on the Minesonline maps Business https://www.business.qld.gov.au/industries/mining-energy/water/resources/minerals-coal/online-services/minesonline-maps-queensland-web-site.</p>	Drafting/ Planning Circumstance	No further changes – Final Version.		Minor Change to drafting to ensure correct reference provided for GeoResGlobe.	No State Interest implication	<p>The council has recognised minor drafting changes required and the correct referencing to the new DNRME mapping system GeoResGlobe, as recommended by a DSDMIP planning officer in an email dated 22/11/2019.</p> <p>The council has determined this to be a minor drafting change and it has not been publicly consulted.</p> <p>DSDMIP does not consider that these changes would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is a minor drafting change.</p>

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								The change does not adversely impact a state interest.
9.	Section 3.3.1	<p>Added the following to strengthen coastal communities in the Strategic framework.</p> <p>(i) <u>Settlement in the coastal communities where located within the Coastal Protection and Scenic Amenity overlay area and is limited and designed and sited to not compromise coastal environmental features and key landscape elements.</u></p>	Submission	<p>No further changes – Final Version.</p> <p>Council Response 13/1/2020</p> <p>The wording has been reviewed to correct minor drafting errors to read:</p> <p><i>“Development in the coastal communities where located within the Coastal Protection and Scenic Amenity overlay area is designed and sited to not compromise coastal environmental features and key landscape elements.”</i></p>		Minor Change to clarify character and amenity values.	No State Interest implication	<p>The council has included a new strategic outcome for settlement in the strategic framework relating to coastal communities and the Coastal protection and scenic amenity overlay area. The council has stated this change is in relation to submissions however that could not be determined when cross-referenced with the consultation report.</p> <p>The council determined that this change was not significantly different, and therefore did not form part of the second round of consultation.</p> <p>DSDMIP’s review of this new strategic outcome raises concern around the drafting of the sentence and its readability. DSDMIP provides advice to the council that this sentence should be reviewed for drafting purposes. However, the strategic outcome is consistent with the council’s policy position on coastal hazards. Furthermore, DSDMIP acknowledges that the council has decided to not integrate the State Planning Policy (SPP) for natural hazards, risk and resilience – coastal hazards policy 1, 4, 5 and 6. The council reflects this in section 2.1.1 of the proposed planning scheme. Further assessment of the council’s policy position is provided in section 7.4 of the assessment report</p> <p>DSDMIP does not consider that inclusion of this new strategic outcome would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change provides clarity on the council’s policy position for coastal hazards, which formed part of the second round of public consultation.</p> <p>The change does not adversely impact a state interest.</p>
10.	Section 3.3.3	<p>Amended the following in response to removing the Short Stay maps and changes to short-term accommodation</p> <p>(n) Neighbourhoods of permanent housing are protected from short term visitor accommodation that would impact on the amenity enjoyed by residents. The however Short Residents Stay may Area share maps their SSA-1 Home Short with Stay Map 1 and SSA-2 – Short Stay Map 2 guests in Schedule 2 well identify managed areas where short stay accommodation is acceptable, subject to meeting limit the potential acceptable impacts, outcomes for the zone or a local area.</p> <p>(o) Party houses, as defined under the Planning Act 2016, are restricted from being established in Noosa Shire.</p>	Submission	No further changes – Final Version.		Minor Change in response to 2 nd consultation for Significant Changes	State Interest in Liveable communities is enhanced by protecting residential amenity, enhancing wellbeing and quality of life for permanent residents.	<p>To ensure consistency, the council acknowledges administrative changes are required throughout the proposed planning scheme to reflect the decision to remove the short stay maps and changes to short-term accommodation provisions.</p> <p>The council determined that this particular change was not significantly different, as the policy change made to the short stay maps and short-term accommodation was detailed in the second round of public consultation.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is to reflect the significantly different changes to short-term accommodation public consulted on.</p> <p>The change does not adversely impact a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.</p>
11.	Section 3.3.5	Further clarity in the roles and functions of the Major Centres including recognising the predominant role NBC has in providing for long term economic growth and employment options as well as its designation as a Major Activity Centre in the SEQ Regional Plan and further clarifying the roles of the two major centres being Noosa Business Centre and Noosa Junction.	Submission	No further changes – Final Version.		Minor change to further clarify the roles of the major centres with no impact on policy intent.	No State Interest implication	The council has revised the wording of the strategic outcomes for economy and employment to clearly recognise the predominant role of the Noosa Business Centre and the role of Noosa Junction. The revised wording also recognises the Noosa Business Centre’s designation in the South East Queensland Regional Plan 2017 (ShapingSEQ) . This change is in relation to submissions.

Changes to address Submissions																				
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		<p>Noosa Centres Hierarchy</p> <table border="1"> <thead> <tr> <th>Centre</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Major Centre</td> <td>Noosa Business Centre, Noosa Junction</td> </tr> <tr> <td>District Centre</td> <td>Noosaville Tewantin Cooroy</td> </tr> <tr> <td>Local Centre</td> <td>Peregian Beach Pomona Cooran Boreen Point Kin Kin</td> </tr> <tr> <td>Neighbourhood Centre</td> <td>Bushlands Noosaville Weyba Road Noosaville Noosa Outlook Tewantin Hilton Terrace, Tewantin Quamby Place, Noosa Heads Grasstree Court, Sunrise Beach</td> </tr> <tr> <td>Visitor Centres</td> <td>Hastings Street, Noosa Heads Gympie Terrace, Noosaville Noosa North Shore Noosa Marina, Tewantin Duke Street, Sunshine Beach</td> </tr> </tbody> </table> <p><small>* Designated as major regional activity centre in South East Queensland Regional Plan 2017</small></p> <p>Major Centres - Noosa Business Centre and Noosa Junction</p> <p>(A) The major centres of the Noosa Business Centre and Noosa Junction are the highest level of centre in the Shire offering diverse business, employment and residential opportunities. These activity centres are accessible to broad catchment areas across the Shire, offering higher order shopping and commerce, entertainment, health, education and community facilities, as well as higher density housing choices. They are well serviced by public and active transport networks and increasingly offer active, pedestrian focussed street-level environments. The role and function of these major centres are such that they are complementary and do not compete or compromise the viability of each centre.</p> <p>(B) Noosa Business Centre – is one of the highest higher order centres in the Noosa Shire and as it is designated as a major centre in the South East Queensland Regional Plan, it caters for the broader Noosaville, Tewantin and hinterland areas of the shire. Its role and function are to provide for a mixed-use Shire-wide Business Centre, focusing with a focus on employment growth and economic diversification being a key employment hub for Noosa now and into the future. Innovation and knowledge-based industries, health, research and education are present as well as higher order sub-regional retail including a discount department store and full line supermarket. There is a very limited increase in retail floor space, recognising the role of the regional activity centre at Maroochydore in providing high order retail needs.</p> <p>(C) The Noosa Business Centre also includes a transit hub and offers a broad range of commercial, community, cultural and entertainment services in addition to high density housing, which is encouraged as an integrated component of development within and near to the centre.</p> <p>(D) Development of the Noosa Business Centre is to be consistent with the Noosa-style village character incorporating subtropical design with low-scale pavilion-style buildings at human scale with high amenity landscaping breaking up built form and linking to a village green and an open space corridor. Large box-like buildings are avoided.</p> <p>(E) Noosa Junction – provides for a high level of services for the Coastal Communities and Noosa Heads areas of the Shire. It is a unique high amenity centre that takes advantage of the adjoining open space at Pinnaroo Park and further builds upon the high amenity landscaping and green leafy feel and character of the centre. Increased diversity of activities and mixed uses within the centre is encouraged, including integrated medium to high density residential development in the form of small dwellings for local workers above the ground floor retail and office uses. Housing could include student and visitor accommodation to reinforce links with existing education providers in the centre and the close proximity to the Hastings Street Visitor Centre.</p>	Centre	Location	Major Centre	Noosa Business Centre, Noosa Junction	District Centre	Noosaville Tewantin Cooroy	Local Centre	Peregian Beach Pomona Cooran Boreen Point Kin Kin	Neighbourhood Centre	Bushlands Noosaville Weyba Road Noosaville Noosa Outlook Tewantin Hilton Terrace, Tewantin Quamby Place, Noosa Heads Grasstree Court, Sunrise Beach	Visitor Centres	Hastings Street, Noosa Heads Gympie Terrace, Noosaville Noosa North Shore Noosa Marina, Tewantin Duke Street, Sunshine Beach						<p>The council determined that this change was not significantly different, and therefore did not form part of the second round of consultation.</p> <p>DSDMIP does not consider that these changes would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is for clarity of Major Centres roles and functions.</p> <p>The change is consistent with <i>ShapingSEQ</i>. The change does not adversely impact a state interest.</p>
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Major Centre	Noosa Business Centre, Noosa Junction																			
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	Part 5 – Tables of Assessment																			
12.	Table 5.5.1 Low Density Residential Zone	<p>Amended acceptable outcomes for Home-based business</p> <table border="1"> <thead> <tr> <th>Home-based business</th> <th>Accepted development subject to requirements</th> <th>Housing Code</th> </tr> </thead> <tbody> <tr> <td>if: (a) operated entirely within an existing dwelling house or associated building;</td> <td>Acceptable Outcomes AO2, AO3.1, AO15, AO17, AO17 and AO18 of the Low Density Residential Zone Code</td> <td></td> </tr> </tbody> </table>	Home-based business	Accepted development subject to requirements	Housing Code	if: (a) operated entirely within an existing dwelling house or associated building;	Acceptable Outcomes AO2, AO3.1, AO15, AO17, AO17 and AO18 of the Low Density Residential Zone Code		Drafting/ Planning Circumstance	No further changes – Final Version.		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>During the first round of consultation, the council received 376 submissions regarding short-term accommodation, including the proposed short stay maps. Post submission review, the council decided to make significant changes to the proposed planning scheme relating to short-term accommodation provisions and the removal of the short stay maps. This significant change was included in the second round of consultation.</p> <p>At the conclusion of the second round of consultation, the council determined that no further changes were required.</p> <p>This particular change relates to the operation of a home-based business for short-term guest accommodation in the low density residential zone.</p>						
Home-based business	Accepted development subject to requirements	Housing Code																		
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								<p>DSDMIP considers that the council has appropriately repeated public consultation on the significant changes relating the policy position regarding short-term accommodation.</p> <p>DSDMIP has reviewed the change and confirms that it does not adversely impact a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.</p> <p>DSDMIP acknowledges that the tracked changes version of the proposed planning scheme has a drafting error for AO15 in the table of assessment. However, the 'clean' version for adoption correctly identifies AO15. The council must provide a consistent version of the planning scheme in both a tracked changes document and a 'clean' version document.</p> <p>Council response 13/01/2020</p> <p>There is an ePlan glitch that created a tiny red mark that looks like a strikeout but in fact is not an edit at all. This has been corrected in ePlan and a new version will be uploaded.</p>								
13.	Table 5.5.1 Low Density Residential Zone	<p>As part of significant changes we amended levels of Assessment for Short-term accommodation and reviewed acceptable outcomes in response to removal of Short Stay Area Maps. Short-term accommodation changes from Consistent impact to inconsistent impact. Added an Editor's note about Local Law</p> <table border="1"> <thead> <tr> <th>Short-term accommodation</th> <th>Accepted development subject to requirements</th> </tr> </thead> <tbody> <tr> <td></td> <td> <p>if:</p> <p>(a) located within the Short applicant's Stay principle Area place as shown on the Short Term Area map within Schedule 2 residence and</p> <p>(b) the letting of only one dwelling on site;</p> <p>(c) occupied by short term guests on no more than 4 occurrences in any calendar year, and</p> <p>(d) occupied by short term guests for a total of no more than 60 nights in any calendar year.</p> </td> </tr> <tr> <td> <p>Impact assessment</p> <p>if not otherwise specified-</p> </td> <td> <p>Acceptable Outcomes AO2, AO3.2, AO2, AO3.3 and AO3, AO6, AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO16, AO17, AO18, AO19, AO20, 21 of the Low Density Residential Zone Code</p> <p>Acceptable Outcomes AO1.3, AO2, AO3.2, AO6, AO3.3, AO7, AO8, AO9, AO10, AO11, AO12, AO13, and AO14, AO15, AO16, AO17, AO18, AO19, AO20, 1 of the Low Density Housing Code;</p> </td> </tr> <tr> <td></td> <td> <p>The planning scheme</p> </td> </tr> </tbody> </table> <p>Editors Note: - Short-term accommodation will require approval under the Short Stay Letting Local Law.</p>	Short-term accommodation	Accepted development subject to requirements		<p>if:</p> <p>(a) located within the Short applicant's Stay principle Area place as shown on the Short Term Area map within Schedule 2 residence and</p> <p>(b) the letting of only one dwelling on site;</p> <p>(c) occupied by short term guests on no more than 4 occurrences in any calendar year, and</p> <p>(d) occupied by short term guests for a total of no more than 60 nights in any calendar year.</p>	<p>Impact assessment</p> <p>if not otherwise specified-</p>	<p>Acceptable Outcomes AO2, AO3.2, AO2, AO3.3 and AO3, AO6, AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO16, AO17, AO18, AO19, AO20, 21 of the Low Density Residential Zone Code</p> <p>Acceptable Outcomes AO1.3, AO2, AO3.2, AO6, AO3.3, AO7, AO8, AO9, AO10, AO11, AO12, AO13, and AO14, AO15, AO16, AO17, AO18, AO19, AO20, 1 of the Low Density Housing Code;</p>		<p>The planning scheme</p>	Submissions	Final version		<p>Included in 2nd consultation for Significant Changes with no changes</p> <p>Note the local law is still proposed but subject to further work so may not be out by the time the new scheme is adopted.</p>	No State Interest implication	<p>During the first round of consultation, the council received 376 submissions regarding short-term accommodation, including the proposed short stay maps. Post submission review, the council decided to make significant changes to the proposed planning scheme relating to short-term accommodation provisions and the removal of the short stay maps. This significant change was included in the second round of consultation. The change allows land owners some flexibility in letting out their principal place of residence, making it accepted development subject to requirements. If it is not accepted, it becomes impact assessable (inconsistent).</p> <p>At the conclusion of the second round of consultation, the council determined that no further changes were required.</p> <p>This particular change relates to the operation of a short-term accommodation in the low density residential zone.</p> <p>DSDMIP acknowledge that the tracked changes version of the proposed planning scheme (in both this table and the version provided to the Minister) is different to the clean version. The council must provide a consistent version of the planning scheme in both a tracked changes document and a 'clean' version document.</p> <p>Council response 13/01/2020</p> <p>There is an ePlan glitch which has shown the deletion in red but without the strikethrough. The "clean version" was correct. This has been corrected in ePlan and a new version will be uploaded.</p> <p>DSDMIP considers that the council has appropriately repeated public consultation on the significant changes relating the policy position regarding short-term accommodation.</p> <p>DSDMIP has reviewed the change and confirms that it does not adversely impact a state interest.</p>
Short-term accommodation	Accepted development subject to requirements															
	<p>if:</p> <p>(a) located within the Short applicant's Stay principle Area place as shown on the Short Term Area map within Schedule 2 residence and</p> <p>(b) the letting of only one dwelling on site;</p> <p>(c) occupied by short term guests on no more than 4 occurrences in any calendar year, and</p> <p>(d) occupied by short term guests for a total of no more than 60 nights in any calendar year.</p>															
<p>Impact assessment</p> <p>if not otherwise specified-</p>	<p>Acceptable Outcomes AO2, AO3.2, AO2, AO3.3 and AO3, AO6, AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO16, AO17, AO18, AO19, AO20, 21 of the Low Density Residential Zone Code</p> <p>Acceptable Outcomes AO1.3, AO2, AO3.2, AO6, AO3.3, AO7, AO8, AO9, AO10, AO11, AO12, AO13, and AO14, AO15, AO16, AO17, AO18, AO19, AO20, 1 of the Low Density Housing Code;</p>															
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14.	Tables 5.5.2 Medium Density Residential Zone	Amended AOs for Community residence <table border="1"> <tr> <td>Community Residence</td> <td>Accepted development If complying with the criteria of Schedule 6, Part 2, 6 of the Planning Regulation 2017.</td> <td>Acceptable Outcomes AO6-AO10 AO11, AO12, AO13, AO14, AO15, AO16 and AO17, AO18, AO19, AO20, AO21, AO22 and AO24AO23 of the Medium Density Residential Zone Code</td> </tr> </table>	Community Residence	Accepted development If complying with the criteria of Schedule 6, Part 2, 6 of the Planning Regulation 2017.	Acceptable Outcomes AO6-AO10 AO11, AO12, AO13, AO14, AO15, AO16 and AO17, AO18, AO19, AO20, AO21, AO22 and AO24 AO23 of the Medium Density Residential Zone Code	Drafting/ Planning Circumstance	No further changes – Final Version.		Included in 2 nd consultation for Significant Changes	No State Interest implication	The council has made changes to the PO/AOs in the Medium density residential zone code which has impacted the numbering. This proposed change is a drafting change. The council included the change in the second round of consultation. DSDMIP acknowledges that this change was consulted on and no further changes have been made post consultation. The change does not adversely impact a state interest.																																							
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15.	Table 5.5.2	Original Version <table border="1"> <tr> <td>Relocatable home park</td> <td>Impact Assessment</td> <td>The planning scheme</td> </tr> </table>	Relocatable home park	Impact Assessment	The planning scheme	Submission	Table 5.5.2 for Medium Density Residential Zone is amended to allow for expansion of existing relocatable home parks to be code assessment and not impact. Final Version <table border="1"> <tr> <td>Relocatable home park</td> <td>Impact Code Assessment</td> <td>assessment</td> </tr> <tr> <td></td> <td><u>If development involves the expansion of an existing relocatable home park.</u></td> <td></td> </tr> <tr> <td></td> <td>Impact Assessment</td> <td></td> </tr> <tr> <td></td> <td><u>Where not otherwise specified.</u></td> <td></td> </tr> </table>	Relocatable home park	Impact Code Assessment	assessment		<u>If development involves the expansion of an existing relocatable home park.</u>			Impact Assessment			<u>Where not otherwise specified.</u>			Minor change to allow for the expansion of an existing relocatable home park to be code assessment. It is unlikely this will have far reaching impacts as the existing relocatable home parks are generally at capacity or are not located in the Medium Density Residential Zone	No State Interest implication	The council received two submission regarding existing relocatable home parks and the consequence of making all development, including expansions, of existing relocatable home parks impact assessable. The council has reviewed the submissions and determined the assessment level can be reduced for existing relocatable home parks. This change has been made post public consultation. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is to reduce the level of assessment for a particular type of existing development whilst maintaining the council's policy position on new relocatable home parks to require impact assessment in the medium density residential zone. The change does not adversely impact a state interest.																											
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18.	Tables 5.5.3 High Density Residential Zone	<p>Amended AOs for Home-based business</p> <table border="1"> <thead> <tr> <th>Home-based business</th> <th>Accepted development subject to requirements</th> </tr> </thead> <tbody> <tr> <td> <p>If:</p> <p>(a) operated within an existing dwelling or associated building;</p> <p>(b) no customers, clients, employees, guests or deliveries attend the site for the business</p> </td> <td> <p>Acceptable Outcome AO2-3, AO2.4, AO2.5 of the High Density Residential Zone Code</p> <p>Acceptable Outcomes AO3.1, AO5.1, AO8, AO9, AO10 and AO13 of the Home-based Business Code</p> </td> </tr> </tbody> </table>	Home-based business	Accepted development subject to requirements	<p>If:</p> <p>(a) operated within an existing dwelling or associated building;</p> <p>(b) no customers, clients, employees, guests or deliveries attend the site for the business</p>	<p>Acceptable Outcome AO2-3, AO2.4, AO2.5 of the High Density Residential Zone Code</p> <p>Acceptable Outcomes AO3.1, AO5.1, AO8, AO9, AO10 and AO13 of the Home-based Business Code</p>	Drafting/ Planning Circumstance	No further changes – Final Version.		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>The council has made changes to the PO/AOs in the High density residential zone code which has impacted the numbering. This proposed change is a drafting change. The council included the change in the second round of consultation.</p> <p>DSDMIP's review of the change has confirmed that there is no AO2 in the High density residential zone code and there is a drafting error as the AOs relating to home-based business being used as short-term accommodation are listed under AO3.1 to AO3.5. The consequence of this drafting error is that accepted development cannot achieve the AO requirements potentially impacting the level of assessment. Due to the consequence of this drafting error, the council must review and amend table 5.5.3.</p> <p>This change was included in the second round of consultation, and the drafting error was evident in this version for consultation.</p> <p>Council response 13/01/2020</p> <p>This is a numbering error resulting from the inclusion of an additional PO in the High Density Residential Zone Code. The AO numbering has been changed in ePlan to correct this.</p> <p>The proposed planning scheme meets section 16(1)(b) of the <i>Planning Act 2019</i> – include measures that facilitate the achievement of the strategic outcomes. Furthermore, the proposed planning scheme will be well drafted and clearly articulated.</p> <p>The change does not adversely impact a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.</p>
Home-based business	Accepted development subject to requirements											
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19.	Tables 5.5.3 High Density Residential Zone	Original Version		Final Version	Drafting/ Planning Circumstance	Amended after significant changes consultation in response to removal of the subject site from High Density Residential and inclusion in Recreation Open Space Zone.	No State Interest implication	<p>During the first round of consultation, the council received one submission regarding the portion of Lot 3 on SP246584 to be included in the High density residential zone. Concerns were raised regarding bushfire risk to future residential development. The council was not satisfied that the risk can be mitigated and therefore have changed the proposed zoning to Recreation and open space zone. Refer to item 16 in Annexure 3A Summary of Post Consultation Mapping Changes table.</p> <p>The zoning change was included in the significant changes second round of consultation and this particular proposed change is to be recognised that Lot 3 on SP246584 is no longer within the High density residential zone. The proposed change has not been public consulted.</p>				

Changes to address Submissions																																							
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21.	Table 5.5.4 Tourist Accommodation	Updated and Amended property details for sites where Multiple Dwellings are not supported. Significant Changes version	Drafting/ Planning Circumstance	Removed Lot 803 SP203117 at 142 Noosa drive to allow multiple dwellings to provide more flexibility for the site in response to submissions. Final version		Original addresses and RPDs were inaccurate since recent subdivisions. Changes were included in consultation for significant changes, however further amended because it un-intentionally picked up the land adjoining the RACV resort instead of just the resort.	No State Interest implication	Post first round consultation, the council identified redundant property details for the properties within the Tourist accommodation zone where multiple dwellings are not supported. As part of the second round of consultation, the council amended the true property descriptions and released the tracked changes version of table 5.5.4 for public consultation. Post consultation, the council has removed Lot 803 SP203117 from the assessment table, to which it has been stated the lot was incorrectly captured. DSDMIP's review of the proposed scheme suggests that the change results in a multiple dwelling development on this site to be impact assessable (consistent) rather than inconsistent as consulted on. The council must confirm this in their reasoning as to																															

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						<p>have been included in this listing. The property owner was not notified of an intended change and no further submission was received.</p> <p>142 Noosa Drive has no immediate neighbours that could be affected by this change.</p> <p>There are no impacts on allowable scale / bulk / intensity of built form. The site is within the Biodiversity Overlay including MSES mapping, meaning any development will be assessed.</p> <p>Council is satisfied this change is not significant having regard to Schedule 2 of the MGR.</p>														
22.	Table 5.5.4 Tourist Accommodation	<p>Drafting error with Nature based Tourism and Resort Complex not in alphabetical order.</p> <table border="1"> <tr> <td>Resort Nature-based complex tourism</td> <td>Impact Code assessment</td> <td>The Applicable planning Local scheme Plan Code</td> </tr> <tr> <td>Visitor Accommodation Code</td> <td></td> <td>Works codes</td> </tr> </table> <table border="1"> <tr> <td>Nature-based Resort tourism complex</td> <td>Code Impact assessment</td> <td>Applicable The Local planning Plan Code</td> </tr> <tr> <td>Visitor Accommodation Code</td> <td></td> <td>Works codes scheme</td> </tr> </table>	Resort Nature-based complex tourism	Impact Code assessment	The Applicable planning Local scheme Plan Code	Visitor Accommodation Code		Works codes	Nature-based Resort tourism complex	Code Impact assessment	Applicable The Local planning Plan Code	Visitor Accommodation Code		Works codes scheme	Drafting/ Planning Circumstance	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is to correct a drafting error in the table of assessment.</p> <p>The change does not adversely impact a state interest.</p>
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23.	Table 5.5.4 Tourist Accommodation	<p>Amended Table of Assessment for Tourist Accommodation Zone in relation to short term accommodation, allowing it in a dwelling and included an editor's note regarding the Local Law. Revised property details for short term accommodation requiring impact assessment for short term accommodation and multiple dwelling</p> <p>Significant Changes version</p>	Submissions and drafting	Minor Drafting to the editor's note. Final Version		Included in 2 nd consultation for Significant Changes with minor drafting changes post consultation to provide further clarity. Local Law not likely to be in place when scheme commences.	State Interest in Tourism is advanced by the fact existing and potential opportunities, localities or areas appropriate for tourism development are identified and protected.	<p>During the first round of consultation, the council received 376 submissions regarding short-term accommodation. Post submission review, the council decided to make significant changes to the proposed planning scheme relating to short-term accommodation provisions. This significant change was included in the second round of consultation. The change allows land owners some flexibility in letting out their principal place of residence, making it accepted development. If it is not accepted it becomes code assessable or impact assessable on particular properties.</p> <p>At the conclusion of the second round of consultation, the council determined that minor drafting changes were required to the editor's note.</p> <p>DSDMIP does not consider that the change since consultation would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – it is a minor drafting change.</p>												

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25.	Table 5.5.4 Tourist Accommodation	<p>Amended criteria for bar to exclude where adjoin the Tourist accommodation zone as this is a residential zone.</p> <table border="1"> <tr> <th colspan="2">Code assessment</th> </tr> <tr> <td>If:</td> <td>Applicable local plan code Tourist Accommodation Zone Code Entertainment Activities Code Works codes</td> </tr> <tr> <td>(a)</td> <td>on a site fronting:</td> </tr> <tr> <td>(i)</td> <td>Duke Street, Sunshine Beach;</td> </tr> <tr> <td>(ii)</td> <td>Thomas Street or Gympie Terrace, Noosaville; or</td> </tr> <tr> <td>(iii)</td> <td>Hastings Street, Noosa Heads and</td> </tr> <tr> <td>(b)</td> <td>not adjacent to a residential zone, excluding the Tourist Accommodation Zone; and</td> </tr> <tr> <td>(c)</td> <td>having a total use area (both indoor and outdoor) not exceeding 150m².</td> </tr> </table>	Code assessment		If:	Applicable local plan code Tourist Accommodation Zone Code Entertainment Activities Code Works codes	(a)	on a site fronting:	(i)	Duke Street, Sunshine Beach;	(ii)	Thomas Street or Gympie Terrace, Noosaville; or	(iii)	Hastings Street, Noosa Heads and	(b)	not adjacent to a residential zone, excluding the Tourist Accommodation Zone ; and	(c)	having a total use area (both indoor and outdoor) not exceeding 150m ² .	Drafting/ Planning Circumstance	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	The change was provided in the second round of consultation. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is to improve clarity of the proposed planning scheme. The change does not adversely impact a state interest.										
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26.	Table 5.5.5 Major Centre	<p>Amended the maximum GFA for small dwellings and Caretakers Accommodation from 90m² to 100m² and provided further clarification regarding Lot 3 Pr884396. Repeated for Dual Occupancy, Dwelling Unit, and Multiple Dwelling</p> <table border="1"> <tr> <th colspan="2">Code assessment</th> </tr> <tr> <td>If:</td> <td>Noosa Heads Local Plan Code Major Centre Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Worker's Accommodation Code Works codes</td> </tr> <tr> <td>(a)</td> <td>not located on Lot 3 RP884396; and</td> </tr> <tr> <td>(b)</td> <td>the gross floor area does not exceed 90m100m².</td> </tr> <tr> <th colspan="2">Impact assessment</th> </tr> <tr> <td># If located on Lot 3 RP884396 and the gross floor area does not exceed 90m100m²</td> <td>The planning scheme</td> </tr> </table>	Code assessment		If:	Noosa Heads Local Plan Code Major Centre Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Worker's Accommodation Code Works codes	(a)	not located on Lot 3 RP884396; and	(b)	the gross floor area does not exceed 90m 100m ² .	Impact assessment		# If located on Lot 3 RP884396 and the gross floor area does not exceed 90m 100m ²	The planning scheme	Submission and drafting.	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	The change was provided in the second round of consultation. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change allows for a slight increase in GFA for these types of development. The change impacting the particular lot was publicly consulted. The change does not adversely impact a state interest.														
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27.	Table 5.5.5 Major Centre	<p>Included provision for accepted development subject to requirements as drafting error and excluding properties on Bottlebrush Ave in response to submissions for Adult Store. Other amendments to this Table for land uses excluding properties on Bottlebrush Ave, Noosa Junction include Food and Drink, Market, Service Industry, Shop, shopping Centre, bar, function facility, Hotel, Nightclub entertainment facility and Theatre</p> <table border="1"> <tr> <th colspan="2">Accepted development subject to requirements</th> </tr> <tr> <td>If:</td> <td>Acceptable Outcomes AQ11, AQ13 and AQ16 of the Business Activities Code</td> </tr> <tr> <td>(a)</td> <td>the use is not located at:</td> </tr> <tr> <td>(i)</td> <td>43 Sunshine Beach Road (BUP104047); or</td> </tr> <tr> <td>(ii)</td> <td>1 Eugarie Street (BUP102871) Noosa</td> </tr> </table>	Accepted development subject to requirements		If:	Acceptable Outcomes AQ11, AQ13 and AQ16 of the Business Activities Code	(a)	the use is not located at:	(i)	43 Sunshine Beach Road (BUP104047); or	(ii)	1 Eugarie Street (BUP102871) Noosa	Submission and drafting.	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	The change was provided in the second round of consultation. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change was appropriately re-consulted on. The change does not adversely impact a state interest.																
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		<p>Heads; or</p> <p>(iii) numbers 6 through to 40 Bottlebrush Avenue or 3 Berima Row; or</p> <p>(iv) Lot 3 RP884396; and</p> <p>(b) the gross floor area does not exceed 500m²;</p> <p>(c) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</p> <p>(d) the building has already been approved for one of the following uses:</p> <p>(i) shop or service industry;</p> <p>(ii) food and drink outlet; or</p> <p>(iii) office or health care service.</p> <p>Code assessment</p> <p>If:</p> <p>(a) the use is not located at:</p> <p>(i) 43 Sunshine Beach Road (BUP104047); or</p> <p>(ii) 1 Eugarie Street (BUP102871) Noosa Heads; or</p> <p>(iii) numbers 6 through to 40 Bottlebrush Avenue or 3 Berima Row; or</p> <p>(iv) Lot 3 RP884396; and</p> <p>(b) the total gross floor area does not exceed 500m²; and</p> <p>(c) is not accepted development.</p> <p>Impact assessment</p> <p>If:</p> <p>(a) the use is not located at;</p> <p>(b) (i) 43 Sunshine Beach Road (BUP104047) or</p> <p>(ii) 1 Eugarie Street (BUP102871) Noosa Heads; or</p> <p>(iii) numbers 6 through to 40 Bottlebrush Avenue or 3 Berima Row; and</p> <p>(c) the total gross floor area does not exceed 500m².</p>														
28.	Table 5.5.5 Major Centre	<p>Amended Acceptable Outcomes for the following uses due to drafting changes and re-numbering of AOs in codes. – Food and drink outlet; Office; Service industry; and Shop.</p> <table border="1"> <thead> <tr> <th>Food and drink outlet</th> <th>Accepted development subject to requirements</th> </tr> </thead> <tbody> <tr> <td>If:</td> <td>Acceptable Outcomes AO8, AO9, AO11, AO13, AO14, AO15 and AO15/AO16 of the Business Activities Code.</td> </tr> <tr> <td>(a) the use is not located at:</td> <td></td> </tr> <tr> <td>(i) 43 Sunshine Beach Road</td> <td></td> </tr> </tbody> </table>	Food and drink outlet	Accepted development subject to requirements	If:	Acceptable Outcomes AO8, AO9, AO11, AO13, AO14, AO15 and AO15 / AO16 of the Business Activities Code.	(a) the use is not located at:		(i) 43 Sunshine Beach Road		Drafting/ Planning Circumstance	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – drafting changes to the AO numbering. The change does not adversely impact a state interest.
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29.	Table 5.5.5 Major Centre	Including All other Activities section of table as omitted due to drafting error. This is the case for all Tables in the Major Centre Zone.	Drafting/ Planning Circumstance	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	The change was provided in the second round of consultation. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change was appropriately re-consulted on. The change does not adversely impact a state interest.								

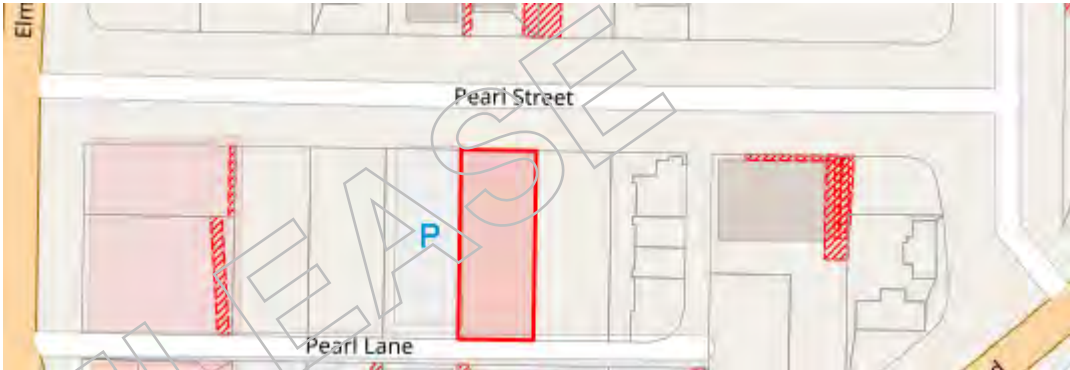

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30.	Table 5.5.5.2 Table 5.5.5.3 Table 5.5.5.4 Table 5.5.5.5 Table 5.5.5.6 Table 5.5.5.7 Table 5.5.6 Table 5.5.7 Table 5.5.8	<p>Amended the maximum GFA for small dwellings and Caretakers Accommodation from 90m² to 100m². Repeated for Dual Occupancy, Dwelling Unit, and Multiple Dwelling.</p> <table border="1"> <tr> <td>Caretaker's Accommodation</td> <td>Code assessment</td> </tr> <tr> <td></td> <td>If the gross floor area does not exceed 90m 100m².</td> </tr> </table>	Caretaker's Accommodation	Code assessment		If the gross floor area does not exceed 90m 100m ² .	Submission	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>The change to caretaker's accommodation was provided in the second round of consultation. However, the change for the other two uses seem to have been not included.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change allows for a slight increase in GFA for these types of development and does not further impact a policy position.</p> <p>The change does not adversely impact a state interest.</p>								
Caretaker's Accommodation	Code assessment																			
	If the gross floor area does not exceed 90m 100m ² .																			
31.	Table 5.5.5.2 Noosa Junction Hospitality Precinct.	<p>Amended Acceptable outcomes for accepted subject to requirements for some uses due to minor drafting changes such as renumbering. Adult store, Food and Drink outlet, office, service Industry, and Shop.</p> <table border="1"> <tr> <td>Adult store</td> <td>Accepted development subject to requirements</td> </tr> <tr> <td></td> <td> <p>If:</p> <p>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</p> <p>(b) the building has already been approved for one of the following uses:</p> <p>(i) shop or service industry; or</p> <p>(ii) food and drink outlet; or</p> <p>(iii) office or health care service; and</p> <p>(c) gross floor area does not exceed 500m².</p> </td> </tr> <tr> <td></td> <td>Code assessment</td> </tr> <tr> <td></td> <td> <p>If:</p> <p>(a) the the total gross floor area does not exceed 500m²; and</p> <p>(b) not acceptable development.</p> </td> </tr> <tr> <td>Food and drink outlet</td> <td>Accepted development subject to requirements</td> </tr> <tr> <td></td> <td> <p>If:</p> <p>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</p> <p>(b) the building has already been approved for one of the following uses:</p> <p>(i) shop or service industry;</p> <p>(ii) adult store; or</p> <p>(iii) office or health care service.</p> </td> </tr> </table>	Adult store	Accepted development subject to requirements		<p>If:</p> <p>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</p> <p>(b) the building has already been approved for one of the following uses:</p> <p>(i) shop or service industry; or</p> <p>(ii) food and drink outlet; or</p> <p>(iii) office or health care service; and</p> <p>(c) gross floor area does not exceed 500m².</p>		Code assessment		<p>If:</p> <p>(a) the the total gross floor area does not exceed 500m²; and</p> <p>(b) not acceptable development.</p>	Food and drink outlet	Accepted development subject to requirements		<p>If:</p> <p>(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</p> <p>(b) the building has already been approved for one of the following uses:</p> <p>(i) shop or service industry;</p> <p>(ii) adult store; or</p> <p>(iii) office or health care service.</p>	Drafting/ Planning Circumstan ce	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – minor drafting changes and changes to the AO numbering.</p> <p>The change does not adversely impact a state interest.</p>
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32.	Table 5.5.5.3	Deleted table 5.5.5.3 Noosa Business Centre – Small Scale Business Precinct as a result of removing this zone precinct.	Submission	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	N A	<p>The change was provided in the second round of consultation.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change was appropriately re-consulted on.</p> <p>The change does not adversely impact a state interest.</p>																													
33.	Table 5.5.5.3 Showroom Precinct.	Revised land uses, levels of assessment and GFA criteria for Showroom Precinct as a result of submissions and expansion of the precinct. <table border="1"> <tr> <td colspan="3">Business Activities</td> </tr> <tr> <td>Garden Centre</td> <td>Code assessment</td> <td></td> </tr> <tr> <td></td> <td>If the gross floor area for any individual tenancy is greater than 400m².</td> <td>Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes</td> </tr> <tr> <td></td> <td>Impact assessment</td> <td></td> </tr> <tr> <td></td> <td>If not otherwise specified.</td> <td>The planning scheme</td> </tr> <tr> <td>Hardware and trade supplies</td> <td>Code assessment</td> <td></td> </tr> <tr> <td></td> <td>If the gross floor area for any individual tenancy is greater than 400m².</td> <td>Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes</td> </tr> </table>	Business Activities			Garden Centre	Code assessment			If the gross floor area for any individual tenancy is greater than 400m ² .	Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes		Impact assessment			If not otherwise specified.	The planning scheme	Hardware and trade supplies	Code assessment			If the gross floor area for any individual tenancy is greater than 400m ² .	Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes	Submission s	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>The change was provided in the second round of consultation.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change was appropriately re-consulted on.</p> <p>The change does not adversely impact a state interest.</p>								
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34.	Table 5.5.5.4 – Business park Precinct	<p>Revised land uses for this precinct and levels of assessment based on submissions and some drafting as a result of renumbering of AOs in codes.</p> <table border="1"> <tr> <td colspan="2">Office</td> </tr> <tr> <td colspan="2">Accepted development subject to requirements</td> </tr> <tr> <td>if:</td> <td>Acceptable Outcomes AG3, AO11, AO13 and AG4AO18 of the Business Activities Code.</td> </tr> <tr> <td>(a)</td> <td>in an existing building and not involving any new buildings or the expansion of buildings and use area;</td> </tr> <tr> <td>(b)</td> <td>the building has been previously approved for one of the following uses;</td> </tr> <tr> <td>(i)</td> <td>health care service; or</td> </tr> <tr> <td>(ii)</td> <td>food and drink outlet.</td> </tr> <tr> <td colspan="2">Code assessment</td> </tr> <tr> <td>if-</td> <td>Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes</td> </tr> <tr> <td>(a)</td> <td>in an existing building and not involving any new buildings or the expansion of buildings and use area;and-</td> </tr> <tr> <td>(b)</td> <td>not accepted development.</td> </tr> <tr> <td colspan="2">Impact assessment</td> </tr> <tr> <td>If not otherwise specified</td> <td>The planning scheme</td> </tr> <tr> <td colspan="2">Community Activities</td> </tr> <tr> <td colspan="2">Community care centre</td> </tr> <tr> <td colspan="2">Code assessment</td> </tr> <tr> <td>If in an existing building and not involving any new buildings or the expansion of buildings and use area.</td> <td>Noosaville Local Plan Code Major Centre Zone Code Community Activities Code Works codes</td> </tr> <tr> <td colspan="2">Impact Assessment</td> </tr> <tr> <td>If not otherwise specified.</td> <td>The Planning scheme.</td> </tr> <tr> <td colspan="2">Community Use ;Community;</td> </tr> <tr> <td colspan="2">Code activities assessment</td> </tr> <tr> <td>If in an existing building and not involving any new buildings or the expansion of buildings and use area.</td> <td>Noosaville Local Plan Code Major Centre Zone Code Community Activities Code Works codes</td> </tr> <tr> <td colspan="2">Impact assessment</td> </tr> <tr> <td>If not otherwise specified.</td> <td>The planning scheme</td> </tr> <tr> <td colspan="2">Educational</td> </tr> <tr> <td colspan="2">Code assessment-</td> </tr> </table>	Office		Accepted development subject to requirements		if:	Acceptable Outcomes AG3 , AO11, AO13 and AG4 AO18 of the Business Activities Code.	(a)	in an existing building and not involving any new buildings or the expansion of buildings and use area;	(b)	the building has been previously approved for one of the following uses;	(i)	health care service; or	(ii)	food and drink outlet.	Code assessment		if-	Noosaville Local Plan Code Major Centre Zone Code Business Activities Code Works codes	(a)	in an existing building and not involving any new buildings or the expansion of buildings and use area; and-	(b)	not accepted development.	Impact assessment		If not otherwise specified	The planning scheme	Community Activities		Community care centre		Code assessment		If in an existing building and not involving any new buildings or the expansion of buildings and use area.	Noosaville Local Plan Code Major Centre Zone Code Community Activities Code Works codes	Impact Assessment		If not otherwise specified.	The Planning scheme.	Community Use ;Community;		Code activities assessment		If in an existing building and not involving any new buildings or the expansion of buildings and use area.	Noosaville Local Plan Code Major Centre Zone Code Community Activities Code Works codes	Impact assessment		If not otherwise specified.	The planning scheme	Educational		Code assessment-		Submission and drafting.	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	N A	<p>The change was provided in the second round of consultation.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change was appropriately re-consulted on. Furthermore, the change includes some minor drafting edits and AO numbering.</p> <p>The change does not adversely impact a state interest.</p>
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35.	Table 5.5.5.5 Retail Precinct	<p>Drafting to some acceptable outcomes for accepted development as a result of renumbering of AOs in codes. Example below.</p> <table border="1"> <tr> <td>Food and drink outlet</td> <td>Accepted development subject to requirements</td> <td></td> </tr> <tr> <td></td> <td> if: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) the building has already been approved for one of the following uses: (i) shop or service industry; or (ii) adult store; or (iii) office or health care service. </td> <td> Acceptable Outcomes AO3: AO8, AO9, AO11, AO13, AO14, AO15 and AO15 AO18 of the Business Activities Code </td> </tr> </table>	Food and drink outlet	Accepted development subject to requirements			if: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) the building has already been approved for one of the following uses: (i) shop or service industry; or (ii) adult store; or (iii) office or health care service.	Acceptable Outcomes AO3 : AO8, AO9, AO11, AO13, AO14, AO15 and AO15 AO18 of the Business Activities Code	Drafting/ Planning Circumstance	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – minor drafting changes and changes to the AO numbering.</p> <p>The change does not adversely impact a state interest.</p>									
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36.	Table 5.5.5.6 Village Mixed Use Precinct	<p>Removal of showroom in tables of assessment in precinct as not required as use is inconsistent impact. This is for Adult store, Food and drink outlet, service industry, shop and shopping centre.</p> <table border="1"> <tr> <td colspan="2">Business activities</td> <td></td> </tr> <tr> <td>Adult store</td> <td>Impact assessment</td> <td></td> </tr> <tr> <td></td> <td> if: (a) the gross floor area of the use does not exceed 500m²; and (b) the gross floor area for the Village Mixed Use Precinct does not exceed 7,500m² for the combined total of the following uses: (i) adult store; (ii) food and drink outlet; (iii) service industry; (iv) shop; and (v) shopping centre; and (vi) showroom. </td> <td>The planning scheme</td> </tr> </table>	Business activities			Adult store	Impact assessment			if: (a) the gross floor area of the use does not exceed 500m ² ; and (b) the gross floor area for the Village Mixed Use Precinct does not exceed 7,500m ² for the combined total of the following uses: (i) adult store; (ii) food and drink outlet; (iii) service industry; (iv) shop; and (v) shopping centre; and (vi) showroom .	The planning scheme	Drafting/ Planning Circumstance	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>The change was provided in the second round of consultation.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change was appropriately re-consulted on.</p> <p>The change does not adversely impact a state interest.</p>						
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38.	Table 5.5.5.7 High Density Residential Precinct	<p>Removal of short-term accommodation from the table of development in response to approach for short-term accommodation</p> <table border="1"> <tr> <td>Short-term accommodation</td> <td>Impact assessment</td> <td>The planning scheme</td> </tr> </table>	Short-term accommodation	Impact assessment	The planning scheme	Submission / drafting	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>The change was provided in the second round of consultation.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change was appropriately re-consulted on.</p> <p>The change does not adversely impact a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.</p>												
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39.	Table 5.5.6 District Centre	<p>Amendments to Food and Drink and service Industry levels of assessment for sites fronting Pearl and Kauri St in Cooroy.</p> <table border="1"> <thead> <tr> <th>Food and drink outlet</th> <th>Accepted development subject to requirements</th> </tr> </thead> <tbody> <tr> <td>If:</td> <td>Acceptable Outcomes AO3 AO8, AO9, AO11, AO13, AO14, AO15 and AO16 AO18 of the Business Activities Code</td> </tr> <tr> <td>(a) not fronting:</td> <td></td> </tr> <tr> <td>(i) Blakesley St or Doonella St, Tewantin;</td> <td></td> </tr> <tr> <td>or</td> <td></td> </tr> <tr> <td>(ii) Pearl Street or Kauri Street in Cooroy;</td> <td></td> </tr> <tr> <td>and</td> <td></td> </tr> <tr> <td>(b) in an existing building and not involving any new buildings or the expansion of buildings or use area;</td> <td></td> </tr> <tr> <td>(c) not creating any additional tenancies where located:</td> <td></td> </tr> <tr> <td>(i) with a primary frontage to the Gibson Service Road; or</td> <td></td> </tr> <tr> <td>(ii) at 18 Thomas Street, Noosaville (Noosa Homemaker Centre);</td> <td></td> </tr> <tr> <td>(d) the building has already been approved for one of the following uses:</td> <td></td> </tr> <tr> <td>(i) office or health care service; or</td> <td></td> </tr> <tr> <td>(ii) adult store or shop or service industry; and</td> <td></td> </tr> <tr> <td>(e) the use does not incorporate a drive-through facility.</td> <td></td> </tr> <tr> <td colspan="2">Code assessment</td> </tr> <tr> <td>If not otherwise specified:</td> <td>Applicable Local Plan Code</td> </tr> <tr> <td>(a) Blakesley specified St or Doonella St, Tewantin; or</td> <td>District Centre Zone Code</td> </tr> <tr> <td>(b) Pearl Street or Kauri Street in Cooroy.</td> <td>Business Activities Code Works codes</td> </tr> <tr> <td colspan="2">Impact Assessment</td> </tr> <tr> <td>If not otherwise specified</td> <td>The planning scheme</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Service industry</th> <th>Accepted development subject to requirements</th> </tr> </thead> <tbody> <tr> <td>If:</td> <td></td> </tr> <tr> <td>(a) the use is not located on a site with a primary frontage to:</td> <td></td> </tr> <tr> <td>(i) Pearl Street or Kauri Street in Cooroy;</td> <td></td> </tr> <tr> <td>or</td> <td></td> </tr> <tr> <td>(ii) Blakesley Street or Donella Street, Tewantin; and</td> <td></td> </tr> <tr> <td>(b) the gross floor area does not exceed 1,000m²</td> <td></td> </tr> <tr> <td>(c) in an existing building and not involving any new buildings or the expansion of buildings or use area; and</td> <td></td> </tr> <tr> <td>(d) the building has already been approved for one of the following uses:</td> <td></td> </tr> <tr> <td>(i) office or health care service; or</td> <td></td> </tr> <tr> <td>(ii) food and drink outlet; or</td> <td></td> </tr> <tr> <td>(iii) adult store or shop.</td> <td></td> </tr> <tr> <td colspan="2">Code assessment</td> </tr> <tr> <td>If:</td> <td></td> </tr> <tr> <td>(a) not accepted development</td> <td></td> </tr> </tbody> </table>	Food and drink outlet	Accepted development subject to requirements	If:	Acceptable Outcomes AO3 AO8, AO9, AO11, AO13, AO14, AO15 and AO16 AO18 of the Business Activities Code	(a) not fronting:		(i) Blakesley St or Doonella St, Tewantin;		or		(ii) Pearl Street or Kauri Street in Cooroy;		and		(b) in an existing building and not involving any new buildings or the expansion of buildings or use area;		(c) not creating any additional tenancies where located:		(i) with a primary frontage to the Gibson Service Road; or		(ii) at 18 Thomas Street, Noosaville (Noosa Homemaker Centre);		(d) the building has already been approved for one of the following uses:		(i) office or health care service; or		(ii) adult store or shop or service industry; and		(e) the use does not incorporate a drive-through facility.		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Code assessment		If:		(a) not accepted development		Drafting/ Planning Circumstances	<p>No Further Changes – Final Council response 15/1/2020</p> <p>Within Table of Assessment 5.5.6 for District Centre Zone the rows for food and drink outlet and service industry are edited to remove the concerning reference to the Cooroy streets.</p> <table border="1"> <thead> <tr> <th>Food and drink outlet</th> <th>Accepted development subject to requirements</th> </tr> </thead> <tbody> <tr> <td>If:</td> <td></td> </tr> <tr> <td>(a) not fronting Blakesley St or Doonella St, Tewantin; and</td> <td></td> </tr> <tr> <td>(b) in an existing building and not involving any new buildings or the expansion of buildings or use area;</td> <td></td> </tr> <tr> <td>(c) not creating any additional tenancies where located:</td> <td></td> </tr> <tr> <td>(i) with a primary frontage to the Gibson Service Road; or</td> <td></td> </tr> <tr> <td>(ii) at 18 Thomas Street, Noosaville (Noosa Homemaker Centre);</td> <td></td> </tr> <tr> <td>(d) the building has already been approved for one of the following uses:</td> <td></td> </tr> <tr> <td>(i) office or health care service; or</td> <td></td> </tr> <tr> <td>(ii) adult store or shop or service industry; and</td> <td></td> </tr> <tr> <td>(e) the use does not incorporate a drive-through facility.</td> <td></td> </tr> <tr> <td colspan="2">Code assessment</td> </tr> <tr> <td>If not otherwise specified:</td> <td></td> </tr> </tbody> </table>	Food and drink outlet	Accepted development subject to requirements	If:		(a) not fronting Blakesley St or Doonella St, Tewantin; and		(b) in an existing building and not involving any new buildings or the expansion of buildings or use area;		(c) not creating any additional tenancies where located:		(i) with a primary frontage to the Gibson Service Road; or		(ii) at 18 Thomas Street, Noosaville (Noosa Homemaker Centre);		(d) the building has already been approved for one of the following uses:		(i) office or health care service; or		(ii) adult store or shop or service industry; and		(e) the use does not incorporate a drive-through facility.		Code assessment		If not otherwise specified:			<p>Minor change to provide a consistent policy approach across centres where they transition to residential areas. See below for further information.</p> <p>Council response 15/01/2020</p> <p>Increasing the levels of assessment specifically for these two land uses still allows for these uses to occur as consistent uses but acknowledges the option for adjoining residents to make submissions on these two uses in relation to any potential amenity impacts such as operation hours, traffic etc.</p> <p><u>HOWEVER</u></p> <p>In light of DSDMIP's concerns that this is a significant change we will revert the change.</p>	No State Interest implication	<p>This change has been made after public consultation.</p> <p>The change involves an increase in level of assessment to particular land uses' on 9 properties in Cooroy. Of the existing properties, none of these uses constitute a food and drink outlet or a service industry.</p> <p>The council has stated that the change is not significantly different as it is consistent with the policy position across centres which are adjoining to residential areas.</p> <p>The council has not stated why the increase in level of assessment doesn't result in a significantly different proposed planning scheme. DSDMIP's below assessment may provide advice on the type of explanation required as to why it is not significantly different, and the council should expand on this.</p> <p>DSDMIP has considered the council's explanation. However, DSDMIP does not agree that this post consultation change is not significantly different. The change:</p> <ul style="list-style-type: none"> Impacts 9 privately owned lots which is a significant area of Cooroy's District Centre zone. Food and drink outlet and Service industry uses would now be impact assessable when under the consultation version they were code assessable. This increase in level of assessment impacts a number of private land owners who have not been informed of the change and its impact and have not been afforded the opportunity to make a submission on the change. Consistent and inconsistent is not a category (level) of assessment as defined by the Planning Act 2016. This is a change to policy position for Cooroy – there are other properties zoned District Centre in the Cooroy township which are not subject to this policy position. <p>DSDMIP has reviewed the council's response and the 21/01/2020 version of the proposed planning scheme and confirms that the council has removed the Cooroy sites from the table of assessment. Allowing the two land use types to be code assessable in this area. As a result there is no longer a post consultation change being proposed.</p>
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		<p>(b) not located on a site with a primary frontage to:</p> <p>(i) <u>Pearl Street or Kauri Street in Cooroy</u>, or</p> <p>(ii) Blakesley Street or Sidoni Street, Tewantin; and</p> <p>(c) gross floor area does not exceed 1,000m².</p>														
		<p>Added Pearl or Kauri St in Cooroy to the table excluding certain uses which have potential interface issues with adjoining residential development. This is to be consistent with the same requirement for Adult Store, shops and shopping centres. Food and Drink outlets change from acceptable development subject to requirements and code to consistent impact assessment. Service Industry goes from from accepted subject to requirements and code to inconsistent impact. This is site specific and will not impact on other parts of the District Centre zone code. It also provides further clarity to PO11 in the Cooroy Local Plan Code which states that development west of the rail line has a domestic scale and does not result in reduced amenity for adjoining residential uses and PO9 and AO9.2 of the District Centre Zone Code (provided below), however acknowledging that the highlighted wording has been added for consistency. The overall policy position has not changed in that the planning scheme wishes to discourage noisy uses from areas adjoining residential area to reduce amenity impacts and provide appropriate transitional uses. This approach has also been applied in Noosaville with the Health and Wellbeing precinct and at Noosa junction for sites on the northern side of Bottlebrush Ave which adjoin residential development. The change will impact 9 properties. Of the 9 one is a motel on the corner of Pearl and Kauri St (west end), one a council car park, two are warehousing for a produce store with the rear of the building facing Pearl St, one an office facing Elm St and the remaining are residential including some units.</p> <p>PO9 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>AO9.1 Within Tewantin: (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 Blakesley 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 Blakesley Street.</p> <p>AO9.2 Within Cooroy, sites fronting Pearl Street, Kauri Street, Wattle street or Victory Lane do not include shops or shopping centres or other uses that rely on active frontages.</p>						 								
40.	Table 5.5.6 District Centre	<p>Drafting to some acceptable outcomes for accepted development as a result of renumbering of AOs in codes. Example below.</p> <table border="1"> <thead> <tr> <th>Office</th> <th>Accepted development subject to requirements</th> </tr> </thead> <tbody> <tr> <td>if:</td> <td>Acceptable Outcomes AG3, AO11, AO13 and AG15 AO16 of the Business Activities Code</td> </tr> <tr> <td>(a)</td> <td>in an existing building and not involving any new buildings or the expansion of buildings or use area; and</td> </tr> <tr> <td>(b)</td> <td>the building has already been approved for</td> </tr> </tbody> </table>	Office	Accepted development subject to requirements	if:	Acceptable Outcomes AG3 , AO11, AO13 and AG15 AO16 of the Business Activities Code	(a)	in an existing building and not involving any new buildings or the expansion of buildings or use area; and	(b)	the building has already been approved for	Drafting/ Planning Circumstance	No Further Changes – Final		Minor drafting changes as a result of renumbering of AOs in codes.	No State Interest implication	<p>This change has been made post consultation. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – minor drafting changes and changes to the AO numbering. The change does not adversely impact a state interest.</p>
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41.	Table 5.5.7 Local Centre	<p>Drafting to some acceptable outcomes for accepted development as a result of renumbering of AOs in codes. Example below.</p> <table border="1"> <thead> <tr> <th>Food and drink outlet</th> <th>Accepted development subject to requirements</th> </tr> </thead> <tbody> <tr> <td>if:</td> <td>Acceptable Outcomes AG3, AO8, AO9, AO11, AO13, AO14, AO15 and AG15 AO16 of the Business Activities Code</td> </tr> <tr> <td>(a)</td> <td>in an existing building and not involving any new buildings or the expansion of buildings or use area;</td> </tr> <tr> <td>(b)</td> <td>the building has already been approved for</td> </tr> </tbody> </table>	Food and drink outlet	Accepted development subject to requirements	if:	Acceptable Outcomes AG3 , AO8, AO9, AO11, AO13, AO14 , AO15 and AG15 AO16 of the Business Activities Code	(a)	in an existing building and not involving any new buildings or the expansion of buildings or use area;	(b)	the building has already been approved for	Drafting/ Planning Circumstance	No Further Changes – Final		Minor drafting changes as a result of renumbering of AOs in codes.	No State Interest implication	<p>This change has been made post consultation. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – minor drafting changes and changes to the AO numbering. The change does not adversely impact a state interest.</p>
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42.	Table 5.5.8 Neighbourhood Centre	<table border="1"> <tr> <th>Food and drink outlet</th> <th>Accepted development subject to requirements</th> </tr> <tr> <td> If: (a) in an existing building and not involving any new buildings or the expansion of </td> <td> Acceptable Outcomes AO3, AO8, AO9, AO11, AO13, AO14, AO15 and AO16 of the Business Activities Code </td> </tr> </table>	Food and drink outlet	Accepted development subject to requirements	If: (a) in an existing building and not involving any new buildings or the expansion of	Acceptable Outcomes AO3 , AO8, AO9, AO11, AO13, AO14 , AO15 and AO16 of the Business Activities Code	Drafting/ Planning Circumstance	No Further Changes – Final		Minor drafting changes as a result of renumbering of AOs in codes.	No State Interest implication	This change has been made post consultation. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – minor drafting changes and changes to the AO numbering. The change does not adversely impact a state interest.											
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43.	Tables 5.5.9, 5.5.9.1, 5.5.9.2, and 5.5.9.5 Low Impact Industry and 5.5.10 Medium Impact Industry.	<p>Table of Assessment for Low and Medium Impact Industry Zones be amended to make caretaker's accommodation subject to code assessment rather than impact assessment based on submissions.</p> <p>Original</p> <table border="1"> <tr> <th>Accommodation activities</th> <th>Impact assessment</th> <th>The planning scheme</th> </tr> <tr> <td>Caretaker's Accommodation</td> <td></td> <td></td> </tr> </table> <p>Revised for 2nd consultation</p> <table border="1"> <tr> <th>Caretaker's Accommodation</th> <th>Code impact assessment</th> <th>Applicable Local Plan Code</th> </tr> <tr> <td> If: (a) have a gross floor area no greater than 65m², and (b) on a site with an area of at least 2,000m² or is not located within 100 metres of any other caretaker's accommodation. </td> <td> Code impact assessment </td> <td> Low Impact Industry Zone Code Caretaker's Planning Accommodation, scheme Dwelling Unit and Rural Workers Accommodation Code Works codes </td> </tr> </table>	Accommodation activities	Impact assessment	The planning scheme	Caretaker's Accommodation			Caretaker's Accommodation	Code impact assessment	Applicable Local Plan Code	If: (a) have a gross floor area no greater than 65m ² , and (b) on a site with an area of at least 2,000m ² or is not located within 100 metres of any other caretaker's accommodation.	Code impact assessment	Low Impact Industry Zone Code Caretaker's Planning Accommodation, scheme Dwelling Unit and Rural Workers Accommodation Code Works codes	Submission	Final version	Drafting/ Planning Circumstance	First changes were included in 2 nd consultation for Significant Changes. This has been further amended to reduce the criteria for the level of assessment in response to comments from the Department as well as providing more functionality in application. The criteria have been relocated as POS to the Zone codes and relevant use codes. Minor Amendment with no change in policy intent.	No State Interest implication	<p>The council requested the department review the proposed change prior to the council voting to request approval to adopt. Initial advice to the council was as follows:</p> <p><i>The table of assessment sets out a scenario for sites under 2,000m² where if my neighbour has a caretaker's residence less than 100m from my site I need impact assessment, whereas that existing caretaker's residence had a 'first in best dress' scenario and required code assessment. It may be difficult for the industry to abide by.</i></p> <p><i>It is recommended the council consider how applicants will know where the existing caretaker's accommodation uses are around their site, so they understand the level of assessment required.</i></p> <p>The council's final changes have considered the department's advice and the council has determined this to be a minor change. DSDMIP confirms the changes have been moved from the table of assessment to a PO in the Low Impact Industry Zone Code.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – minor drafting changes which still consistent with the council's policy intent.</p> <p>The change does not adversely impact a state interest.</p>			
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44.	Table 5.5.9 Low Impact Industry.	<p>Delete reference to Gateway Drive for food and Drink and hardware and trade supplies as introduced new precinct.</p> <table border="1"> <tr> <th>Food and drink outlet</th> <th>Code assessment</th> <th>Applicable Local Plan Code</th> </tr> <tr> <td> If: (a) associated with and subordinate to an industry activity on-site; (b) not located on land fronting the western side of Gateway Drive, Neosville or Taylor Court, Cooroy; and (c) not exceeding 60m² gross floor area. </td> <td> Code assessment </td> <td> Low Impact Industry Zone Code Business Activities Code Works codes </td> </tr> </table>	Food and drink outlet	Code assessment	Applicable Local Plan Code	If: (a) associated with and subordinate to an industry activity on-site; (b) not located on land fronting the western side of Gateway Drive, Neosville or Taylor Court, Cooroy ; and (c) not exceeding 60m ² gross floor area.	Code assessment	Low Impact Industry Zone Code Business Activities Code Works codes	Submissions	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>The change was provided in the second round of consultation.</p> <p>The council has not included a snapshot of the hardware and trade supplies use change in their assessment. DSDMIP requests the council provide clarification on which level of assessment for hardware and trade supplies uses are to remove the reference to Gateway Drive. The version of the scheme provided for approval to adopt only removes the reference from code assessment and remains for accepted development subject to requirements.</p> <table border="1"> <tr> <th>Hardware and trade supplies</th> <th>Accepted development subject to requirements</th> <th>Acceptable Outcomes</th> </tr> <tr> <td> If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) not located on land fronting Taylor Court, Cooroy. </td> <td> Code assessment </td> <td> A19, 1, AC04, AC05, AC06, AC07, AC08, AC09, AC10, AC11, AC12, AC13, AC14, AC15, AC16, AC17, AC18, AC19, AC20, AC21, AC22, AC23, AC24, AC25, AC26, AC27, AC28, AC29, AC30, AC31, AC32, AC33, AC34, AC35, AC36, AC37, AC38, AC39, AC40, AC41, AC42, AC43, AC44, AC45, AC46, AC47, AC48, AC49, AC50, AC51, AC52, AC53, AC54, AC55, AC56, AC57, AC58, AC59, AC60, AC61, AC62, AC63, AC64, AC65, AC66, AC67, AC68, AC69, AC70, AC71, AC72, AC73, AC74, AC75, AC76, AC77, AC78, AC79, AC80, AC81, AC82, AC83, AC84, AC85, AC86, AC87, AC88, AC89, AC90, AC91, AC92, AC93, AC94, AC95, AC96, AC97, AC98, AC99, AC100 </td> </tr> <tr> <td> If: (a) not otherwise specified; and (b) not located on land fronting Taylor Court, Cooroy </td> <td> Code assessment </td> <td> Applicable Local Plan Code Low Impact Industry Zone Code Business Activities Code Works codes </td> </tr> </table> <p>Further consideration by DSDMIP on the introduction of this new precinct is provided below.</p> <p>The change does not adversely impact a state interest.</p>	Hardware and trade supplies	Accepted development subject to requirements	Acceptable Outcomes	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) not located on land fronting Taylor Court, Cooroy.	Code assessment	A19, 1, AC04, AC05, AC06, AC07, AC08, AC09, AC10, AC11, AC12, AC13, AC14, AC15, AC16, AC17, AC18, AC19, AC20, AC21, AC22, AC23, AC24, AC25, AC26, AC27, AC28, AC29, AC30, AC31, AC32, AC33, AC34, AC35, AC36, AC37, AC38, AC39, AC40, AC41, AC42, AC43, AC44, AC45, AC46, AC47, AC48, AC49, AC50, AC51, AC52, AC53, AC54, AC55, AC56, AC57, AC58, AC59, AC60, AC61, AC62, AC63, AC64, AC65, AC66, AC67, AC68, AC69, AC70, AC71, AC72, AC73, AC74, AC75, AC76, AC77, AC78, AC79, AC80, AC81, AC82, AC83, AC84, AC85, AC86, AC87, AC88, AC89, AC90, AC91, AC92, AC93, AC94, AC95, AC96, AC97, AC98, AC99, AC100	If: (a) not otherwise specified; and (b) not located on land fronting Taylor Court, Cooroy	Code assessment	Applicable Local Plan Code Low Impact Industry Zone Code Business Activities Code Works codes
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45.	Table 5.5.9 Low Impact Industry	<p>Delete reference to office as a result of adding new Gateway West Makers Precinct.</p> <table border="1"> <tr> <td>Office</td> <td>Accepted development subject to requirements</td> <td></td> </tr> <tr> <td>if-</td> <td></td> <td>Acceptable Outcomes AO4, AO28, AO30, AO31, AO32, AO41 and AO43 of Low Impact Industry Zone Code.</td> </tr> <tr> <td>(a)</td> <td>in an existing building and not involving any new buildings or the expansion of buildings or use area; and</td> <td></td> </tr> <tr> <td>(b)</td> <td>trade related.</td> <td></td> </tr> <tr> <td colspan="3">Code assessment</td> </tr> <tr> <td>if-</td> <td></td> <td>Applicable Local Plan Code Low Impact Industry Zone Code Business Activities Code Works codes</td> </tr> <tr> <td>(a)</td> <td>trade related and developed in conjunction with an industrial activity on the same site; and</td> <td></td> </tr> <tr> <td>(b)</td> <td>not otherwise specified.</td> <td></td> </tr> </table>	Office	Accepted development subject to requirements		if-		Acceptable Outcomes AO4, AO28, AO30, AO31, AO32, AO41 and AO43 of Low Impact Industry Zone Code.	(a)	in an existing building and not involving any new buildings or the expansion of buildings or use area; and		(b)	trade related.		Code assessment			if-		Applicable Local Plan Code Low Impact Industry Zone Code Business Activities Code Works codes	(a)	trade related and developed in conjunction with an industrial activity on the same site; and		(b)	not otherwise specified.		Submissions	No Further Changes – Final		<p>Included in 2nd consultation for Significant Changes</p> <p>Council response 13/01/2020</p> <p>This has the impact of making office inconsistent on Taylor Crt Cooroy, Carpenters Rd Cooroy, western side of Rene St, around Officeworks, Selkirk Drive etc Noosaville.</p> <p>This was reviewed as part of the significant changes as it was not the original intent to allow trade related offices in the general low impact industry zone as they are allowed in the majority of the precincts. This should have also been stated as a reason for the change post first consultation. In addition with the introduction of the new Gateway Drive Precinct which also allows for trade related office use it was considered appropriate to retain the integrity of low impact industrial lands outside of precincts and remove trade-related offices. This was included as a part of the significant changes that were re-advertised.</p>	No State Interest implication	<p>The change was provided in the second round of consultation.</p> <p>The council has stated that the removal of accepted development and code assessment for office is due to the creation of a new precinct. DSDMIP is uncertain if the removal of this from the general low impact industry zone table of assessment impacts this zone outside of precincts in other areas. Whilst it was publicly consulted the council should confirm that this change did not impact other areas outside of the Gateway West Makers Precinct. In particular, the change was suggested to only impact the properties in the new precinct, whereas the originally drafted levels of assessment were not specific to the Gateway Drive area.</p> <p>DSDMIP have reviewed the council's response and acknowledges that whilst the change increases the level of assessment for office in a number of areas zoned Low impact industry, the change formed part of the second round of consultation and no further changes have been made post consultation.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change was appropriately consulted on.</p> <p>Further consideration by DSDMIP on the introduction of this new precinct is provided below.</p> <p>The change does not adversely impact a state interest.</p>
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46.	Table 5.5.9.2 Hofmann Drive	<p>Inserted Industry Activities heading in table.</p> <table border="1"> <tr> <td></td> <td></td> <td>WORKS CODES</td> </tr> <tr> <td>Industry activities</td> <td></td> <td></td> </tr> <tr> <td>Low impact industry</td> <td>Accepted development subject to requirements</td> <td></td> </tr> <tr> <td></td> <td>If in an existing building and not involving any new</td> <td>Acceptable Outcomes AO19, AO24, AO26, AO28.2,</td> </tr> </table>			WORKS CODES	Industry activities			Low impact industry	Accepted development subject to requirements			If in an existing building and not involving any new	Acceptable Outcomes AO19, AO24, AO26, AO28.2,	Drafting	No Further Changes – Final		<p>Included in 2nd consultation for Significant Changes</p>	No State Interest implication	<p>The change was provided in the second round of consultation.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change was appropriately re-consulted on and is simply including a heading within the table.</p> <p>The change does not adversely impact a state interest.</p>												
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47.	Table 5.5.9.5 Gateway West makers Precinct.	<p>Insert new table of development for Gateway West Makers Precinct.</p> <p>See Appendix 1.1</p>	Submission	<p>No Further Changes – Final</p> <p>Council response 13/01/2020 The wording "and is not separately titled" has been deleted.</p>		<p>Included in 2nd consultation for Significant Changes</p>	No State Interest implication	<p>The inclusion of a new precinct in the low impact industry zone was provided in the second round of consultation as a result of submissions.</p> <p>The council has provided minimal information as to how this new precinct has no state interest implications.</p>																								

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49.	Table 5.5.10.1 Venture Drive Precinct	Revise table of Development in accordance with new provisions for complementary development in the Venture Drive Enterprise Precinct. Amended criteria of levels of assessment for office. Significant Changes Version <table border="1"> <tr> <th>Office</th> <th>Accepted development subject to requirements</th> </tr> <tr> <td></td> <td> If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) trade related; and (c) the maximum gross floor area of the trade related office does not exceed 15% of the total site area. Code assessment If: (a) trade related; and (b) the developed maximum gross floor area of the same trade related office does not exceed 15% of the total site; and (c) not otherwise specified area. </td> </tr> <tr> <td></td> <td> Acceptable Outcomes AO1.1, AO24, AO28.2, AO35 and AO44 of the Medium Impact Industry Zone Code Noosaville Local Plan Code Medium Impact Industry Zone Code Business Activities Code Works codes </td> </tr> </table>	Office	Accepted development subject to requirements		If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) trade related; and (c) the maximum gross floor area of the trade related office does not exceed 15% of the total site area. Code assessment If: (a) trade related; and (b) the developed maximum gross floor area of the same trade related office does not exceed 15% of the total site; and (c) not otherwise specified area.		Acceptable Outcomes AO1.1, AO24, AO28.2, AO35 and AO44 of the Medium Impact Industry Zone Code Noosaville Local Plan Code Medium Impact Industry Zone Code Business Activities Code Works codes	Submission	Minor Amendment to AOs due to drafting changes Final Version Office <table border="1"> <tr> <th>Accepted development subject to requirements</th> <th>Acceptable Outcome</th> </tr> <tr> <td> If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) trade related; and (c) the maximum gross floor area of the trade related office does not exceed 15% of the total site area. </td> <td>AO35 and AO44 Medium Impact Industry Zone Code</td> </tr> <tr> <th>Code assessment</th> <th>Noosaville Local Plan</th> </tr> <tr> <td> If: (a) trade related; and (b) the developed maximum gross floor area of the same trade related office does not exceed 15% of the total site; and (c) not otherwise specified area. </td> <td>Medium Impact Industry Zone Code Business Activities Code Works codes</td> </tr> </table>	Accepted development subject to requirements	Acceptable Outcome	If: (a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and (b) trade related; and (c) the maximum gross floor area of the trade related office does not exceed 15% of the total site area.	AO35 and AO44 Medium Impact Industry Zone Code	Code assessment	Noosaville Local Plan	If: (a) trade related; and (b) the developed maximum gross floor area of the same trade related office does not exceed 15% of the total site; and (c) not otherwise specified area.	Medium Impact Industry Zone Code Business Activities Code Works codes	Drafting/ Planning Circumstance	Included in 2 nd consultation for Significant Changes and has had a minor drafting change to the AOs. Not a significant change.	No State Interest implication	The change was provided in the second round of consultation. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change was appropriately re-consulted on. Furthermore, the change made since consultation is a minor change to reflect changes in the AO numbering. The change does not adversely impact a state interest.
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50.	Table 5.5.10.1		Drafting/ Planning Circumstance	Final Version	Drafting/ Planning	Complementary Uses were introduced as part of the 2 nd round consultation. The	No State Interest implication	This change for the Medium Impact Industry Zone, Venture Drive Precinct was not consulted on. Complementary use was introduced in the Low Impact Industry Zone, Gateway West Makers														

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51.	Table 5.5.11 Community Facilities	Amended to specifically list Community Residences, Multiple Dwellings, and Rooming Accommodation as consistent and subject to code assessment on a site specifically annotated for that use.	Submission	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>The change was provided in the second round of consultation.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change was appropriately re-consulted on.</p> <p>DSDMIP acknowledges that the uses now to be included as code assessable on sites annotated for the particular use do not impact a state interest. The change reduces the level of assessment and does not impact other uses which are more likely to be owned or utilised by the state for uses such as educational establishments.</p> <p>The change does not adversely impact a state interest.</p>														
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						<p>These codes were included in the 1st round of consultation and is not a change.</p> <p>This is corrected in the tracked change version.</p> <p>Health care services – The purpose and overall outcomes for the Innovation zone is to facilitate development and industries in the Noosa Local Economic Plan which includes health and well-being. Health care services was unintentionally omitted from the 1st round consultation version, making it impact and inconsistent.</p> <p>The change to include health care services as code assessment was not considered a significant change as it meets the purpose and overall outcomes for the Innovation zone which clearly intended health care services as a use on the zone and its omission was unintentional.</p>		<p>must provide confirmation on the exact changes post consultation.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change is reducing the level of assessment for a type of land use expected in this zone.</p> <p>The change does not adversely impact a state interest.</p>																																						
57.	Table 5.5.13 Rural	Amended criteria and levels of assessment for short-term accommodation based on revised approach.	Submission	<p>Minor change to editor's note.</p> <p>Final version</p> <table border="1"> <thead> <tr> <th colspan="2">Accepted Development</th> </tr> </thead> <tbody> <tr> <td>If:</td> <td></td> </tr> <tr> <td>(a) in the applicant's principle place of residence.</td> <td><i>Editor's Note: Short-term accommodation may require other approvals under Council Local Laws</i></td> </tr> <tr> <td>(b) the letting of only one dwelling on site.</td> <td></td> </tr> <tr> <td>(c) occupied by short term guests on no more than 4 occurrences in any calendar year, and</td> <td></td> </tr> <tr> <td>(d) occupied by short term guests for a total of no more than 60 nights in any calendar year.</td> <td></td> </tr> <tr> <th colspan="2">Code assessment</th> </tr> <tr> <td>If:</td> <td>Rural Zone Code Visitor Accommodation Code Works codes</td> </tr> <tr> <td>(a) located on a site with an area of at least 4 hectares;</td> <td></td> </tr> <tr> <td>(b) including no more than four guest rooms, cottages, cabins or permanent tents;</td> <td></td> </tr> <tr> <td>(c) accommodating no more than eight guests;</td> <td></td> </tr> <tr> <td>and</td> <td></td> </tr> <tr> <td>(d) not incorporating conference or function facilities; and</td> <td></td> </tr> <tr> <td>(e) within a dwelling house no more than 5 bedrooms; or</td> <td></td> </tr> <tr> <td>(f) within no more than four free standing cottages, cabins or permanent tents, accommodating no more than eight guests.</td> <td></td> </tr> <tr> <th colspan="2">Impact assessment</th> </tr> <tr> <td>If:</td> <td>The planning scheme.</td> </tr> <tr> <td>(a) not otherwise acceptable development or code assessment; and</td> <td></td> </tr> <tr> <td>(b) not incorporating conference or function facilities.</td> <td></td> </tr> </tbody> </table>	Accepted Development		If:		(a) in the applicant's principle place of residence.	<i>Editor's Note: Short-term accommodation may require other approvals under Council Local Laws</i>	(b) the letting of only one dwelling on site.		(c) occupied by short term guests on no more than 4 occurrences in any calendar year, and		(d) occupied by short term guests for a total of no more than 60 nights in any calendar year.		Code assessment		If:	Rural Zone Code Visitor Accommodation Code Works codes	(a) located on a site with an area of at least 4 hectares;		(b) including no more than four guest rooms, cottages, cabins or permanent tents;		(c) accommodating no more than eight guests;		and		(d) not incorporating conference or function facilities; and		(e) within a dwelling house no more than 5 bedrooms; or		(f) within no more than four free standing cottages, cabins or permanent tents, accommodating no more than eight guests.		Impact assessment		If:	The planning scheme.	(a) not otherwise acceptable development or code assessment; and		(b) not incorporating conference or function facilities.			<p>Included in 2nd consultation for Significant Changes with minor amendment.</p>	No State Interest implication	<p>The change was provided in the second round of consultation.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change was appropriately re-consulted on. The minor drafting change made to the editor's note does not change a policy position or a level of assessment.</p> <p>The change does not adversely impact a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.</p>
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60.	Table 5.5.16 Recreation and Open Space	<p>The table of assessment amended to include uses for the portion of Lot 3 SP246584 north of Walter Hay Drive that has been rezoned to Open Space and Recreation. Uses amended are Caretaker's accommodation; Food and Drink outlet; market; Club; community use; Educational establishment; Emergency services; place of worship; function</p>	Drafting/ Planning Circumstance	No Further Changes – Final Post 2 nd round consultation changes:		Included in 2 nd consultation for Significant Change.	No State Interest implication	<p>DSDMIP has reviewed the version released for the second round of public consultation, the tracked changes version and the "clean" version submitted to the Minister. DSDMIP confirms that version</p>																

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		facility; telecommunications facility; Utility installation; Indoor Sport and recreation; Major sport, recreation and entertainment facility; Outdoor sport and recreation. Examples below: <table border="1" data-bbox="329 268 1288 573"> <thead> <tr> <th colspan="2">Accommodation activities</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Caretaker's accommodation</td> <td>Code assessment</td> </tr> <tr> <td>If on land owned by the State or Local Government</td> </tr> <tr> <td>Applicable Local Plan Code Recreation and Open Space Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code Works codes</td> </tr> <tr> <td>Impact assessment</td> </tr> <tr> <td>If located on the portion of Lot 3 SP246584 to the north of Walter Hay Drive, Noosaville and has a gross floor area no greater than 100m².</td> <td>The planning scheme.</td> </tr> </tbody> </table>	Accommodation activities		Caretaker's accommodation	Code assessment	If on land owned by the State or Local Government	Applicable Local Plan Code Recreation and Open Space Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code Works codes	Impact assessment	If located on the portion of Lot 3 SP246584 to the north of Walter Hay Drive, Noosaville and has a gross floor area no greater than 100m ² .	The planning scheme.		<table border="1" data-bbox="1436 205 1932 401"> <thead> <tr> <th colspan="2">Table 5.5.16 Recreation and Open Space</th> </tr> <tr> <th>Use</th> <th>Assessment benchmarks for assessable development and requirements for accepted development</th> </tr> </thead> <tbody> <tr> <td>Accommodation activities</td> <td></td> </tr> <tr> <td>Caretaker's accommodation</td> <td></td> </tr> <tr> <td>Code assessment</td> <td>Applicable Local Plan Code Recreation and Open Space Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code Works codes</td> </tr> <tr> <td>Impact assessment</td> <td>The planning scheme.</td> </tr> </tbody> </table>	Table 5.5.16 Recreation and Open Space		Use	Assessment benchmarks for assessable development and requirements for accepted development	Accommodation activities		Caretaker's accommodation		Code assessment	Applicable Local Plan Code Recreation and Open Space Zone Code Caretaker's Accommodation, Dwelling Unit and Rural Workers' Accommodation Code Works codes	Impact assessment	The planning scheme.		<p>Council response 13/01/2020</p> <p>Following 2nd round consultation it was determined there had been an unintentional drafting error, and the intent was to allow caretaker's accommodation on Lot 3 SP246584 as code assessment, and caretaker's accommodation elsewhere in the zone impact consistent.</p> <p>The change is not considered a significant change or departure from that publicly notified in 2nd round consultation.</p> <p>The table of assessment is amended to include Educational establishment, if an outdoor education establishment and associated with outdoor sport and recreation on the same site as an impact consistent use. This use supports the purpose and overall outcomes of the Recreation and Open Space zone and is not considered a significant change, but rather an unintentional omission.</p>		<p>submitted for approval to adopt has changed post consultation and the council has not clearly demonstrated this in the table and provided reasoning for the change and whether it is significantly different.</p> <p>Furthermore, the change to educational establishment, whilst publicly consulted on in round 2, is not related to the change in policy position for Lot 3 SP246584. The council should provide further detail on this change, in particular the impact to any state interests.</p> <p>DSDMIP has reviewed the council's response. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the change to caretaker's accommodation is specific to a single site and reduces the level of assessment for that site to code assessable. DSDMIP also notes that caretaker's residence on all other sites within this zone would be impact assessable (consistent). The change to Educational establishment identifies it as a consistent use but still remains impact assessable.</p> <p>The change does not adversely impact a state interest.</p>
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62.	Table 5.9.5 Extractive Resources Overlay	Extractive Resources Overlay. Amend benchmarks and criteria to require the same level of assessment for material change of use and reconfiguring a lot for land within Extractive Resources processing area, Extractive Resource Separation Area, Transport Route and Transport Route Separation area. Include "caretaker's accommodation" in the exclusion of material change of use consistent with the SPP Guidelines.	Submission	No Further Changes – Final		Included in 2 nd consultation for Significant Changes	Yes – amended to be consistent with SPP. State interest response for Extractive Resources provided separately at Appendix 2	<p>The change was provided in the second round of consultation.</p> <p>The council has stated the change to the table of assessment is consistent with the state interest for mining and extractive resources in the SPP.</p>																					

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63.	<p>Table 5.9.3 Bushfire Hazard Overlay</p> <p>Table 5.9.6 Flood Hazard Overlay</p> <p>Table 5.9.8 Landslide Hazard Overlay</p>	<p>Make dwelling houses accepted development in the bushfire, landslide hazard, and flooding overlay areas. This was request from the development industry (development consultants and certifiers).</p> <p>Table 5.9.3 Bushfire Hazard Overlay benchmarks and criteria</p> <table border="1"> <thead> <tr> <th>Development subject to overlay</th> <th>Categories of development and assessment</th> <th>Assessment benchmarks for assessable development and criteria for accepted development</th> </tr> </thead> <tbody> <tr> <td colspan="3">Bushfire Hazard Overlay - if within a medium or high bushfire hazard area or bushfire hazard buffer area</td> </tr> <tr> <td rowspan="2">Material change of use, other than in an existing building; or a Dwelling house; or a Community residence; or a Home-based business; or Rooming accommodation if in a Low Density Residential Zone; or Short-term accommodation if within a dwelling house.</td> <td>Code assessment</td> <td rowspan="2">Bushfire Hazard Overlay Code</td> </tr> <tr> <td></td> </tr> <tr> <td rowspan="2">Building work not associated with a material change of use; excluding demolition work; or in an existing building; or to a Dwelling house; or to a community residence; or to a Home-based Business; Rooming accommodation if in the Low Density Residential Zone; or Short-term accommodation if within a Dwelling house.</td> <td>Code assessment</td> <td rowspan="2">Bushfire Hazard Overlay Code</td> </tr> <tr> <td></td> </tr> </tbody> </table>	Development subject to overlay	Categories of development and assessment	Assessment benchmarks for assessable development and criteria for accepted development	Bushfire Hazard Overlay - if within a medium or high bushfire hazard area or bushfire hazard buffer area			Material change of use, other than in an existing building; or a Dwelling house; or a Community residence; or a Home-based business; or Rooming accommodation if in a Low Density Residential Zone; or Short-term accommodation if within a dwelling house.	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It is the zone codes that include the accepted development criteria for bushfire, landslide and flooding.</p> <p>The wording in this note is edited to read: "Development that is not identified as being subject to an overlay in these tables does not require assessment against an overlay".</p> <p>The relevant criteria for bushfire hazard, flood hazard and landside hazard in Low Density Housing Code supports the state interests for natural hazards, risk and resilience within the SPP by ensuring that development avoids or mitigates the risk to people and property. For bushfire, the outcomes require adequate water supply. For flooding, the outcomes require minimum floor heights to be met. For landslide, development is to avoid landslide hazard areas or slopes greater than 15%.</p> <p>For AO22.1 and AO22.1 for landslide in the Low Density Housing Code, the outcomes have now been changed to state that they are two alternative outcomes with the inclusion of an "OR" linking these two outcomes.</p> <p>Further changes made to the list of AOs for landslide risks for Community Residence and Dwelling House in the Zone TOD (5.5.1 and 5.5.2) to call up AO22 in the Low Density Housing Code as this was missing.</p> <p>Also see Item 211 below.</p>		<p>Minor changes to reduce regulation for dwelling houses on properties affected by these overlays. The provisions relating to dwelling houses in these overlay areas require either specialist technical reports to be prepared or minimum flood heights to be met. These requirements are prescriptive and do not require a code assessment process for assessments. Building certifiers can ensure this. This also reflects the current situation in the 2006 Noosa Plan.</p>	<p>Yes – Will reduce red tape and streamline processes. Reflects the current situation in the 2006 Noosa Plan.</p>	<p>The change has been made post consultation.</p> <p>The council has stated the changes are minor to remove the code assessment requirements for low density residential uses in these overlay areas. DSDMIP acknowledges that the change reduces the level of assessment to accepted development (with no requirements under the overlay codes).</p> <p>DSDMIP requests that the council confirm that these residential uses, where accepted development subject to requirements, still have assessment benchmarks for addressing bushfire, landslide, and flooding within the relevant zone or development codes. The council must demonstrate how the change does not adversely impact on the state interest for natural hazards, risk and resilience within the SPP (i.e. development mitigates the risk to people and property). The council must demonstrate how the scheme appropriately integrates the SPP.</p> <p>DSDMIP has reviewed the council's response and concludes that the proposed planning scheme will appropriately integrate the SPP for Natural hazards, risk and resilience for bushfire, flood and landslide.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the changes do not change a policy position or assessment requirements for these particular uses.</p> <p>DSDMIP considers that the changes appropriately integrate the SPP and does not adversely impact a state interest.</p>										
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64.	6.3.1 Low Density residential Zone	Amend Overall Outcomes to reflect changes in Short stay area maps and Short-term accommodation (i) Where visitor located accommodation is limited to forms where guests stay within the short-stay area (as mapped schedule 2), detached houses may be available for short-term rental where potential impacts home of the their use resident can be managed and there is no resultant change to the amenity of the neighbourhood host.	Submission	No further changes – Final Version.		Included in 2 nd consultation for Significant Changes	No State Interest implication	During the first round of consultation, the council received 376 submissions regarding short-term accommodation, including the proposed short stay maps. Post submission review, the council decided to make significant changes to the proposed planning scheme relating to short-term accommodation provisions and the removal of the short stay maps. This significant change was included in the second round of consultation. The change allows land owners some flexibility in letting out their principal place of residence, making it accepted development subject to requirements. If it is not accepted, it becomes impact assessable (inconsistent). At the conclusion of the second round of consultation, the council determined that no further changes were required. This particular change relates to the operation of a short-term accommodation in the low density residential zone. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the council has appropriately repeated public consultation on the significant changes relating the policy position regarding short-term accommodation. The regulation of land uses within land use zones is a local government matter. In particular, the regulation of short-term accommodation within the low density residential zone does not impact on a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.
65.	6.3.1 Low Density residential Zone	Amend AO2.1 to reflect changes and consistency in approach to Short-term Accommodation. AO2.1 Visitor accommodation is limited to bed and breakfast style accommodation provided in the home of the host where it is a home-based business ancillary to the residential use. AO2.2 Land uses do not regularly result in more than ten unrelated persons being present on site.	Submission	No further changes – Final Version.		Included in 2 nd consultation for Significant Changes	No State Interest implication	As above. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the council has appropriately repeated public consultation on the significant changes relating the policy position regarding short-term accommodation. The change does not adversely impact a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.
66.	6.3.1 Low Density residential Zone	Amended PO3 and AO3 to remove references to Short Stay Area Maps.	Submission	Amendments to AO3.2 as a result of submissions received from 2 nd consultation regarding AO3.2 (d) and small drafting change in PO3(g) Final Version	Submissions	Included in 2 nd consultation for Significant Changes however amendments made to further clarify AO3.2 in response to submissions received and some minor drafting changes to PO requiring no more than 5 bedrooms which was the original position.	No State Interest implication	As above. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the council has appropriately repeated public consultation on the significant changes relating the policy position regarding short-term accommodation. The changes made post consultation include: <ul style="list-style-type: none">Reducing the number of bedrooms available to guests as a result of submissions as per the original version of the proposed scheme; andDrafting changes to the PO to improved readability of the PO and AOs. DSDMIP acknowledges these additional changes made post consultation does not result in the proposed scheme being significantly different.

Changes to address Submissions								
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		<p>PO3 Where visitor located accommodation is limited to low density formats compatible with the short-stay domestic area character shown on Maps SSA-1 Short Stay Map 1 & SSA-2 - Short Stay Map 2 in Schedule 2, houses may be leased for short-term accommodation for all or part use of the year area where they are not to cause unreasonable loss of residential amenity having regard to:</p> <p>(a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retention of the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; (f) any impact on shared access or uses rights of way; and (g) waste storage areas do not:</p> <p>(a) adversely affect significantly impact on the residential visual amenity of neighbouring residents by means of noise or traffic; (b) offer sensitive more than uses five bedrooms for a maximum of 10 guests; and (c) constitute a party house.</p> <p>AO3.1 Short-term Home-based accommodation businesses is:</p> <p>(a) located allow for up to four short term guests to be accommodated within the short-stay home area (shown on the Short-stay Staywhile Area the Maps host SSA-1 Short Stay Map 1 & SSA-2 - Short Stay Map 2 remains in Schedule residence, 2) such as traditional bed and breakfast accommodation.;</p> <p>AO3.2 Short-term accommodation:</p> <p>(a) does not constitute a party house; (b) makes available no more than one self contained dwelling at any one time; (c) makes available no more than five six bedrooms to no more than 10 guests; and (d) does not constitute a party house.</p> <p>AO3.3 Buildings are designed and orientated so that the majority of outdoor living areas face away from the habitable areas of adjoining dwellings.</p> <p>AO3.4 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>PO3 Where visitor located accommodation is limited to low density formats compatible with the short-stay domestic area character shown on Maps SSA-1 Short Stay Map 1 & SSA-2 - Short Stay Map 2 in Schedule 2, houses may be leased for short-term accommodation for all or part use of the year area where they are not to cause unreasonable loss of residential amenity having regard to:</p> <p>(a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retention of the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; (f) any impact on shared access or uses rights of way; and (g) waste storage areas are located so they do not significantly impact on the visual amenity of the area</p> <p>(a) adversely affect the residential amenity of neighbouring residents by means of noise or traffic; (b) offer more than five bedrooms for a maximum of 10 guests; and (c) constitute a party house.</p> <p>AO3.1 Short-term accommodation:</p> <p>(a) does not constitute a party house; (b) makes available no more than one self contained dwelling at any one time; (c) noise does not unreasonably impact on the residential amenity of adjoining dwellings; (d) makes available no more than five six bedrooms to no more than 10 guests; and (e) does not constitute a party house.</p> <p>AO3.2 Short-term accommodation:</p> <p>(a) does not constitute a party house; (b) makes available no more than one self contained dwelling at any one time; (c) noise does not unreasonably impact on the residential amenity of adjoining dwellings; (d) makes available no more than five six bedrooms to no more than 10 guests; and (e) does not constitute a party house.</p> <p>AO3.3 Buildings are designed and orientated so that the majority of outdoor living areas face away from the habitable areas of adjoining dwellings.</p> <p>AO3.4 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>				The change does not adversely impact a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.
67.	6.3.1 Low Density residential Zone	<p>Amend the wording for building height to provide further clarity where excavation of a site occurs. AO7 is amended to read "Any portion of the exposed external facade of the building is backfilled so that no portion of the building is greater than 8 metres when measured vertically from ground level." Similar wording will apply to all zone codes.</p> <p>Original version</p> <p>Building Height PO7 Buildings and structures:</p> <p>(a) are low rise and present a building height consistent with structures on adjoining and surrounding premises and with the predominant character of the area; (b) are designed to provide an interesting streetscape and complement landform changes; (c) do not visually dominate the street or surrounding area; (d) respect the scale of surrounding vegetation and maintain a vegetated skyline; (e) do not unreasonably obscure views or lead to overshadowing of neighbouring properties; and (f) do not exceed two storeys or appear to exceed two storeys from any elevation.</p> <p>AO7.1 Buildings and structures are no more than 8 metres in building height; and do not exceed 2 storeys.</p> <p>AO7.2 Where development involves excavation of a site required, any the maximum portion of any the exposed external wall facade is of backfilled the building ground cannot level exceed 8m in building height.</p> <p>Editor's note—refer to Figure AP3-13A</p> <p>Alternative provision to the QDC</p>	Submission	<p>No further changes – Final version</p> <p>Building Height PO7 Buildings and structures:</p> <p>(a) are low rise and present a building height consistent with structures on adjoining and surrounding premises and with the predominant character of the area; (b) are designed to provide an interesting streetscape and complement landform changes; (c) do not visually dominate the street or surrounding area; (d) respect the scale of surrounding vegetation and maintain a vegetated skyline; (e) do not unreasonably obscure views or lead to overshadowing of neighbouring properties; and (f) do not exceed two storeys or appear to exceed two storeys from any elevation.</p> <p>AO7.1 Buildings and structures are no more than 8 metres in building height; and do not exceed 2 storeys.</p> <p>AO7.2 Where development involves excavation of a site required, any the maximum portion of any the exposed external wall facade is of backfilled the building ground cannot level exceed 8m in building height.</p> <p>Editor's note—refer to Figure AP3-13A</p> <p>Alternative provision to the QDC</p>		Original version Included in 2 nd consultation for Significant Changes, however amended in response to submissions received in first consultation. Not considered significant as it is just rewording to achieve the same outcome	Yes – To ensure consistency with the ODC and has been preliminary reviewed by Regional office. This will be replicated for every zone.	<p>The council requested the department review the proposed wording change prior to the council voting to request approval to adopt.</p> <p>The council's final changes have considered the department's advice and the council has determined this to be a minor change.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – minor drafting changes which still consistent with the council's policy intent.</p> <p>The change does not adversely impact a state interest.</p>
68.	6.3.1 Low Density residential Zone	<p>Minor drafting change to PO9 Setback to provide further clarity.</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 surrounding area 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>	Drafting/ Planning Circumstance	No further changes – Final version		Amended after 2 nd consultation for Significant Changes, however in response to submissions received in first consultation as not considered significant as it is just rewording to achieve the same outcome	No State Interest implication	<p>The council has made this change for added clarity. DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is to one word only and provides greater clarity to the PO.</p> <p>The change does not adversely impact a state interest.</p>
69.	6.3.1 Low Density residential Zone	<p>Amend AO9.4 to exclude pools below 1m and garages and sheds from setbacks as this is currently the case with the current planning scheme. This will further reduce red tape and allow Building certifier's to sign off on these.</p> <p>Include a reference to the map for the Noosa River as excluded as a drafting error.</p> <p>Original Version -</p>	Submission	No further changes – Final version		Included in 2 nd consultation for Significant Changes, however amended in response to submissions received	No State Interest implication	<p>DSDMIP note this was not included in the 2nd round consultation, however DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is in response to submissions, to more closely reflect the current</p>

Changes to address Submissions								
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		<p>AO9.4 Notwithstanding the provisions of AO9.2 and AO9.3, a lesser building setback to side and rear boundaries may apply for the following provided they comply with the Queensland Development Code:</p> <p>(a) open carport; (b) swimming pool; (c) rainwater tank, retaining walls, screens and fences not exceeding 2 metres in height</p> <p>AO9.5 Buildings and structures on premises with frontage to the Noosa River system are setback not less than 10 metres from the mean high water spring, as shown in Figure AP3-15</p> <p>Alternative provision to the QDC</p>		<p>AO9.4 Notwithstanding the provisions of AO9.2 and AO9.3, a building setback to:</p> <p>(a) side and rear boundaries may apply for the following provided they comply with the Queensland Development Code:</p> <p>(i) open carport; (ii) swimming pool, garage/shed, and (iii) rainwater tank, retaining walls, screens and fences not exceeding 2 metres in height</p> <p>(b) front boundaries may apply for the following provided they comply with the Queensland Development Code:</p> <p>(i) swimming pool less than 1m above ground level or (ii) decks or balconies less than 1m above ground level.</p> <p>AO9.5 Buildings and structures on premises with frontage to the Noosa River system are setback not less than 10 metres from the mean high water spring, as shown in Figure AP3-15</p>		in first consultation as not considered significant as it is just rewording to reduce red tape and have consistency between what is currently occurring and to amend a drafting error.		planning scheme, reduce red-tape, fixes a drafting error and is not a policy change. The change does not adversely impact a state interest.
70.	6.3.1 Low Density residential Zone	<p>Minor word change to PO11 to read correctly.</p> <p>PO11 The flood detention and amenity functions of the area adjoining the Noosa Waters revetment wall are retained and enhanced by ensuring:</p> <p>(a) works do not protrude through a batter line of 1:4.5 measured from the centre line of the revetment wall; (b) there is no additional load placed on the revetment wall; (c) works do not pose a risk to the membrane adjoining the revetment wall; (d) amenity of the watercourse and surrounding land uses is not adversely affected by development (building works, filling or excavation) ensuring:</p> <p>(i) the area is predominantly soft landscaping; (ii) a maximum of 25% of the area is impervious;</p>	Drafting/ Planning Circumstance	<p>Minor drafting Change post significant consultation for clarity.</p> <p>Final Version</p> <p>PO11 The flood detention and amenity functions of the area adjoining the Noosa Waters revetment wall are retained and enhanced by ensuring:</p> <p>(a) works do not protrude through a batter line of 1:4.5 measured from the centre line of the revetment wall; (b) there is no additional load placed on the revetment wall; (c) works do not pose a risk to the membrane adjoining the revetment wall; (d) amenity of the watercourse and surrounding land uses are not adversely affected by development (building works, filling or excavation) ensuring:</p> <p>(i) the area is predominantly soft landscaping; (ii) a maximum of 25% of the area is impervious;</p>		Amended after 2 nd consultation for Significant Changes and is a minor drafting change for readability.	No State Interest implication	DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is a minor drafting change for readability. The change does not adversely impact a state interest.
71.	6.3.1 Low Density residential Zone	<p>That AO15 be reworded to include the word driveway as drafting error.</p> <p>AO15 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>	Submission	No further changes – Final Version.		Minor Changes to further clarify provisions	No State Interest implication	DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is a minor drafting change for clarity. The change does not adversely impact a state interest.
72.	6.3.1 Low Density residential Zone	<p>AO16.2 be amended to further clarify.</p> <p>Original Version</p>	Submission	No further changes – Final Version.		Amended after 2 nd consultation for Significant Changes as a result of submissions received	Yes - This was to ensure consistency with the QDC. The provisions have been preliminary	The council has made changes post consultation to this AO as a result of submissions. DSDMIP does not consider that this change would make the proposed amendment significantly

Changes to address Submissions								
#	Section Reference	Changes tracked onto First Consultation Version	Origin	Changes tracked onto Second Consultation Version	Origin	Significant change	State Interest	DSDMIP Assessment
		AO16.2 The roof is not concealed behind parapet walls.		AO16.2 The roof is total width of any parapet wall does not exceed behind 50% parapet of walls the front facade of a building.		in the first consultation. Minor drafting to further clarify the AO for Building certifiers.	reviewed by Regional Office	different, having regard to Schedule 2 of the MGR – the change is a minor drafting change for clarity. The change does not adversely impact a state interest.
73.	6.3.1 Low Density residential Zone	That throughout the New Noosa Plan references to “steep land” and the associated definition be removed and replaced with either “sloping sites” or “steep slopes” as appropriate and AO20 be reworded to further clarify. Original Version AO20.1 Buildings and structures are not constructed on land with a slope greater than 25% to protect scenic amenity and other landscape qualities. AO20.2 On properties located on ridgelines or where slope gradient exceeds 15%: (a) roof lines are generally parallel with contours of the land; (b) roofs do not exceed a pitch of 15 degrees; and (c) buildings do not protrude above the height of prevailing vegetation. <i>Editor’s note—refer to Figure AP3-3B</i> AO20.3 Where slope gradients exceed 15%, split-level buildings with small floorplates are used as an alternative to standard single or double storey construction to minimise building bulk and benching of the sites. <i>Editor’s note—refer to Figure 6.9.1A and Figure 6.9.1B</i> AO20.4 External building materials are lightweight (such as timber or board, stainless steel, glass, and corrugated iron) and non-reflective with large expanses of solid colours avoided.	Submissions	No further changes – Final Version. AO20.1 To protect scenic amenity and other landscape qualities buildings and structures are not constructed with a slope greater than 25% to protect scenic amenity on steep slopes are only constructed if: (a) there are no other landscape suitable qualities sites on the property; and (b) using suspended floors or pole footings rather than on ground construction. AO20.2 On properties sloping located sites or on ridgelines or where the uppermost edge of a hill slope gradient exceeds 15%: (a) roof lines are generally parallel with contours of the land; (b) roofs do not exceed a pitch of 15 degrees; and (c) buildings do not protrude above the height of prevailing vegetation; and (d) undercroft areas exceeding 1.5 metres in height are screened with landscaping or battens. <i>Editor’s note—refer to Figure AP3-3B</i> AO20.3 Where slope gradients exceed 15%, split-level buildings with small floorplates are used as an alternative to standard single or double storey construction to minimise building bulk and benching of the sites. Split-level buildings with small floorplates are used as an alternative to post and beam construction or double suspended storey construction or to pole minimise footings building bulk and benching of the sites appropriate. <i>Editor’s note—refer to Figure 6.9.1A and Figure 6.9.1B</i> AO20.4 External Buildings: (a) are building constructed in lightweight material (such as timber or board, stainless steel, glass, and corrugated iron); (b) are finished with exterior colours of moderate to dark shades of olive green, brown, green, blue, charcoal or wood stains that blend with the colour and non-reflective hues with of the surrounding vegetation landscape; (c) avoid large expanses of solid colours avoided, reflective surfaces.		Amended after 2 nd consultation for Significant Changes. Minor Changes to further clarify provisions relating to amenity for sloping sites.	Yes - This was to ensure consistency with the ODC. The provisions have been preliminary reviewed by Regional Office	DSDMIP suggested council amend the wording of AO20.1 as the sentence was difficult to read and requires reworking. The council amended the wording and DSDMIP has reviewed the change in the 21/01/2020 version of the proposed planning scheme and confirms the wording has been improved. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the changes are minor changes and do not impact a policy intent for development on sloping sites. DSDMIP considers that the changes appropriately integrate the SPP and does not adversely impact a state interest.

Changes to address Submissions								
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				Council response 15/1/2020 AO20.1 is reworded to read as follows <div style="border: 1px solid black; padding: 5px;"> <p>AO20.1 To protect scenic amenity and other landscape qualities:</p> <p>(a) buildings and structures are not constructed on land with a slope greater than 33%; and</p> <p>(b) buildings and structures are only constructed on steep slopes if:</p> <p>(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> </div>				
74.	6.3.2 Medium Density Zone Code	Amend AO4.2 in response to change in approach to Short term accommodation. AO4 Land uses are limited to those which are compatible with medium density living in urban neighbourhoods. AO4.1 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. AO4.2 Well established visitor accommodation is scattered amongst permanent residents. AO4.3 Additional short term accommodation is limited to the Short Stay Area as shown on the Short Stay Area Map within Schedule 2. AO4.3 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.	Submissions	No further changes – Final Version.		Included in 2 nd consultation for Significant Changes.	No State Interest implication	The change formed part of the 2 nd round of consultation and no further changes have been made. DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change has been appropriately consulted on. The change does not adversely impact a state interest.

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75.	6.3.2 Medium Density Zone Code	<p>Insert PO5 and AO5s in response to approach with Short-term Accommodation.</p> <p>Original Significant Changes Version</p> <p>PO5 <u>Visitor accommodation is limited to formats compatible with the character and use of the area so as not to cause unreasonable loss of residential amenity, having regard to:</u></p> <p>(a) <u>the privacy of residents on the subject property or adjoining properties;</u> (b) <u>any likely increase in noise to adjoining properties;</u> (c) <u>the scale of the use and its compatibility with the character and uses within the property or surrounding area;</u> (d) <u>retention of the primary residential function of an area;</u> (e) <u>the residential function and arrangement of common property;</u> (f) <u>the impact on the safety and efficiency of the local road network;</u> (g) <u>the impact of waste storage areas on the visual amenity of the area or sensitive land uses; and</u> (h) <u>any impact on shared vehicular access or parking.</u></p> <p>AO5.1 <u>Home-based businesses allow for up to four short term guests to be accommodated within the home of the host while the host remains in residence, such as traditional bed and breakfast accommodation.</u></p> <p>AO5.2 <u>Short-term accommodation does not constitute a party house.</u></p> <p>AO5.3 <u>Buildings are designed and orientated so that the majority of outdoor living areas face away from the habitable areas of adjoining dwellings.</u></p> <p>AO5.4 <u>Waste storage areas are screened and located to the rear or side of a building and are not located along any frontage to a public street or space.</u></p>	Submission s	<p>AO5.2 Further amended in response to submissions. AO5.2 amended to provide a further clarification. PO5 (h) minor drafting amendment.</p> <p>Final Version</p> <p>PO5 <u>Visitor accommodation is limited to formats compatible with the character and use of the area so as not to cause unreasonable loss of residential amenity, having regard to:</u></p> <p>(a) <u>the privacy of residents on the subject property or adjoining properties;</u> (b) <u>any likely increase in noise to adjoining properties;</u> (c) <u>the scale of the use and its compatibility with the character and uses within the property or surrounding area;</u> (d) <u>retention of the primary residential function of an area;</u> (e) <u>the residential function and arrangement of common property;</u> (f) <u>the impact on the safety and efficiency of the local road network;</u> (g) <u>the impact of waste storage areas on the visual amenity of the area;</u> (h) <u>the location of waste storage areas in relation to sensitive land uses; and</u> (i) <u>any impact on shared vehicular access or parking.</u></p> <p>AO5.1 <u>Home-based businesses allow for up to four short term guests to be accommodated within the home of the host while the host remains in residence, such as traditional bed and breakfast accommodation.</u></p> <p>AO5.2 <u>Short-term accommodation does not constitute a party house.</u></p> <p>AO5.3 <u>Buildings are designed and orientated so that the majority of outdoor living areas face away from the habitable areas of adjoining dwellings.</u></p> <p>AO5.4 <u>Waste storage areas are screened and located to the rear or side of a building and are not located along any frontage to a public street or space.</u></p> <p>Council response 15/1/2020 AO5.2 is edited</p> <p>PO5 <u>Visitor accommodation is limited to formats compatible with the character and use of the area so as not to cause unreasonable loss of residential amenity, having regard to:</u></p> <p>(a) <u>the privacy of residents on the subject property or adjoining properties;</u> (b) <u>any likely increase in noise to adjoining properties;</u> (c) <u>the scale of the use and its compatibility with the character and uses within the property or surrounding area;</u> (d) <u>retention of the primary residential function of an area;</u> (e) <u>the residential function and arrangement of common property;</u> (f) <u>the impact on the safety and efficiency of the local road network;</u> (g) <u>the impact of waste storage areas on the visual amenity of the area;</u> (h) <u>the location of waste storage areas in relation to sensitive land uses; and</u> (i) <u>any impact on shared vehicular access or parking.</u></p> <p>AO5.1 <u>Home-based businesses allow for up to four short term guests to be accommodated within the home of the host while the host remains in residence, such as traditional bed and breakfast accommodation.</u></p> <p>AO5.2 <u>Short-term accommodation does not constitute a party house.</u></p> <p>AO5.3 <u>Buildings are designed and orientated so that the majority of outdoor living areas face away from the habitable areas of adjoining dwellings.</u></p> <p>AO5.4 <u>Waste storage areas are screened and located to the rear or side of a building and are not located along any frontage to a public street or space.</u></p>	Submissions	<p>Included in 2nd consultation for Significant Changes and further amended in response to submissions. The amendments are to AO5.5 with no changes to POs. Minor Changes.</p> <p><u>Council response 15/1/2020</u></p> <p>The criteria in the Low Density Residential Zone code (AO3.2 of Table 6.3.1.3), the Medium Density Residential Zone (and AO5.2 of Table 6.3.2.3) and the High Density Residential Zone (AO3.5 of Table 6.3.3.3) are effectively the same.</p> <p>For self assessment AO4.2, AO5.2, AO5.3 and AO5.4 of the zone code are called up. It is considered this can be reduced to just AO5.2 as it is just the occasional use of an existing building.</p> <p>Therefore changes to the Tables of Assessment are proposed which generally decrease the requirements.</p> <p>In terms of whether this is a significant change, the only new provision now is that short-term accommodation does not create noise that would unreasonably impact on the residential amenity enjoyed by the adjoining or surrounding properties.</p> <p>Council accepts that this can be difficult to measure and that a resident family in a permanent dwelling can offend some people, however without the clause there is little to protect residential amenity if conflicts do arise.</p>	No State Interest implication	<p>The council has made amendments to AO5.2 post consultation which provide additional assessment parameters for short-term accommodation in this zone. The council has stated that it is a minor drafting amendment. However, DSDMIP requested additional explanation as to how these additional parameters and restrictions on short-term accommodation are not considered significantly different from the version which was released on the second round of consultation.</p> <p>DSDMIP has reviewed the council's response of 15/1/2020 and agrees the proposed change to AO5.2 and consequential change to the Medium density residential zone table of assessment are not significant. DSDMIP notes the additional criteria in AO5.2 related to noise will be difficult to assess before the use is actually operational; but accepts that council would like to have something in the scheme to rely upon during compliance action measures.</p> <p>DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the changes are minor changes and do not impact a policy intent for short-term accommodation in this zone.</p> <p>DSDMIP considers that the changes do not adversely impact a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.</p>
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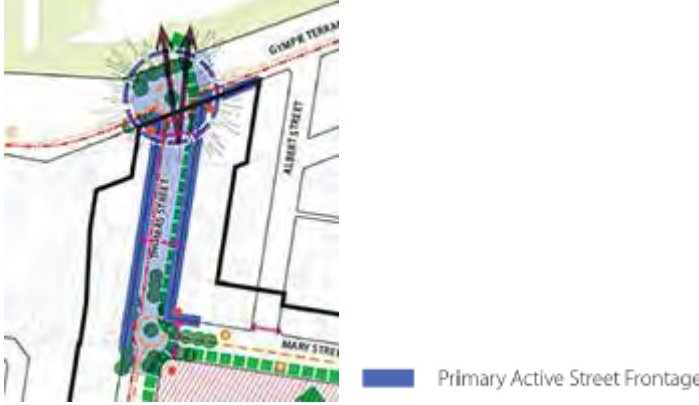
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76.	6.3.2 Medium Density Zone Code	<p>Amended Heading for POs 8 through to 10. Replicated in High Density Res Zone and Tourist Accommodation Zone</p> <p>Site Building eave Scale and plot ratio Bulk PO7PO8</p> <p>Development:</p> <p>(a) is of a scale 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> <hr/> <p>PO8Site Cover PO9</p> <p>Site cover of development:</p> <p>(a) does not exceed 40% of the site area; or</p> <p>(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.</p> <hr/> <p>PO9Plot Ratio PO10</p> <p>Plot ratio of development:</p> <p>(a) does not exceed 0.4:1; or</p> <p>(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.</p>	Drafting/ Planning Circumstance	No further changes – Final Version.		Included in 2 nd consultation for Significant Changes.	No State Interest implication	<p>The change was included in 2nd consultation for Significant Changes. The changes are to introduce new headings to the Pos and provide clarity about each PO. Therefore DSDMIP doesn't consider the change to be significantly different.</p> <p>The change does not adversely impact a state interest.</p>				
77.	6.3.3 Medium Density Residential Zone	<p>Relocate AO13.4 to AO11 to include exemptions for pools for further clarity</p> <p>Original Significant Changes Version</p> <p>AO10AO11.1 Buildings and structures meet the following minimum boundary setbacks:</p> <p>(a) for frontages — 6 metres</p> <p>(b) for side boundaries—</p> <p>(i) 1.5 metres setback up to 4.5 metres height;</p> <p>(ii) 2 metres setback between 4.5 metres and 7.5 metres height; and</p> <p>(iii) 2.5 metres where above 7.5 metres height</p> <p>(c) for the rear boundary - 6 metres</p> <p>AO10AO11.2 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> <hr/> <p>AO10AO13.4 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>	Drafting/ Planning Circumstance	<p>No further changes – Final Version.</p> <p>AO10AO11.2 The front 6 metres of the property is landscaped open space, provided that uncovered visitor parking, pools protruding no more than 1 metre above the level, can be as close as 2 metres from the front</p>		Amended after 2 nd Significant Changes consultation for consistency with the Low Density Res Zone to reduce red tape and have consistency between what is currently occurring. Minor Change	Yes – New AO refers to the QDC to ensure consistency and reduce the need for applications.	<p>DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is to more closely reflect the current planning scheme, reduced red tape, and is not a policy change.</p> <p>The change does not adversely impact a state interest.</p>				
78.	6.3.3 Medium Density Residential Zone	<p>Amended PO/AO 18 for further clarity and to provide consistency with Low Density Res Zone.</p> <p>Original Significant Changes Version</p> <table border="1" data-bbox="320 1564 1276 1795"> <tr> <td data-bbox="320 1564 801 1795"> <p>Roof forms PO16PO18</p> <p>Roof forms:</p> <p>(a) contribute positively to the local skyline;</p> <p>(b) complement the character of the locality and the topography of the site;</p> <p>(c) do not create opportunities for overlooking the private open space or internal spaces of neighbouring properties.</p> </td> <td data-bbox="801 1564 1276 1795"> <p>AO16AO18.1 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>AO16AO18.2 Development does not include roof-top roof-top terraces.</p> </td> </tr> </table>	<p>Roof forms PO16PO18</p> <p>Roof forms:</p> <p>(a) contribute positively to the local skyline;</p> <p>(b) complement the character of the locality and the topography of the site;</p> <p>(c) do not create opportunities for overlooking the private open space or internal spaces of neighbouring properties.</p>	<p>AO16AO18.1 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>AO16AO18.2 Development does not include roof-top roof-top terraces.</p>	Submission	<p>Amended to provide consistency with the Low and High Density res zones and to further clarity for parapets – Final Version.</p> <table border="1" data-bbox="1433 1606 1944 1858"> <tr> <td data-bbox="1433 1606 1795 1858"> <p>Roof forms PO16PO18</p> <p>Roof forms:</p> <p>(a) contribute positively to the local skyline;</p> <p>(b) complement the character of the locality and the topography of the site;</p> <p>(c) avoid box profiles/parapets, and</p> <p>(d) do not create opportunities for overlooking the private open space or internal spaces of neighbouring properties.</p> </td> <td data-bbox="1795 1606 1944 1858"> <p>AO16AO18.1 With the exception of 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>AO16AO18.2 Development does not include roof-top roof-top terraces.</p> <p>AO18.3 The total width of any parapet shall be no more than 10% of the width of the front facade.</p> </td> </tr> </table>	<p>Roof forms PO16PO18</p> <p>Roof forms:</p> <p>(a) contribute positively to the local skyline;</p> <p>(b) complement the character of the locality and the topography of the site;</p> <p>(c) avoid box profiles/parapets, and</p> <p>(d) do not create opportunities for overlooking the private open space or internal spaces of neighbouring properties.</p>	<p>AO16AO18.1 With the exception of 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>AO16AO18.2 Development does not include roof-top roof-top terraces.</p> <p>AO18.3 The total width of any parapet shall be no more than 10% of the width of the front facade.</p>		Amended after 2 nd consultation for Significant Changes. Minor Changes to further clarify provisions. The additional PO further clarifies the performance outcome for being in character with the locality and has been included in both the Low and High Density Residential provisions. The AO provides how this is achieved.	No State Interest implication	<p>The council has made changes post consultation.</p> <p>DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change does not change a policy intent for roof forms within the council area.</p> <p>The change does not adversely impact a state interest.</p>
<p>Roof forms PO16PO18</p> <p>Roof forms:</p> <p>(a) contribute positively to the local skyline;</p> <p>(b) complement the character of the locality and the topography of the site;</p> <p>(c) do not create opportunities for overlooking the private open space or internal spaces of neighbouring properties.</p>	<p>AO16AO18.1 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>AO16AO18.2 Development does not include roof-top roof-top terraces.</p>											
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79.	6.3.3 Medium Density Residential Zone	<p>Insert provisions for Noosa Waters setbacks and Figure reference for setbacks to Noosa river</p> <table border="1" data-bbox="329 138 1291 285"> <tr> <td data-bbox="329 138 825 285"> <p>Setback to a watercourse in the Noosa Waters estate, Noosaville PO12 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> </td> <td data-bbox="825 138 1291 285"> <p>AO12 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> </td> </tr> </table> <p>Table 6.3.3.2 Criteria for assessment (next)</p>	<p>Setback to a watercourse in the Noosa Waters estate, Noosaville PO12 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>AO12 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>	Drafting/ Planning Circumstance	No further changes – Final Version.		Included in 2 nd consultation for Significant Changes	No State Interest implication	The change was included in 2 nd consultation for Significant Changes therefore DSDMIP doesn't consider the change to be significantly different. The change does not adversely impact a state interest.		
<p>Setback to a watercourse in the Noosa Waters estate, Noosaville PO12 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>AO12 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>											
80.	6.3.3 Medium Density Residential Zone	<p>AO20AO22.2 Where slope gradients exceed 15%, 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>		Amend AO22 to provide further clarity regarding sloping sites. Final Version AO20AO22.2 Where On slopes sloping gradients exceed 15% sites, split-level buildings, with small floorplates, that step down the slope are used as an alternative to standard single or double storey construction to minimise building bulk and benching of the sites.		Amended after 2 nd consultation for Significant Changes. Minor Changes to further clarify provisions This was to further clarify the AO for Building certifiers.	Yes - This was to ensure consistency with the QDC. The provisions have been preliminary reviewed by Regional Office	The council has made changes post consultation. DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is a minor drafting change for clarity. The change does not adversely impact a state interest.				
81.	6.3.4 High Density Residential Zone	<p>Inserted PO2 to provide clarity that residential development adjoin a major centre zone is for permanent residents only. with special mobility needs.</p> <table border="1" data-bbox="329 684 1291 814"> <tr> <td data-bbox="329 684 952 814"> <p>PO2 Where adjoining or over the road from land within the Major Centre Zone, residential development is exclusively for permanent residents rather than visitors.</p> </td> <td data-bbox="952 684 1291 814"> <p>No acceptable outcome provided</p> </td> </tr> </table>	<p>PO2 Where adjoining or over the road from land within the Major Centre Zone, residential development is exclusively for permanent residents rather than visitors.</p>	<p>No acceptable outcome provided</p>	Submission	No further changes – Final Version.		Included in 2 nd consultation for Significant Changes	No State Interest implication	The change was included in 2 nd consultation for Significant Changes therefore DSDMIP doesn't consider the change to be significantly different. The change does not adversely impact a state interest.		
<p>PO2 Where adjoining or over the road from land within the Major Centre Zone, residential development is exclusively for permanent residents rather than visitors.</p>	<p>No acceptable outcome provided</p>											
82.	6.3.4 High Density Residential Zone	<p>Insert PO3 and AO3.5 and 3.6 relating to amenity provisions for short term accommodation.</p> <table border="1" data-bbox="329 877 1291 1545"> <tr> <td data-bbox="329 877 825 1545"> <p>PO3 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> <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 or sensitive land uses; and</p> <p>(h) any impact on shared vehicular access or parking.</p> </td> <td data-bbox="825 877 1291 1545"> <p>AO2AO3.1 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>AO2AO3.2 Well established visitor accommodation including resort complexes and short-term accommodation is scattered amongst permanent residents.</p> <p>AO2AO3.3 Additional short-term accommodation is limited designed and orientated so that the Shortmajority Stay of Area outdoor living shown areas on face away from the Shorthabitable Stay areas Area of Map adjoining within Schedule 2 dwellings.</p> <p>AO2AO3.4 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>AO3.5 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>AO3.6 Short-term accommodation does not constitute a party house.</p> </td> </tr> </table>	<p>PO3 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> <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 or sensitive land uses; and</p> <p>(h) any impact on shared vehicular access or parking.</p>	<p>AO2AO3.1 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>AO2AO3.2 Well established visitor accommodation including resort complexes and short-term accommodation is scattered amongst permanent residents.</p> <p>AO2AO3.3 Additional short-term accommodation is limited designed and orientated so that the Shortmajority Stay of Area outdoor living shown areas on face away from the Shorthabitable Stay areas Area of Map adjoining within Schedule 2 dwellings.</p> <p>AO2AO3.4 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>AO3.5 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>AO3.6 Short-term accommodation does not constitute a party house.</p>	Submission	<p>Amended AOs to reflect some minor changes to outcomes for short term accommodation in response to submissions including number of bedrooms. Also minor drafting of PO3(g) and (h)</p> <p>Final Version</p> <table border="1" data-bbox="1427 993 1947 1707"> <tr> <td data-bbox="1427 993 1673 1514"> <p>PO3 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> <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 or sensitive land uses;</p> <p>(h) the location of the waste storage in relation to sensitive land uses; and</p> <p>(i) any impact on shared vehicular access or parking.</p> </td> <td data-bbox="1673 993 1947 1514"> <p>AO2AO3.1 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>AO2AO3.2 Well established visitor accommodation including resort complexes and short-term accommodation is scattered amongst permanent residents.</p> <p>AO2AO3.3 Additional short-term accommodation is limited designed and orientated so that the Shortmajority Stay of Area outdoor living shown areas on face away from the Shorthabitable Stay areas Area of Map adjoining within Schedule 2 dwellings.</p> <p>AO2AO3.4 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>AO3.5 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>AO3.6 Short-term accommodation does not constitute a party house.</p> </td> </tr> </table> <p>Council response 15/1/2020 AO3.5 has been further modified</p>	<p>PO3 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> <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 or sensitive land uses;</p> <p>(h) the location of the waste storage in relation to sensitive land uses; and</p> <p>(i) any impact on shared vehicular access or parking.</p>	<p>AO2AO3.1 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>AO2AO3.2 Well established visitor accommodation including resort complexes and short-term accommodation is scattered amongst permanent residents.</p> <p>AO2AO3.3 Additional short-term accommodation is limited designed and orientated so that the Shortmajority Stay of Area outdoor living shown areas on face away from the Shorthabitable Stay areas Area of Map adjoining within Schedule 2 dwellings.</p> <p>AO2AO3.4 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>AO3.5 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>AO3.6 Short-term accommodation does not constitute a party house.</p>		Included in 2 nd consultation for Significant Changes however ever amended in response to submissions received. Changes are minor and do not result in a significant policy change. Council response 15/1/2020 The criteria in the Low Density Residential Zone code (AO3.2 of Table 6.3.1.3), the Medium Density Residential Zone (and AO5.2 of Table 6.3.2.3) and the High Density Residential Zone (AO3.5 of Table 6.3.3.3) are effectively the same. For self assessment in the HDR zone it is considered the only AO that needs to be called up is AO3.5 as it is just the occasional use of an existing building. Tables of Assessment for the HDR zone changes as below:	No State Interest implication	The council has made amendments to AO3.5 post consultation which provide additional assessment parameters for short-term accommodation in this zone. The council has stated that it is a minor drafting amendment. However, DSDMIP requested additional explanation as to how these additional parameters and restrictions on short-term accommodation are not considered significantly different from the version which was released on the second round of consultation. DSDMIP has reviewed the council's response of 15/1/2020 and agrees the proposed change to AO5.2 and consequential change to the Medium density residential zone table of assessment are not significant. DSDMIP notes the additional criteria in AO5.2 related to noise will be difficult to assess before the use is actually operational; but accepts that council would like to have something in the scheme to rely upon during compliance action measures. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the changes are minor changes and do not impact a policy intent for short-term accommodation in this zone. DSDMIP considers that the changes do not adversely impact a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.
<p>PO3 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> <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 or sensitive land uses; and</p> <p>(h) any impact on shared vehicular access or parking.</p>	<p>AO2AO3.1 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>AO2AO3.2 Well established visitor accommodation including resort complexes and short-term accommodation is scattered amongst permanent residents.</p> <p>AO2AO3.3 Additional short-term accommodation is limited designed and orientated so that the Shortmajority Stay of Area outdoor living shown areas on face away from the Shorthabitable Stay areas Area of Map adjoining within Schedule 2 dwellings.</p> <p>AO2AO3.4 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>AO3.5 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>AO3.6 Short-term accommodation does not constitute a party house.</p>											
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					change, the only new provision now is that short-term accommodation does not create noise that would unreasonably impact on the residential amenity enjoyed by the adjoining or surrounding properties. We have been advised of a number of conflicts arising in attached housing environments over noise both internally and in common property areas.		
83.	6.3.4 High Density residential Zone	Insert figure reference to Noosa River setbacks AO7AO8.3 Buildings and structures on premises with frontage to the Noosa River system are setback not less than 10 metres from mean high water spring- <u>as shown in Figure AP3-15A</u>	Submission	No further changes – Final Version.	Included in 2 nd consultation for Significant Changes	No State Interest implication	The change was included in 2 nd consultation for Significant Changes therefore DSDMIP doesn't consider the change to be significantly different. The change does not adversely impact a state interest.
84.	6.3.4 High Density residential Zone	Relocated an outcome from AO9 to AO8.2 to provide clarity on setbacks. Original AO8AO9.4 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.	Drafting/ Planning Circumstan ce	No overall change just relocation of a PO for further clarity and functionality. Final Version AO8AO8.2 <u>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.</u> AO8.3 Relocatable homes are set back not less than: (a) 6 metres from a road frontage; (b) 1.5 metres from any other site boundary; and (c) 3 metres from an internal road	No overall change just relocation of a PO for further clarity and functionality	No State Interest implication	DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is to more closely reflect the current planning scheme, and is not a policy change. The change does not adversely impact a state interest.
85.	6.3.4 High Density residential Zone	Original version Roof form PO43PO14 Roof forms: (a) contribute positively to the local skyline; (b) complement the character of the locality and the topography of the site; (c) avoid box profiles/parapets; (d) do not create opportunities for overlooking the private open space or internal spaces of neighbourhood properties. AO43AO14.1 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. AO43AO14.2 Development does not include roof top terraces.		Included additional Ao14.3 to further clarify on outcome for parapets in the PO. Final Version. Roof form PO43PO14 Roof forms: (a) contribute positively to the local skyline; (b) complement the character of the locality and the topography of the site; (c) avoid box profiles/parapets; <u>and</u> (d) do not create opportunities for overlooking the private open space or internal spaces of neighbourhood properties. AO43AO14.1 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. AO43AO14.2 Development does not include roof top terraces. AO14.3 <u>The total width of the frontage shall be at least 10 metres.</u>	Included additional Ao14.3 to further clarify on outcome for parapets in the PO.	No State Interest implication	The council has made changes post consultation to this AO as a result of submissions. DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is a minor drafting change for clarity. The change does not adversely impact a state interest.

86.	6.3.4 High Density residential Zone	<p>Amended PO18 to include additional AO2 and AO3 relating to stormwater runoff and heritage for consistency</p> <p>Environment, heritage and scenic amenity</p> <p>PO17PO18</p> <p>Development:</p> <p>(a) has minimal impact on the natural heritage landform of the site;</p> <p>(b) does not lead to erosion or the transport of sediments off site; and</p> <p>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</p> <p>AO17AO18.1 For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p>AO17AO18.2 Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p> <p>AO17AO18.3 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>	Drafting/ Planning Circumstance	No further changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that this change would make the proposed amendment significantly different given the change was included in the 2 nd round consultation and having regard to Schedule 2 of the MGR – the change is to more closely reflect the current planning scheme and is not a policy change.				
87.	6.3.4 High Density residential Zone	<p>Remove reference to lots fronting Walter Hay Drive from PO20</p> <table border="1" data-bbox="329 653 982 978"> <thead> <tr> <th>Performance outcomes</th> <th>Acceptable Outcomes</th> </tr> </thead> <tbody> <tr> <td> <p>Social Housing</p> <p>PO19PO20</p> <p>For development on Lot 3 RP884396, Noosa Heads or a site with a frontage to Walter Hay Drive, Noosaville:</p> <p>(a) a contribution shall be made towards the social housing needs of the Noosa community;</p> <p>(b) the contribution mentioned in (a) above, shall be one in every 10 dwellings is dedicated to a registered housing provider at no cost to the provider or Council; and</p> <p>(c) the contributed dwellings shall be distributed evenly across the development.</p> </td> <td>No acceptable outcome provided.</td> </tr> </tbody> </table>	Performance outcomes	Acceptable Outcomes	<p>Social Housing</p> <p>PO19PO20</p> <p>For development on Lot 3 RP884396, Noosa Heads or a site with a frontage to Walter Hay Drive, Noosaville:</p> <p>(a) a contribution shall be made towards the social housing needs of the Noosa community;</p> <p>(b) the contribution mentioned in (a) above, shall be one in every 10 dwellings is dedicated to a registered housing provider at no cost to the provider or Council; and</p> <p>(c) the contributed dwellings shall be distributed evenly across the development.</p>	No acceptable outcome provided.	Drafting/ Planning Circumstance	<p>Amended to provide further clarity. Also amended PO80 in 6.4.1 Major Centre Zone code</p> <p>Final Version</p> <p>PO19PO20</p> <p>For development on Lot 3 RP884396, Noosa Heads with a frontage to Walter Hay Drive, Noosaville:</p> <p>(a) a 1 contribution in every 10 dwellings shall be made towards housing, provided at no cost to council provider, to provide for the social housing needs of the Noosa community;</p> <p>(b) the contribution mentioned in (a) above, shall be one in every 10 dwellings is dedicated to a registered housing provider at no cost to the provider or Council; and</p> <p>(c) the contributed social housing dwellings shall be distributed evenly across the development, and for the life of the development</p> <p><i>Editor's Note - Social housing is housing made available to the public and community housing, that is owned and run by a government or a not-for-profit agency (a provider) for people on low incomes or with special needs.</i></p>	Submission	Minor change to further clarify the provision in response to a submission.	Yes The State Interest in housing supply and diversity is acknowledged. This measure seeks to advance accessible and well-serviced affordable housing outcomes. Substantial uplift in the site's capacity for housing has been incorporated into the new scheme and this provision is intended to guarantee some portion of that is accessible to people on low income.	DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is to provide greater clarity regarding the intent of the PO, is in response to submissions and is not a policy change from the 2 nd round of consultation. The removal of sites with a frontage to Walter Hay Drive, Noosaville' from the High Density residential zone is noted however the sites are now located within a high density residential precinct in the Major Centre Zone instead, therefore the council's preferred outcome for these sites has not changes. The change does not adversely impact a state interest.
Performance outcomes	Acceptable Outcomes											
<p>Social Housing</p> <p>PO19PO20</p> <p>For development on Lot 3 RP884396, Noosa Heads or a site with a frontage to Walter Hay Drive, Noosaville:</p> <p>(a) a contribution shall be made towards the social housing needs of the Noosa community;</p> <p>(b) the contribution mentioned in (a) above, shall be one in every 10 dwellings is dedicated to a registered housing provider at no cost to the provider or Council; and</p> <p>(c) the contributed dwellings shall be distributed evenly across the development.</p>	No acceptable outcome provided.											
88.	6.3.5 Tourist Accommodation Zone	<p>Original</p> <p>PO4</p> <p>Development fronting Hastings Street, Gympie Terrace and Duke Street, 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>	Submission	<p>Amended to provide further clarification</p> <p>Final version</p> <p>PO4</p> <p>Development fronting Hastings Street, Gympie Terrace Street and Duke parts Street of Gympie Terrace 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>		Amended after 2 nd consultation for Significant Changes in response to submission received in the first round clarifying that not all uses along Gympie terrace have to be mixed use. Minor change to further clarify and does not change overall policy intent.	No State Interest implication	DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is to provide greater clarity that not all of Gympie Terrace is subject to this requirement or the tourist accommodation zone, is in response to submissions and is not a policy change from the 2 nd round of consultation. The change does not adversely impact a state interest.				
89.	6.3.5 Tourist Accommodation Zone	Original version	Submission	<p>Amended in response to submissions received from first consultation concerned about the viability of redevelopment under the proposed provisions.</p> <p>Final version</p>		Amended after 2 nd consultation for Significant Changes in response to submission received in the first round. These changes are site specific in a limited location only. These are considered	No State Interest implication	DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is to ensure the overall outcomes for the zone code are achieved in this locality, is in response to a submission, more closely reflects the current land uses in this area and is not a policy change from the 2 nd round of consultation.				

		<p>Non-residential uses are limited to Gympie Terrace, Weyba Road and Thomas Street, where:</p> <p>(a) Development has a non-residential activity component of no more than 20% of the gross floor area on the site;</p> <p>(b) 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 100m² are calculated as one tenancy per 100m² or part thereof; and</p> <p>(c) Non-residential uses are limited to the ground floor.</p>		<p>AO5.4 Non-residential uses are limited to Gympie Terrace, Weyba Road and Thomas Street, where:</p> <p>(a) Development has a non-residential activity component of no more than 20% of the gross floor area on the site;</p> <p>(b) The Uses on the ground floor are commercial with uses above the ground floor predominately residential.</p> <p>(c) For sites not designated as having a primary active street frontage as shown on Figure 7.2.4.4 (Noosaville Framework and Character Plan), the 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 100m² are calculated as one tenancy per 100m² or part thereof; and</p> <p>(d) Non-residential uses are limited to the ground floor.</p>		to be minor as site specific and resolve a conflict between the overall outcomes for the zone and conflicting provisions. Further explanation below		The change does not adversely impact a state interest.
90.		<p>Amended in response to submissions received from first consultation concerned about the viability of redevelopment under the proposed provisions. The original provisions provide for a more residential scale and built form of development which generally across the zone is appropriate as it is a residential zone. However in key localities it is suitable to provide for mixed use development with activated streetscapes incorporating uses and services to cater for tourists such as restaurants, cafes and shops. Along Thomas street and parts of Gympie terrace these uses currently exist and are encouraged to be retained, however have a slightly more commercial built form due to the past commercial zoning of the area. The final version allows for sites in this particular locality shown as having primary active street frontage on the Noosaville Framework and Character Plan (below) being excluded from the requirement for the ratio to enable redevelopment of sites in this locality to have active streetscapes. As currently drafted any redevelopment would reduce the existing street activation and have an impact on the streetscape and not achieve the overall outcomes for the zone in this locality.</p>  <p>Primary Active Street Frontage</p>						DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is to ensure the overall outcomes for the zone code are achieved in this locality, in response to a submission, more closely reflects the current land uses in this area and is not a policy change from the 2 nd round of consultation.
91.	6.3.5 Tourist Accommodation Zone	<p>Reworded AO6.1 to provide greater clarity with wording</p> <p>AO6.1 The number of non-residential tenancies developed on a site does not exceed the rate ratio of one at least 20 accommodation units or dwellings to one non residential tenancy. provided that non-residential uses shops with a use area over 100m² are calculated as one two tenancy per 100m² or part thereof tenancies.</p>	Drafting/ Planning Circumstance	<p>Minor drafting - changed back from shop to non-residential for further clarity and consistency</p> <p>Final Version</p> <p>AO6.1 The number of non-residential tenancies developed on a site does not exceed the rate ratio of one at least 20 accommodation units or dwellings to one non residential tenancy. provided that non-residential uses with a use area over 100m² are calculated as one two tenancy per 100m² or part thereof tenancies.</p>		Included in 2 nd consultation for Significant Changes however has had a minor drafting change for consistency in wording with provisions.	No State Interest implication	DSDMIP does not consider that the change from 'shop' to 'non-residential' would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is to ensure consistent wording throughout the scheme.
92.	6.3.5 Tourist Accommodation Zone	Revised PO7 to further clarify and provide revised property details	Drafting/ Planning Circumstance	<p>Final Version</p> <p>Amended PO7(e) to remove 142 Noosa Drive Noosa Heads in response to a submission regarding providing flexibility of the site and a drafting error.</p>	Submission	Original addresses and RPDs were inaccurate since recent subdivisions. Changes were included in consultation for significant changes, however further amended because it un-intentionally picked up the land adjoining the RACV resort	No State Interest implication	DSDMIP requested council provide further details and justification regarding removal of Lot 803 on SP203417. Refer to discussions in row #21
								Council response on 13/1/2020 confirms the site which is now removed from the table is in fact Lot 3 SP126203. The removal of this property from the table will make multiple dwellings a consistent use on this lot. The council confirms that there were no submissions made on this particular lot regarding multiple dwelling uses.
								DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – the

	<p>PO7 The following sites are protected for the purpose of a resort complex or short-term accommodation to the general exclusion of permanent residents:</p> <p>(a) located within the Hastings Street Mixed Use Precinct;</p> <p>(b) on Lot 771 SP234645 SP286680, 215 David Low Way, Peregian Beach;</p> <p>(c) Lots all 4 lots to 23 on SP151409 and SP190823, 3-5 Morwong Drive, Noosa Heads, (Viridian Noosa Resort);</p> <p>(d) on Lots 10 or 11 SP195871-3, 3 &dash; 7, 7 Serenity Close, Noosa Heads (Settlers Cove resort site);</p> <p>(e) on Lot 203 SP267424 and Lot 8033 SP203417 SP126203, 94 or 142 Noosa Drive, Noosa Heads (RACV Resort and adjoining land);</p> <p>(f) on Lots 6201, or 8000 7 and SP178340 common property on SP290680, 75-405 Resort Drive, Noosa Heads (Parkridge Noosa);</p> <p>(g) on GTP102758, 73 Hilton Terrace, Noosaville (Ivory Palms Resort);</p> <p>(h) on SP115731, 3 Hilton Terrace, Tewantin (Noosa Lakes Resort);</p> <p>(i) on Lot 2 RP135678, 1 Beach Road, Noosa North Shore;</p> <p>(j) on Lot 2 SP18616930 SP186169, 30 Beach Rd, Noosa North Shore;</p> <p>(k) at Lot 500 SP215779, Lot 500 SP186174 or is not any of the Beach Road Holiday Homes, 90 Beach Road, Noosa North Shore;</p> <p>(l) P190823, SP151409, SP174665, Viewland Drive, Noosa Heads (Peppers Resort); or</p> <p>Performance Outcomes</p> <p>(m) Lot 2 on RP865533, 2 Halse Lane, Noosa Heads (Halse Lodge).</p> <p>(n) Lot 4 on SP178340 at 61 Noosa Springs Drive, Noosa Heads.</p>	No		<p>PO7 The following sites are protected for the purpose of a resort complex or short-term accommodation to the general exclusion of permanent residents:</p> <p>(a) located within the Hastings Street Mixed Use Precinct;</p> <p>(b) on Lot 771 SP234645 SP286680, 215 David Low Way, Peregian Beach;</p> <p>(c) Lots all 4 lots to 23 on SP151409 and SP190823, 3-5 Morwong Drive, Noosa Heads, (Viridian Noosa Resort);</p> <p>(d) on Lots 10 or 11 SP195871-3, 3 &dash; 7, 7 Serenity Close, Noosa Heads (Settlers Cove resort site);</p> <p>(e) on Lot 203 SP267424 and Lot 803 SP203417, 94 Noosa Drive, Noosa Heads (RACV Resort);</p> <p>(f) on Lots 6201, or 8000 7 and SP178340 common property on SP290680, 75-405 Resort Drive, Noosa Heads (Parkridge Noosa);</p> <p>(g) on GTP102758, 73 Hilton Terrace, Noosaville (Ivory Palms Resort);</p> <p>(h) on SP115731, 3 Hilton Terrace, Tewantin (Noosa Lakes Resort);</p> <p>(i) on Lot 2 RP135678, 1 Beach Road, Noosa North Shore;</p> <p>(j) on Lot 2 SP18616930 SP186169, 30 Beach Rd, Noosa North Shore;</p> <p>(k) at Lot 500 SP215779, Lot 500 SP186174 or is not any of the Beach Road Holiday Homes, 90 Beach Road, Noosa North Shore;</p> <p>(l) P190823, SP151409, SP174665, Viewland Drive, Noosa Heads (Peppers Resort); or</p> <p>(m) Lot 2 on RP865533, 2 Halse Lane, Noosa Heads (Halse Lodge).</p> <p>(n) Lot 4 on SP178340 at 61 Noosa Springs Drive, Noosa Heads.</p>	<p>instead of just the resort.</p> <p>13/1/2020</p> <p>Lot 803 SP203417 does not exist. It is an incorrect, outdated reference.</p> <p>94 Noosa Drive (Lot 203 SP267424) consists of the RACV resort. It is a site where multiple dwellings will be inconsistent.</p> <p>"The Enclave" is a separately titled community title accessed through the RACV site and currently functioning as part of the RACV resort for booking purposes but on different RPDs. Unfortunately the street address of the Enclave is also 94 Noosa Drive. Multiple dwellings will be consistent at the Enclave.</p> <p>142 Noosa Drive (Lot 3 SP126203) is a roughly half a hectare of undeveloped land immediately south of the RACV resort, also owned by RACV which is partly in the Tourist Accommodation Zone and partly Environmental Management and Conservation. It has some significant environmental constraints but the use of multiple dwellings is considered consistent if at the right intensity for the characteristics of the site.</p> <p>One submission was received, during the first consultation, from RACV, seeking to protect flexibility for permanent or short term occupation.</p> <p>The edits done for 2nd consultation were incorrect. Lot 3 SP126203 should not have been included in this listing. The</p>	<p>change is to correct an error in the table of assessment and does not change the level of assessment for a single site.</p> <p>The change does not adversely impact a state interest.</p>
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						<p>property owner was not notified of an intended change and no further submission was received.</p> <p>142 Noosa Drive has no immediate neighbours that could be affected by this change.</p> <p>There are no impacts on allowable scale / bulk / intensity of built form. The site is within the Biodiversity Overlay including MSES mapping, meaning any development will be assessed.</p> <p>Council is satisfied this change is not significant having regard to Schedule 2 of the MGR.</p>		
93.	6.3.5 Tourist Accommodation Zone	<p>Original version</p> <div style="border: 1px solid black; padding: 5px;"> <p>PO8 Lot 77 SP231615, 215 David Low Way, Peregrine 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> </div>		<p>Final Version</p> <div style="border: 1px solid black; padding: 5px;"> <p>PO8 Lot 77 SP231615 SP286680, 215 David Low Way, Peregrine 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> </div>	Drafting/ Planning Circumstance	<p>These changes were made after the Significant Changes consultation and are minor drafting to update property details only.</p>	No State Interest implication	<p>DSDMIP does not consider that the change of lot numbers would make the scheme significantly different, having regard to Schedule 2 of the MGR – the address '215 David Low Way' has remained consistent from the version that was consulted on to the final version. The lot number 77 SP231615 no longer exists and was therefore incorrect and now the correct lot number has been reflected in the final version.</p> <p>The change does not adversely impact a state interest.</p>
94.	6.3.5 Tourist Accommodation Zone	<p>Revise PO9 and AO9.1 to further clarify and provide revised property details for two storey (8m) height and include new locality as a result of rezoning.</p>	Drafting/ Planning Circumstance	<p>Amended POs and AOs in response to changes in building height provisions to improve clarity and functionality in application.</p> <p>Final version</p>		<p>Included in 2nd consultation for Significant Changes however amended after with revised POs and AO9.2 in response to submission received regarding the workability of the AO. This is a minor change and provides consistency across all zones.</p>	No State Interest implication	<p>The council; has added 'any lot on SP203415' post consultation. However, SP203415 and SP203417 apply to the same land, which is currently occupied by a strata title apartment development (RACV resort).</p> <p>The other changes to PO9 improve the workability of the PO. DSDMIP does not consider that the changes would make the scheme significantly different, having regard to Schedule 2 of the MGR – the changes are not a policy change and do not apply to a significant number of landholders in the region.</p> <p>The change does not adversely impact a state interest.</p>

		<p>Building Height PO9 Buildings and other structures:</p> <p>(a) are low rise and present a building height consistent with structures on adjoining and surrounding premises;</p> <p>(b) do not visually dominate the street or surrounding areas;</p> <p>(c) preserve the amenity of surrounding premises including privacy, views and access to sunlight;</p> <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 – (A) Sunshine Beach— three storeys and appear no more than three storeys;</p> <p>(B) Peregrin Beach- two storeys and appear no more than two storeys from any elevation; or</p> <p>(iii) Noosa Heads—three storeys and appear no more than three storeys from any elevation with the exception of:</p> <p>(A) Lots 10 and 11 SP195871, Serenity Close where a maximum height of four storeys is permitted and buildings appear no more than four storeys from any elevation;</p> <p>(B) Lot 3 SP126203, Lot 203 SP267424, and all lots on SP203417, 94 -142 Noosa Drive, and Lot 2 on RP865533, 2 Halse Lane where a maximum height of two storeys is permitted and buildings appear no more than two storeys from any elevation;</p> <p>(C) the northern side of Hastings Street within 7 metres of the Hastings St alignment – two storeys and buildings appear no more than two storeys from any elevation; and balance area of site four storeys and buildings appear no more than four storeys from any elevation 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 buildings appear no more than two storeys from any elevation; and balance area of the site – four storeys and buildings appear no more than four storeys from any elevation; or</p> <p>(iv) Noosa North Shore, Boreen Point and Tewantin – two storeys and appear no more two storeys from any elevation.</p>	<p>AO9.1 Buildings and other structures have a building height of no more than:</p> <p>(a) Noosa Heads– 12 metres with the exception of:</p> <p>(i) Lots 10 and 11 SP195871, Serenity Close where building height is no more than 15 metres; and</p> <p>(ii) Lot 3 SP126203, Lot 203 SP267424, and any lot on 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 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, Peregrin Beach, Boreen Point and Tewantin– building height of no more than 8 metres.</p> <p>AO9.2 Where development involves excavation of a site, any portion of an exposed external wall is backfilled to ground level.</p> <p><i>Editor's note—refer to figure AP3-13A</i></p>		<p>Building Height PO9 Buildings and other structures:</p> <p>(a) are low rise and present a building height consistent with structures on adjoining and surrounding premises;</p> <p>(b) do not visually dominate the street or surrounding areas;</p> <p>(c) preserve the amenity of surrounding premises including privacy, views and access to sunlight;</p> <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 – (A) Sunshine Beach— three storeys and appear no more than three storeys;</p> <p>(B) Peregrin Beach- two storeys and appear no more than two storeys from any elevation; or</p> <p>(iii) Noosa Heads—three storeys and appear no more than three storeys from any elevation with the exception of:</p> <p>(A) Lots 10 and 11 SP195871, Serenity Close where a maximum height of four storeys is permitted and buildings appear no more than four storeys from any elevation;</p> <p>(B) Lot 3 SP126203, Lot 203 SP267424, and all lots on SP203417 or SP203417, 94 -142 Noosa Drive, and Lot 2 on RP865533, 2 Halse Lane where a maximum height of two storeys is permitted and buildings appear no more than two storeys from any elevation;</p> <p>(C) the northern side of Hastings Street within 7 metres of the Hastings St alignment – two storeys and buildings appear no more than two storeys from any elevation; and balance area of site four storeys and buildings appear no more than four storeys from any elevation 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 buildings appear no more than two storeys from any elevation; and balance area of the site – four storeys and buildings appear no more than four storeys from any elevation; or</p> <p>(iv) Noosa North Shore, Boreen Point and Tewantin – two storeys and appear no more two storeys from any elevation.</p>	<p>AO9.1 Buildings and other structures have a building height of no more than:</p> <p>(a) Noosaville— three storeys and appear no more than three storeys from any elevation; or</p> <p>(ii) Coastal Communities – (A) Sunshine Beach— three storeys and appear no more than three storeys;</p> <p>(B) Peregrin Beach- two storeys and appear no more than two storeys from any elevation; or</p> <p>(iii) Noosa Heads—three storeys and appear no more than three storeys from any elevation with the exception of:</p> <p>(A) Lots 10 and 11 SP195871, Serenity Close where a maximum height of four storeys is permitted and buildings appear no more than four storeys from any elevation;</p> <p>(B) Lot 3 SP126203, Lot 203 SP267424, and all lots on SP203417 or SP203417, 94 -142 Noosa Drive, and Lot 2 on RP865533, 2 Halse Lane where a maximum height of two storeys is permitted and buildings appear no more than two storeys from any elevation;</p> <p>(C) the northern side of Hastings Street within 7 metres of the Hastings St alignment – two storeys and buildings appear no more than two storeys from any elevation; and balance area of site four storeys and buildings appear no more than four storeys from any elevation 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 buildings appear no more than two storeys from any elevation; and balance area of the site – four storeys and buildings appear no more than four storeys from any elevation; or</p> <p>(iv) Noosa North Shore, Boreen Point and Tewantin – two storeys and appear no more two storeys from any elevation.</p>			
95.	6.3.5 Tourist Accommodation Zone	Original PO11 The maximum site cover does not exceed 40% unless in the Hastings Street mixed use precinct where 45% is permitted.	Submission	Amended PO9 Site Cover provisions in response to submissions received regarding overall viability of developing mixed use buildings particularly in specific locations along Gympie terrace and Thomas St, Noosaville and Duke St, sunshine Beach PO11 The maximum site cover does not exceed 40% unless in the Hastings Street mixed use precinct where 45% is permitted. (a) 45% unless in the Hastings Street mixed use precinct; or (b) 45% where 45% mixed use development incorporating non-residential uses with frontage to: (i) 185 through to 207 Gympie Terrace or, 235 through to 257 Gympie Terrace, Noosaville; or (ii) Thomas St, Noosaville; or (iii) Duke Street, Sunshine Beach; or (c) 40% where permitted not listed above.	Amended after 2 nd consultation for Significant Changes in response to submission received in the first round. These changes are site specific in a limited locations only. These are considered to be minor as site specific and resolve a conflict between the overall outcomes for the zone and conflicting provisions and will reflect existing built form. Further explanation in Appendix 1.2	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different, having regard to Schedule 2 of the MGR – the changes provide for slightly more site cover (5%) on a limited number of sites. This is not a policy change and does not apply to a significant number of landholders in the region. The change does not adversely impact a state interest.		
96.	6.3.5 Tourist Accommodation Zone	PO12 reviewed and included plot ratios for locations as a result of rezoning and were part of the significant changes consultation. Significant Changes Version	Drafting/ Planning Circumstance	Final Version	Amended after 2 nd consultation for Significant Changes in response to	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different, having regard to Schedule 2 of the MGR – the changes		

		<p>PO12 The maximum plot ratio does not exceed:</p> <p>(a) In Noosa Heads –</p> <p>(i) 1.12:1 of the site area if in the Hastings Street mixed use precinct;</p> <p>(ii) 1:1 of the site area if on Lots 10 and 11 SP195871, Serenity Close;</p> <p>(iii) 0.4:1 of the site area if on SP190823, SP151409, SP174665, Viewland Drive;</p> <p>(iv) 0.4:1 of the site area if on Lots 6 and 7 on SP178340 Resort Drive being the Noosa Springs;</p> <p>(v) 0.4:1 of the site area if on Lot 2 on RP865533, Halse Lane;</p> <p>(vi) 0.65:1 of the site area if on Lot 3 SP126203, Lot 203 SP267424, SP203417, 94 Noosa Drive; <u>or</u></p> <p>(vii) <u>0.65:1 of the site area where not listed above.</u></p> <p>(b) In Coastal Communities, Tewantin, <u>Boreen Point</u> and Noosaville – 0.65:1 of the site area.</p> <p>(c) On Noosa North Shore <u>the gross floor area does not exceed-</u></p> <p>(i) for 30 Beach Road, described as Lot 2 SP186169 - 2770m²;</p> <p>(ii) for 90 Beach Road, described as Lot 500 SP215779 - 3786m²;</p> <p>(iii) otherwise - no increase to gross floor area beyond buildings in existence on the date of the</p>	Nc		<p>PO12 The maximum plot ratio does not exceed:</p> <p>(a) In Noosa Heads –</p> <p>(i) 1.12:1 of the site area if in the Hastings Street mixed use precinct;</p> <p>(ii) 1:1 of the site area if on Lots 10 and 11 SP195871, Serenity Close;</p> <p>(iii) 0.4:1 of the site area if on SP190823, SP151409, SP174665, Viewland Drive;</p> <p>(iv) 0.4:1 of the site area if on Lots 6 and 7 on SP178340 Resort Drive being the Noosa Springs;</p> <p>(v) 0.4:1 of the site area if on Lot 2 on RP865533, Halse Lane;</p> <p>(vi) 0.65:1 of the site area if on Lot 3 SP126203, Lot 203 SP267424, SP203417, 94 Noosa Drive; <u>or</u></p> <p>(vii) <u>0.65:1 of the site area where not listed above.</u></p> <p>(b) In Coastal Communities, Tewantin and Noosaville <u>Boreen Point</u> – 0.65:1 of the site area.</p> <p>(c) <u>In Coastal Communities – 0.65:1 of the site area excluding Duke Street, Sunshine Beach where it is 0.8:1 of the site area.</u></p> <p>(d) <u>In Noosaville:</u></p> <p>(i) <u>where a mixed use buildings incorporating no residential uses, 0.8:1 of the site area for properties from 185 through to 207 Gympie Terrace, and 235 through to 257 Gympie Terrace with frontage to Thomas Street Noosaville; or</u></p> <p>(ii) <u>0.65:1 of the site area where not listed above.</u></p> <p>(e) On Noosa North Shore <u>the gross floor area does not exceed-</u></p> <p>(i) for 30 Beach Road, described as Lot 2 SP186169 - 2770m²;</p> <p>(ii) for 90 Beach Road, described as Lot 500 SP215779 - 3786m²;</p> <p>(iii) otherwise - no increase to gross floor area beyond buildings in existence on the date of commencement of the planning scheme.</p>		<p>submission received in the first round. These changes are site specific in a limited locations only. These are considered to be minor as site specific and resolve a conflict between the overall outcomes for the zone and conflicting provisions and will reflect existing built form. Further explanation in Appendix 1.2</p>	<p>provide for an increased plot ratio on a limited number of sites and reflect submissions received. The change does not adversely impact a state interest.</p>
97.	6.3.5 Tourist Accommodation Zone	<p>Original Version</p> <p>AO13.1 Except where otherwise specified in a local plan code, buildings and structures meet the following minimum boundary setbacks:</p> <p>In the Coastal Communities Local Plan Area - Duke Street, Sunshine Beach and to the west of David Low Way, Peregian Beach:</p> <p>(a) 2 metres from the front boundary for the ground floor;</p> <p>(b) 8 metres from the front boundary for the second storey;</p> <p>(c) 9 metres from the front boundary for the third storey;</p> <p>(d) 3 metres from side boundaries;</p> <p>(e) 8 metres from the rear boundary for buildings up to two storeys; and</p> <p>(f) 10 metres from the rear boundary for the third storey.</p>		<p>Final Version</p> <p>AO13.1 Except where otherwise specified in a local plan code, buildings and structures meet the following minimum boundary setbacks:</p> <p>In the Coastal Communities Local Plan Area - Duke Street, Sunshine Beach and to the west West of David Low Way, Peregian Beach:</p> <p>(a) 2 metres from the front boundary for the ground floor;</p> <p>(b) 6 metres from the front boundary for the second storey;</p> <p>(c) 9 metres from the front boundary for the third storey;</p> <p>(d) 3 metres from side boundaries;</p> <p>(e) 6 metres from the rear boundary for buildings up to two storeys; and</p> <p>(f) 10 metres from the rear boundary for the third storey.</p>	<p>Drafting/Planning Circumstance</p>	<p>Amended after 2nd consultation for Significant Changes in response to submission received in the first round. These changes are site specific in a limited locations only. These are considered to be minor as site specific and resolve a conflict between the overall outcomes for the zone and conflicting provisions and will reflect existing built form. Further explanation in Appendix 1.2</p>	<p>No State Interest implication</p>	<p>DSDMIP does not consider that the changes would make the scheme significantly different, having regard to Schedule 2 of the MGR – the changes provide for reduced setbacks on a limited number of sites and reflect submissions received. The change does not adversely impact a state interest.</p>

In the Noosa Heads Local Plan Area (excluding the Hastings Street Mixed Use Precinct):

- (a) 6 metres from the front boundary for up to two storeys;
- (b) 10 metres from the front boundary for the third and fourth storey;
- (c) From side boundaries:
 - (i) 1.5 metres setback up to 4.5 metres height;
 - (ii) 2 metres setback between 4.5 metres - 7.5 metres height; and
 - (iii) 2 metres plus 500 millimetres for every 3 metres or part thereof above 7.5 metres height;
- (d) 6 metres from the rear boundary for up to two storeys; and
- (e) 8 metres from the rear boundary for the third and fourth storey.

Hastings Street Mixed use precinct:
The northern side of Hastings Street:

- (a) 2 metres, average of 4 metres from the front boundary to Hastings Street for the ground floor and second storey;
- (b) 7 metres from the front boundary to Hastings Street above the second storey; and
- (c) 10 metres from the front boundary to The Parade (beach).

The southern side of Hastings Street, west of Noosa Drive:

- (a) 2 metres, average of 4 metres from the front boundary to Hastings Street for the ground floor and second storey;
- (b) 10 metres from the front boundary to Hastings Street above the second storey; and
- (c) 7 metres from front boundary to Noosa Drive and Noosa Parade.

The southern side of Hastings Street, east of Noosa Drive:

- (a) 2 metres, average 4 metres from the front boundary to Hastings Street and Noosa Drive for the ground floor and second storey;
- (b) 10 metres from the front boundary to Hastings Street and Noosa Drive above the second storey; and
- (c) 6 metres from the front boundary to Morwong Drive.

In the Noosaville and Tewantin Locality, except for properties facing Gympie Terrace and Thomas Street:

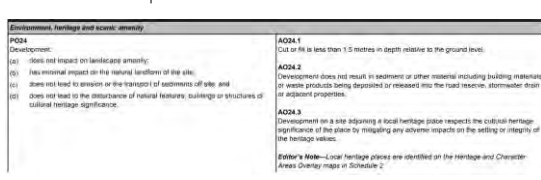
- (a) 6 metres from the front boundary for up to two storeys;
- (b) 10 metres from the front boundary for the third storey;
- (c) From side boundaries:
 - (i) 1.5 metres setback up to 4.5 metres height;
 - (ii) 2 metres setback between 4.5 metres - 7.5 metres height; and
 - (iii) 2 metres plus 500 millimetres for every 3 metres or part thereof above 7.5 metres height;
- (d) 6 metres from the rear boundary for up to two storeys; and
- (e) 8 metres from the rear boundary for the third storey.

In the Coastal Communities Local Plan Area - Duke of Cornwall Sunshine Beach:

- (a) 0 metres from the front boundary for the ground floor;
- (b) 2m from the front boundary for the second storey where there is an open balcony along the entire front boundary at least 2.5m wide;
- (c) 6 metres from the front boundary for the third storey;
- (d) 0 metres from side boundaries for ground and first storey and 1m for third storey;
- (e) 6 metres from the rear boundary for buildings up to two storeys; and
- (f) 10 metres from the rear boundary for the third storey.

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		<p>Properties facing Gympie Terrace or Thomas Street:</p> <p>(a) 6 metres from the front boundary for up to two storeys provided that this setback area may contain ramps, stairs and unenclosed outdoor dining areas;</p> <p>(b) 10 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 side boundaries:</p> <p>(i) 1.5 metres setback up to 4.5 metres height;</p> <p>(ii) 2 metres setback between 4.5 metres - 7.5 metres height; and</p> <p>(iii) 2 metres plus 500 millimetres for every 3 metres or part thereof above 7.5 metres height.</p> <p>On Noosa North Shore: 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>AO13.2 Within urban boundaries all cabins, caravans, recreational vehicles or tent sites are set back:</p> <p>(a) 12 metres from the road frontage; and</p> <p>(b) 5 metres from any other site boundary</p>		<p>Noosa Drive above the second storey; and</p> <p>(c) 6 metres from the front boundary to Morwong Drive</p> <p>In the Boreen Point, Tewantin and Noosaville and Tewantin Localities, except for properties facing Gympie Terrace or Thomas Street:</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>Properties facing fronting 185 through to 207 Gympie Terrace, 235 through to 257 Gympie Terrace or Thomas Street where a mixed use building incorporating a non-residential building is proposed:</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) 10 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;</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>						
98.	6.3.5 Tourist Accommodation Zone	<p>Included PO17 and AO17 for basements as omitted.</p> <table border="1"> <tr> <td> <p>Basements PO17 Basements:</p> <p>(a) visually integrate with the building;</p> <p>(b) do not dominate the street or building design;</p> <p>(c) area screened through landscaping; and</p> <p>(d) do not present as a storey to the street.</p> </td> <td> <p>AO17 Basements:</p> <p>(a) are limited to one access a maximum of 6 metres wide; and</p> <p>(b) do not encroach into building setback areas.</p> <p>Editor's Note— refer to figure 6.9.2</p> </td> </tr> </table>	<p>Basements PO17 Basements:</p> <p>(a) visually integrate with the building;</p> <p>(b) do not dominate the street or building design;</p> <p>(c) area screened through landscaping; and</p> <p>(d) do not present as a storey to the street.</p>	<p>AO17 Basements:</p> <p>(a) are limited to one access a maximum of 6 metres wide; and</p> <p>(b) do not encroach into building setback areas.</p> <p>Editor's Note— refer to figure 6.9.2</p>	Drafting/ Planning Circumstance	No further changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation. The change does not adversely impact a state interest.
<p>Basements PO17 Basements:</p> <p>(a) visually integrate with the building;</p> <p>(b) do not dominate the street or building design;</p> <p>(c) area screened through landscaping; and</p> <p>(d) do not present as a storey to the street.</p>	<p>AO17 Basements:</p> <p>(a) are limited to one access a maximum of 6 metres wide; and</p> <p>(b) do not encroach into building setback areas.</p> <p>Editor's Note— refer to figure 6.9.2</p>									
99.	6.3.5 Tourist Accommodation Zone	Include provision PO20 and AO 20.2 relating to rooftop terraces	Drafting/ Planning Circumstance	Final Version	Drafting/ Planning	Included in 2 nd consultation for Significant Changes however further amended to provide	No State Interest implication	The council has made changes post consultation. DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR –		

		<p>Roof form PO19PO20 Roof forms:</p> <p>(a) contribute positively to the local skyline;</p> <p>(b) complement the character of the locality and the topography of the site;</p> <p>(c) avoid box profiles/parapets.</p> <p>(d) <u>do not create opportunities for overlooking the private open space or internal spaces of neighbourhood properties.</u></p>	<p>AO19AO20.1 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>AO20.2 <u>Development does not include roof top terraces.</u></p>	<p>AO19AO20.1 The main roof of the building has a roof pitch no degrees and has minimum 600 millimetre eaves 75% of the perimeter of the building <u>excluding w</u></p> <p>(a) <u>the Coastal Communities local plan area</u></p> <p>(b) <u>the Noosa Heads local plan area.</u></p> <p>AO20.2 <u>Development does not include roof top terraces</u></p> <p>AO20.3 <u>The total width of any parapet wall does not exc width of the front facade of a building.</u></p>	Circum stance	greater clarity with an AO for parapets and to provide consistency across the scheme by excluding Noosa Heads and Coastal Communities from the 5 degree roof pitch as per the Local Plan Codes.		the change is a minor drafting change consistent with other codes within the scheme. The change does not adversely impact a state interest.
100.	6.3.4 Tourist Accommodation Zone	<p>Original version</p> <p>AO21AO22.1 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.</p> <p>Original Version</p> <p>AO21AO22.3 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 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.</p>	<p>Final Version</p> <p>AO21AO22.1 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 residential Low zone <u>Density Residential Zone, Medium Density Residential Zone or High Density Residential Zone</u> and screened by a 5 metre wide buffer densely planted with trees and shrubs including species from 1 metre to 8 metres in height; or</p> <p>b) located internally to the arrangement of buildings on the site; and</p> <p>c) not used between the hours of 9:00pm and 6:30am the following day</p> <p>Final version</p> <p>AO21AO22.3 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 residential Low zone <u>Density Residential Zone, Medium Density Residential Zone or High Density Residential Zone</u> and screened by a 5 metre wide buffer densely planted with trees and shrubs including species from 1 metre to 8 metres in height; or</p> <p>(b) located internally to the arrangement of buildings on the site.</p>	Drafting/ Planning Circum stance	Included in 2 nd consultation for Significant Changes however further amended to provide further clarity regarding specific residential zones as the generalized wording would incorporate the Tourist Accommodation zone as well.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different, having regard to Schedule 2 of the MGR – the changes provide greater clarity for the zones impacted by the AO. The change does not adversely impact a state interest.	
101.	6.3.4 Tourist Accommodation Zone	<p>Original Version</p> <p>AO23AO24.1 <u>Cut or fill is less than 1.5 metres in depth relative to the ground level.</u></p>	<p>Final Version</p> <p>Insert new tracked change version</p> <p>AO23AO24.1 <u>For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</u></p> <p>Council final response 15/1/2020 version</p> 	Drafting/ Planning Circum stance	Council response 13/1/2020 It is agreed the proposed changes to AO 24.1 should be a PO with the criteria of fill remaining as the AO. Changes have been made to reflect this below.	Council response 13/1/2020 Proposed changes to AO 24.1 is reverted.	DSDMIP recommended the council revert back to the original wording as the additional AO wording was better suited to the PO. The council's decision to revert back to the original wording for AO24.1 results in no change to the AO. DSDMIP accepts that the council has decided to not proceed with the change. The AO does not adversely impact a state interest.	
102.	6.3.4 Tourist Accommodation Zone	Original Version	Final	Drafting/ Planning	Minor Change as per residential zones regarding rewording of		DSDMIP does not consider that the changes would make the scheme significantly different, having regard to Schedule 2 of the MGR – the additional wording in AO25.1 is for clarity but does not change	

		<p>A024AO25.1 Buildings and structures are not constructed on land with a slope greater than 25%.</p> <p>A024AO25.2 Where slope gradients exceed 15%, 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>A024AO25.1 Buildings and structures are not constructed on land slope greater than 25% <u>to protect scenic amenity and landscape qualities.</u></p> <p>A024AO25.2 Where <u>On sloping gradients exceed 15% sites,</u> buildings, with small floorplates, that step down the used as an alternative to standards <u>slab single on or d</u> storey <u>ground</u> construction to minimise building bulk benching of the sites.</p> <p><i>Editor's note- Refer to Figure 6.9.1A and Figure 6.9</i></p> <p>A024AO25.3- The distance between the ground level and the lower the floor of the building does not exceed 3 metres.</p>	Circumstance	sloping sites to provide greater clarity.		<p>the outcome. However, DSDMIP note this type of rationale or reasoning would normally sit within the PO.</p> <p>The change to AO25.2 is consistent with the other changes made to the scheme related to sloping sites.</p> <p>The change does not adversely impact a state interest.</p>
103.	6.4.1 Major Centre Zone	<p>Revised overall outcome 2 (e) for clarification and minor edits to 2 (j) (ii) and 2 (p)</p> <p>(e) Major centres contribute to a diversified local economy and provide key employment opportunities through a range of higher order commercial and enterprise activities in addition to core retail outlets that are founded on the needs of the Noosa sub-regional catchments they serve <u>Shire.</u></p> <p>(ii) Noosa Junction maintains and enhances the existing traditional main street character by contributing to the established fine-grained development form throughout the centre;</p> <p>(p) Development is well designed reflecting:</p> <p>(i) a subtropical, Noosa <u>Noosa</u> 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 <u>in accordance with PSP5 Sustainable Design Code</u>; and</p> <p>(ii) best practice in sustainable design, including excellence in energy and water conservation and resilience to the impacts of climate change <u>in accordance with 9.6.6 Sustainable Design Code and PSP5 Sustainable Building Design.</u></p> <p>Revised wording for clarity and minor edits to Overall outcomes (3) Noosa Business Centre and removal of the Small Business Precinct.</p> <p>Noosa Business Centre</p> <p>(3) The following overall outcomes apply to the Noosa Business Centre and are additional to the overall outcomes of the Major centre zone:</p> <p>(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-</p> <p>(i) timing and construction of the additional parts of the internal circulation road <u>and community village green space</u>;</p> <p>(ii) development of a substantial amount of non-retailing employment opportunities floor space; and</p> <p>(iii) development of a diversity of housing options including a significant provision of smaller forms of accommodation and social housing to support key workers and smaller family units.</p> <p>(b) Development may be sequenced over time to enable <u>be consistent with the needs of the community in terms of enabling</u> optimum provision for higher order employment opportunities and infrastructure delivery.</p> <p>(c) Development occurs in distinct settings defined by;</p> <p>(i) A network of open space with distinguishable development precincts;</p> <p>(ii) supplementary landscaping treatments and a central community village green space;</p> <p>(iii) distinctive and subtropical design elements appropriate to the precinct and the setting and which are immediately recognisable as having a 'Noosa' style.</p> <p>(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.</p> <p>(e) Development at key entry points provides a distinctive and appropriate sense of arrival through architecture <u>architectural</u> design features, artwork or landscaping, providing external identification of the centre, and internal wayfinding.</p> <p>(f) Buildings are distinctive in design and interspersed with attractive and low key informal spaces that retain existing mature vegetation.</p>	Drafting/ Planning Circumstance and submissions	No Further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation.</p> <p>The change does not adversely impact a state interest.</p>	

- Business Centre including the sub-regional transit facility.
- (i) The scale and intensity of development ~~do~~ does not detrimentally impact on the function of the road network of Eumundi Noosa Road, Eenie Creek Road or Walter Hay Drive, and traffic lights and flyovers are avoided.
- (4) The following overall outcomes for particular precincts in Noosa Business Centre are additional to the overall outcomes of the Major centre zone and the overall outcomes described in (3) above:
- Small-Scale Business Precinct**
- (a) ~~The Precinct provides opportunities for complementary businesses to collocate or cluster, including those linked by business activity, manufacturing or services and where the clustering and collocation adds value to the economy of Noosa.~~
- (b) ~~Development in the Small scale business precinct increases the range of opportunities for small business, especially those in a start-up phase.~~
- (c) ~~Development is in the form of small premises.~~
- (d) ~~Any ancillary retail and office use is directly associated with the manufacture or warehousing of goods on site.~~
- (e) ~~Development is designed to be commercial in appearance with high amenity landscaping.~~
- Showroom Precinct**
- (a) The Showroom precinct specifically accommodates limited additional showroom retailing in a large/larger format space for the centre and other compatible uses such as hardware and recreation.
- (b) Development is designed with articulated facades and design features to break up blank walls.
- (c) Development design and landscaping is to be of a high amenity and standard and address the corner where located at a gateway site to the Noosa Business Centre.
- Business Park Precinct**
- (a) The Business park precinct facilitates commercial office space for businesses and a range of professional services including health and wellbeing, education, research and technology and knowledge-based industries.
- (b) Development is of a high standard of architectural design, particularly at key, gateway sites to the Noosa Business Centre.
- (c) Buildings address the street frontages and car parking is located to the rear of or under buildings or otherwise not located on the primary frontage and screened to the street, ~~or otherwise without a presentation to the primary street frontage.~~
- (d) Buildings are of sub-tropical design with lightweight construction arranged in the form of pavilions allowing for pedestrian permeability and landscaping between buildings to create a place overall recognisable as having a Noosa style.
- Village Mixed Use Precinct**
- (a) The Village mixed use precinct facilitates mixed use development focused around a village style main street connecting to the existing shopping centre by an activated, pedestrian focused open air community village green space.
- (b) ~~Retail~~ Limited additional retail uses concentrate in the main street which forms the core of the precinct with continuous active street frontages and public realm with a high standard of landscaping providing good amenity and onstreet parking.
- (c) Buildings, where not located on a site identified as having a primary active frontage, develop in a pavilion style allowing
- (d) Car parking is located to the rear of or under a building and screened from the street, or otherwise without a presentation to the primary street frontage and with good connectivity for pedestrians to other destinations within the precinct.

Revised wording for clarity and minor edits to Overall outcomes (5) Noosa Junction.

Noosa Junction

- (5) The following overall outcomes apply to Noosa Junction and are additional to the overall outcomes of the Major centre zone:
- (a) Noosa Junction retains its traditional main street focus with a strong core of businesses fronting Sunshine Beach Road, Lanyana Way and Arcadia Street.
- (b) Entertainment and late night uses locate in suitable areas within a reasonable focus around proximity Arcadia Street.
- (c) There is a wide range of independently operated local businesses;
- (d) Diversity of business opportunities in the digital economy and creative industries promotes the work of local artisans; and
- (e) Development on the former bowls club site:
- (i) integrates with the existing road network and pattern of development characteristic of Noosa Junction providing a new local road linking Noosa Drive near Pinaroo Park to Lanyana Way, with an access to
- (ii) ~~Council's Councils~~ car parking park in the first stage of development;
- (iii) provides visual and physical access to Pinaroo Park creating a vista and pedestrian link between Lanyana Way and Pinaroo Park; ~~provides commercial~~
- (iv) 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;
- (v) continues the fine grained main street style of development
- (vi) 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
- (vii) provides primary active frontages as shown in Figure 6.4.3.6 and 6.4.1.7 to the south, east and
- (viii) west of the dedicated open space area which connects to Council's car parking.
- (6) The following overall outcomes for a precinct in Noosa Junction are additional to the overall outcomes of the Major centre zone and the overall outcomes described in (5) above:
- Hospitality Precinct**
- (a) Development specifically supports and provides entertainment including live entertainment, in suitable locations, in premises such as cafes, restaurants, bars, nightclubs, cinemas and markets, and other associated activities to serve the community and promote visitation to the centre, particularly at night.
- (b) Suitable locations, where entertainment uses are and to street be activation is encouraged and expected which may result occur

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		into the evenings and late night noise and street activation nights , are identified to inform and manage expectations of operators and the community.						
104.	6.4.1 Major Centre Zone	Insert wording into PO3 to reflect mixed use nature of the centre. PO3 Development provides for a mix of retail, business, residential and community activities to promote an activated mixed-use environment.	Drafting/ Planning Circumstan ce	No Further Changes – Final Version		Included in 2nd consultation on significant changes.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation. The change does not adversely impact a state interest.
105.	6.4.1 Major Centre Zone	Amend PO and AO6 to relocated GFA to PO. PO6 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 2500m ² . AO6 The with a maximum gross floor area of the small format supermarket does not exceed 2,500m². No acceptable outcome provided	Submission	No Further Changes – Final Version		Included in 2nd consultation on significant changes.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation. The change does not adversely impact a state interest.
106.	6.4.1 Major Centre Zone	Amend PO13 in response to changes for properties along Bottlebrush Ave Sunshine Beach Road, Noosa Junction PO13 Development located at 43 Sunshine Beach Road (BUP104047) and 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.	Submission	No Further Changes – Final Version		Included in 2nd consultation on significant changes.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation. The change does not adversely impact a state interest.
107.	6.4.1 Major Centre Zone	AO16.1 amended to provide further clarity about gateway sites. AO16.1 Buildings and other structures have a building height of no more than: (a) Noosa Junction- 12 metres; (b) Noosa Business Centre – (i) if a site immediately adjoining identified as a gateway identified site, on Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan), that portion of the site located within 50m of the street frontage 12 metres; or (ii) are part of a mixed-use building incorporating residential uses, or in the High density residential precinct 12 metres; otherwise (iii) 10 metres.	Drafting/ Planning Circumstan ce	No Further Changes – Final Version		Included in 2nd consultation on significant changes.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation. The change does not adversely impact a state interest.
108.	6.4.1 Major Centre Zone	Significant Change Version AO16.2 Where development involves excavation of a site, any portion of an exposed external wall is backfilled to ground level. Editor's Note —refer to figure AP3-13A to measure height in storeys.	Submission	As a result of submissions received about building height provisions and potential implications as drafted AO16.2 has been revised. Final Version AO16.2 Where development involves excavation of a site required, any the maximum portion of an the exposed external wall facade is backfilled to building ground cannot level exceed the respective building heights in AO16.1. Editor's Note —refer to figure AP3-13A to measure height in storeys.		Minor change for workability and does not impact the overall outcome of the AO	Yes – this has been discussed with the regional team to ensure it meets QDC requirements.	The council requested the department review proposed wording change similar to this proposed new wording prior to the council voting to request approval to adopt. The council's proposed changes have considered the department's original advice and the council has determined this to be a minor change. DSDMIP does not consider that the change would make the proposed scheme significantly different, having regard to Schedule 2 of the MGR – minor drafting changes which still consistent with the council's policy intent. The change does not adversely impact a state interest.
109.	6.4.1 Major Centre Zone	Deletion of the reference to the Small scale business precinct from PO18 Plot ratio as a result of significant changes.	Drafting/ Planning Circumstan ce	No Further Changes – Final Version		Minor change as drafting error and provides consistency of approach with significant changes that were advertised.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different, having regard to Schedule 2 of the MGR – the removal of the small scale business precinct in PO18 is consistent with changes made to the other parts of the scheme to remove this precinct in its entirety (i.e. removal of the precinct from the mapping and code).

		<p>Plot ratio PO18 For the Major centre zone the plot ratio of a building does not exceed:</p> <p>(a) for Noosa Junction 1.9:1 excluding Lot 54 RP139776 (Noosa Fair), where the plot ratio is not greater than:</p> <p>(i) 0.8:1 for the first 2,000m² of site area; plus</p> <p>(ii) 0.3:1 for the balance of the site area in excess of 2,000m²;</p> <p>(b) for the Noosa Business Centre:</p> <p>(i) Small scale business precinct 0.6:1</p> <p>(ii) Showroom precinct 0.8:1</p> <p>(iii) Business park precinct 0.8:1</p> <p>(iv) Retail precinct 0.5:1</p>						<p>These other changes were included in the 2nd round of consultation.</p> <p>The change does not adversely impact a state interest.</p>
110.	6.4.1 Major Centre Zone	<p>AO19.1 redrafted to provide greater clarity regarding setbacks and reducing 3rd storey setbacks in the High Density Residential precinct.</p> <p>Significant Changes Version</p> <p>AO19.1 Buildings and structures comply with the following minimum boundary setbacks:</p> <p>Frontage-</p> <p>(a) Noosa Junction:</p> <p>(i) if fronting Sunshine Beach Road, Areadia Street, Cooyar Street, northern side of Lanyana Way, eastern side of Noosa Drive and where <u>Where</u> shown as having primary active street frontage in <u>Figure 7.2.5.4 (Noosa Junction Framework and Character Plan)</u>, fronting the new public open space area, 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;</p> <p>(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; and</p> <p>(iii) if fronting a road and not referred to above and not shown as having primary active street frontage in Figure 7.2.5.4 (Noosa Junction Framework and Character Plan), 3 metres for the ground floor and second storey and 5 metres for the third storey.</p> <p>(b) Noosa Business Centre – 4 metres for the ground and second storey and 8 metres for the third storey, where permissible, except if located in the Noosa Business</p>	Drafting/ Planning Circumstan ce	<p>Revised AO19.1 for Noosa Junction. Added part (iv) to allow for covered activated frontages within the setback. Amended front setbacks in the Major Centre Zone to allow for open awnings within the setback. Current definition is to the outermost projection of the building so this will include an awning or verandah. Prefer setbacks in areas where street activation encouraged to exclude open awnings which can be 1 metre from the property boundary to allow for landscaping.</p> <p>Final Version</p>	Submis sion	<p>Included in 2nd consultation on significant changes however it has been further revised to allow for sheltered activated frontages in Noosa junction. It allows for open covered areas within the setback to make more useable spaces in accordance with the overall outcomes for Noosa Junction. This is a minor change that benefits areas of Noosa junction in the Major Centres Zone to have activated setback areas.</p> <p>Council response 13/01/2020</p> <p>This is an EPlan glitch where the tracked change strike through in the tracked change version isn't showing as a deletion correctly.</p> <p>Certain text in AO19.1(b)(ii)(A) and AO19.1(b)(ii)(B) has been deleted and is correctly shown in the clean version. The tracked change version has been corrected and punctuation has been fixed to clarify this as well.</p>	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different, having regard to Schedule 2 of the MGR – the addition of AO19.1(a)(iv) allows open awnings and outdoor dining areas within the setback. This change reflects the existing situation in Noosa Junction and is not a major policy change.</p> <p>DSDMIP comments on 30/01/2020</p> <p>The change to AO19.1(b)(ii)(A) is missing the word 'thereafter' (see track change version vs clean version) and is therefore confusing.</p> <p>Also, in the clean version AO19.1(b)(ii)(B) is missing '1.5metre setback' up to 4.5 metres height. Text seems to have been deleted.</p> <p>Council states this is an ePlan glitch however upon review of the tracked changes version and clean version provided on the 21 January 2020, the lots of the work 'thereafter' in AO19.1(b)(ii)(A) and '1.5m setback' in AO19.1(b)(ii)(B) still do not seem to provide good readability. The council to review and provide correct versions.</p> <p>The council has provided an updated version of Part 6 with AO19.1 corrected to reflect the changes as stated by the council. DSDMIP is satisfied the AO is now clear to understand and implement.</p> <p>The change does not adversely impact a state interest.</p>

		<p>(ii) If High density residential precinct buildings and structures meet the following minimum boundary setbacks:</p> <p>(A) for frontages -- first and second storeys— 6 metres, third storey and thereafter—10.8 metres;</p> <p>(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</p> <p>(C) Rear boundary—first and second storeys—6 metres, third storey and thereafter—6m <u>8m if metres has an open balcony with a minimum width of 2.5m, otherwise 8m.</u></p> <p>Editor's Note— For properties mentioned in section (a)(ii) above, the minimum setback can be considered as part of a separate urban design and planning study <u>endorsed by Council</u> to review land use, built form and streetscape outcomes for these properties.</p>			<p>AO19.1 Buildings and structures comply with the following minimum boundary setbacks: Frontage-</p> <p>(a) Noosa Junction:</p> <p>(i) if fronting Sunshine Beach Road, Arcadia Street, Cooyar Street, northern side of Lanyana Way, eastern side of Noosa Drive and where <u>Where</u> shown as having primary active street frontage in <u>Figure 7.2.5.4 (Noosa Junction Framework and Character Plan)</u>, fronting the new public open space area, 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;</p> <p>(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; and</p> <p>(iii) if fronting a road and not referred to above and not <u>shown as having primary active street frontage in Figure 7.2.5.4 (Noosa Junction Framework and Character Plan)</u>, 3 metres for the ground floor and second storey and 5 metres for the third storey; <u>and</u></p> <p>(iv) <u>for paragraphs (ii) and (iii) above the setback area can contain open awnings and unenclosed outdoor dining areas.</u></p>			
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				<p>(b) Noosa Business Centre – 4 metres for the ground second storey and 8 metres for the third storey, where permissible, except if located in the Noosa Business Centre where:</p> <p>(i) If Village mixed use precinct and in main street and shown as having primary active street frontage in Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan) where setback is required for the ground floor and second storey and third storey provided the storey has an open balcony to any street frontage with a minimum width of 2.5 metres, otherwise setback of 2 metres for the third storey; or</p> <p>(ii) If High density residential precinct buildings structures meet the following minimum boundary setbacks:</p> <p>(A) for frontages – first and second storey 4 metres, third storey and thereafter 8 metres;</p> <p>(B) Side boundaries – 1.5 metre setback for buildings up to 4.5 metres height; 2 metres setback for buildings between 4.5 metres and 7.5 metres height and 2 metres plus 500 millimetres for buildings above 7.5 metres height or height thereof; and</p> <p>(C) Rear boundary – first, first and second storeys – 6 metres, third storey and thereafter 8 metres if metres has an open balcony with a minimum width of 2.5 metres otherwise 8m.</p> <p>Editor's Note – For properties mentioned in section (a)(i) above, the minimum setback can be considered as part of a separate urban design and planning study endorsed by Council, to review land use, built form and streetscape outcomes for these properties.</p> <p>Other boundaries – 3 metres from boundaries that adjoin land in a residential or Environmental Management and Conservation Zone, otherwise 0.0 metres.</p> <p>AO19.2 Childcare centres All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential activity or land included in a residential zone.</p> <p>Editor's Note – If there is a conflict between minimum</p>				
111.	6.4.1 Major Centre Zone	<p>AO23.6 included to ensure good design outcomes for buildings where visible from public spaces.</p> <p>AO23.5 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>AO23.6 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>	Drafting/ Planning Circumstance	No Further Changes – Final Version	Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation. The change does not adversely impact a state interest.	

112.	6.4.1 Major Centre Zone	<p>AO27 Ground floor buildings provide a minimum of 50% glazing to shop fronts to create active building fronts.</p>	Drafting/ Planning Circumstan ce	Final Version AO27 Ground floor buildings provide a minimum of glazing to shop fronts to create active building	Amended after 2 nd consultation for Significant Changes but is just drafting to further clarify the AO.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different, having regard to Schedule 2 of the MGR – the change is for clarity and is not a policy change. The change does not adversely impact a state interest.
113.	6.4.1 Major Centre Zone	<p>AO32 Revised landscaping for Noosa Junction</p> <p>AO32.2 The minimum average width of landscaping along a street frontage is 2 metres with exceptions to the following 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.</p> <p>(a) Sunshine Beach Road; (b) Areadia Street; (c) Cooyar Street; (d) Northern side of Lanyana Way; and (e) Eastern side of Noosa Drive</p> <p>For Noosa Business Centre- AO32.3 Dense vegetated screening is provided between the development and Eenie Creek Road and Walter Hay Drive.</p> <p>AO32.4 Development where possible retains and incorporates existing vegetation.</p> <p>AO32.4.5 The minimum area required for providing landscaping excluding</p> <p>High Density Residential Precinct is 15% of the site area with a minimum dimension of 2 metres.</p> <p>AO32.5.6 Landscaping excluding High Density Residential Precinct, is provided on site-sites in accordance with the following:</p> <p>(a) an average width of:</p> <p>(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</p> <p>(ii) 2 metres measured from a frontage to any other road; and</p>	Drafting/ Planning Circumstan ce	No Further Changes – Final Version	Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation. The change does not adversely impact a state interest.
114.	6.4.1 Major Centre Zone	PO36 and PO40 redrafted for greater clarity	Drafting/ Planning Circumstan ce	No Further Changes – Final Version	Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation.

		<p>PO36 Development Where provides residential development is proposed it is provided for a in mixed range use of residential activities buildings with small dwellings, primarily accommodated in mixed use buildings, where such activities are ancillary to and support the predominant business functions of the zone.</p> <p>PO40 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 amenity enjoyed by users of adjoining or nearby premises.</p>	<p>AO36 Development provides for one or more of the following residential activities, in the form of small dwellings only and accommodated in a mixed-use building format:</p> <p>(a) one caretaker's accommodation unit; (b) dwelling unit (e.g. shop top housing); (c) dual occupancies; (d) multiple dwellings.</p>					The change does not adversely impact a state interest.	
115.	6.4.1 Major Centre Zone	<p>PO46 deleted as not considered necessary.</p> <p>PO46 All property boundaries are clearly identifiable with public and private spaces clearly defined.</p> <p>PO46.1 Boundaries are identified by such means as—</p> <p>(a) fencing; or (b) changes in surface materials or levels; or (c) landscape treatments.</p> <p>AO46.2 Loading and storage areas are well lit or can be locked after hours.</p>	<p>Drafting/ Planning Circumstan ce</p>	No Further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation.</p> <p>The change does not adversely impact a state interest.</p>	
116.	6.4.1 Major Centre Zone	<p>Amended AO49s for further clarity.</p> <p>AO50AO49.1 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>AO50AO49.2 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>AO50AO49.3 Lighting is directed onto the site and away from neighbouring properties.</p> <p>AO50AO49.4 Vandal-resistant lighting is used in public and publicly accessible areas:</p> <p>(a) lighting is vandal-resistant; and (b) development incorporates solar lighting where possible.</p> <p>AO49.5 Loading and storage areas are well lit or can be locked after hours.</p>	<p>Drafting/ Planning Circumstan ce</p>	No Further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation.</p> <p>The change does not adversely impact a state interest.</p>	
117.	6.4.1 Major Centre Zone	<p>Amended PO53 Basements to cater for non-residential development.</p> <p>Basements PO54PO53 Basement design:</p> <p>(a) does not dominate the street or building design; (b) visually integrates with the building; (c) is screened through landscaping; and (d) does not present as a storey to the street.</p> <p>(c) limits the access width to a maximum of 6 metres;</p>	<p>AO54AO53.1 Basements for residential development basements are:</p> <p>(a) limited to one access a maximum of 6 metres wide; and (b) do not encroach into building setback areas.</p> <p>AO53.2 For non residential development basements are:</p> <p>(a) limited to one access a maximum width compliant with the relevant Australian Standards; and (b) do not encroach into building setback areas.</p> <p>Editor's Note—refer to figure 6.9.2</p>	Submission	No Further Changes – Final Version		Included in 2 nd consultation on significant changes.	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation.</p> <p>The change does not adversely impact a state interest.</p>

118.	6.4.1 Major Centre Zone	Delete PO56 as not considered necessary. PO56 Multi-deck car parking is designed and constructed with sufficient height to enable adaptation to different uses in the future. -	AO56 Multi-deck car parking has a minimum floor-to-ceiling height of 3.5 metres to enable future conversion to other uses if no longer required for car parking.	Drafting/ Planning Circumstan ce	No Further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation. The change does not adversely impact a state interest.
119.	6.4.1 Major Centre Zone	Amended PO 57 New Access to Noosa Junction PO59 Development of the former bowls club site provides a new opportunity for improved access and connectivity through the site to Noosa Lanyana Junction Way.	AO57 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.	Drafting/ Planning Circumstan ce	No Further Changes – Final Version		Minor drafting change to provide further clarity. No change in policy.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation. The change does not adversely impact a state interest.
120.	6.4.1 Major Centre Zone	PO59 and PO60 redrafted to provide for greater clarity PO61 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.	AO59.1 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 Figure 7.2.4.5 (Noosa Business Centre Framework and Character Plan) and Figure 7.2.5.4 (Noosa Junction Framework and Character Plan). AO59.2 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.	Drafting/ Planning Circumstan ce	No Further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation. The change does not adversely impact a state interest.
121.	6.4.1 Major Centre Zone	PO68 and PO69 deleted as refers to Small Business Precinct which has been removed. Small Scale Business Precinct PO68 Development is for business uses within small scale tenancies that do not exceed a gross floor area of 150m ² . PO69 The precinct is developed as a discrete grouping of businesses with an internal access road.	AO68.1 The ground floor level of tenancies is used for business purposes only, with other ancillary uses located at the second storey. AO68.2 Tenancies do not exceed a gross floor area of 150m ² . AO69 Individual tenancies do not have direct access to Hofmann Drive.	Drafting/ Planning Circumstan ce	No Further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation. The change does not adversely impact a state interest.
122.	6.4.1 Major Centre Zone	PO66 redrafted to cater for additional showroom GFA Showroom Precinct PO70 Development Within the Showroom precinct development provides a core of for large format retail showroom premises comprising showrooms and does not exceed with a combined maximum total gross floor area for retail uses of : (a) 7,700m ² , 7000m ² for Lot 3 SP246584, within and (b) 3,500m ² the combined for showroom Lot precinct 4 SP246584 and Lot 1 SP222983.	AO70 Development No does acceptable not outcome exceed a combined total gross floor area of 7,700m ² provided, within showroom precinct.	Submission	Amended to correct a typo in the amount of showroom floor space. Removed a zero from the amount. Final Version Showroom Precinct PO70 Development Within the Showroom precinct development provides a core of for large format retail showroom premises comprising showrooms and does not exceed with a combined maximum total gross floor area for retail uses of : (a) 7,700m ² for Lot 3 SP246584, within and (b) 3,500m ² the combined for showroom Lot precinct 4 SP246584 and Lot 1 SP222983.		Included in 2 nd consultation on significant changes and amended to correct a typo. The 7,700 is a minor change to correct a typo which is clarified in the Table of development and the previous crossed out wording.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different, having regard to Schedule 2 of the MGR – the change is for clarity and is not a policy change. The change does not adversely impact a state interest.
123.	6.4.1 Major Centre Zone	Include additional amenity POs and AOs in High Density Residential Precinct		Submission	No Further Changes – Final Version		Included in 2 nd consultation on significant changes. Council response 14/1/2020: Reworded to "sits" instead of sites	No State Interest implication	DSDMIP suggested PO75 (e) did not make sense and council should consider revising. DSDMIP has reviewed the changes and does not consider that the changes would make the scheme significantly different as the changes were included in the 2 nd round of consultation. The change does not adversely impact a state interest.

High Density Residential Precinct	
<p>PO74 Development provides for higher density multiple dwellings which meets the needs of current and future resident populations including small households, older persons, people on low incomes and people with special mobility needs.</p>	No acceptable outcome provided.
<p>PO75 Development:</p> <p>(a) addresses and enhances the streetscape by incorporating articulation and individual design elements that add visual interest to the development;</p> <p>(b) has a form and architectural scale that does not dominate the streetscape or surrounding properties;</p> <p>(c) does not detract from the visual amenity of adjoining properties through access to sunlight or overlooking;</p> <p>(d) takes the form of small separate buildings, rather than large single bulky development, and</p> <p>(e) sites within a landscape setting.</p>	<p>AO75.1 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; and</p> <p>(c) varying the roof form.</p> <p>AO75.2 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>AO75.3 Buildings and structures are designed to:</p> <p>(a) have a maximum wall length of 15 metres and external walls incorporate at least one design element (such as windows, pergolas, sun shading devices, balconies) to add visual interest and amenity;</p> <p>(b) allow for landscape treatments to soften the development; and</p> <p>(c) avoid more than six dwellings attached in any one plane.</p>
<p>Garages and carports PO76 Garage doors and carports do not dominate the street or the building design.</p>	<p>AO76.1 Covered car parking spaces are not located between the building and the road frontage.</p> <p>AO76.2 Garages and covered car parking are integrated with the line and plain of the building</p> <p>AO76.3 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>AO76.4 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>PO75 Development:</p> <p>(a) addresses and enhances the streetscape by incorporating articulation and individual design elements that add visual interest to the development;</p> <p>(b) has a form and architectural scale that does not dominate the streetscape or surrounding properties;</p> <p>(c) does not detract from the visual amenity of adjoining properties through access to sunlight or overlooking;</p> <p>(d) takes the form of small separate buildings, rather than large single bulky development; and</p> <p>(e) sits within a landscaped setting.</p>
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Front Fences and Walls

PO77

Front fences and walls are designed and sited to:

- (a) contribute to the attractiveness of the streetscape;
- (b) be compatible with the existing streetscape character;
- (c) avoid interference with movement of surface stormwater;
- (d) allow for casual surveillance of the street;
- (e) provide planting in front of solid fences and walls; and
- (f) ensure plantings between the front fence and the footpath does not create an impediment for pedestrians using the footpath.

Safety and Amenity

PO78

Development:

- (a) provides a high level of residential amenity to users of the subject site; and
- (b) does not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises, including privacy and access to sunlight.

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.

AO77.1

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.

AO77.2

Where located on the boundary:

- (a) the solid portion of front fences and walls is no more than 1.2 metres high; or
- (b) the walls contain openings or materials that ensure it is 50% transparent and has a height not exceeding 1.8 metres.

AO77.3

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.

AO77.4

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.

AO78.1

Buildings and structures:

- (a) are sited and orientated to minimise the likelihood of overlooking the private open space of adjacent residential uses;
- (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;
- (c) incorporate fencing, landscaping and screening to mitigate impacts on adjoining residential uses.

Editor's note—refer to figure AP3-1A and figure AP3-2A

AO78.2

Where adjoining non residential uses, dwellings are designed to incorporate suitable noise attenuation measures to reduce amenity impacts to occupants of residential uses.

AO78.3

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.

AO78.4

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:

- (a) windows have a sill height of not less than 1.7 metres above finished floor level;
- (b) windows and other openings are permanently screened to a minimum height of 1.7 metres to avoid overlooking;
- (c) windows and doors use translucent glazing to obscure views; or
- (d) windows or balconies are offset by 45 degrees or more.

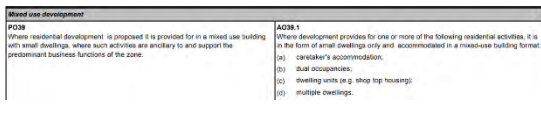
Editor's note—refer to figure AP3-1C

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		<p>AO78.5 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>AO78.6 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>Editor's note—refer to figure AP3-1B</p>						
		<p>PO79 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>AO79.1 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>AO79.2 For a lit sports court, the court is located at least 60 metres from the external wall of an existing or approved dwelling on adjoining or nearby premises (as measured from the centre line of the court); and the vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upward; and any flood lighting is restricted to the types that give no upward component of light where mounted horizontally (i.e. a full cut off luminaire)</p> <p>AO79.3 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>Editor's Note— Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning or pool equipment.</p> <p>AO79.4 Waste storage areas, clothes drying areas and external storage areas are screened from the street.</p>					
		<p>StageLandscaping PO81 Development contributes to the visual amenity and natural landscape character of the area and retains existing large trees where practicable.</p>	<p>AO81 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>PO79 Editor's Note— Further requirements for landscaping and private open space are located in 9.3.3 Dual Occupancy and Multiple Dwelling Code.</p>					
124.	6.4.1 Major Centre Zone	PO82 included to provide further design and amenity outcomes.	Drafting/ Planning Circumstance	No Further Changes – Final Version		Included in 2nd consultation on significant changes.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation.

		<p>Development between Precincts</p> <p>PO82 Where development is located on sites immediately adjoining or within two different precincts:</p> <p>(a) <u>it is designed to appear as part of an integrated development site or respond positively to adjoining development, including the continuation of any pedestrian or vehicle connections between precincts; and</u></p> <p>(b) <u>the building design provides for a gradual transition from one precinct to the next.</u></p>					The change does not adversely impact a state interest.
125.	6.4.1 Major Centre Zone	<p>Original Version</p> <p>Social Housing PO78PO80 For development in the High density residential Precinct:</p> <p>(a) a contribution is made towards the social housing needs of the Noosa community;</p> <p>(b) the contribution mentioned in (a) above, shall be one in every 10 dwellings is dedicated to a registered housing provider at no cost to the provider or Council; and</p> <p>(c) the contributed dwellings shall be distributed evenly across the development.</p> <p><i>Editor's Note: Social housing is housing made up of public and community housing, that is owned and run by the government or a not-for-profit agency for people on low incomes or with special needs.</i></p>	<p>Amended PO80 Social Housing in response to submission from Significant Changes consultation.</p> <p>Final Version</p> <p>Social Housing PO78PO80 For development in the High density residential Precinct:</p> <p>(a) <u>a contribution in is every made 10 towards dwellings shall be social housing, provided at no cost to council or the provider, to provide for the social housing needs of the Noosa community, and</u></p> <p>(b) <u>the contribution mentioned in (a) above, shall be one in every 10 dwellings is dedicated to a registered social housing provider at no cost to the provider or Council, and</u></p> <p>(c) <u>the contributed dwellings shall be distributed evenly across the development and provided for the life of the development</u></p> <p><i>Editor's Note: Social housing is housing made up of public and community housing, that is owned and run by the government or a not for profit agency (as the provider) for people on low incomes or with special needs.</i></p> <p>Council's replaced snippet 14/01/2020</p> <p>Social Housing PO80 For development in the High Density Residential Precinct:</p> <p>(a) 1 in every 10 dwellings shall be social housing, provided at no cost to council or the provider, to provide for the social housing needs of the community; and</p> <p>(b) The social housing dwellings shall be distributed evenly across the development and provided for the life of the development</p> <p><i>Editor's Note - Social housing is housing made up of public and community housing, that is owned and run by the government or a not for profit agency (as the provider) for people on low incomes or with special needs.</i></p>	Submissions	<p>Minor change to further clarify the provision in response to a submission.</p> <p>Council response 14/01/2020 Wording in PO 20 was consistent PO80 in the High density residential zone Snippet included in table was incorrect. FYI the reason the two sites were earmarked for social housing was because these are the only undeveloped sites large enough and so well located close to employment centres, services and transport capable to deliver a significant of social housing dwellings while still mixing them amongst conventional attached housing. The reason it is not just limited to affordable housing is that the ownership & management of the housing long term is important and units released to the open market will not remain "affordable" beyond the first sale.</p>	<p>The State Interest in housing supply and diversity is acknowledged. This measure seeks to advance accessible and well-served affordable housing outcomes.</p> <p>Substantial uplift in the site's capacity for housing has been incorporated into the new scheme and this provision is intended to guarantee some portion of that is accessible to people on low income.</p>	<p>DSDMIP initial comments:</p> <ul style="list-style-type: none"> DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity but does not change the policy outcome. However, DSDMIP notes the same changes have not been carried through to PO20 in the High density residential zone such that the wording is different whilst trying to achieve the same outcome. Suggest making the two consistent. <p>Council has included the incorrect snippet in this table. This has been correct.</p> <p>PO20 For development on Lot 3 RP884396, Noosa Heads:</p> <p>(a) 1 in every 10 dwellings shall be social housing, provided at no cost to council or the provider, to provide for the social housing needs of the community; and</p> <p>(b) The social housing dwellings shall be distributed evenly across the development and provided for the life of the development</p> <p><i>Editor's Note - Social housing is housing made up of public and community housing, that is owned and run by the government or a not for profit agency (as the provider) for people on low incomes or with special needs.</i></p> <p>DSDMIP's considerations:</p> <ul style="list-style-type: none"> The social housing provisions includes performance outcomes that apply to three sites in the High density residential zone and the Major centre zone's High density residential precinct. The provisions include a performance outcome requiring 1 in 10 dwellings to be provided for social housing at no cost to a social housing provider. The three sites are owned by two different landowners—Coles and Stockwell—which have both made submissions objecting to the new provisions on the basis of onerous costs. Council's position is informed by an analysis of appropriate sites based on sound planning criteria. While all three sites are being up-zoned in the New Noosa Plan, the affected landowners do not consider this to be enough incentive to offset the cost of providing the housing. <p>Sch. 3(7) - Legal professional privilege</p> <p>However, DSDMIP consider that the performance outcome should not include prescriptive criteria (1 in 10 dwellings) as this does not support the SPP guiding principles (outcome focused and positive) and these criteria should instead be moved over to a new acceptable outcome to allow alternative, flexible</p>

								<p>and innovated approaches to delivering a social housing outcome.</p> <ul style="list-style-type: none"> Therefore DSDMIP have recommended a Ministerial condition to amend the PO and create a new AO containing the 1 in to dwelling requirement. <p>An expanded assessment of the social housing provision is provided in section 7.3 of the assessment report, heading 'SPP state interest, Housing supply and diversity.</p>				
126.	6.4.1 Major Centre Zone	<p>PO 83 included to provide further design and amenity outcomes.</p> <p>Significant changes Version</p> <table border="1"> <tr> <th colspan="2">Development adjacent to the Central Environment Management and Conservation Zone</th> </tr> <tr> <td> <p>PO83 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.</p> </td> <td> <p>No acceptable outcome provided.</p> </td> </tr> </table>	Development adjacent to the Central Environment Management and Conservation Zone		<p>PO83 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.</p>	<p>No acceptable outcome provided.</p>	Drafting/ Planning Circumstance	<p>Final Version – adds parts (a) and (b)</p> <p>PO83 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> <p>(a) activated frontages and lighting to enhance passive surveillance; and</p> <p>(b) permeable connections through the development to key pedestrian and cycle links generally consistent with Figure 7.2.4.5- (Noosa Business Centre Framework and Character Plan).</p>	Drafting/ Planning Circumstance	<p>Included in 2nd consultation for Significant Changes however was subject to further drafting changes to further clarify the PO. It doesn't change a policy position just provides further clarity.</p> <p>PO83 has been amended refer to Table 2</p>	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity but does not change the policy outcome.</p> <p>The change does not adversely impact a state interest.</p>
Development adjacent to the Central Environment Management and Conservation Zone												
<p>PO83 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.</p>	<p>No acceptable outcome provided.</p>											
127.	6.4.1 Major Centre Zone	Relocated Figures 6.6.1.4 and 6.6.1.5 to Recreation and Open Space Zone code.	Drafting/ Planning Circumstance	Final Version – No Changes		Included in 2 nd consultation on significant changes.	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity but does not change the policy outcome.</p> <p>The change does not adversely impact a state interest.</p>				
128.	6.4.2 District Centre Zone	<p>AO9.2 Within Cooroy, sites fronting Pearl Street, Kauri Street, Wattle street or Victory Lane do not include shops or shopping centres or other uses that rely on active frontages.</p>	Drafting/ Planning Circumstance	<p>Final Version – No Changes</p> <p>Council response 15/1/2020</p> <p>Edited AO9.2 to remove wording which suggested any specific use is consistent or not and addressed the amenity/function consideration</p> <p>AO9.2 Within Cooroy, sites fronting Pearl Street and Kauri Street, provide a transition to residential areas and therefore do not incorporate development with or reliant on activated street frontages.</p> <p>Refer also to line item 32.</p>		<p>Minor change to further clarify the AO and remove laneways as not applicable.</p>	<p>No State Interest implication</p> <p>Council response 15/01/2020</p> <p>Removed additional wording "or other uses that rely on active frontages" and the changes in item 32 related to food and drink and service industry uses not shops and shopping centers.</p>	<p>DSDMIP also questioned why the AO is trying to regulate uses as there should not be a need to use an AO to prevent uses, such as shops, if the table of development is adequate.</p> <p>DSDMIP has reviewed the council's 15/1/2020 response and the 21/01/2020 version of the proposed planning scheme and confirms that the council has removed the wording aiming to restrict uses.</p> <p>Also see response for item 39 above.</p> <p>DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity but does not change the policy outcome.</p> <p>The change does not adversely impact a state interest.</p>				
129.	6.4.2 District Centre Zone	<p>Basements PO34 Basement design:</p> <p>(a) does not dominate the street or building design;</p> <p>(b) visually integrates with the building;</p> <p>(c) <u>screened through landscaping</u>; and</p> <p>(d) limits does not present as a storey to the access width to a maximum of 6 metres street.</p>	Drafting/ Planning	No further changes – Final Version.		Minor drafting change to further clarify the PO and AO. Not a significant change in policy intent or position.	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity to the PO about the desired outcome but does not change the policy outcome.</p> <p>The change does not adversely impact a state interest.</p>				
130.	6.4.2 District Centre Zone	<p>AO25 Ground floor buildings address the street and provide a minimum of 50% <u>transparent</u> glazing to shop fronts to create active building fronts.</p>	Drafting/ Planning	No further changes – Final Version.		Minor drafting change to further clarify the AO. Not a significant change in policy intent or position.	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity to the AO about the desired outcome but does not change the policy outcome.</p> <p>The change does not adversely impact a state interest.</p>				

131.	6.4.2 District Centre Zone	<p>PO39 Development provides for one or more of the following residential activities, in the form of small dwellings only and accommodated in a mixed-use building format:</p> <p>Where residential development is proposed it is provided for in a range of mixed use residential activities building with small dwellings accommodated in mixed-use buildings, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p>AO39.1 Development provides for one or more of the following residential activities, in the form of small dwellings only and accommodated in a mixed-use building format:</p> <p>(a) caretaker's accommodation; (b) dual occupancies; (c) dwelling units (e.g. shop top housing); (d) multiple dwellings.</p>	Drafting/ Planning	<p>No further changes – Final Version. Council response 15/1/2020</p> <p>The intention was not to require every development in the center to incorporate a residential use as part of a mixed-use building, but rather where a residential use was incorporated it was to be part of a mixed use building, i.e not a standalone residential development. The tables of development support this by not mandating that other uses need to incorporate a residential use.</p> <p>This is not a significant change as it still enables a development to incorporate a residential use as part of a mixed use building, whilst not mandating that every development must be a mixed use building with residential uses.</p> <p>AO39.1 can be reworded as follows:</p>  <p>This change also applied to the Neighbourhood Centre and Local Centres Zones</p>	Minor drafting change to further clarify the PO and AO. Not a significant change in policy intent or position.	No State Interest implication	<p>DSDMIP requested council review the PO and AO and provide further information/justification about why the change is not considered a significant change. The original PO seemed to require mixed use development to provide residential uses. While the change to the PO clarifies that while residential development is not required, where it is proposed, it should be in a mixed-use building. However, the AO also needed to be amended further because it still appears to be requiring development to include residential activities.</p> <p>DSDMIP has reviewed the council's response and amendment to the AO and confirms the change has made the outcome clearer.</p> <p>DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity to the AO about the desired outcome but does not change the policy outcome.</p> <p>The change does not adversely impact a state interest.</p>
132.	6.4.2 District Centre Zone	<p>Overlooking PO43 Development provides reasonable privacy, amenity and use of indoor and outdoor living areas to surrounding residential uses.</p>	<p>AO43 Development:</p> <p>(a) is sited to avoid overlooking by siting windows and outdoor areas, (including balconies and terraces) to look into residential dwellings and may incorporate screening over building openings, and (b) does not include roof top terraces.</p>	Drafting/ Planning Circumstance	<p>No further changes – Final Version.</p>	Minor drafting change to further clarify the PO and AO. Not a significant change in policy intent or position as this is in the Local Plan Codes.	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – while the change adds roof top terraces to the AO, it is consistent with the local plan code and the change adds a further way to achieve the PO.</p> <p>The change does not adversely impact a state interest.</p>
133.	6.4.3 Local Centre Zone	<p>AO19 Ground floor buildings provide a minimum 50% transparent glazing to shop fronts to create active building fronts.</p>		Drafting/ Planning	<p>No further changes – Final Version.</p>	Minor drafting change to further clarify the AO. Not a significant change in policy intent or position.	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity to the AO about the desired outcome but does not change the policy outcome.</p> <p>The change does not adversely impact a state interest.</p>
134.	6.4.3 Local Centre Zone	<p>Basements PO24 Basement design:</p> <p>(a) does not dominate the street or building design; (b) visually integrates with the dwelling building; (c) screened through landscaping; and (d) limits does not present as a storey to the access width to a maximum of 6 metres street.</p>	<p>AO24 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>	Drafting/ Planning	<p>No further changes – Final Version.</p>	Minor drafting change to further clarify the PO and AO. Not a significant change in policy intent or position.	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity to the PO about the desired outcome but does not change the policy outcome.</p> <p>The change does not adversely impact a state interest.</p>
135.	6.4.3 Local Centre Zone	<p>PO30 Development provides for a range of residential activities with development small dwellings proposed accommodated it is provided for in mixed-use use buildings with small dwellings, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p>AO30.1 Development provides for one or more of the following residential activities, in the form of small dwellings only and accommodated in a mixed-use building format:</p> <p>(a) caretaker's accommodation; (b) dual occupancies; (c) dwelling units (e.g. shop top housing); (d) multiple dwellings.</p>	Drafting/ Planning	<p>No further changes – Final Version. Council response 15/1/2020</p> <p>The intention was not to require every development in the centre to incorporate a residential use as part of a mixed use building, but rather where a residential use was incorporated it was to be part of a mixed use building. That is not a standalone residential development. The tables of development support this by not mandating that other uses need to incorporate a residential use.</p> <p>This is not a significant change as it still enables a development to incorporate a residential use as part of a mixed use building, whilst not mandating that every development must be a mixed use building with residential uses.</p> <p>AO30.1 is reworded as follows:</p>	Minor drafting change to further clarify the PO and AO. Not a significant change in policy intent or position.	No State Interest implication	<p>DSDMIP requested council review the PO and AO and provide further information/justification about why the change is not considered a significant change. The original PO seemed to require mixed use development to provide residential uses. While the change to the PO clarifies that while residential development is not required, where it is proposed, it should be in a mixed-use building. However, the AO also needed to be amended further because it still appears to be requiring development to include residential activities.</p> <p>DSDMIP has reviewed the council's response and amendment to the AO and confirms the change has made the outcome clearer.</p> <p>DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity to the AO</p>

					<p>AO30.1 Where development provides for one or more of the following residential activities, it is in the form of small dwellings only and accommodated in a mixed-use building format:</p> <p>(a) caretaker's accommodation; (b) dual occupancies; (c) dwelling units (e.g. shop top housing); (d) multiple dwellings.</p>			about the desired outcome but does not change the policy outcome. The change does not adversely impact a state interest.
136.	6.4.3 Local Centre Zone	<p>AO35 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; <u>and</u></p> <p>(b) <u>does not include roof top terraces.</u></p>	Drafting/ Planning Circumstan ce	No further changes – Final Version.		Minor drafting change to further clarify the PO and AO. Not a significant change in policy intent or position as this is in the Local Plan Codes.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – while the change adds roof top terraces to the AO, it is consistent with the local plan code and the change adds a further way to achieve the PO. The change does not adversely impact a state interest.
137.	6.4.4 Neighbourhood Centre	<p>AO20 Ground floor buildings provide a minimum 50% <u>transparent glazing</u> to shop fronts to create active building fronts.</p>	Drafting/ Planning	No further changes – Final Version.		Minor drafting change to further clarify the AO. Not a significant change in policy intent or position.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity to the AO about the desired outcome but does not change the policy outcome. The change does not adversely impact a state interest.
138.	6.4.4 Neighbourhood Centre	<p>Basements PO24 Basement design:</p> <p>(a) does not dominate the street or building design; (b) visually integrates with the <u>dwelling building</u>; (c) <u>screened through landscaping</u>; and (d) <u>limits does not present as a storey to the access width to a maximum of 6 metres street.</u></p>	Drafting/ Planning	No further changes – Final Version.		Minor drafting change to further clarify the PO. Not a significant change in policy intent or position.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity to the PO about the desired outcome but does not change the policy outcome. The change does not adversely impact a state interest.
139.	6.4.4 Neighbourhood Centre	<p>PO29 <u>Development where residential development is proposed for in a range of mixed use residential activities buildings with small dwellings accommodated in mixed-use buildings, where such activities are ancillary to and support the predominant business functions of the zone.</u></p>	Drafting/ Planning	<p>No further changes – Final Version.</p> <p>Council response 15/1/2020</p> <p>The intention was not to require every development in the centre to incorporate a residential use as part of a mixed use building, but rather where a residential use was incorporated it was to be part of a mixed use building. That is not a standalone residential development. The tables of development support this by not mandating that other uses need to incorporate a residential use.</p> <p>This is not a significant change as it still enables a development to incorporate a residential use as part of a mixed use building, whilst not mandating that every development must be a mixed use building with residential uses.</p> <p>AO29.1 is reworded as follows</p> <p>AO29.1 Where development provides for one or more of the following residential activities, in the form of small dwellings only and accommodated in a mixed-use building format:</p> <p>(a) caretaker's accommodation; (b) dual occupancies; (c) dwelling units (e.g. shop top housing); (d) multiple dwellings.</p>		Minor drafting change to further clarify the PO and AO. Not a significant change in policy intent or position.	No State Interest implication	DSDMIP requested council review the PO and AO and provide further information/justification about why the change is not considered a significant change. The original PO seemed to require mixed use development to provide residential uses. While the change to the PO clarifies that while residential development is not required, where it is proposed, it should be in a mixed-use building. However, the AO also needed to be amended further because it still appears to be requiring development to include residential activities. DSDMIP has reviewed the council's response and amendment to the AO and confirms the change has made the outcome clearer. DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity to the AO about the desired outcome but does not change the policy outcome. The change does not adversely impact a state interest.
140.	6.4.4 Neighbourhood Centre	<p>AO34 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; <u>and</u></p> <p>(b) <u>does not include roof top terraces.</u></p>	Drafting/ Planning	No further changes – Final Version.		Minor drafting change to further clarify the PO and AO. Not a significant change in policy intent or position as this is in the Local Plan Codes.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – while the change adds roof top terraces to the AO, it is consistent with the local plan code and the change adds a further way to achieve the PO. The change does not adversely impact a state interest.

141.	6.5.1 Low Impact Industry Zone 6.5.12 Medium Impact Industry Zone	Revised overall outcomes in response to Caretakers Accommodation for Low Impact and Medium Industry Zones Significant Changes Version (I) caretaker's accommodation occurs only where directly associated with an industry activity on site and there is a demonstrated operational need for full-time caretaking;	Drafting/ Planning Circumstan ce	Final Version (i) caretaker's accommodation occurs; (ii) occurs only where directly associated with an industry activity on site and there is a demonstrated operational need for full-time caretaking; (iii) 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 (iv) is occupied by direct employees of the principal non-residential use of the premises, and children are only accommodated where their safety, health and well-being is the primary use envisaged in the zone in which the site is located. Council response 15/1/2020 Agree to delete the additional wording in (I) (ii) after the word premises as agree with potential compliance issues. <small>(i) caretaker's accommodation; (ii) occurs only where directly associated with an industry activity on site and there is a demonstrated operational need for full-time caretaking; (iii) 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 (iv) is occupied by direct employees of the principal non-residential use of the premises.</small> The additional overall outcomes provide high level statements that support the provisions in the Zone code in relation to Caretakers accommodation PO7, as well as those relative provisions in the Caretaker's Accommodation, Dwelling Unit and Rural Workers Accommodation code at PO2 and AO2.2, PO4 and AO 4.1.	Draftin g/ Plannin g Circum stance	Revised after Significant change consultation to further clarify the purpose of Caretakers accommodation in line with the POs in the Zone Codes. Minor change	No State Interest implication	DSDMIP requested council provide more information about why this is not a significant change, particularly the part about restricting families and children which could be seen as discriminatory. There are other Acts and standards that apply to industry uses such as Work Place Health and Safety, that aim to prevent safety issues. There are also other measures that could be included in the planning scheme to ensure occupant safety such as locating the caretaker's accommodation close to the street frontage so there is direct access to the street to the accommodation (meaning family members don't need to walk through the site). DSDMIP has reviewed the council's 15/1/2020 response and changes and confirms the changes are acceptable. DSDMIP does not consider that the changes would make the scheme significantly different considering the MGR – the change adds further clarity to the AO about the desired outcome but does not change the policy outcome. The change does not adversely impact a state interest.										
142.	6.5.1 Low Impact Industry Zone	Add provisions for the Gateway West Makers precinct in the Low Impact Industry Zone code: 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.	Submission	No further changes – Final Version.	Submis sion	Included in 2 nd consultation on significant changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.										
143.	6.5.1 Low Impact Industry Zone	Add provisions for the Gateway West Makers precinct in the Low Impact Industry Zone code: • Amend PO1 and AO1 • Add POs and AOs 44 and 45 Significant Changes Version – Further Amended after consultation <table border="1" data-bbox="320 1218 1270 1591"> <tr> <td data-bbox="320 1218 795 1591"> PO1 The Low impact industry zone excluding where located in the Gateway West Makers Precinct, accommodates low impact industries, businesses and supporting ancillary uses. 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Final Version Table 6.5.1.3 Criteria for assessment (part) <table border="1" data-bbox="1424 1218 1929 1591"> <thead> <tr> <th>Performance outcomes</th> <th>Acceptable Outcomes</th> </tr> </thead> <tbody> <tr> <td>All activities</td> <td></td> </tr> <tr> <td>Role and function</td> <td></td> </tr> <tr> <td>PO1 The Low impact industry zone excluding where located in the Gateway West Makers Precinct, accommodates low impact industries, businesses and supporting ancillary uses. 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Council response 15/01/2020 Amend AO44.1 to become a new PO and renumber this section. Would prefer to keep PO45 as it controls the GFA of any new allotments to be small to cater of the small scale tenancies. An alternative option would be to add wording to PO46(c) any complementary	No State Interest implication	DSDMIP suggested council consider amended AO44.1. DSDMIP considers this is written as a PO and is not measurable (i.e. "...should be consistent with and not negatively impact..."). As per previous comments, council also appear to be trying to prevent certain uses in the AO whereas this should be done in the tables of development. DSDMIP also questions the relocation of AO44.2 to make new PO45, as it was a measurable AO. DSDMIP has reviewed council's response of 15/01/2020 and confirms the changes as acceptable. DSDMIP does not consider that the changes would make the scheme significantly different considering schedule 2 of the MGR – the AO1 was essentially the same as the PO1 and did not add extra ways of achieving the PO. Not a policy change. The change does not adversely impact a state interest.
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144.	6.5.1 Low Impact Industry Zone 6.5.2 Medium Impact Industry Zone	<p>Include new caretakers accommodation provisions in PO7 of the Low Impact Industry Zone and PO5 of the Medium Impact Industry Zone</p> <p>Significant Changes Version</p> <p>Low Impact Industry Zone</p> <table border="1"> <thead> <tr> <th>Performance outcomes</th> <th>Acceptable Outcomes</th> </tr> </thead> <tbody> <tr> <td>Caretaker's accommodation PO7 Development for caretaker's accommodation:</td> <td>No acceptable outcomes provided</td> </tr> <tr> <td>(a) is directly associated with and subordinate to the industry activity on site;</td> <td></td> </tr> <tr> <td>(b) demonstrates a demand for 24 hour care of buildings, operations, plant or equipment;</td> <td></td> </tr> <tr> <td>(c) is not separately let for other accommodation activities;</td> <td></td> </tr> <tr> <td>(d) includes no more than one caretaker's accommodation per site;</td> <td></td> </tr> <tr> <td>(e) is on a site with an area of at least 2,000m² or is not</td> <td></td> </tr> <tr> <td>located within 100 metres of any other caretaker's accommodation; and</td> <td></td> </tr> <tr> <td>has a maximum gross floor area of 65m².</td> <td></td> </tr> </tbody> </table> <p>Medium Impact Industry Zone</p>	Performance outcomes	Acceptable Outcomes	Caretaker's accommodation PO7 Development for caretaker's accommodation:	No acceptable outcomes provided	(a) is directly associated with and subordinate to the industry activity on site;		(b) demonstrates a demand for 24 hour care of buildings, operations, plant or equipment;		(c) is not separately let for other accommodation activities;		(d) includes no more than one caretaker's accommodation per site;		(e) is on a site with an area of at least 2,000m ² or is not		located within 100 metres of any other caretaker's accommodation; and		has a maximum gross floor area of 65m ² .		<p>Submission</p> <p>PO7 was amended to remove the reference to being located within 100m of any other caretakers accommodation to reflect the amendments to tables of Development for both Low and Medium Impact Industry Zones and further clarifying the nature of the use of caretakers accommodation.</p> <p>Final Version – Low Impact Industry Zone</p> <table border="1"> <thead> <tr> <th>Caretaker's accommodation</th> <th>PO7</th> </tr> </thead> <tbody> <tr> <td colspan="2">Development for caretaker's accommodation:</td> </tr> <tr> <td>(a)</td> <td>is directly associated with and subordinate to the industry activity on site;</td> </tr> <tr> <td>(b)</td> <td>demonstrates a demand for 24 hour care of buildings, operations, plant or equipment;</td> </tr> <tr> <td>(c)</td> <td>is not separately let for other accommodation activities;</td> </tr> <tr> <td>(d)</td> <td>includes no more than one caretaker's accommodation per site;</td> </tr> <tr> <td>(e)</td> <td>is on a site with an area of at least 2,000m²;</td> </tr> <tr> <td>(f)</td> <td>has a maximum gross floor area of 65m²; and</td> </tr> <tr> <td>(g)</td> <td>is occupied by at least one person who is employed for the primary non-residential use on-site.</td> </tr> </tbody> </table> <p>Final Version – Medium Impact Industry Zone Code</p>	Caretaker's accommodation	PO7	Development for caretaker's accommodation:		(a)	is directly associated with and subordinate to the industry activity on site;	(b)	demonstrates a demand for 24 hour care of buildings, operations, plant or equipment;	(c)	is not separately let for other accommodation activities;	(d)	includes no more than one caretaker's accommodation per site;	(e)	is on a site with an area of at least 2,000m ² ;	(f)	has a maximum gross floor area of 65m ² ; and	(g)	is occupied by at least one person who is employed for the primary non-residential use on-site.	Drafting/ Planning Circumstance	Included in 2nd consultation on significant changes however further amendments were made to reflect changes to the Tables of development by removing the reference to the 100m distance and further clarification of caretakers accommodation. This is a minor change.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different considering schedule 2 of the MGR – removal of the 100m distance requirement improves the practicality of the AO. The change does not adversely impact a state interest.
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145.	6.5.1 Low Impact Industry Zone	<p>Retail sales and Food and drink outlet PO5 Retail sales and food and drink outlets, <u>excluding where a complementary use</u>, are directly related with and ancillary to a bona fide industry activity on site, are small scale and subordinate to the industry activity.</p>	<p>AO5 For any retail sales and food and drink outlets, <u>excluding where a complementary use</u>, the majority of the goods for sale or food or drink prepared and sold incorporates the product or output of the industry use on the site.</p>	Drafting/ Planning Circumstan ce	Final Version – No Further Changes		Included in 2 nd consultation on significant changes		DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.
146.	6.5.1 Low Impact Industry Zone	<p>Revise PO15 and AO 15 to incorporate more details with regard to colours, materials and finishes.</p> <p>Articulation, material and finishes PO15 Buildings are designed and sited to provide visual interest and amenity by—</p> <ul style="list-style-type: none"> (a) providing well-articulated buildings with strong horizontal and vertical design elements to provide interest to the street; (b) using a variety of external building materials for external walls where such walls are visible from the street; (c) providing an interesting and varied site layout and roof design; and (d) articulating the roof with a pitched or skillion that complements the low rise character of the area and surrounding development; and (e) <u>incorporate materials, finishes and colours that complement the natural environment.</u> 	<p>AO15.1 Development provides interest to the street with a well-articulated façade, a mix of external building materials and a varied roof form.</p> <p>AO15.2 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>AO15.3 <u>Buildings are finished in colours of muted environmental tones. Broad expanses of a single colour are avoided with walls broken up by natural tones or by design elements.</u></p> <p><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>	Drafting/ Planning Circumstan ce	Final Version – No Further Changes		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.
147.	6.5.1 Low Impact Industry Zone	AO23.2 provide additional details re setbacks for landscaping.		Drafting/ Planning Circumstan ce	Final Version – No further Changes		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.

		<p>AO23.2 Landscaping is provided along boundaries at the following minimum widths—</p> <p>Road frontages—</p> <p>(a) 6 metres;</p> <p>(b) 10 metres to boundaries that adjoin Walter Hay Drive, Eumundi Noosa Road, Eenie Creek Road and Holts 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>Other boundaries—</p> <p>(a) 6 metres to boundaries that adjoin a residential zone;</p> <p>(b) 10 metres to boundaries that adjoin Walter Hay Drive, Eumundi Noosa Road and Eenie Creek Road;</p> <p>(c) <u>0 metres to any industry zone</u>; and</p> <p>(d) 3 metres to boundaries that adjoin any other zone.</p>										
148.	6.5.1 Low Impact Industry Zone	<p>AO38.1 delete and insert for consistency across zones.</p> <table border="1"> <thead> <tr> <th colspan="2">Environment and Heritage</th> </tr> </thead> <tbody> <tr> <td> <p>PO38 Development:</p> <p>(a) has minimal impact on the natural landform of the site;</p> <p>(b) does not lead to erosion or the transport of sediments off site; and</p> <p>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</p> </td> <td> <p>AO38.1 Cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p>AO38.2 Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p> <p>AO38.3.2 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> </td> </tr> </tbody> </table>	Environment and Heritage		<p>PO38 Development:</p> <p>(a) has minimal impact on the natural landform of the site;</p> <p>(b) does not lead to erosion or the transport of sediments off site; and</p> <p>(c) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.</p>	<p>AO38.1 Cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p>AO38.2 Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p> <p>AO38.3.2 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>	Drafting/ Planning Circumstan ce	Final Version – No further Changes		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.
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149.	6.5.2 Medium Impact Industry Zone	<p>Medium Impact Industry Zone code be amended as follows:</p> <ul style="list-style-type: none"> to include complementary use in the Venture Drive Enterprise precinct to permit an additional 10% complementary use as part of the overall 40% that can be ancillary to the industrial business by amending PO and AO1, PO and AO4, Add PO and AO 36 for Venture Drive Enterprise Precinct- for complementary uses 	Submission	Included new AO36 to ensure Final Version	Draftin g/ Plannin g Circum stance	Included in 2 nd consultation on significant changes however subject to further changes in response to preliminary advice from the Regional office about functionality and questioning the workability of PO36 (now PO37) in relation to “not to be separately titled.” Which has now been deleted and new PO36 included to ensure complementary uses don't have a negative impact on existing industrial land This is a minor change.	No State Interest implication	DSDMIP suggested council review the new and amended AO36, as this is written as a PO and is not measurable (i.e. "...should be consistent with and not negatively impact...") . As per previous comments, council also appear to be trying to prevent certain uses in the AO whereas this should be done in the tables of development. DSDMIP reviewed council's response of 15/1/2020 and confirm the changes are acceptable. DSDMIP does not consider that the changes would make the scheme significantly different considering schedule 2 of the MGR – the AO1 was essentially the same as the PO1 and did not add extra ways of achieving the PO. Not a policy change. The change does not adversely impact a state interest.				

Table 6.5.2.3 BenchmarksCriteria for assessable development including Venture Drive Enterprise Precinct- assessment (part)

Performance outcomes	Acceptable Outcomes
<i>All activities</i>	
Role and function	
<p>PO1 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 office 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> <p>(a) any ancillary retail sales or office use administration component having an individual gross floor area no greater than 30% of the total gross floor area of the site; and</p> <p>(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 60m², whichever is the lesser.</p>	<p>AO1.1 Retail sales, food and drink outlet and office uses are directly associated with, and ancillary to an industry activity on the same site and comprise a combined gross floor area of no more than 40% of the total gross floor area of the site with:</p> <p>(a) any ancillary retail sales or office use component having an individual gross floor area no greater than 30% of the total gross floor area of the site; and</p> <p>(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 60m² whichever is the lesser.</p>

Table 6.5.2.3 Criteria for assessment . (part)

Performance outcomes	Acceptable Outcomes
<i>Additional provisions for the venture Drive Enterprise Precinct</i>	
<p>PO36 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> <p>(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</p> <p>(b) any ancillary food and drink outlet component having an individual gross floor area no greater than 30% of the total gross floor area of the site or 60m² whichever is the lesser; and</p> <p>(c) any complementary use has a gross floor area of no greater than 10% of the total gross floor area of the site or 30m² whichever is the lesser and is not to be separately titled.</p>	<p>AO36 Retail sales, office and food and drink outlets are small scale, ancillary or complementary and subordinate to the industry activity on site. Ancillary or complementary uses comprise a combined gross floor area of no more than 40% of the total gross floor area of the site with:</p> <p>(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</p> <p>(b) any ancillary food and drink outlet component having an individual gross floor area no greater than 30% of the total gross floor area of the site or 60m² whichever is the lesser; and</p> <p>(c) any complementary use has a gross floor area of no greater than 10% of the total gross floor area of the site or 30m² whichever is the lesser and is not to be separately titled.</p>

<p>PO36 Development is for industry and other small scale compatible uses to encourage opportunities for co-location including creative industries and small scale enterprise.</p>	<p>AO36 Development should impact on the industry uses listed as Medium Industry thresholds.</p>
<p>PO37 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> <p>(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</p> <p>(b) any ancillary food and drink outlet component having an individual gross floor area no greater than 30% of the total gross floor area of the site or 60m² whichever is the lesser; and</p> <p>(c) any complementary use has a gross floor area of no greater than 10% of the total gross floor area of the site or 30m² whichever is the lesser.</p>	<p>No acceptable outcome</p>

Council response 15/1/2020

AO36 has been made a new PO and remaining POs in this section renumbered.

Additional provisions for the Venture Drive Enterprise Precinct
<p>PO36 Development is for industry and other small scale compatible uses to encourage opportunities for co-location including creative industries and small scale enterprise.</p>
<p>PO37 Development should be consistent with and not negatively impact on the industrial nature of the area including those uses listed as Medium Impact industry in Table SC1.1.2 - Industry thresholds.</p>
<p>PO38 The Venture Drive Enterprise precinct accommodates medium impact industries, businesses and supporting ancillary and small complementary uses. For ancillary and complementary uses the gross floor area of any food and drink outlet, retail or administration component does not exceed a combined gross floor area of no more than 40% of the total gross floor area of the site with:</p> <p>(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</p> <p>(b) any ancillary food and drink outlet component having an individual gross floor area no greater than 30% of the total gross floor area of the site or 60m² whichever is the lesser; and</p> <p>(c) any complementary use has a gross floor area of no greater than 10% of the total gross floor area of the site or 30m² whichever is the lesser.</p>

150.	6.5.2 Medium Impact Industry Zone	Amended PO4 for consistency with addition of complementary use.	Submission	<p>Replaced business with use</p> <p>Final Version</p> <p>Food and drink outlet PO4 Any food and drink outlet excluding where a complementary use, is—</p> <p>(a) directly related and ancillary to a bonafide industry use on site; and</p> <p>(b) small scale and subordinate to the industry use on-site.</p>	<p>Drafting/ Planning Circumstance</p>	<p>Included in 2nd consultation on significant changes.</p> <p>Subject to further changes with a drafting change for consistency in wording. Minor Change.</p>	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different considering schedule 2 of the MGR – change is for consistency across the scheme and is not a policy change.
151.	6.5.2 Medium Impact Industry Zone	Original Version	Submission	<p>Amended to incorporate additional criteria to help clarify the intent of the PO.</p> <p>Final Version</p>	<p>Drafting/ Planning Circumstance</p>	<p>Included in 2nd consultation on significant changes.</p> <p>Subject to further changes as included an additional PO to help clarify the intent</p>	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different considering schedule 2 of the MGR – removal of the 100m distance requirement improves the practicality of the AO.</p> <p>The change does not adversely impact a state interest.</p>

		<p>Caretaker's accommodation PO5 Development for caretaker's accommodation:</p> <p>(a) is directly associated with and subordinate to the industry activity on site;</p> <p>(b) demonstrates a demand for 24 hour care of buildings, operations, plant or equipment;</p> <p>(c) is not separately let for other accommodation activities;</p> <p>(d) includes no more than one caretaker's accommodation per site;</p> <p>(e) <u>is on a site with an area of at least 2,000m²; or is not located within 100 metres of any other caretaker's accommodation;</u> and</p> <p>(f) has a maximum gross floor area of 65m².</p>		<p>Caretaker's accommodation PO5 Development for caretaker's accommodation:</p> <p>(a) is directly associated with and subordinate to industry activity on site;</p> <p>(b) demonstrates a demand for 24 hour care of buildings, operations, plant or equipment;</p> <p>(c) is not separately let for other accommodation activities;</p> <p>(d) includes no more than one caretaker's accommodation per site; and</p> <p>(e) <u>is on a site with an area of at least 2,000m²;</u></p> <p>(f) has a maximum gross floor area of 65m²;</p> <p>(g) <u>is occupied by at least one person who is engaged in the primary non-residential use on-site.</u></p>	of caretakers accommodation.					
152.	6.5.2 Medium Impact Industry Zone	<p>Revise PO7 for office uses</p> <table border="1"> <tr> <td> <p>PO7 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> </td> <td> <p>AO7 Office uses are trade-related, do not exceed 400m² <u>15%</u> of gross floor area of <u>development</u> and support the industry activity on site.</p> </td> </tr> </table>	<p>PO7 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>AO7 Office uses are trade-related, do not exceed 400m² <u>15%</u> of gross floor area of <u>development</u> and support the industry activity on site.</p>	Drafting/ Planning Circumstance	No further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.
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153.	6.5.2 Medium Impact Industry Zone	<p>Revise PO11 and AO 11 to incorporate more details with regard to colours, materials and finishes.</p> <table border="1"> <tr> <td> <p>Articulation, materials and finishes PO11 Buildings are designed and sited to provide visual interest and amenity by—</p> <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; <u>and</u></p> <p>(e) <u>incorporate materials, finishes and colours that complement the natural environment.</u></p> </td> <td> <p>AO11.1 Development provides interest to the street with a well-articulated facade, a mix of external building materials and a varied roof form.</p> <p>AO11.2 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>AO11.3 <u>Buildings are finished in colours of muted environmental tones. Broad expanses of a single colour are avoided with walls broken up by natural tones or by design elements.</u></p> <p><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> </td> </tr> </table>	<p>Articulation, materials and finishes PO11 Buildings are designed and sited to provide visual interest and amenity by—</p> <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; <u>and</u></p> <p>(e) <u>incorporate materials, finishes and colours that complement the natural environment.</u></p>	<p>AO11.1 Development provides interest to the street with a well-articulated facade, a mix of external building materials and a varied roof form.</p> <p>AO11.2 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>AO11.3 <u>Buildings are finished in colours of muted environmental tones. Broad expanses of a single colour are avoided with walls broken up by natural tones or by design elements.</u></p> <p><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>	Drafting/ Planning Circumstance	No further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.
<p>Articulation, materials and finishes PO11 Buildings are designed and sited to provide visual interest and amenity by—</p> <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; <u>and</u></p> <p>(e) <u>incorporate materials, finishes and colours that complement the natural environment.</u></p>	<p>AO11.1 Development provides interest to the street with a well-articulated facade, a mix of external building materials and a varied roof form.</p> <p>AO11.2 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>AO11.3 <u>Buildings are finished in colours of muted environmental tones. Broad expanses of a single colour are avoided with walls broken up by natural tones or by design elements.</u></p> <p><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>									
154.	6.5.2 Medium Impact Industry Zone	<p>AO15.2 provide additional details re setbacks for landscaping.</p> <p>PO15.2 Landscaping is provided along boundaries at the following minimum widths—</p> <p>Road frontages —</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>Other boundaries—</p> <p>(a) 6 metres to boundaries that adjoin a residential zone,</p> <p>(b) <u>0 metres to any industry zone, and</u></p> <p>(c) 3 metres to boundaries that adjoin any other zone.</p>	Drafting/ Planning Circumstance	No further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.		

155.	6.5.2 Medium Impact Industry Zone	AO30.1 delete and insert for consistency across zones. AO30.1 Out-of-fill is less than 1.5 metres in depth relative to the ground level. AO30.2 Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties. AO30.3.2 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 Heritage and Character Area Overlay Maps in schedule 2.</i>	Drafting/ Planning Circumstan ce	No further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.
156.	6.6.1 Recreation and Open Space Zone	Include additional sentence to overall outcome at (v) (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. <u>It also include a portion of land to the north of Walter Hay Drive which allows for larger sport and recreation uses as well as community uses.</u>	Drafting/ Planning Circumstan ce	No further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest. It is noted that according to the 2019 Land Supply and Monitoring report prepared by DSDMIP, Noosa is on track to meet its dwelling supply and housing diversity targets so including this parcel in the Recreation and open space zone (from High density residential precinct – Major center zone) will not affect Noosa's targets.
157.	6.6.1 Recreation and Open Space Zone	Insert Figures 6.6.1.4 and 6.6.1.5 (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 <u>Figure 6.6.1.4-1-6 and Figure 6-4.6.1-7.5.</u>	Drafting/ Planning Circumstan ce	No further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.
158.	6.6.1 Recreation and Open Space Zone	Amend AO8 to allow for existing or new Food and Drink outlets to be 150m2 AO8.4 Food and drink outlets within <u>an existing</u> sporting club or community use, including indoor and outdoor dining space, does not exceed a gross floor area of 150m ² .	Drafting/ Planning Circumstan ce	No further Changes – Final Version		Minor drafting change to further clarify provisions as there should be no reason why a new sporting club should not be treated the same as an existing one.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different considering schedule 2 of the MGR – the change means the GFA limit will apply to all (new and existing) food and drink outlets. This is not a policy change or a change to levels of assessment. The change does not adversely impact a state interest.
159.	6.6.1 Recreation and Open Space Zone	Amend AO9, AO16.1, AO17.1 to provide further clarity with zone change of lot 3 SP246584. AO9 Function facilities do not exceed 300m ² of gross floor area <u>excluding where located on the portion of Lot 3 SP246584 to the north of Walter Hay Drive.</u>	Drafting/ Planning Circumstan ce	No further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.

		<p>AO16.1 Site cover does not exceed:</p> <p>(a) <u>45% for the portion of Lot 3 SP 246584 north of Walter Hay Drive, Noosaville, or</u></p> <p>(b) <u>otherwise 10%.</u></p> <p>AO17.1 Buildings or roofed structures do not generally exceed a gross floor area of:</p> <p>(a) <u>1000m² for the portion of Lot 3 SP246584 to the north of Walter Hay Drive, Noosaville, or</u></p> <p>(b) <u>otherwise 100m² but for excluding major sporting clubs, clubhouse facilities which do not exceed 800m²</u></p>						
160.	6.6.1 Recreation and Open Space Zone	<p>Include AO18.3 regarding setbacks to Noosa River</p> <p>AO18.3 <u>Buildings and structures on premises with frontage to the Noosa River system are set back not less than 10 metres from mean high water spring as shown in Figure AP3-15A.</u></p>	Drafting/ Planning Circumstan ce	No further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.
161.	6.6.1 Recreation and Open Space Zone	<p>AO38.1 amended for consistency across zones.</p> <p>AO38.1 Cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p>AO38.2 Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p>	Drafting/ Planning Circumstan ce	No further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.
162.	6.6.1 Recreation and Open Space Zone	Included Figures 6.6.1.4 Noosa Junction Key Plan and Figure 6.6.1.5 Noosa Junction Sketch Section	Drafting/ Planning Circumstan ce	No further Changes – Final Version		Included in 2 nd consultation for Significant Changes	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation. The change does not adversely impact a state interest.
163.	7.7.1 Environmental Management and Conservation Zone	<p>AO19.1 For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p>AO19.2 Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p>	Drafting/ Planning Circumstan ce	No further Changes – Final Version		Minor change for consistent drafting throughout the zone codes in the scheme.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different considering Schedule 2 of the MGR - the minor change is for consistency throughout the scheme. The change does not adversely impact a state interest.
164.	6.8.1 Community Facilities Zone	Amended PO6 in relation to the Noosa Business Centre to further clarify the intentions of the sub-regional transit facility.	Drafting/ Planning Circumstan ce	No further Changes – Final Version		Minor changes to further clarify provisions to ensure the transit hub id provided in accordance with the overall strategic outcomes for the Noosa Business Centre,	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different considering Schedule 2 of the MGR - the change is for clarity to ensure the transit facility is provided for on a separate lot. Not a policy change as a transit hub at this location was contemplated in the first round of consultation. The change does not adversely impact a state interest.

		<p>Noosa Business Centre PO6 The first stage of development at the Noosa Business Centre Village mixed use precinct, High density residential precinct or the Business park precinct (where immediately adjoining either the Village mixed use precinct or the High density residential precinct) incorporates provision for a sub-regional transit facility, <u>on a separate unencumbered lot</u> with a minimum area of 5,000m².</p>						
165.	6.8.1 Community Facilities Zone	<p>AO19.4 Buildings and structures with frontage to the Noosa River system are set back not less than 10 metres from the mean high water mark <u>as shown in Figure AP3-15A</u>.</p>	Drafting/ Planning Circumstance			Minor change to further clarify the AO by referring to a Figure.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different considering Schedule 2 of the MGR - the change is for clarity to ensure the transit facility is provided for on a separate lot. Not a policy change as a transit hub at this location was contemplated in the first round of consultation. The change does not adversely impact a state interest.
166.	6.8.1 Community Facilities Zone		Drafting/ Planning Circumstance	Added new PO43 in response to zone change which was part of the Significant Changes Consultation in relation to access for the new sites. PO43 <u>Vehicle access to Carramar Noosa Care is to be via Cooroy-Noosa Road only with no vehicular access off Carramar Street, Tewantin.</u>	Submission	Minor change in response to a submission concerned about access to the newly zoned sites which were included in the Significant Changes Consultation.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different considering Schedule 2 of the MGR - the change is clarifying where the council prefers access to a higher order road, not through local residential streets, and is in response to submissions. The change does not adversely impact a state interest as Cooroy-Noosa Road is no longer a state-controlled road at this location.
167.	6.8.1 Community Facilities Zone	<p>Amended AO49.1 to reflect consistency between all zone codes.</p> <p>AO48.1 For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p>AO48.2 Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p>	Drafting/ Planning Circumstance	No further Changes - Final Version		Minor drafting changes for consistency across zone codes.	No State Interest implication	DSDMIP does not consider that the changes would make the scheme significantly different considering Schedule 2 of the MGR - the minor change is for consistency throughout the scheme. The change does not adversely impact a state interest.
168.	6.8.2 Innovation Zone	<p>Amended the Innovation Zone Overall Outcomes to provide further clarity in terms of types of land use and design outcomes, and delete some repetition</p> <p>(2) The overall outcomes sought for the Innovation zone are as follows:</p> <p>(a) <u>Uses are facilitated</u> that promote knowledge creation, education and entrepreneurial activity <u>in that industry diversify our economy such as</u> science and technology, research and development and other innovative activities.</p> <p>(b) <u>Development includes advanced manufacturing technologies, servicing or research and analysis related to industries which are facilitated identified as priority sectors in the Noosa Local Economic Plan to enhance the local and regional economy.</u></p> <p>(c) <u>Retaining development capacity for innovative uses into the future.</u></p> <p>(d) Development promotes public transport use, walking and cycling.</p> <p>(e) Development responds to land constraints including topography, bushfire and flooding.</p> <p>(f) The Development scale, character and built form of development contributes to displays a high standard of amenity.</p> <p>(g) Development displays in a high quality terms of built form, <u>scale, character and landscaped landscape</u> design.</p>	Drafting/ Planning Circumstance	Council response 15/1/2020 The proposed amendments are to provide further clarity in regard to development outcomes for this zone and provide more detailed direction for development in relation to the purpose of the zone. They do not significantly change the types of uses that are considered consistent development in this zone and therefore are not considered significantly different to the previous version. For example any proposed development would need to satisfy the purpose and outcomes of the zone. The amended provisions provide greater clarity as to what would be considered consistent with the purpose of the zone being: <p>a) identify land suitable for new and emerging uses and activities to provide opportunities for innovation and creativity; and</p> <p>b) facilitate new and emerging uses and activities that cannot readily be provided for in other parts of the local government area; and</p> <p>provide for uses and activities that promote knowledge creation and entrepreneurship in industry, research and development, science and technology.</p>		Minor Changes to further clarify the overall outcomes for the zone. It has not changed the overall policy intent that was originally proposed.	No State Interest implication	DSDMIP notes the Innovation Zone code was not included in second round consultation, however there are a number of changes to the code including the addition of new AOs, deletion of AOs and rewriting of POs/AOs. DSDMIP requested explanation about why the code as a whole is not considered to be significantly different, and whether any landowners would be affected to the extent they would want to comment on the changed requirements. DSDMIP has reviewed the council's 15/1/2020 response and also had further discussions with the council officers to clarify the changes. Council advised the Tables of assessments haven't changed and the zone only applies to 9 lots (one in the NBC and the others in Peregian). DSDMIP does not consider that the changes would make the scheme significantly different considering Schedule 2 of the MGR - the changes are for clarity and do not change the consistent uses. The change does not adversely impact a state interest

169.	6.8.2 Innovation Zone	<p>Amended PO/AO1 in response to the above to provide greater clarity regarding the outcomes for the zone. Rewording of PO2 for clarification.</p> <table border="1" data-bbox="311 157 1270 592"> <thead> <tr> <th colspan="2">Role and function</th> </tr> </thead> <tbody> <tr> <td data-bbox="311 195 789 512"> <p>PO1 Development provides for a range of innovative, creative and knowledge based industries and business activities, including that knowledge diversify, create our economy and offers locally based employment opportunities.</p> <p>Editor's Note: examples of suitable industries above include:</p> <ul style="list-style-type: none"> • additive manufacturing (3D printing) • robotics and automation • advanced materials • artificial intelligence and machine learning • nanotechnologies • biotechnologies </td> <td data-bbox="789 195 1270 512"> <p>AO1 No Development acceptable is outcome aligned provided with and ensures employment opportunities are offered in one or more the following priority sectors:</p> <ul style="list-style-type: none"> (a) digital economy; (b) creative industries; (c) knowledge industries; (d) science, research and technology; (e) environmental industries; and (f) education and training. </td> </tr> <tr> <td data-bbox="311 512 789 592"> <p>PO2 The business use or activity is of a scale and intensity that is consistent compatible with existing development nearby.</p> </td> <td data-bbox="789 512 1270 592"> <p>No acceptable outcome provided</p> </td> </tr> </tbody> </table>	Role and function		<p>PO1 Development provides for a range of innovative, creative and knowledge based industries and business activities, including that knowledge diversify, create our economy and offers locally based employment opportunities.</p> <p>Editor's Note: examples of suitable industries above include:</p> <ul style="list-style-type: none"> • additive manufacturing (3D printing) • robotics and automation • advanced materials • artificial intelligence and machine learning • nanotechnologies • biotechnologies 	<p>AO1 No Development acceptable is outcome aligned provided with and ensures employment opportunities are offered in one or more the following priority sectors:</p> <ul style="list-style-type: none"> (a) digital economy; (b) creative industries; (c) knowledge industries; (d) science, research and technology; (e) environmental industries; and (f) education and training. 	<p>PO2 The business use or activity is of a scale and intensity that is consistent compatible with existing development nearby.</p>	<p>No acceptable outcome provided</p>	Drafting/ Planning Circumstan ce	Refer above		Minor Changes to further clarify the overall outcomes for the zone. It has not changed the overall policy intent that was originally proposed.	No State Interest implication	<p>Further to the discussion in row 169 above, DSDMIP does not consider that the changes would make the scheme significantly different considering Schedule 2 of the MGR - the changes are for clarity and do not change the consistent uses.</p> <p>The change does not adversely impact a state interest.</p>
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<p>PO2 The business use or activity is of a scale and intensity that is consistent compatible with existing development nearby.</p>	<p>No acceptable outcome provided</p>													
170.	6.8.2 Innovation Zone	<p>Amended AO12 in response to the above to provide greater clarity regarding the performance outcomes for the zone.</p> <p>AO12.1 The Buildings building incorporates incorporate horizontal and vertical articulation.</p> <p>AO12.2 Elevations such that are no-unbroken elevation is longer than 15 metres without a change-in-plane articulation of at least 0.75 metres.</p> <p>AO12.2 Buildings incorporate and architectural present features changes such in a textures windows, and awnings, balconies or slating materials to break up the building facade facades.</p> <p>AO12.3 Buildings Frontages address and overlook the to public realm streets or semi-public spaces are articulated with vertical elements to emphasise a finer-grained building frontage.</p> <p>AO12.4 Buildings incorporate:</p> <ul style="list-style-type: none"> (a) variations in plan shape, such as steps, recesses, projections or splays; (b) variations in the vertical profile, with steps or slopes at different level; (c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a variety facade treatment at a finer scale than the overall building structure; (d) balconies, verandahs or terraces; and (e) planting, particularly on terraces, and low-level roof decks or incorporate other landscape elements such as green walls. <p>AO12.5 For multi-site developments buildings maintain the appearance of materials smaller buildings or varied frontages and textures reflect to the their fine exterior grained character of the existing built form.</p>	Drafting/ Planning Circumstan ce	Refer above		Minor Changes to further clarify the overall outcomes for the zone. It has not changed the overall policy intent that was originally proposed but provided further clarity around building design.	No State Interest implication	<p>Further to the discussion in row 169 above, DSDMIP does not consider that the changes would make the scheme significantly different considering Schedule 2 of the MGR - the changes are for clarity and do not change the consistent uses.</p> <p>The change does not adversely impact a state interest.</p>						
171.	6.8.2 Innovation Zone	<p>Amended PO14 to allow for more commercial outcome for basement design to be consistent with changes that were made in the Major Centre Zone code.</p> <table border="1" data-bbox="311 1732 1270 1806"> <thead> <tr> <th colspan="2">Basements</th> </tr> </thead> <tbody> <tr> <td data-bbox="311 1764 789 1806"> <p>PO14 Basement design:</p> </td> <td data-bbox="789 1764 1270 1806"> <p>AO14 Basements are:</p> </td> </tr> </tbody> </table>	Basements		<p>PO14 Basement design:</p>	<p>AO14 Basements are:</p>	Drafting/ Planning Circumstan ce			Minor Changes to further clarify the requirements for basements considering it is a more commercial zone and not a residential zone. It has not changed the overall policy intent	No State Interest implication	<p>DSDMIP note the explanation council has provided about commercial versus residential does not clearly explain why the change is not significant.</p> <p>DSDMIP reviewed council's response of 15/1/2020 and confirm the changes only confirm compliance with the Australian Standards and clarify the built form requirements, so this is not a significant change</p>		
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<p>PO14 Basement design:</p>	<p>AO14 Basements are:</p>													

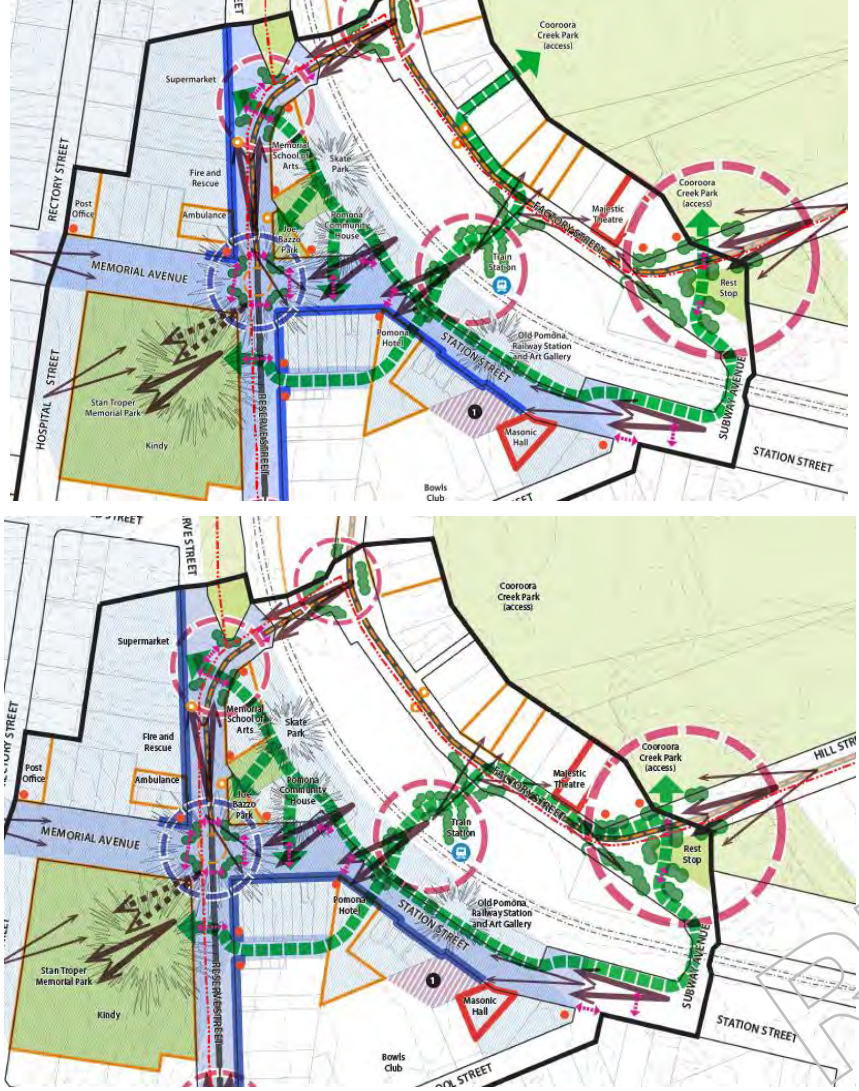
		<p>(a) does not dominate the street or building design;</p> <p>(b) visually integrates with the building; and</p> <p>(c) limits is screened through landscaping; and</p> <p>(d) does not present as a storey to the access width to a maximum of 6 metres street.</p>	<p>(a) limited to one access a maximum of width 6 compliant metres with wide the relevant Australian Standards; and</p> <p>(b) do not encroach into building setback areas.</p> <p>Editor's note—refer to figure 6.9.2.</p>			<p>that was originally proposed.</p> <p>Council response 15/1/2020</p> <p>This is not a significant change as any commercial development would be required to comply with the relevant Australian standard for access.</p>		<p>DSDMIP does not consider that the changes would make the scheme significantly different considering Schedule 2 of the MGR - the changes are for clarity.</p> <p>The change does not adversely impact a state interest.</p>
172.	6.8.2 Innovation Zone	<p>Amended PO17 to further clarify the requirement for development near residential zones.</p> <p>Safety and amenity</p> <p>PO17 Where adjoining <u>or adjacent to</u> land in a residential zone development ensures that the siting, design and hours of operation do not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises.</p>	Drafting/ Planning Circumstance			<p>Minor Changes to further clarify provisions. This zone is only in two locations in the Shire and the site at Peregrin Beach adjoins and is adjacent to Residential Zones.</p>		<p>DSDMIP does not consider that the changes would make the scheme significantly different considering Schedule 2 of the MGR - the minor change is for clarity.</p> <p>The change does not adversely impact a state interest.</p>
173.	6.8.2 Innovation Zone	<p>Amend PO/A26 for consistency in drafting across zones.</p> <p>PO26 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>AO26.1 For landscape amenity reasons, cut or fill is less than 1.5 metres in depth relative to the ground level.</p> <p>AO26.2 Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties.</p> <p>AO26.3 Where there is a nominated building envelope on the lot, clearing of native vegetation and building works do not extend beyond the building envelope, except for the purposes of a driveway access.</p> <p>AO26.4 Development on a site adjoining a heritage site respects the cultural heritage significance of the site by mitigating any adverse impacts on the setting or integrity of the heritage.</p> <p>Editor's Note—Heritage sites are identified on the Heritage and Character Areas overlay maps in schedule 2.</p>	Drafting/ Planning Circumstance			<p>Minor Changes to further clarify provisions or remove those that aren't necessary eg the references to heritage sites.</p>	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different considering Schedule 2 of the MGR - the changes are for clarity and reflect the fact there are no heritage sites adjoining this zone.</p> <p>The change does not adversely impact a state interest.</p>
174.	6.8.3.1 Rural Zone Code	<p>Include additional overall outcome (j) for short term accommodation amendments.</p> <p>(j) <u>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.</u></p>	Submission			<p>Included in 2nd consultation for Significant Changes</p>	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation.</p> <p>The change does not adversely impact a state interest.</p>
175.	6.8.3.1 Rural Zone Code	<p>Amend PO4 to incorporate outcomes for visitor accommodation.</p> <p>PO4 Visitor accommodation:</p> <p>(a) is at a <u>small scale and low</u> density that protects the environmental and rural values of the land;</p> <p>(b) is compatible with rural activities and nature conservation; and</p> <p>(c) does not detract from the rural amenity of adjoining properties.</p>	Submission			<p>Included in 2nd consultation for Significant Changes</p>	No State Interest implication	<p>DSDMIP does not consider that the changes would make the scheme significantly different as the changes were included in the 2nd round of consultation.</p> <p>The change does not adversely impact a state interest.</p>
176.	6.8.4 Rural Residential Zone	Original Version	Submission	<p>That throughout the New Noosa Plan references to "steep land" and the associated definition be removed and replaced with either "sloping sites" or "steep slopes" as appropriate and be reworded to further clarify.</p>		<p>Amended after 2nd consultation for Significant Changes Minor Changes to</p>	Yes - This was to ensure consistency with the QDC. The provisions have been preliminary	<p>DSDMIP noted that the new AO11.1 was difficult to read and required reworking. DSDMIP reviewed council's 14/1/2020 response and is satisfied the AO is now more clearly worded.</p>

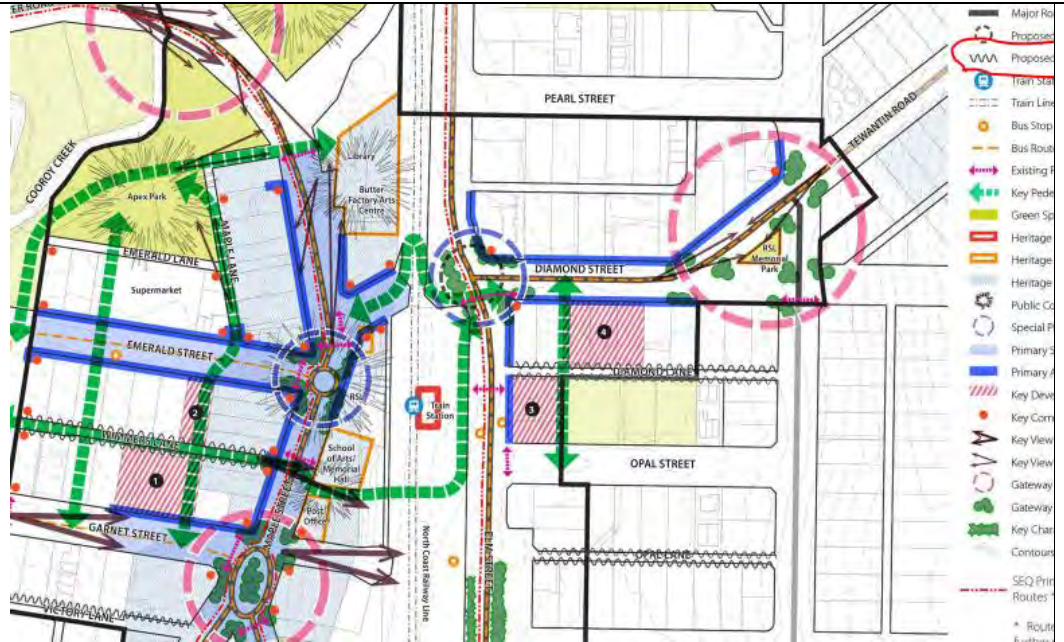
		<p>AO11.1 Buildings, structures and associated accessways are not constructed on land with a slope greater than 25%.</p> <p>AO11.2 Where slope gradients exceed 15%, split-level buildings or suspended floors are used to minimise building bulk and benching of the site as shown in Figure 6.9.1A and Figure 6.9.1B</p> <p>AO11.3 Cut or fill is less than 1.5 metres in depth relative to natural ground level</p> <p>AO11.4 For properties located on ridgelines or where slope gradients exceed 15%;</p> <p>(a) roof lines are generally parallel with contours of the land;</p> <p>(b) roofs do not exceed a pitch of 15 degrees; and</p> <p>(c) buildings do not protrude above the height of the prevailing vegetation.</p> <p><i>Editor's Note- refer to Figure AP3-3B.</i></p> <p>AO11.5 For properties located on ridgelines or where slope gradients exceed 15%, external building materials are lightweight (such as timber or board, stainless steel, glass, and corrugated iron) and non-reflective with large expanses of solid colours avoided.</p> <p><i>Editor's Note— On visually prominent hill slopes or ridgelines 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.</i></p>		<p>Final Version. Council response 14/1/2020</p> <p>AO11.1 reworded to read as below</p> <p>AO11.1 To protect scenic amenity and other landscape qualities:</p> <p>(a) buildings or structures are not constructed on land with a slope greater than 33%; and</p> <p>(b) buildings or structures are only constructed on steep slopes if:</p> <p>(i) there are no other suitable building sites on the property; and</p> <p>(ii) construction utilises suspended floors or pole footings rather than slab on ground construction.</p> <p>AO11.1 Buildings, To structures protect scenic amenity and associated other accessways landscape qualities and structures are not constructed on land with than 25 33% and on steep slopes are only cons</p> <p>(a) there are no other suitable building sites and</p> <p>(b) using suspended or pole construction te</p> <p>AO11.2 Where On slopes sloping gradients exceed 15% buildings sites or suspended on floors ridgelines uppermost edge of a hill slope:</p> <p>(a) roof lines are used generally to parallel m building bulk and benching contours of the</p> <p>(b) roofs as do shown not exceed a pitch of 1:</p> <p>(c) buildings do not protrude above the height vegetation; and</p> <p>(d) undercroft areas exceeding 1.5 metres in screened with landscaping or battens.</p> <p><i>Editor's note—refer to Figure 6.9.1A and Figure 6.9.1B and Figure AP3-3B.</i></p> <p>AO11.3 Cut On sloping sites:</p> <p>(a) cut or fill is less than 1.5 metres in depth natural ground level;- and</p> <p>(b) slab on ground construction is avoided a buildings with small floorplates are used alternative. Post and beam construction o pole construction techniques may be app</p>		<p>further clarify provisions</p>	<p>reviewed by Regional Office</p>	<p>The remainder of the AOs are considered minor changes and do not impact a policy intent for development on sloping sites.</p> <p>DSDMIP does not consider that the changes would make the scheme significantly different considering Schedule 2 of the MGR - the changes are for clarity.</p> <p>The change does not adversely impact a state interest.</p>
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				<p>AO11.4 For On properties sloping located sites or on ridgelin whereat the uppermost edge of a hill slope, gradient 15%-buildings:</p> <p>(a) roof lines are generally constructed parallel in contours of the land;</p> <p>(b) roofs do not exceed a pitch of 15 degrees; an</p> <p>(c) buildings do not protrude above the height of prevailing vegetation.</p> <p>Editor's Note refer to Figure AP3-3B.</p> <p>AO11.5 For properties located on ridgelines or where slope exceed 15%, external building lightweight materials lightweight (such such as timber or board, stainless glass, and corrugated iron); are finished with exterior colours of moderate to da of olive green, brown, green, blue, charcoal or wood blend with the colour and non-reflective hues of with surrounding vegetation and landscape; avoid large expanses of solid colours avoided.</p> <p>Editor's Note On visually prominent hill slopes or ridgelines reflective buildings should be predomina in colours and materials that blend well with the col hues of the surrounding vegetation and landscape causing glare or reflection surfaces. Broad expanses colour are less desirable and where possible shou up by other colours or design elements. Shades in blue, green and yellow-green side of the spectrum, greys or browns, should be appropriate with whites colours restricted to trimmings.</p>			
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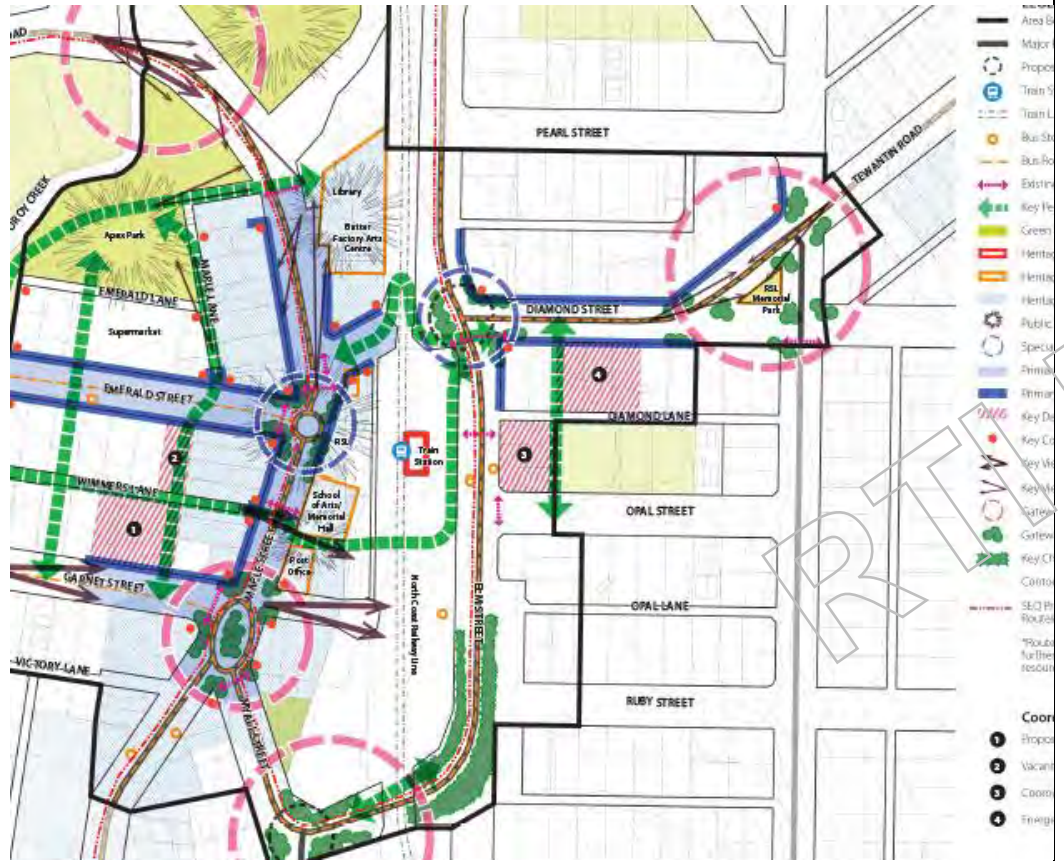
Part 7 – Local Plan Codes

177.	All local plan codes Section 7.2	<p>That further wording to provide clarity to key development sites be included in all Local Plan Codes.</p> <p>Added an additional AO to Character Provisions.</p> <ul style="list-style-type: none"> 7.2 Local Plan Codes <ul style="list-style-type: none"> 7.2.1 Hinterland Villages Local Plan Code 7.2.2 Cooroy Local Plan Code 7.2.3 Tewantin Local Plan Code 7.2.4 Noosaville Local Plan Code 7.2.5 Noosa Heads Local Plan Code 7.2.6 Coastal Communities Local Plan Code <p>Example Below:</p> <p>AO3.3 Key Development Sites where identified on Figure 7.2.1.4 (Pomona Framework and Character Plan) are to be developed with a high standard of architectural design and amenity consistent with the preferred character of the area as they are at key locations and gateways to centres and will significantly contribute to the overall look and feel and streetscape character of the area.</p>	Submission	<p>Council response 13/1/2020</p> <p>Within Part 7 Local Plans the same change has now been made to assessment criteria where key development sites are referenced.</p> <p>In table 7.2.1.3 Hinterland Villages</p> <p>AO3.3 Development on Key Development Sites identified on Figure 7.2.1.4 (Pomona Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p> <p>In table 7.2.2.3 Cooroy</p> <p>AO3.3 Development on Key Development Sites identified on Figure 7.2.2.4 (Cooroy Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p> <p>In table 7.2.3.3 Tewantin</p> <p>AO3.3 Development on Key Development Sites identified on Figure 7.2.3.4 (Tewantin Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p> <p>In table 7.2.4.3 Noosaville</p> <p>AO3.3 Development on Key Development Sites identified on Figure 7.2.4.4 (Noosaville Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p> <p>In table 7.2.5.3 Noosa Heads</p>	Minor Changes to further clarify provisions	No State Interest implication	<p>This change is adding clarity to the local plan codes for character, and is not a significant change. There is no impact on a state interest.</p> <p>DSDMIP notes though, that the wording could be improved – the sentence is very long with multiple parts, and not necessarily measurable. DSDMIP questions whether this new provision is contributing to a clear and articulate document.</p> <p>DSDMIP has reviewed the council's proposed wording change and accepts this in providing a clear and articulate document.</p>
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				<p>AO3.3 Development on Key Development Sites identified on Figure 7.2.5.4 (Noosa Junction Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p> <p>In table 7.2.6.3 Coastal Communities</p> <p>AO3.3 Development on Key Development Sites identified on Figure 7.2.2.4 (Peregian Beach Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p>								
178.	Section 7.2.1 Hinterland Villages	<p>Amend figure 7.2.1.4 Pomona Framework and Character Plan so that the pedestrian/cycle link runs south along Factory St and link to main entrance of Cooroora Creek Park.</p>  <p>Amend Overall Outcomes for Boreen Point to acknowledge the importance of the recreational values of the lake.</p> <p>For development in Boreen Point:</p> <p>(i) Boreen Point remains a small, secluded, lakeside village with a casual and leisurely atmosphere and focus focused on water activities which attracts visitors and tourists to the area in holiday periods. As well as being home to a community that appreciates the lifestyle it affords it serves as a popular visitor destination and a</p>	Submission	<p>Minor Change to further define and respond to local character.</p> <p>No State Interest implication</p> <p>The change adds pedestrian link into Cooroora Creek Park. This change is in response to a submission and responds to the local character.</p> <p>This change does not change levels of assessment or category of development, but is a policy change for the shown pedestrian link to be considered during development assessment. However, DSDMIP does not consider the change to be a significant change, as the change was in response to a submission and does not affect a significant proportion of the planning scheme area.</p>								
179.	Section 7.2.2 Cooroy	<p>Figure 7.2.2.4 Cooroy Framework and Character Plan to remove reference to laneways corresponding with an amendment to PO16 and PO17 and corresponding AOs to further clarify and make consistent councils position on treatment of laneways in Cooroy. Laneways regardless of their location are subject to the same requirements. Requirements were still required in the original version however the provisions were not clear.</p> <p>Original consultation Version</p>	Drafting/ Planning Circumstan ce	<p>Council response 13/1/2020</p> <p>Within Table 7.2.2.3, PO17 now reads as follows:</p> <table border="1" data-bbox="1424 1711 1929 1827"> <tr> <td>PO17 Development facilitates the widening and upgrading of laneways in the Cooroy Local Plan Area to accommodate anticipated levels of traffic. Where:</td> <td>No acceptable outcome provided.</td> </tr> <tr> <td>(a) access to development is taken from a laneway, a 2 metre resumption from the laneway frontage is required for widening and the laneway is to be upgraded to the appropriate standard; or</td> <td></td> </tr> <tr> <td>(b) development is undertaken on a property with a laneway frontage, and access is not taken, a 2 metre easement is provided for future widening and upgrading purposes.</td> <td></td> </tr> </table>	PO17 Development facilitates the widening and upgrading of laneways in the Cooroy Local Plan Area to accommodate anticipated levels of traffic. Where:	No acceptable outcome provided.	(a) access to development is taken from a laneway, a 2 metre resumption from the laneway frontage is required for widening and the laneway is to be upgraded to the appropriate standard; or		(b) development is undertaken on a property with a laneway frontage, and access is not taken, a 2 metre easement is provided for future widening and upgrading purposes.		<p>Minor change to provide consistency in approach to laneways as per the current planning scheme. No change in initial policy intent just further clarity and refinement of wording.</p> <p>No State Interest implication</p> <p>Council response 13/1/2020</p> <p>The editor's note has been deleted</p> <p>All editor's notes have been reviewed and where they were placed in the AO column but no</p>	<p>Change is to improve clarity and to align with existing planning scheme. Not a significant change as provides further clarity and doesn't affect a large proportion of land within the Noosa Shire.</p> <p>No adverse impacts on state interests.</p> <p>DSDMIP notes that the 'Editor's Note' is placed in the acceptable outcome column for PO17 but there is no acceptable outcome provided, DSDMIP suggests the Editor's Note should actually be in the Performance Outcome Column. Furthermore, where</p>
PO17 Development facilitates the widening and upgrading of laneways in the Cooroy Local Plan Area to accommodate anticipated levels of traffic. Where:	No acceptable outcome provided.											
(a) access to development is taken from a laneway, a 2 metre resumption from the laneway frontage is required for widening and the laneway is to be upgraded to the appropriate standard; or												
(b) development is undertaken on a property with a laneway frontage, and access is not taken, a 2 metre easement is provided for future widening and upgrading purposes.												



Final Version



Original Version

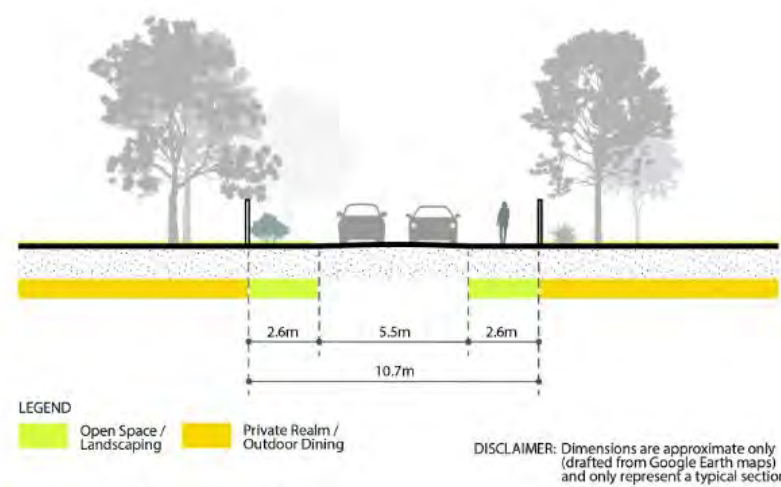
Acceptable Outcome provided they have been relocated to the corresponding PO column.

is this policy? It's not a PSP, so how is it drafted and endorsed and where can it be accessed?
 DSDMIP has reviewed the council's response and accepts that the editor's note has been removed in this instance as the policy referred to does not exist.

Access and connectivity Table 7.2.2.3 Table for Assessment Criteria (part)

Performance outcomes	Acceptable outcomes
Access and connectivity	
PO16 Development is sited and designed such that it does not diminish the ability of laneways to: <ul style="list-style-type: none"> (a) relieve traffic on streets; (b) provide convenient and safe rear access to premises; (c) provide safe pedestrian linkages (d) add to the heritage character of Cooroy. 	No acceptable outcome provided
PO17 Access to development is only taken from a laneway where the laneway is upgraded to accommodate anticipated levels of traffic.	AO17.1 Development facilitates the widening of laneways including where indicated in Figure 7.2.2.4 (Cooroy Framework and Character Plan).
	AO17.2 The amount of land required for widening is suitable to achieve the outcome shown in Figure 7.2.2.5.

Figure 2.2.2.5 Deleted.




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Final Version

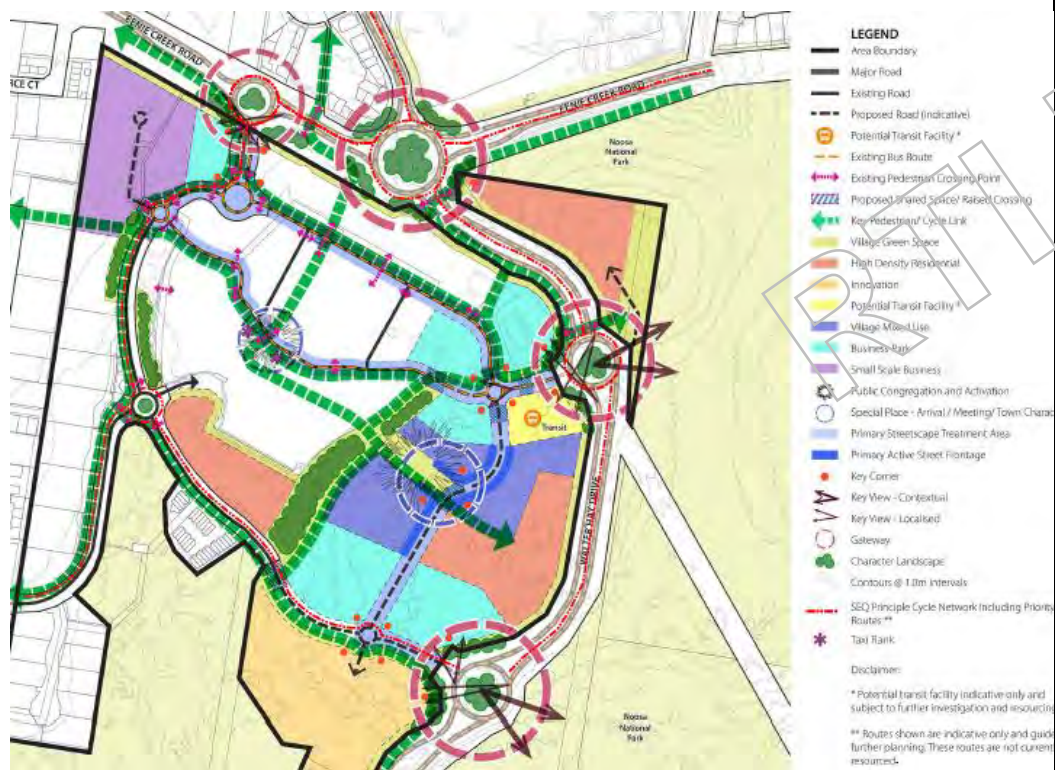
Access and connectivity Table 7.2.2.3 Table for Assessment Criteria (part)

Performance outcomes	Acceptable outcomes
Access and connectivity	
PO16 Development is sited and designed such that it does not diminish the ability of laneways to: <ul style="list-style-type: none"> (a) relieve traffic on streets; (b) provide convenient and safe rear access to premises including service vehicles where relevant; (c) provide safe pedestrian linkages (d) add to the heritage character of Cooroy. 	No acceptable outcome provided
Performance outcomes PO17 Development facilitates the widening and upgrading of laneways in the Cooroy Local Plan Area to accommodate anticipated levels of traffic. Where: <ul style="list-style-type: none"> (a) access to development is taken from a laneway, a 2m resumption from the laneway frontage is required for widening and the laneway is to be upgraded to the appropriate standard; or (b) development is undertaken on a property with a laneway frontage, and access is not taken, a 2m easement is provided for future widening and upgrading purposes. 	No acceptable outcome provided. Editor's Note- The design and upgrading of the laneway is done in accordance with Council's Laneways Policy for Cooroy.

		<p>Final Tack Change Version</p> <p>(b) provide convenient and safe rear access to premises including service vehicles where relevant;</p> <p>(c) provide safe pedestrian linkages</p> <p>(d) add to the heritage character of Cooroy.</p> <hr/> <p>PO17 Access to development is only taken from a laneway where the laneway is upgraded to accommodate anticipated levels of traffic.</p> <p>Development facilitates the widening and upgrading of laneways in the Cooroy Local Plan Area to accommodate anticipated levels of traffic. Where:</p> <p>(a) access to development is taken from a laneway, a 2m resumption from the laneway frontage is required for widening and the laneway is to be upgraded to the appropriate standard; or</p> <p>(b) development is undertaken on a property with a laneway frontage, and access is not taken, a 2m easement is provided for future widening and upgrading purposes.</p>								<p>AO17.1 Development facilitates the widening of laneways including where indicated in Figure 7.2.2.4 (Cooroy Framework and Character Plan).</p> <p>AO17.2 The amount of land required for widening is suitable to achieve the outcome shown in Figure 7.2.2.5.</p> <p>No acceptable outcome provided.</p> <p>Editor's Note- The design and upgrading of the laneway is done in accordance with Council's Laneways Policy for Cooroy.</p>
180.	Section 7.2.2 Cooroy	<p>Amended AO14 in accordance with the change in small dwelling size</p> <p>AO14 Residential dwellings within the District centre zone:</p> <p>(a) do not exceed 90m 100m²; and</p> <p>(b) form part of a mixed-use building with non-residential uses at ground level.</p>	Submission			Minor change as a result of amendment included in 2 nd consultation for Significant Changes	No State Interest implication	This change is in response to a submission and changes the maximum dwelling size from 90m ² to 100m ² in District centre zones. This change is to follow through with changes made for this issue, that was re-consulted during the second round of consultation therefore this change is not different to that which was publicly notified.	The change does not adversely affect a state interest.	
181.	Section 7.2.3 Tewantin	<p>Pelican Street to be included in overall outcomes for Tewantin (f)</p> <p>(f) Tewantin town centre includes mixed-use developments incorporating residential uses within the District Centre zone on sites fronting Blakesly Street, Doonella Street, Sidoni Street, Pelican street and Diyan Street.</p> <p>Amend Figure 7.2.3.4 Tewantin Framework and Character Plan so that 115 Poinciana Ave is included as part of the Key development site at 117 Poinciana Ave.</p> 	Submission			Minor Changes to further define and respond to local character. The addition of 115 Poinciana Ave was at the request of the property owner who also owns 117 Poinciana Ave and does not change the overall development potential of the site.	No State Interest implication	The change is in response to a submission from the landowner to include the adjoining lot as a 'key development site' for Tewantin's Framework and Character Plan. This change does not change levels of assessment or category of development, but is a policy change for that new lot to be included as a 'key development site' and therefore this would be considered during development assessment. However, DSDMIP does not consider the change to be a significant change, as the change was in response to a submission and only affects that land.	This change does not adversely affect a state interest.	
182.	Section 7.2.3 Tewantin	<p>Amended AO15 in accordance with the change in small dwelling size</p> <p>AO15 Residential dwellings within the District centre and Neighbourhood centre zones:</p> <p>(a) do not exceed 90m 100m²; and</p>	Submission			Minor change as a result of amendment included in 2 nd consultation for Significant Changes	No State Interest implication	This change is in response to a submission and changes the maximum dwelling size from 90m ² to 100m ² in District centre and Neighbourhood centre zones. This change is to follow through with changes made for this issue, that was re-consulted during the		

								second round of consultation therefore this change is not different to that which was publicly notified... The change does not adversely affect a state interest.		
183.	Section 7.2.3 Tewantin	Included PO20 to clarify uses in commercial lease areas for jetties. <table border="1"> <tr> <td>PO20 The loading and unloading of passengers and boat docking is confined to the commercial lease areas of the respective commercial operation.</td> <td>No acceptable outcome provided.</td> </tr> </table>	PO20 The loading and unloading of passengers and boat docking is confined to the commercial lease areas of the respective commercial operation.	No acceptable outcome provided.	Drafting/ Planning Circumstan ce			Minor change to reflect a provision in the existing Noosa Plan to provide clarity regarding activities in lease areas.	No State Interest implication	This change adds a Performance Outcome for development in commercial lease areas for jetties to ensure the loading/unloading of passengers is confined to the commercial lease area. This is required in the current planning scheme. The change does not alter a level of assessment but does add an assessment requirement to relevant development. This only impacts development in the commercial lease areas for jetties and therefore not a large proportion of landowners in the region. As such, DSDMIP considers the change is not significantly different. The proposed change does not adversely impact a state interest.
PO20 The loading and unloading of passengers and boat docking is confined to the commercial lease areas of the respective commercial operation.	No acceptable outcome provided.									
184.	Section 7.2.4 Noosaville	Amended Figure 7.2.4.5 Noosa Business Centre Framework and Character Plan to reflect the following: <ul style="list-style-type: none"> That portion of 20 Hofmann Drive and 36-40 Hofmann Drive be rezoned to Major Centre Zone, removing the Small Scale Business Precinct off the site and extending the Showroom precinct further west along the northern boundary of the site. The remainder of the sites to be included in the Business Park precinct. That the Village Mixed Use precinct be reconfigured to extend further along the eastern side of the proposed new main street and extend the primary active street frontage accordingly. Reconfigure the adjoining High Density Residential precinct accordingly. That the western end of High Density Residential precinct along the northern side of Hofmann Drive be amended to Business Park precinct (corner of Rene St and Hofmann Drive). The land to the north east of Walter Hay Drive to be shown as Recreation Open Space. 	Submission S			Included in 2nd consultation on significant changes	No State Interest implication	This change was re-consulted during the second round of consultation therefore this change is not different to that which was publicly notified. The change decreases the amount of residential zoned land as it rezones 'High density residential' to 'Recreation open space' however this was done because of the bushfire risk to this land. DSDMIP considers the council has balanced the state interests in this regard and is satisfied the change integrates the state interests of the SPP.		

Original Framework and Character Plan



Final Framework and Character Plan

185.	Section 7.2.4 Noosaville	<p>Deleted overall outcome (t) as a result of removal of Short Stay Maps</p> <p>(t) Development for visitor accommodation may locate in residential zones near Noosa River generally north of Gibson Road and along Weyba Road identified in the Short Stay Area Map.</p> <p>(u) Development ensures permanent residents of Noosaville enjoy high levels of residential amenity and accessibility to urban services and recreational opportunities.</p>	Submission		Minor Change as a result of a change included in 2 nd consultation on significant changes.	No State Interest implication	<p>This change is to tidy up provisions removed during the second consultation which removed the short-stay maps. This change is to ensure the major policy change has been carried through the rest of the planning scheme. DSDMIP does not consider this to be a significant change as it is to correct the error of this provision being left in.</p> <p>This change does not adversely affect a state interest.</p>				
186.	Section 7.2.4 Noosaville	<p>Amended AO17 in accordance with the change in small dwelling size</p> <table border="1"> <thead> <tr> <th colspan="2">Housing Choice</th> </tr> </thead> <tbody> <tr> <td> PO17 Development in the Major Centre zone and District Centre zone contribute to housing diversity by providing small dwellings, including single level apartments. </td> <td> AO17 Residential dwellings within the Major Centre zone and District Centre zone: (a) do not exceed a floor area of 90m 100m²; (b) are part of a mixed-use development with non-residential uses at the ground level. </td> </tr> </tbody> </table>	Housing Choice		PO17 Development in the Major Centre zone and District Centre zone contribute to housing diversity by providing small dwellings, including single level apartments.	AO17 Residential dwellings within the Major Centre zone and District Centre zone: (a) do not exceed a floor area of 90m 100m² ; (b) are part of a mixed-use development with non-residential uses at the ground level.	Submission		Minor Change as a result of a change included in 2 nd consultation on significant changes.	No State Interest implication	<p>This change is in response to a submission and changes the maximum dwelling size from 90m² to 100m² in District centre and Major centre zones. This change is to follow through with changes made for this issue, that was re-consulted during the second round of consultation therefore this change is not different to that which was publicly notified.</p> <p>The change does not adversely affect a state interest.</p>
Housing Choice											
PO17 Development in the Major Centre zone and District Centre zone contribute to housing diversity by providing small dwellings, including single level apartments.	AO17 Residential dwellings within the Major Centre zone and District Centre zone: (a) do not exceed a floor area of 90m 100m² ; (b) are part of a mixed-use development with non-residential uses at the ground level.										
187.	Section 7.2.4 Noosaville	<p>Included PO24 to clarify uses in commercial lease areas for jetties.</p> <table border="1"> <tbody> <tr> <td> PO24 The loading and unloading of passengers and boat docking is confined to the commercial lease areas of the respective commercial operation. </td> <td> No acceptable outcome provided. </td> </tr> </tbody> </table>	PO24 The loading and unloading of passengers and boat docking is confined to the commercial lease areas of the respective commercial operation.	No acceptable outcome provided.	Drafting/ Planning Circumstan ce		Minor change to reflect a provision in the existing Noosa Plan to provide clarity regarding activities in lease areas.	No State Interest implication	<p>This change adds a Performance Outcome for development in commercial lease areas for jetties to ensure the loading/unloading of passengers is confined to the commercial lease area. This is required in the current planning scheme. The change does not alter a level of assessment but does add an assessment requirement to relevant development. This only impacts development in the commercial lease areas for jetties and therefore not a large proportion of landowners in the region. As such, DSDMIP considers the change is not significantly different.</p> <p>The proposed change does not adversely impact a state interest.</p>		
PO24 The loading and unloading of passengers and boat docking is confined to the commercial lease areas of the respective commercial operation.	No acceptable outcome provided.										
188.	Section 7.2.5 Noosa Heads	<p>Amend figure 7.2.5.4 Noosa Junction Framework and Character Plan as follows:</p> <ul style="list-style-type: none"> That the key pedestrian link be removed from 37 Sunshine Beach Rd and located through the existing link in the cinema. That the key pedestrian/cycle link running at the back of properties between sunshine beach road and Lanyana Way be deleted. <p>Original Framework Plan</p>	Submission		Minor Change to further define and respond to local character.	No State Interest implication	<p>The change moves the key pedestrian link along Sunshine Beach Rd and deletes the pedestrian/cycle link at the back of properties between Sunshine Beach Rd and Lanyana Way, in response to a submission.</p> <p>This change does not change levels of assessment or category of development, but is a policy change for the shown pedestrian link to be considered during development assessment. However, DSDMIP does not consider the change to be a significant change.</p>				



Final Framework Plan



								<p>as the change was in response to a submission and does not affect a significant proportion of the planning scheme area.</p>
189.	Section 7.2.5 Noosa Heads	<p>Delete wording from Overall Outcome (j) to clarify that this area is not required by the LIGIP.</p> <p>(j) Noosa Junction functions as a major activity centre providing a range of goods and services for residents and visitors in a predominantly multi-tenancy 'main street' form with a strong relationship between indoor and outdoor spaces. The redevelopment of the former Bowls site provides for a new road connection from Noosa Drive through to Lanyana Way as well as an activated public open space area to serve the community.</p>	Drafting/ Planning Circumstances			This is a minor wording change and does not result in a policy change from the original draft planning scheme.	No State Interest implication	<p>This change is to remove words which could infer the public open space at the former Bowls site is trunk infrastructure – it isn't, and therefore the council is removing this text to make this clear.</p> <p>This is considered to be a change to clarify the purpose of this land. DSDMIP does not consider this a significant change.</p> <p>The change does not adversely affect a state interest.</p>
190.	Section 7.2.5 Noosa Heads	<p>Deleted overall outcome (p) as a result of the removal of the Short Stay maps.</p> <p>(p) Development for visitor accommodation may locate in residential zones near Noosa River and Noosa Main Beach in areas including Little Cove, Noosa Sound and north of Noosa Junction identified on the Short Stay Area Map (included in schedule 2):</p>	Submissions			Minor Change as a result of a change included in 2 nd consultation on significant changes.	No State Interest implication	<p>This change is to tidy up provisions removed during the second consultation which removed the short-stay maps. This change is to ensure the major policy change has been carried through the rest of the planning scheme. DSDMIP does not consider this to be a significant change as it is to correct the error of this provision being left in.</p> <p>This change does not adversely affect a state interest.</p>
191.	Section 7.2.5 Noosa Heads	<p>Removal of wording as drafting error. This area is outside the urban boundary and no longer zoned for this purpose as was a result of previous state interest.</p>	Drafting/ Planning			Minor change in response to previous	Drafting error responding to previous State Interest Review.	<p>This change is to follow through with a requirement of the state interest review, to remove proposed residential aged care development from land outside the urban footprint. This change is to correct an error</p>

		(r) Residential aged care is provided in proximity to Cooyar Street and housing Housing specific to the needs of students and hospitality workers is provided in or within proximity of Noosa Junction.	Circumstance		request from State Interest review.		and DSDMIP does not consider it to be a significant change. The change does not affect a state interest.		
192.	Section 7.2.5 Noosa Heads	Inserted additional AO9.2 to further clarify requirements for this locality in the Open Space and Recreation Zone Code <table border="1"> <tr> <td>PO9 Noosa Junction is a major activity centre servicing the coastal part of Noosa Shire providing a wide range of centre activities and employment including: (a) retail uses of supermarkets and specialty retail; (b) commercial and professional office space; (c) creative industries; (d) education; (e) health and wellbeing; (f) entertainment activities; (g) small dwellings in mixed-use format; (h) high quality open space and public realm; and (i) a transport hub.</td> <td>AO9.1 Development in Noosa Junction is to be generally in accordance with Figure 7.2.5.4 (Noosa Junction Framework and Character Plan). AO9.2 <u>The redevelopment of the former Bowls site in Noosa Junction includes the dedication of land zoned Recreation and Open Space Zone with a minimum area of 1,000m² to be located generally in accordance with Figure 7.2.5.4 (Noosa Junction Framework and Character Plan).</u></td> </tr> </table>	PO9 Noosa Junction is a major activity centre servicing the coastal part of Noosa Shire providing a wide range of centre activities and employment including: (a) retail uses of supermarkets and specialty retail; (b) commercial and professional office space; (c) creative industries; (d) education; (e) health and wellbeing; (f) entertainment activities; (g) small dwellings in mixed-use format; (h) high quality open space and public realm; and (i) a transport hub.	AO9.1 Development in Noosa Junction is to be generally in accordance with Figure 7.2.5.4 (Noosa Junction Framework and Character Plan). AO9.2 <u>The redevelopment of the former Bowls site in Noosa Junction includes the dedication of land zoned Recreation and Open Space Zone with a minimum area of 1,000m² to be located generally in accordance with Figure 7.2.5.4 (Noosa Junction Framework and Character Plan).</u>	Drafting/ Planning Circumstance		Minor Change to further define and respond to local character.	No State Interest implication	The change adds an acceptable outcome requiring land to be dedicated to Recreation and open space zone – in accordance with the Framework and Character Plan for Noosa Junction. DSDMIP does not consider this change to be significant because it's an acceptable outcome , and an applicant can still decide to provide an alternative solution to meet the corresponding performance outcome. However, the addition of the acceptable outcome provides a measurable outcome that can be easily complied with should a developer wish to. No change to levels of assessment. This change does not adversely affect a state interest.
PO9 Noosa Junction is a major activity centre servicing the coastal part of Noosa Shire providing a wide range of centre activities and employment including: (a) retail uses of supermarkets and specialty retail; (b) commercial and professional office space; (c) creative industries; (d) education; (e) health and wellbeing; (f) entertainment activities; (g) small dwellings in mixed-use format; (h) high quality open space and public realm; and (i) a transport hub.	AO9.1 Development in Noosa Junction is to be generally in accordance with Figure 7.2.5.4 (Noosa Junction Framework and Character Plan). AO9.2 <u>The redevelopment of the former Bowls site in Noosa Junction includes the dedication of land zoned Recreation and Open Space Zone with a minimum area of 1,000m² to be located generally in accordance with Figure 7.2.5.4 (Noosa Junction Framework and Character Plan).</u>								
193.	Section 7.2.5 Noosa Heads	Amended AO16 in accordance with the change in small dwelling size <table border="1"> <tr> <td>Housing Choice PO16 Residential development within the Major Centre zone incorporates small dwellings that provide long term housing for employees and students.</td> <td>AO16 Residential dwellings within the Major Centre zone: (a) do not exceed a floor area of 99m100m²; and (b) are part of a mixed-use development with non-residential uses at the ground level.</td> </tr> </table>	Housing Choice PO16 Residential development within the Major Centre zone incorporates small dwellings that provide long term housing for employees and students.	AO16 Residential dwellings within the Major Centre zone: (a) do not exceed a floor area of 99m 100m² ; and (b) are part of a mixed-use development with non-residential uses at the ground level.	Submission		Minor change as a result of amendment included in 2 nd consultation for Significant Changes	No State Interest implication	This change is in response to a submission and changes the maximum dwelling size from 90m ² to 100m ² in Major centre zones. This change is to follow through with changes made for this issue, that was re-consulted during the second round of consultation therefore this change is not different to that which was publicly notified. The change does not adversely affect a state interest.
Housing Choice PO16 Residential development within the Major Centre zone incorporates small dwellings that provide long term housing for employees and students.	AO16 Residential dwellings within the Major Centre zone: (a) do not exceed a floor area of 99m 100m² ; and (b) are part of a mixed-use development with non-residential uses at the ground level.								
194.	Section 7.2.5 Noosa Heads	Included PO22 to clarify uses in commercial lease areas for jetties. <table border="1"> <tr> <td>PO22 <u>The loading and unloading of passengers and boat docking is confined to the commercial lease areas of the respective commercial operation.</u></td> <td><u>No acceptable outcome provided.</u></td> </tr> </table>	PO22 <u>The loading and unloading of passengers and boat docking is confined to the commercial lease areas of the respective commercial operation.</u>	<u>No acceptable outcome provided.</u>	Drafting/ Planning Circumstance		Minor change to reflect a provision in the existing Noosa Plan to provide clarity regarding activities in lease areas.	No State Interest implication	This change adds a Performance Outcome for development in commercial lease areas for jetties to ensure the loading/unloading of passengers is confined to the commercial lease area. This is required in the current planning scheme. The change does not alter a level of assessment but does add an assessment requirement to relevant development. This only impacts development in the commercial lease areas for jetties and therefore not a large proportion of landowners in the region. As such, DSDMIP considers the change is not significantly different. The proposed change does not adversely impact a state interest.
PO22 <u>The loading and unloading of passengers and boat docking is confined to the commercial lease areas of the respective commercial operation.</u>	<u>No acceptable outcome provided.</u>								
195.	Section 7.2.6 Coastal Communities	Amended overall Outcome (m) in response to removal of Short Stay Maps <p>(m) Sites identified for tourist accommodation are retained and developed for that use to maintain a diversity and choice of housing and visitor accommodation and affordability in the local plan area. Development for visitor accommodation may also locate in residential zones around Sunshine Beach shops and generally east of David Low Way where identified on the Short Stay Area Map (included in Schedule 2).</p>	Submission		Minor change as a result of amendment included in 2 nd consultation for Significant Changes		This change is to tidy up provisions removed during the second consultation which removed the short-stay maps. This change is to ensure the major policy change has been carried through the rest of the planning scheme. DSDMIP does not consider this to be a significant change as it is to correct the error of this provision being left in. This change does not adversely affect a state interest.		
196.	Section 7.2.6 Coastal Communities	Amended AO13 in accordance with the change in small dwelling size <table border="1"> <tr> <td>PO13 Development on sites in close proximity to a centre or within a centre contributes to housing diversity by providing small attached dwellings, including single level apartments, and mixed-use developments where appropriate.</td> <td>AO13 Residential dwellings within a Local Centre or Neighbourhood Centre: (a) do not exceed 90m100m²; and (b) are part of a mixed-use building with non-residential uses at ground level.</td> </tr> </table>	PO13 Development on sites in close proximity to a centre or within a centre contributes to housing diversity by providing small attached dwellings, including single level apartments, and mixed-use developments where appropriate.	AO13 Residential dwellings within a Local Centre or Neighbourhood Centre: (a) do not exceed 90m 100m² ; and (b) are part of a mixed-use building with non-residential uses at ground level.	Submission		Minor change as a result of amendment included in 2 nd consultation for Significant Changes	No State Interest implication	This change is in response to a submission and changes the maximum dwelling size from 90m ² to 100m ² in Local centre and Neighbourhood centre zones. This change is to follow through with changes made for this issue, that was re-consulted during the second round of consultation therefore this change is not different to that which was publicly notified. The change does not adversely affect a state interest.
PO13 Development on sites in close proximity to a centre or within a centre contributes to housing diversity by providing small attached dwellings, including single level apartments, and mixed-use developments where appropriate.	AO13 Residential dwellings within a Local Centre or Neighbourhood Centre: (a) do not exceed 90m 100m² ; and (b) are part of a mixed-use building with non-residential uses at ground level.								

197.	8.2.2 Biodiversity and waterway and wetland Overlay	<p>PO6 The biodiversity and ecosystem values of waterways, drainage lines wetlands and adjacent riparian zones are protected by:</p> <p>(a) avoiding any new development in a riparian buffer area and wetland area;</p> <p>(b) retaining aquatic and terrestrial habitat in riparian zones</p> <p>(c) maintaining and enhancing wildlife corridors and connectivity along watercourses and drainage lines for native fauna movement;</p> <p>(d) avoiding edge effects and damage from adjacent land uses;</p> <p>(e) maintaining stream integrity and bank stability by minimising bank erosion and slumping;</p> <p>(f) maintaining water quality through filtering sediments, nutrients and other pollutants; and</p> <p>(g) removing pest species and replacing them with local native species.</p> <p><u>Editor's Note—Any clearing of vegetation also needs meet the outcomes of the Earthworks Code and Water Quality and Drainage Code.</u></p>			<p>Minor change as a result of drafting.</p> <p>Council response 13/01/2020</p> <p>Drainage lines are dealt with in the Water Quality and Drainage Code where water sensitive urban design and natural drainage channel criteria are detailed. The change removes duplication from the scheme for this matter.</p> <p>No further change</p>		<p>The proposed change removes 'drainage lines' from the PO, meaning they won't be protected for biodiversity and ecosystem values under the Biodiversity, waterways and wetlands overlay code. The council had not provided any detail about the reason for the change or the implications of the change.</p> <p>DSDMIP notes that the planning scheme contains other provisions to avoid significant adverse environmental impacts on drainage lines. DSDMIP notes that this particular PO is specifically about biodiversity and ecosystem values. DSDMIP assumes the council has chosen to exclude drainage lines as they may already be highly disturbed and modified, or artificial in nature and therefore may not have significant biodiversity and ecosystem values that require protecting.</p> <p>DSDMIP has considered the council's explanation provided confirms the change is not significant and doesn't adversely affect a state interest.</p>
198.	8.2.3 Bushfire hazard overlay Code	<p>PO6 Roads provide for easy and safe evacuation of residents of premises and access by emergency services.</p> <p>AO6.1 The road layout provides for through-roads and avoids cul-de-sacs and dead-end roads.</p> <p>OR</p> <p>AO6.2 The development has a perimeter road reserve with a minimum width of 20 metres and maximum gradient of 12.5%.</p> <p>OR</p> <p>AO6.3 Cul-de-sacs or no-through roads are provided with fire trails or access easements, which are capable of being navigated by conventional vehicles and which link to through roads.</p> <p>AO6.4 Safe access and egress is available at all times to all of the development for emergency vehicles and personnel.</p> <p>AO6.5 <u>Where an emergency access point is required it complies with the relevant works codes and PSP6 Engineering Design Standards.</u></p>	Drafting/ Planning Circumstance		<p>Included AO6.5 to ensure that any emergency access requirements meet council standards. This is not a change in policy intent and is a minor change.</p>	No State Interest implication	<p>The change has been initiated by council to ensure development meets council standards for emergency access. The change adds an acceptable outcome, and the development could still provide an alternative solution to comply with the performance outcome. The change does not alter levels of assessment and is unlikely to affect a large proportion of the planning scheme area.</p> <p>DSDMIP does not consider the change to be significantly different. The change supports the state interest for natural hazards, risk and resilience for bushfire hazard, by including provisions to aid in emergency access for properties at risk of bushfire hazard.</p>
199.	8.2.4 Coastal Protection Overlay	<p>Amend Coastal Protection Overlay code to reflect current scheme.</p> <p>Refer to Appendix 2.2 for copy of code and State Interests Information.</p>	Submission		<p>Included in 2nd consultation on significant changes.</p>	Yes – State interest response provided separately- see Coastal Erosion Risk Assessment	<p>The change was included in the second round of public consultation and no further changes have been made since.</p> <p>The change has resulted in the New Noosa Plan not integrating the SPP for erosion prone areas. A detailed consideration of this change is provided in section 7.4 of the assessment report and its implications on the state interest.</p>
200.	8.2.5 Extractive Resources Overlay	<p>Amend Extractive Resources overlay Code PO2 and PO3</p>	Submission		<p>Included in 2nd consultation on significant changes.</p>	Yes Refer to Appendix 2.1	<p>The change removes the word 'materially' – DSDMIP notes the removal of this word does not affect the meaning or change the requirement of the performance outcomes – in fact, the word is unnecessary.</p> <p>This change is minor and is not significantly different, furthermore, the change was in the second round of consultation and no further changes made so it doesn't make the version different to the one which was publicly notified.</p> <p>This change does not adversely impact a state interest.</p>

		<p>Development within Extractive Resource Processing / Separation Areas</p> <p>PO2 Development within the resource processing/separation area:</p> <p>(a) does not materially increase the number of people living in the separation area;</p> <p>(b) incorporates measures to avoid or mitigate adverse impacts from the extracting and transporting of the extractive resource; and</p> <p>(c) does not compromise the function of the separation area in providing a buffer between the extractive industry and other incompatible uses beyond the separation area.</p> <hr/> <p>Development within Transport Route Separation Areas</p> <p>PO3 Development does not materially increase the number of people living in a transport route separation area.</p>					
201.	8.2.6 Flood Overlay	<p>Increase distance for filling distance (3m) around dwelling houses in rural and rural residential areas that are flood prone to improve access</p> <p>PO3 For reconfiguring a lot or operational works, development is undertaken in a manner that ensures:</p> <p>(a) natural hydrological systems are protected from erosion, scour or flood damage on the premises or other premises;</p> <p>(b) natural landforms and drainage lines are maintained to protect the hydraulic performance of waterways and flood plain; and</p> <p>(c) development integrates with the natural landform rather than modifying the landform to suit the development as far as practicable.</p> <p>PO5 For reconfiguring a lot or operational works, development does not directly, indirectly or cumulatively alter the flood characteristics external to the development site for all flooding and inundation events up to and including the DFE or DSTE based on:</p> <p>(a) current climate conditions; and</p> <p>(b) incorporating an appropriate allowance for the predicted impacts of climate change.</p> <p>Editor's note—Basements for residential uses should have flood immunity above the 1%AEP defined flood event with alternative means to mechanical pumping used to achieve such immunity. Basements for non-residential uses should have flood immunity above the 1%AEP defined flood event which may be achieved by means of mechanical pumping where the mechanical feature is installed with adequate holding tanks and an alternative back-up power source.</p>	<p>PO3 No flood acceptable immunity outcome for provided development areas is not achieved by filling land below the 1%AEP flood level.</p> <p>OR Where flood modelling is not available, flood immunity for development areas is not achieved by filling land below the highest recorded flood level.</p> <p>AO5 In the Flood Hazard Overlay, or in areas otherwise determined to be subject to the DFE or DSTE, development ensures:</p> <p>(a) there is no loss of on-site flood storage capacity;</p> <p>(b) all changes to level, depth, duration and velocity of floodwaters are contained within the site for all flood events up to and including the DFE based on current climate and predicted impacts of climate change at 2100; and</p> <p>(c) there is no acceleration or retardation of flows, or any retardation in flood warning times, elsewhere on the floodplain and to any overland flow paths; and</p> <p>(d) there is no increased stormwater ponding on sites upstream, downstream or in the general vicinity of the site</p>	<p>Council response 13/1/2020</p> <p>Amendment were to provide clarity what filling can occur within the flood plain.</p> <p>It is acknowledged that this wording is somewhat confusing. The AO for PO3 has been further changed to:</p> <p>"AO3 Development areas are not filled to reduce flood risk."</p> <p>These provisions relate to reconfiguring a lot and operational works to prevent earthworks and filling in flood prone areas. This is to maintain natural landforms and drainage lines and ensure that the development does not exacerbate flood risks within the catchment to protect people and property. This supports the state interest for flood hazards within the SPP.</p>	<p>Minor Change to further clarify PO and AO</p>	<p>No State Interest implication</p>	<p>DSDMIP's initial comments - Flood hazard is a state interest – how does this impacts the state interest? Further, the AO (called a PO) does not make any sense. Council to review the AO(PO) - Council needs to expand on how this does not impact the state interest.</p> <p>DSDMIP has reviewed the council's response and acknowledges the council is trying to prevent subdivision developments from filling in the floodplain. DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the AO provides support to the policy intent of the PO to maintain natural landforms and protect hydrological systems.</p> <p>The change supports the SPP and does not adversely impact a state interest.</p>
202.	8.2.6 Flood Overlay	<p>Amendment to provide clarity what filling can occur within the flood plain.</p>	<p>Drafting</p>	<p>Council response 15/1/2020</p>	<p>Minor drafting amendment to provide further clarity for filling in the flood plain and</p>	<p>No State Interest implication</p>	<p>DSDMIP's initial comments – This does impact a state interest – flood hazard. What change does going from 1 to 3m have on flood risk? Evidence required. How does this impact the risk assessment?</p>

<p>PO10 Excavation and filling for operational works only occur where they:</p> <ul style="list-style-type: none"> (a) result in the protection, rehabilitation and repair of ecologically important areas, watercourses, drainage lines and wetlands; (b) do not adversely impact on the overall hydrology, hydraulics and flood capacity of a waterway; (c) do not directly, indirectly or cumulatively cause adverse impacts external to the site; (d) do not cause increased flooding, which adversely affects the safety or use of any land upstream or downstream; (e) do not cause ponding of water on the site or nearby land; (f) do not result in a reduction in flood storage capacity; (g) do not adversely affect the flow of water in any overland flow path; and (h) do not adversely affect the privacy or visual amenity of surrounding property. <p>Editor's Note— The <i>Earthworks Code</i> sets out further requirements for earthworks.</p>	<p>AO10 Filling, other than 3 metres measured from the</p>	<p>Increase filling distance (3m) around dwelling houses in rural and rural residential areas that are flood prone to improve access around building footprints.</p> <p>Currently, landowners tend to fill to the boundary in urban areas to achieve flood immunity (though the scheme provisions only allow for 1m).</p> <p>In the rural and rural residential areas this filling is also restricted to 1m around buildings (as per the current scheme and the first round consultation version of the New Noosa Plan). The change to 3m has arisen from discussions with landholders outside urban areas about how their properties function in times of flood and their desire to improve flood resilience.</p> <p>There are a range of criteria in the Flood Hazard Overlay Code that would need to be met to maintain flood storage capacity on properties and to avoid flood impacts to neighbors and the wider floodplain in terms of flood depths, duration, and velocity. These provisions would ensure an appropriate assessment of flood plain impacts as part of a reconfiguring a lot application.</p> <p>For existing lots, there is an expectation to build a house and a degree of filling is sometimes needed to provide for this. A code assessable application would be required for filling beyond a certain limit – 10m³ for urban areas and 100m³ for rural and rural residential.</p> <p>To ensure that a proper assessment is made of the impacts of filling on the flood plain, further wording has been added to AO10:</p> <p>AO10 Filling, other than for accessways:</p> <ul style="list-style-type: none"> (a) does not extend more than the equivalent of 3 metres around the main building, measured from the outer walls of the building; (c) is limited to a maximum of 500m²; and (b) does not impact on the local drainage of adjoining properties. <p>These additional requirements support the state interests for flood hazards within the SPP by ensuring that flood risks to people and property are properly assessed, avoided and mitigated.</p> <p>The requirements are in the Flood Hazard Overlay Code and would not be applicable to dwelling houses that are accepted development (assessed against the Low Density Housing Code). They would only apply where filling exceeds the fill limits (10m³ or 100m³) in the tables of development, thereby triggering an operational works approval for filling.</p> <p>As part of the Noosa River Flood Study 2016, Council included a future climate model scenario that raised the surfaced levels of all the urban development to a level above possible flooding to "test" the sensitivity of the model results to simulating the obstructions of buildings within the floodplain and in doing so this scenario also provided an indication of potential cumulative effects of broad-scale filling in urban areas.</p> <p>This modelling of raised urban areas indicated that the potential impacts were not significant. This scenario is documented in the flood study. From this, Council is satisfied that the 3m provision to all urban areas has been considered and the potential impacts would be insignificant on flood plain storage capacity and flood risk.</p> <p>For the rural and rural residential areas, limiting the filling to a maximum of 500m² and ensuring that local drainage is not impacted would satisfactorily mitigate flood risks at the local level. There would only be a small number of remaining rural</p>	<p>to assist with improving flood resilience.</p>		<p>Council needs to provide more information on what this increase means for the shire's flood immunity, flood capacity impact etc. More detail on the state interest is required. Council hydrologist will be asked for more info. If it is covered in another area of the scheme the council should provide comment on this.</p> <p>DSDMIP has reviewed the council's response and proposed additional changes to the AO. DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the AO provides support to the policy intent of the PO. The code is applicable to assessable development and therefore non-compliance with the AO would not increase any accepted development to be assessable development.</p> <p>The change supports the SPP for flood hazard and does not adversely impact a state interest.</p>
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				and rural residential properties in the Shire available for development. Some redevelopment of properties will also occur over time. Based on the urban assessment (mentioned above) and the broader flood plain characteristics, Council would expect the cumulative impacts on the flood plain of this additional filling to be insignificant for non-urban areas.											
203.	8.2.8 Landslide Hazard Overlay Code	<table border="1"> <thead> <tr> <th>Performance outcomes</th> <th>Acceptable outcomes</th> </tr> </thead> <tbody> <tr> <td colspan="2">Steep/Sloping landsites, landscape character and scenic amenity</td> </tr> <tr> <td> PO3 Development, including associated access, is designed and constructed to: <ol style="list-style-type: none"> be responsive to the natural topography and constraints imposed by the slope; retain the natural landforms, landscape character, vegetation, including the visual amenity of hill slopes and ridgelines; </td> <td> AO3.1 Buildings present no more than two storeys at any one point when viewed from the road or other public space. AO3.2 Buildings and associated accesses are not constructed on land with a slope greater than 25% (+ in +). AO3.7 On sloping sites where slope gradients exceed 15% roof lines are generally parallel with contours of the land and roof pitch does not exceed 15 degrees. </td> </tr> <tr> <td> PO4 Development on steep/sloping landsites provides safe and efficient access for vehicles and pedestrians </td> <td> AO4.1 Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not steeper than 25% in any location. </td> </tr> </tbody> </table>	Performance outcomes	Acceptable outcomes	Steep/Sloping landsites, landscape character and scenic amenity		PO3 Development, including associated access, is designed and constructed to: <ol style="list-style-type: none"> be responsive to the natural topography and constraints imposed by the slope; retain the natural landforms, landscape character, vegetation, including the visual amenity of hill slopes and ridgelines; 	AO3.1 Buildings present no more than two storeys at any one point when viewed from the road or other public space. AO3.2 Buildings and associated accesses are not constructed on land with a slope greater than 25% (+ in +) . AO3.7 On sloping sites where slope gradients exceed 15% roof lines are generally parallel with contours of the land and roof pitch does not exceed 15 degrees.	PO4 Development on steep/sloping landsites provides safe and efficient access for vehicles and pedestrians	AO4.1 Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not steeper than 25% in any location.	Submission		Minor drafting change to heading for consistent approach to terminology with deleting references to steep land.	No State Interest implication	The change is to ensure consistent language has been used throughout as the council previously changed how they refer to steep/sloping land. The change does not adversely affect a state interest and the change is minor in nature and does not change a policy position or level of assessment.
Performance outcomes	Acceptable outcomes														
Steep/Sloping landsites, landscape character and scenic amenity															
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PO4 Development on steep/sloping landsites provides safe and efficient access for vehicles and pedestrians	AO4.1 Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not steeper than 25% in any location.														

Part 9 – Development Codes

204.	9.3.1 Low density Housing Code	<p>Amended AO1.3 in response to removal of the Short Stay Maps</p> <p>AO1.3 Within the short stay area mapped on Map SSA-1 – Short Stay Map 1 and Map SSA-2 – Short Stay Map 2 in Schedule 2, detached Detached domestic scale low density housing may be available for short-term accommodation for all or parts of a year.</p> <p>Editor's note Note - this Short-term accommodation must not constitute or be used as a party house as separately defined in Schedule 1 and addressed in Part 1.8. and requires approval under the Short Stay Letting Local Law</p>	Submission	<p>AO1.3 Within Buildings the constructed short stays area dwelling mapped on Map SSA-1 – Short Stay Map 1 and Map SSA-2 – Short Stay Map 2 in Schedule 2, detached domestic scale low density housing may be available for short-term accommodation where:</p> <p>(a) occupied by short term guests on no more than 4 occurrences in any calendar year; and</p> <p>(b) occupied by short term guests for all or parts total of and more than 60 nights in any calendar year.</p> <p>Editor's note Note – Short-term this accommodation must not constitute or be used as a party house as separately defined in Schedule 1 and addressed in Part 1.8.</p> <p>Council response 13/1/2020</p> <p>In some residential zones Short-term accommodation is Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> in the applicant's principal place of residence; occupied by short term guests on no more than 4 occurrences in any calendar year; and occupied by short term guests for a total of no more than 60 nights in any calendar year. <p>This is specified in the Table of Assessment for the relevant zones and should not need duplication in a use code.</p> <p>Further review of where the Low Density Housing (use) Code is called up suggests no instances where the AO needs to be retained. As a result AO1.3 of the Low Density Housing Code is deleted along with the editor's note.</p> <p>This has consequentially resulted in the need to remove reference to AO1.3 where it was listed in the Performance criteria for Short-term accommodation in the Table of Assessment for the Low Density Residential Zone.</p>		Included in 2 nd consultation on significant changes however amended after to clarify wording and to include criteria for Short-term accommodation.	No State Interest implication	<p>Initial DSDMIP comments – Is this a repeat of the assessment table criteria? Why is it then being repeated in the code? Council can remove the double up (a) and (b) as this is in the table of assessment. Council to review if this AO is required and provide further information to DSDMIP.</p> <p>DSDMIP has reviewed the council's response and further change and does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the removal of the AO does not impact the council's policy intent as this was a duplication of the assessment table criteria.</p> <p>The change does not adversely impact a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.</p>
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				Additionally in light of comments provided by the DSDMIP in regard to clarity of drafting the relevant Performance Outcome has also been edited to read as below. PO1 Dwelling houses, rooming accommodation, community residences and short-term accommodation (for holiday homes) are located where they: (a) provide a high level of comfort and amenity for occupants; (b) maintain amenity and privacy of neighbouring premises; (c) are compatible with the character and streetscape of the local area; and (d) do not occupy land intended for higher density living.				
205.	9.3.1 Low density Housing Code	AO5.4 Any onsite effluent treatment system and disposal area is: (a) not located on a slope greater than 10% (1 in 10); (b) not located at or below the 1% annual exceedance probability (AEP) flood event; (c) not located within a riparian buffer area mapped on a Biodiversity, Waterways and Wetlands Overlay Map; and (d) setback 400 metres from the full supply level of Lake Maedonald. Editor's Note —the Plumbing and Drainage Act 2003 sets out requirements for on-site effluent treatment and disposal systems.	Submission	No further changes – Final Council response 13/1/2020 Editor's note is now deleted.		Included in 2 nd consultation on significant changes however removed after clarification that this was no longer warranted as covered under the Plumbing Act. 2003.	NA	DSDMIP acknowledges the deletion of this editors' note. An editor's note is not a binding benchmark and therefore this is a minor drafting change.
206.	9.3.1 Low density Housing Code	Amended AO9 to further clarify the outcome. AO9 The driveway and crossover is designed without significant alteration to the existing road reserve ground whereby the finished surface level of the driveway is consistent in height with the existing height of the road reserve.	Submission	No Further Changes – Final		Included in 2 nd consultation on significant changes.	No State Interest implication	This change was publicly advertised, and no further changes made, so it's not significantly different to that which undertook consultation. The change does not adversely affect a state interest.
207.	9.3.1 Low density Housing Code	Inserted editor's note to provide further clarity in AO14 Editor's Note - An operational works application is required for a second driveway.	Drafting/ Planning Circumstance	No Further Changes – Final		Included in 2 nd consultation on significant changes.	No State Interest implication	This change was publicly advertised, and no further changes made, so it's not significantly different to that which undertook consultation. The change does not adversely affect a state interest.
208.	9.3.1 Low density Housing Code	Amended PO16 to provide further clarity. Flood Hazard Area PO16 Where located in the Flood Hazard Area as shown on Flood Hazard Overlay Map in Schedule 2, the development is designed and sited to ensure risk to people and property from flooding is avoided or minimised. AO16.1 Where the development is located in the Flood Hazard Area as shown on Flood Hazard Overlay Map in Schedule 2, the finished floor level of habitable rooms is at least 300 millimetres above the Defined flood event (DFE); OR AO16.2 Where the DFE has not been modelled for the area, the finished floor level of habitable rooms is at least 500 millimetres above the highest recorded flood. Editor's note —The QDC mandatory provisions MP3.5 also apply to the construction of buildings in flood hazard areas.	Drafting/ Planning Circumstance	No Further Changes – Final Council response 13/1/2020 The title for this PO is 'Flood Hazard Area' but has now been changed to "Flood Hazards" to better reflect the scope of the PO. Not all flood prone areas in Noosa Shire are mapped on the flood hazard overlay. Where a development is triggered by the overlay, a proposal will need to demonstrate that it is designed and sited to ensure flood risk to people and property is avoided or mitigated. This is principally achieved to the setting of the minimum habitable floor heights. The change would have minimal effect on development as the flood overlay maps already express that other areas across the shire may also be subject to flooding. The reason for moving wording to the AO is for improve readability. Council has no concerns if the DSDMIP would prefer the wording to be moved back.		Included in 2 nd consultation on significant changes.	No State Interest implication for flood hazards – the provisions seeks to protect people and property from flood risks in flood prone areas.	This change was publicly advertised, and no further changes made, so it's not significantly different to that which undertook consultation. The change does affect a state interest – flood hazard. The original PO provisions referred to development in the flood hazard area on the overlay but these words have been removed so now it applies everywhere? Please confirm and provide evidence of how this changes requirements across the planning scheme area, not just in the flood hazard area. DSDMIP supports the changes based on the additional justification. Where the flood hazard is known, council can set a provision in the AO, otherwise a development can propose an alternative solution to meet PO. The proposed change does not adversely impact a state interest.
209.	9.3.1 Low density Housing Code	Amended PO19 to provide further clarity. PO19 Development is located and designed to avoid or minimise noise nuisance from the use of infrastructure.	Drafting/ Planning Circumstance	No Further Changes – Final		Included in 2 nd consultation on significant changes.	No State Interest implication	This change was publicly advertised, and no further changes made, so it's not significantly different to that which undertook consultation. The change does not adversely affect a state interest.

210.	9.3.1 Low density Housing Code	<p>Amended AO21 to provide further clarity with a Note rather than Editor's note.</p> <p>Earthworks and Drainage PO21 Earthworks and drainage operational works do not directly, indirectly or cumulatively cause adverse impacts external to the development site by:</p> <ul style="list-style-type: none"> (a) causing ponding of water on the site or nearby land; (b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; (c) adversely affecting the flow of water in any overland flow path; and (d) adversely affecting the privacy or visual amenity of surrounding property. <p>No acceptable outcome provided</p> <p>Editor's note—Development should ensure that filling does not impact on the amenity and usability of neighbouring properties (including loss of privacy caused by relative level changes) or offsite drainage.</p>	Drafting/ Planning Circumstance	No Further Changes – Final		Included in 2 nd consultation on significant changes.	No State Interest implication The editor's note has been moved to the performance outcome column.	This change was publicly advertised, and no further changes made, so it's not significantly different to that which undertook consultation. The change does not adversely affect a state interest. DSDMIP initially commented that the editor's note was not attached to an AO. The council has now moved the editor's note to the PO.		
211.	9.3.1 Low density Housing Code	<p>Added additional PO/AO22 for Landslide Hazard Area as a result of Changes to Table of Assessment for Landslide Hazard Area.</p> <table border="1" data-bbox="314 489 1270 1371"> <tr> <td data-bbox="314 489 789 1371"> <p>Landslide Hazard Area PO22 Development maintains the safety of people, property and hazardous materials stored in bulk from the risk of landslide.</p> </td> <td data-bbox="789 489 1270 1371"> <p>AO22.1 Development, including associated access, is not located on land identified as a landslide hazard area on a Landslide Hazard Overlay Map.</p> <p>AO22.2 Development, including associated access, is located outside moderate, high and very high landslide hazard areas and areas with 15% slope or greater, as determined by a site-specific slope analysis.</p> <p>Editor's Note—A site-specific geotechnical assessment may be used to demonstrate that although the proposed development is shown on the Landslide Hazard Overlay as being in the moderate, high or very high landslide hazard area, the landslide risk is low or very low.</p> <p>OR</p> <p>AO22.3 A site-specific geotechnical assessment is prepared by a registered professional engineer to certify that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained and operational for the life of the development; (b) the site is not subject to the risk of landslide activity originating from other land, including land above the site; and (c) development of the site will not increase the risk of landslide activity on other land. <p>Editor's Note—PSP8 Natural Hazards provides further guidance on assessing landslide hazard.</p> <p>AO22.4 Any specific measures identified in a site specific geotechnical assessment for stabilising the site or development are to be fully implemented.</p> </td> </tr> </table>	<p>Landslide Hazard Area PO22 Development maintains the safety of people, property and hazardous materials stored in bulk from the risk of landslide.</p>	<p>AO22.1 Development, including associated access, is not located on land identified as a landslide hazard area on a Landslide Hazard Overlay Map.</p> <p>AO22.2 Development, including associated access, is located outside moderate, high and very high landslide hazard areas and areas with 15% slope or greater, as determined by a site-specific slope analysis.</p> <p>Editor's Note—A site-specific geotechnical assessment may be used to demonstrate that although the proposed development is shown on the Landslide Hazard Overlay as being in the moderate, high or very high landslide hazard area, the landslide risk is low or very low.</p> <p>OR</p> <p>AO22.3 A site-specific geotechnical assessment is prepared by a registered professional engineer to certify that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained and operational for the life of the development; (b) the site is not subject to the risk of landslide activity originating from other land, including land above the site; and (c) development of the site will not increase the risk of landslide activity on other land. <p>Editor's Note—PSP8 Natural Hazards provides further guidance on assessing landslide hazard.</p> <p>AO22.4 Any specific measures identified in a site specific geotechnical assessment for stabilising the site or development are to be fully implemented.</p>	Drafting/ Planning Circumstance	<p>Council response 13/1/2020</p> <p>Refer to Item 63.</p> <p>The relevant accepted outcomes for accepted development are referred to in the Tables of Development for the Low Density Residential Zone and Medium Density Residential Zone (5.5.1 and 5.5.2).</p> <p>These relates to AO15, AO16 and AO22 of the Low Density Housing Zone.</p>		This is required after changes were made to the Tables of Assessment to make some uses accepted subject to requirements rather than code assessment in response to submission received in the first consultation. This is not a significant change as currently code assessment is not required and will further reduce regulation of dwellings where not required.	State interest – natural hazards – landslide. The provisions support this state interest by avoiding development in landslide hazard areas or steep land.	<p>DSDMIP's initial comments raised concern about the implications of making low density housing type developments not accepted subject to requirements against the overlay codes for natural hazards. The council identified that in doing so these development types did not have assessment benchmarks for landslide hazard. Consequently, the inclusion of a new PO and AO in the Low density housing code was necessary to ensure the SPP was being appropriately integrated to protect development and people from landslide hazard.</p> <p>DSDMIP has reviewed the council's response and does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR—inclusions of a new PO and AO for landslide hazard in this does not conflict with the council's policy intent. The PO and AO were publicly consulted on in the Landslide hazard overlay code to which at that point in time low density housing development would have been assessable against.</p> <p>The change does not adversely impact a state interest.</p>
<p>Landslide Hazard Area PO22 Development maintains the safety of people, property and hazardous materials stored in bulk from the risk of landslide.</p>	<p>AO22.1 Development, including associated access, is not located on land identified as a landslide hazard area on a Landslide Hazard Overlay Map.</p> <p>AO22.2 Development, including associated access, is located outside moderate, high and very high landslide hazard areas and areas with 15% slope or greater, as determined by a site-specific slope analysis.</p> <p>Editor's Note—A site-specific geotechnical assessment may be used to demonstrate that although the proposed development is shown on the Landslide Hazard Overlay as being in the moderate, high or very high landslide hazard area, the landslide risk is low or very low.</p> <p>OR</p> <p>AO22.3 A site-specific geotechnical assessment is prepared by a registered professional engineer to certify that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained and operational for the life of the development; (b) the site is not subject to the risk of landslide activity originating from other land, including land above the site; and (c) development of the site will not increase the risk of landslide activity on other land. <p>Editor's Note—PSP8 Natural Hazards provides further guidance on assessing landslide hazard.</p> <p>AO22.4 Any specific measures identified in a site specific geotechnical assessment for stabilising the site or development are to be fully implemented.</p>									
212.	9.3.2 Caretaker's Accommodation, Dwelling unit and Rural Workers Code.	Amended PO2 to include previous AOs to ensure the intent if caretakers accommodation across the Shire as the level of assessment has been reduced from Impact to Code.	Drafting/ Planning Circumstance	<p>Council response 16/1/2020</p> <p>PO2 is substantially reworked to provide a performance Outcome and associated Acceptable Outcomes as follows:</p> <p>PO2 Caretaker's accommodation is used for bona fide caretaking or proper purposes such that:</p> <ul style="list-style-type: none"> (a) in the Rural zone, caretaker's accommodation is required because to caretake a non-residential activity on site; or (b) in the Low Impact Industry zone, the Medium Impact Industry Zone or the Innovation Zone, caretaker's accommodation demonstrate 24 hour care of buildings, operations, plant or equipment. <p>Editor's Note—Council would require sufficient justification that the care residence is required for the industry, rural or other activity on the site.</p>		Minor change to provide further clarity in the intent of Caretaker's accommodation across the shire considering that the Levels of assessment have been reduced. 16/1/2020 NB have also changed the word "demand" to "need"	No State Interest implication Council response 13/1/2020 The quantifiable outcomes are still AOs and the policy position in the form of qualitative statements are now POs. This still provides some flexibility.	<p>DSDMIP's initial comments – Moving the AO provisions to the PO isn't considered minor, as it means there are no alternative solutions to meet the PO. Please provide justification about this change and whether it is significantly different.</p> <p>DSDMIP has reviewed the council's rework of the PO and re-introduction of the AO. DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR—The AOs have been reworked to provide quantifiable outcomes with the council's policy position on caretaker's accommodation unchanged.</p> <p>The change does not adversely impact a state interest.</p>		

		<p>Caretaker's accommodation is used for bona fide caretaking or property management purposes.</p> <p>a) In the Rural zone, caretaker's accommodation is:</p> <ol style="list-style-type: none"> on a site with a minimum area of 20 hectares; required because of the need to caretake a rural activity on site; and located within 50 metres of the primary use of the site, for which the caretaker is responsible; and <p>b) In the Low Impact Industry zone or the Medium Impact Industry Zone, caretaker's accommodation:</p> <ol style="list-style-type: none"> is directly associated with and subordinate to the industry activity on site; demonstrates a demand for 24 hour care of buildings, operations, plant or equipment; and is on a site with an area of at least 2,000m² or is not located within 100 metres of any other caretaker's accommodation; and is not separately let for other accommodation activities; and <p>c) In the Innovation Zone, caretaker's accommodation:</p> <ol style="list-style-type: none"> is directly associated with and subordinate to the activity on site; demonstrates a demand for 24 hour care of buildings, operations, plant or equipment; and is not separately let for other accommodation activities. <p>Editor's Note—Council would require sufficient justification that the caretaker's residence is required for the industry, rural or other activity on the site.</p>	<p>(a) In the Rural zone, caretaker's accommodation is:</p> <ol style="list-style-type: none"> on a site with a minimum area of 20 hectares; required because of the need to caretake a rural activity on site; and located within 50 metres of the primary use of the site, for which the caretaker is responsible <p>AO2.2</p> <p>(b) In the Industry caretaker's accommodation:</p> <ol style="list-style-type: none"> is directly associated with and subordinate to the industry activity on site; demonstrates a demand for 24 hour care of buildings, operations, plant or equipment; is not separately let for other accommodation activities; and is on a site with an area of at least 2,000m² or is not located within 100 metres of any other caretaker's accommodation <p>Editor's Note—Council would require sufficient justification that the caretaker's residence is required for the industry activity and the rural activity site.</p> <p>No acceptable outcome provided</p>		<p>AO2.1</p> <p>In the Rural zone, caretaker's accommodation is:</p> <ol style="list-style-type: none"> located within 50 metres of the primary use of the site, for which responsible; on a site with a minimum area of 20 hectares, accommodating a activity; or the only residential use on a site accommodating a business activity, community activity, an entertainment activity, an industry activity, activity or a recreation activity. <p>AO2.2</p> <p>In the Low Impact Industry zone or the Medium Impact Industry Zone, caretaker's accommodation is:</p> <ol style="list-style-type: none"> directly associated with and subordinate to the industry activity of buildings, operations, plant or equipment; the only residential use on the site; on a site with an area of at least 2,000m² or is not located within any other caretaker's accommodation; and not separately let for other accommodation activities. <p>AO2.3</p> <p>In the Innovation Zone caretaker's accommodation is:</p> <ol style="list-style-type: none"> directly associated with and subordinate to a non-residential activity; not separately let for other accommodation activities. 			
213.	9.3.2 Caretaker's Accommodation, Dwelling unit and Rural Workers Code.	<p>AO4.7</p> <p>No residential use in either the Low Impact Industry zone or the Medium Impact Industry zone has more than one bedroom or a gross floor area exceeding 50m65m².</p>	Drafting/ Planning Circumstance	No further Change – Final Version	Minor drafting change for consistency across the scheme.	No State Interest implication	<p>DSDMIP's initial comments – Why did the council change from 50m² to 65m²? What is the reason/evidence for the change? This isn't a minor change, but it is a policy change. What affect will this change have on development in these zones?</p> <p>DSDMIP has reviewed the council's explanation and is comfortable this is not a policy change. DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – The change is consistent with caretaker's accommodation in the zone codes and avoids conflict between the codes. The change is not a policy change.</p> <p>The change does not adversely impact a state interest.</p>	
214.	9.3.3 Dual Occupancy and Multiple Housing Code	Added PO3 in response to removing Short StayMaps.	Submission	Minor Change to editors Note Final Version	Included in 2 nd consultation on significant changes, however minor amendment to the editor's Note.	No State Interest implication Offending PO and AO are both deleted.	<p>DSDMIP initial comments – The wording in the PO and AO require revising. AO is not measurable. What does 'located in environments' mean? What is 'comfort'? The word 'alienate' is emotive.</p>	

Short-term Accommodation
PO3
 Short-term accommodation (for holiday homes) are located in environments where they:

- (a) provide a high level of comfort and amenity for occupants;
- (b) maintain amenity and privacy of neighbouring premises;
- (c) are compatible with the character and streetscape of the local area; and
- (d) do not alienate land intended for higher density permanent living.

AO3
 Dual occupancy or multiple dwellings may be available for short-term accommodation provided they are not located adjoining or adjacent to a Major Centre Zone.

Editor's Note - Short-term accommodation must not constitute or be used as a party house as separately defined in Schedule 1 and addressed in Part 1.8 and requires approval under the Short Stay Letting Local Law

Short-term Accommodation
PO3
 Short-term accommodation are located in environments where they:

- (a) provide a high level of comfort and amenity for occupants;
- (b) maintain amenity and privacy of neighbouring premises;
- (c) are compatible with the character and streetscape of the local area; and
- (d) do not alienate land intended for higher density permanent living.

AO3
 Dual occupancy or short-term accommodation adjoining or adjacent to a Major Centre Zone.

Editor's Note - Short-term accommodation may not be used as a party house as separately defined in Schedule 1 and addressed in Part 1.8 and requires approval under the Short Stay Letting Local Law

Council response 13/1/2020

In the High Density Residential zone Short-term accommodation is generally supported by the planning scheme unless it is located on a site adjoining or over the road from land within the Major Centre Zone. {The reason for this is that there are areas within and immediately adjoining the Noosa Business Centre and Noosa Junction which Council seeks to protect for higher density living for permanent residents such as key workers, without the intrusion of tourists. There are specific housing aspirations for these areas and it is considered objectives will not be met if the market is influenced by the ability to include visitor accommodation.}

The Table of Assessment for the High Density Residential Zone specifies this exception and it should not need duplication in a use code.

As a result AO3 of the Dual Occupancy and Multiple Dwelling Code is deleted along with the editor's note.

Currently in the Table of Assessment for Medium Density Residential and High Density Residential short term accommodation is Acceptable development subject to requirements if:

- a) not located on a site adjoining or over the road from land within the Major Centre Zone;
- b) in the applicant's principal place of residence;
- c) occupied by short term guests on no more than 4 occurrences in any calendar year; and
- d) occupied by short term guests for a total of no more than 60 nights in any calendar year.

It calls up AO's from the Dual Occupancy and Multiple Dwelling Code as requirements. Council accepts this is counter-intuitive as short-term accommodation is a different use however it is to cover the scenario of just occasionally letting out one's permanent home.

To counteract this problem, without opening a loophole, it is proposed to add to the table of assessment a parameter that it must be within an existing building. By doing this the references to compliance with the use code could all be deleted.

New wording for Table 5.5.2 MDR zone

Short-term accommodation	Acceptable development subject to requirements	Applicable Outcomes A04.2, A05.2, A05.3 and A05.4 of the Medium Density Residential Zone Code
(a)	not located on a site adjoining or over the road from land within the Major Centre Zone;	Editor's Note: Short-term accommodation may require other approvals under Council Local Laws.
(b)	in the applicant's principal place of residence;	
(c)	occupied by short term guests on no more than 4 occurrences in any calendar year; and	
(d)	occupied by short term guests for a total of no more than 60 nights in any calendar year.	

New wording for Table 5.5.3 HDR zone

Short-term accommodation	Acceptable development subject to requirements	Applicable Outcomes A03.1, A03.4, A03.5 and A03.6 of the High Density Residential Zone Code
(a)	not located on a site adjoining or over the road from land within the Major Centre Zone;	Editor's Note: Short-term accommodation may require other approvals under Council Local Laws.
(b)	in the applicant's principal place of residence;	
(c)	occupied by short term guests on no more than 4 occurrences in any calendar year; and	
(d)	occupied by short term guests for a total of no more than 60 nights in any calendar year.	

New wording for Table 5.5.4 TA zone

Why can't short-term accomm be close to Major Centre zone? Where's the link between the AO and PO in regards to the mention of Major Centre zone?

DSDMIP has reviewed the council's response to remove PO3 and AO3 in the Dual Occupancy and Multiple Housing Code and accepts this is appropriate to avoid duplication with the table of assessment. **The change to include 'must be within an existing building' is not offensive as the ability for a land owner to let their place of residence means that they must be living there and consequently the residential use would be established. If a new development is proposed it is likely the level of assessment would be code assessable and therefore the 'must be within an existing building' is not applicable.**

DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – The change is consistent with the council's policy position on short-term accommodation that is accepted development not requiring approval.

The change does not adversely impact a state interest. Further detail on this matter is provided in section 7.3 of the assessment report.

				<table border="1"> <thead> <tr> <th>Short-term accommodation</th> <th>Accepted Development</th> </tr> </thead> <tbody> <tr> <td></td> <td> (a) in an existing building which is the applicant's principal place of residence; (b) occupied by short term guests on no more than 4 occurrences in any calendar year; and (c) occupied by short term guests for a total of no more than 60 nights in any calendar year. Editor's Note: Short-term accommodation may require other approvals under Council Local Laws. </td> </tr> </tbody> </table>	Short-term accommodation	Accepted Development		(a) in an existing building which is the applicant's principal place of residence; (b) occupied by short term guests on no more than 4 occurrences in any calendar year; and (c) occupied by short term guests for a total of no more than 60 nights in any calendar year. Editor's Note: Short-term accommodation may require other approvals under Council Local Laws.				
Short-term accommodation	Accepted Development											
	(a) in an existing building which is the applicant's principal place of residence; (b) occupied by short term guests on no more than 4 occurrences in any calendar year; and (c) occupied by short term guests for a total of no more than 60 nights in any calendar year. Editor's Note: Short-term accommodation may require other approvals under Council Local Laws.											
				Further, PO3 of the Dual Occupancy and Multiple Dwelling Code has been deleted. This results in renumbering through the rest of that code. No renumbering has been necessitated in part 5.								
215.	Section 9.3.3 Dual Occupancy and Multiple Housing Code	<p>Added AO14 to provide drafting consistency across use codes in relation to car parking requirements.</p> <table border="1"> <tr> <td>PO13 PO14 Sufficient on-site car parking is provided to accommodate the number and type of vehicles likely to be generated by the residential use without impacting on the safety or amenity of the adjoining streets.</td> <td>AO14 No acceptable outcome provided. Editor's Note—detailed Car parking requirements including provided the in rate accordance with vehicle Table parking are addressed 9.4.1.4 in the Driveways and Parking Code</td> </tr> </table>	PO13 PO14 Sufficient on-site car parking is provided to accommodate the number and type of vehicles likely to be generated by the residential use without impacting on the safety or amenity of the adjoining streets.	AO14 No acceptable outcome provided. Editor's Note —detailed Car parking requirements including provided the in rate accordance with vehicle Table parking are addressed 9.4.1.4 in the Driveways and Parking Code	Drafting/ Planning Circumstance	No further Change – Final Version		Included in 2 nd consultation on significant changes	No State Interest implication	<p>DSDMIP understands the change is to clarify car parking requirements and provide consistency. The change is to make the note into an AO and reference a car parking table. There is no change to the PO. As there is no change to the PO and the AO column has been tidied up to place the editor's notice requirement into the AO, DSDMIP considers this change is minor, and does not change the policy position. Applications can still provide an alternative solution to meet the PO rather than comply with the AO.</p> <p>DSDMIP does not consider this to adversely impact a state interest.</p>		
PO13 PO14 Sufficient on-site car parking is provided to accommodate the number and type of vehicles likely to be generated by the residential use without impacting on the safety or amenity of the adjoining streets.	AO14 No acceptable outcome provided. Editor's Note —detailed Car parking requirements including provided the in rate accordance with vehicle Table parking are addressed 9.4.1.4 in the Driveways and Parking Code											
216.	9.3.5 Visitor Accommodation Code	<p>Original Version</p> <p>AO9.1 Within urban boundaries a minimum of 30% of the site, inclusive of any buffer or setback areas, is developed and maintained as landscaped area for the benefit of occupants.</p> <p>AO9.2 Unless otherwise specified in this code, a landscaped area is provided and maintained within the site for a minimum width of:</p> <p>(a) 3 metres adjacent to a road frontage; and (b) 2 metres adjacent to side and rear property boundaries.</p>	Submission	<p>Amended AO9.1 and 9.2 to allow for a minimum of 10% landscaping requirement as per the current Noosa Plan and a reduced width of landscaping along frontages from 3m to 1m for mixed use buildings fronting Gympie terrace, Thomas Street and Duke Street</p> <p>Final Version</p> <p>AO9.1 Within urban boundaries a minimum of 30% of the site, inclusive of any buffer or setback areas, is developed and maintained as landscaped area for the benefit of occupants excluding mixed use buildings with non-residential uses fronting Gympie Terrace or Thomas Street Noosaville, or Duke Street, Sunshine Beach where a minimum of 10% required.</p> <p>AO9.2 Unless otherwise specified in this code, a landscaped area is provided and maintained within the site for a minimum width of:</p> <p>(a) For a mixed use building with non-residential uses fronting Gympie Terrace or Thomas Street, Noosaville (i) 1 metre adjacent to a road frontage; and (ii) 2 metres adjacent to the rear property boundary</p> <p>(b) For a mixed use building with non-residential uses fronting Duke St, Sunshine Beach; (i) 2 metres to the rear property boundary; or</p> <p>(c) Unless otherwise specified above; (i) 3 metres adjacent to a road frontage; and (ii) 2 metres adjacent to side and rear property boundaries.</p>		Minor changes to specific areas within the zone to further clarify and ensure provisions achieve overall outcomes of the zone and reflect existing built form. Refer to Appendix 1.2	No State Interest implication	<p>DSDMIP understands the change will provide exceptions in the AOs for particular locations to be consistent with existing built form. There is no change to the PO. DSDMIP considers the change to be minor, and that an application can still provide an alternative solution to meet the PO which is unchanged.</p>				
217.	9.3.5 Visitor Accommodation Code	<p>Added PO25 in response to amended approach to Short-term accommodation.</p> <p>Significant Changes version</p>	Drafting/ Planning Circumstance	Amended AO25.2 to have no more than 5 bedrooms rather than 6. Final Version	Submissions	Included in 2 nd consultation on significant changes.	No State Interest implication	<p>DSDMIP understand the change is in the AO to allow 5 bedrooms instead of 6, in the rural and rural res zones for short-term accommodation. DSDMIP is unsure whether this is a major policy change however as it's an AO, an application could still apply for 6 bedrooms as long as it meets the PO.</p>				

		<p>PO25 Short term accommodation in a dwelling house 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) <u>the privacy of residents on the subject property or adjoining properties;</u></p> <p>(b) <u>any likely increase in noise to adjoining properties;</u></p> <p>(c) <u>the scale of the use and its compatibility with the character and uses within the property or surrounding area;</u></p> <p>(d) <u>retention of the primary residential function of an area;</u></p> <p>(e) <u>the impact on the safety and efficiency of the local road network;</u></p> <p>(f) <u>the impact of waste storage areas on the visual amenity of the area or sensitive land uses; and</u></p> <p>(g) <u>any impact on shared vehicular access or parking.</u></p>	<p>AO25.1 Detached domestic scale low density housing may be available for short-term accommodation in the Low Density Residential Rural Zone and Rural Residential Zone.</p> <p>AO25.2 Short-term accommodation:</p> <p>(a) <u>does not constitute a party house;</u></p> <p>(b) <u>makes available no more than one self contained dwelling at any one time;</u></p> <p>(c) <u>makes available no more than six bedrooms.</u></p> <p>AO25.3 Buildings are designed and orientated so that the majority of outdoor living areas face away from the habitable areas of adjoining dwellings.</p> <p>AO25.4 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>PO25 Short term accommodation in a dwelling is limited to formats compatible with the character and use of the area so as not to cause unreasonable loss of residential amenity, having regard to:</p> <p>(a) <u>the privacy of residents on the subject property or adjoining properties;</u></p> <p>(b) <u>any likely increase in noise to adjoining properties;</u></p> <p>(c) <u>the scale of the use and its compatibility with the character and uses within the property or surrounding area;</u></p> <p>(d) <u>retention of the primary residential function of an area;</u></p> <p>(e) <u>the impact on the safety and efficiency of the local road network;</u></p> <p>(f) <u>the impact of waste storage areas on the visual amenity of the area or sensitive land uses; and</u></p> <p>(g) <u>any impact on shared vehicular access or parking.</u></p>	<p>AO25.1 Detached domestic scale low density housing may be available for short-term accommodation in the Low Density Residential Rural Zone and Rural Residential Zone.</p> <p>AO25.2 Short-term accommodation:</p> <p>(a) <u>does not constitute a party house;</u></p> <p>(b) <u>makes available no more than one self contained dwelling at any one time;</u></p> <p>(c) <u>makes available no more than six bedrooms.</u></p> <p>AO25.3 Buildings are designed and orientated so that the majority of outdoor living areas face away from the habitable areas of adjoining dwellings.</p> <p>AO25.4 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>This has been amended as a result of submissions received.</p> <p>Council response 16/1/2020</p> <p>These AOs are not called up for accepted development anywhere in the Tables of Assessment.</p> <p>This code is called up for code assessment in the Rural Zone. In such circumstance scale and density is already addressed in the zone code.</p> <p>Otherwise the only time these particular provisions would be relied upon is through impact assessment for using a single dwelling as short term accommodation regardless of zone. To some extent they duplicate the zone codes.</p> <p>It is considered the AOs should all be deleted as they do not assist with interpretation of or meeting the POs in the circumstances where this code is relied upon, or duplicate what is covered in the zone codes.</p>	<p>DSDMIP doesn't consider this to adversely affect a state interest.</p> <p>DSDMIP initial comments – Further explanation about why council considers this to be not a major change – from 6 to 5 bedrooms.</p> <p>DSDMIP accepts that the council has decided to not continue with the change post consultation. Therefore, there is no significant change.</p>
218.	9.3.6 Home-based Business Code	<p>Amended Editor's Note</p> <p><u>Editor's note – for the purposes of home hosted accommodation it is considered appropriate to provide a small area with a kettle and toaster to prepare hot beverages or light snack or continental breakfast.</u></p>		<p>No further Changes – Final version</p> <p>Council response 16/1/2020</p> <p>We have edited both the AO and editor's note so no conflict.</p> <p>AO4.2 Guests have only limited facilities for preparing food and beverages at the premises.</p> <p><i>Editor's note - for the purposes of home hosted accommodation it is appropriate to provide a small area with a kettle, toaster and bar fridge, beverages, light snack or continental breakfast but not a kitchen.</i></p>	<p>Minor amendment to the editor's Note.</p> <p>A Home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.</p> <p>A dwelling means all or part of a building that—</p> <p>a) is used, or capable of being used, as a self-contained residence; and</p> <p>b) contains—</p> <p>i. food preparatio</p>	<p>No State Interest implication</p>	<p>DSDMIP's initial comments – An Editor's note which is in direct conflict with an AO (AO4.2) may be confusing to applicants and DA assessment officers.</p> <p><small>AO4.1 Guests stay no more than 14 consecutive nights.</small></p> <p><small>AO4.2 Guests do not have their own facilities for preparing food or washing clothes.</small></p> <p><small>Editor's note - for the purposes of home hosted accommodation it is considered appropriate to provide a small area with a kettle and toaster to prepare hot beverages or light snack or continental breakfast.</small></p> <p>DSDMIP has reviewed the council's response and change and is comfortable there is no longer a conflict with the AO. DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – The change is a minor drafting change to improve clarity and support an existing policy position.</p> <p>The change does not adversely affect a state interest.</p>	

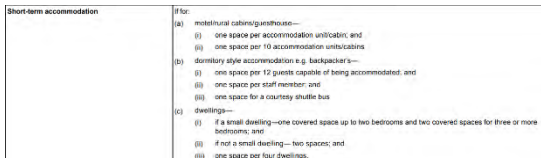
					<ul style="list-style-type: none"> ii. n facilities; and iii. a bath or shower; and iv. a toilet; and v. a wash basin; and facilities for washing clothes. <p>Council has always had the position that bed and breakfast accommodation is not to be self-contained like a granny flat and guests do not have cooking facilities.</p> <p>PO4 says the guest accommodation is not self-contained.</p> <p>As per a motel room you would typically have a kettle, toaster and bar fridge and reasonably a small sink, such that you could prepare hot beverages and compile a continental breakfast or maybe heat up some 2 minute noodles.</p>						
219.	9.3.6 Home-based Business Code	<p>Added additional PO/AOs for Bushfire Hazard, Flood hazard and Landslide Hazard in response to changes made in respective Overlay tables of Assessment to exempt some uses from code assessment.</p> <table border="1"> <tr> <td> <p>Bushfire Hazard Management PO14 Where located in a Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Map in Schedule 2 and not in a water service area, an adequate, reliable, safely located and freely accessible water supply is provided for fire fighting purposes, which is in addition to day to day water supply.</p> </td> <td> <p>AO14 Within a bushfire hazard area where there is no reticulated water supply, the premises has:</p> <ul style="list-style-type: none"> (a) an accessible dam, swimming pool or water tank available for firefighting purposes with an onsite water volume of not less than 5,000 litres; and (b) a water supply outlet pipe 50 millimetres in diameter and fitted with a standard fire brigade fitting connected to the water supply (other than where the water supply is in a swimming pool or dam). <p><i>Editor's Note — Water supply capacity for firefighting purposes is in addition to water supply capacity for household use.</i></p> </td> </tr> <tr> <td> <p>Flood Hazard Area PO15 Where located in the Flood Hazard Area as shown on Flood Hazard Overlay Map in Schedule 2 the development is designed and sited to ensure risk to people and property from flooding is avoided or minimised.</p> </td> <td> <p>AO15.1 The finished floor level of habitable rooms is at least 300 millimetres above the Defined flood event (DFE) or</p> <p>AO15.2 Where the DFE has not been modelled for the area, the finished floor level of habitable rooms is at least 500 millimetres above the highest recorded flood.</p> <p><i>Editor's note—The QDC mandatory provisions MP3.5 also apply to the construction of buildings in flood hazard areas.</i></p> </td> </tr> </table>	<p>Bushfire Hazard Management PO14 Where located in a Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Map in Schedule 2 and not in a water service area, an adequate, reliable, safely located and freely accessible water supply is provided for fire fighting purposes, which is in addition to day to day water supply.</p>	<p>AO14 Within a bushfire hazard area where there is no reticulated water supply, the premises has:</p> <ul style="list-style-type: none"> (a) an accessible dam, swimming pool or water tank available for firefighting purposes with an onsite water volume of not less than 5,000 litres; and (b) a water supply outlet pipe 50 millimetres in diameter and fitted with a standard fire brigade fitting connected to the water supply (other than where the water supply is in a swimming pool or dam). <p><i>Editor's Note — Water supply capacity for firefighting purposes is in addition to water supply capacity for household use.</i></p>	<p>Flood Hazard Area PO15 Where located in the Flood Hazard Area as shown on Flood Hazard Overlay Map in Schedule 2 the development is designed and sited to ensure risk to people and property from flooding is avoided or minimised.</p>	<p>AO15.1 The finished floor level of habitable rooms is at least 300 millimetres above the Defined flood event (DFE) or</p> <p>AO15.2 Where the DFE has not been modelled for the area, the finished floor level of habitable rooms is at least 500 millimetres above the highest recorded flood.</p> <p><i>Editor's note—The QDC mandatory provisions MP3.5 also apply to the construction of buildings in flood hazard areas.</i></p>	Drafting/ Planning Circumstances	<p>No further Changes – Final version Council response 14/1/20</p> <p>In reviewing the tables of assessment it is evident that these hazard provisions are not called up for accepted development for a home-based business. They are only applicable for assessable development. This is because some home based businesses that are code assessable or impact assessment may be located outside the dwelling (as described in the ToD). However, the main issue is the storage of chemicals in a hazard area, rather than other issues of water supply, minimum floor heights and landslide hazard. PO10 and AO10.1 and AO10.2 in the Home-based Business Code provide suitable criteria for storage of chemicals.</p> <p>These additional provisions for bushfire, flood hazard and landslide are therefore not needed in the Home-based business code - they are best covered by the Low Density Housing Code. They have now been deleted from the Home-based business code as per the consultation versions.</p> <p>Where building works are required to a dwelling as part of a new home-based business, the building works would be assessed against the Low Density Housing Code. This is the case for the ToD for building works (Section 5.7) for the Low Density Residential Zone where AO15 (bushfire) and AO16 (flooding) in the Low Density Housing Code is called up. However, AO22 (landslide) in the Low Density Housing Code should also be called up for accepted development for this zone. This has now been added.</p> <p>The same AO15, AO16 and AO22 should also be called up for accepted development in the ToD for Building Works for the Rural Residential Zone and the Rural Zone. These have now been added.</p>	Minor change to provide for the revised approach to some land uses which are now accepted subject to requirements rather than code assessable. It was considered easier to add these to the Development Codes to reduce the overall codes certifiers need to use to assess developments,	No State Interest implication	<p>DSDMIP initial comments – Bushfire:</p> <p>The premise behind these new provisions is fine, however, the council should look to the SPP guidance material for bushfire. DSDMIP suggests changes to the PO to be more aligned to the following:</p> <p><small>PO15 Development is located within a reticulated water supply area or includes a dedicated water supply that is available solely for fire-fighting purposes and can be accessed by fire-fighting vehicles. Note: Swimming pools, hot pools and spas are not considered suitable sources of water supply in Queensland due to regular drought events. (Note for Local Government – Information on how to provide an appropriate water supply, note from a development approval. For further information on proposed solutions refer to the QDC's Bushfire hazard control document.)</small></p> <p>DSDMIP also recommends removing AO provisions which refer to water supplies that the guidance material advises are NOT reliable water supplies (eg swimming pools).</p> <p>Furthermore, why are these provisions even needed, when a home-based business is going to be located in a dwelling house – wouldn't these provisions just be taken care of in the dwelling house code? The home-based business is a use that will occur in an existing dwelling?</p> <p>In regard to the additions for all hazards, please provide information about how the additional provisions will require additional requirements by development – for accepted development AND assessable development (code).</p> <p>DSDMIP has reviewed the council's response and whilst the proposed changes are accepted as an appropriate outcome, the changes have not been made in the version of the scheme provided to the Minister and requested for adoption.</p>
<p>Bushfire Hazard Management PO14 Where located in a Bushfire Hazard Area as shown on the Bushfire Hazard Overlay Map in Schedule 2 and not in a water service area, an adequate, reliable, safely located and freely accessible water supply is provided for fire fighting purposes, which is in addition to day to day water supply.</p>	<p>AO14 Within a bushfire hazard area where there is no reticulated water supply, the premises has:</p> <ul style="list-style-type: none"> (a) an accessible dam, swimming pool or water tank available for firefighting purposes with an onsite water volume of not less than 5,000 litres; and (b) a water supply outlet pipe 50 millimetres in diameter and fitted with a standard fire brigade fitting connected to the water supply (other than where the water supply is in a swimming pool or dam). <p><i>Editor's Note — Water supply capacity for firefighting purposes is in addition to water supply capacity for household use.</i></p>										
<p>Flood Hazard Area PO15 Where located in the Flood Hazard Area as shown on Flood Hazard Overlay Map in Schedule 2 the development is designed and sited to ensure risk to people and property from flooding is avoided or minimised.</p>	<p>AO15.1 The finished floor level of habitable rooms is at least 300 millimetres above the Defined flood event (DFE) or</p> <p>AO15.2 Where the DFE has not been modelled for the area, the finished floor level of habitable rooms is at least 500 millimetres above the highest recorded flood.</p> <p><i>Editor's note—The QDC mandatory provisions MP3.5 also apply to the construction of buildings in flood hazard areas.</i></p>										

		<p>Landslide Hazard Area PO16 Development maintains the safety of people, property and hazardous materials stored in bulk from the risk of landslide.</p>	<p>AO16.1 Development, including associated access, is not located on land identified as a landslide hazard area on a Landslide Hazard Overlay Map.</p> <p>AO16.2 Development, including associated access, is located outside moderate, high and very high landslide hazard areas and areas with 15% slope or greater, as determined by a site-specific slope analysis.</p> <p><i>Editor's Note—A site-specific geotechnical assessment may be used to demonstrate that although the proposed development is shown on the Landslide Hazard Overlay as being in the moderate, high or very high landslide hazard area, the landslide risk is low or very low.</i></p> <p>AO16.3 A site-specific geotechnical assessment is prepared by a registered professional engineer to certify that:</p> <p>(a) the stability of the site, including associated buildings and infrastructure, will be maintained and operational for the life of the development;</p> <p>(b) the site is not subject to the risk of landslide activity originating from other land, including land above the site; and</p> <p>(c) development of the site will not increase the risk of landslide activity on other land.</p> <p><i>Editor's Note—PSP8 Natural Hazards provides further guidance on assessing landslide hazard.</i></p> <p>AO16.4 Any specific measures identified in a site specific geotechnical assessment for stabilising the site or development are to be fully implemented.</p>		<p>These additional provisions will not add any additional requirements for development given that they were previously required through the respective overlay codes and have since been made exempt from the overlays through changes made to the ToD for overlays (Section 5.9). The changes (made post-consultation) specifically made building works to a dwelling house exempt from the bushfire, flooding and landslide overlay.</p> <p>In response to DSDMIP's suggested wording, the bushfire provision (AO15) of the Low Density Housing Code has been changed to:</p> <p>Where there is no available reticulated water supply, the premise has a dedicated static water supply that is available solely for fire-fighting purposes and can be accessed by fire fighting vehicles.</p> <p>Editor's Note—Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events. Refer to Queensland Fire and Rescue Service's Building Resilient Communities Technical Reference Guide 2019 for preferred solutions for appropriate static water supply.</p> <p>This same wording has also been added to AO3.2 in the Bushfire Overlay Code.</p>		<p>The council still must make the changes, as described in this table, to the follow parts of the scheme:</p> <ul style="list-style-type: none"> 9.3.1 Low density housing code – wording change to AO15 Bushfire hazard management 9.3.6 Home-based business code – removal of PO14 Bushfire hazard management, PO15 Flood hazard area and PO16 Landslide hazard area 8.2.3 Bushfire hazard overlay code – wording change to AO3.2 Water supply for fire fighting purposes <p>On 31/01/2020 the council provided an updated version of Part 8 and 9 which correctly shows the changes detailed in this table. DSDMIP is satisfied the council has appropriately addressed state interest for natural hazards (bushfire, flood and landslide). There is no adverse impact on a state interest.</p> <p>DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – The change is a minor drafting change to improve clarity and support an existing policy position.</p>
220.	9.3.7 Business Activities Code	<p>Hours of Operation PO11 Business activities are operated in a manner that avoids or minimises evening, early morning or weekend noise nuisances to sensitive land uses, particularly surrounding residential uses.</p>	<p>AO11.1 Where the site directly adjoins land in a residential zone (excluding the Tourist Accommodation Zone), Major Centre Zone and included in the High Density Residential Precinct or the Rural Residential zone, the use or activity does not operate outside the hours of 7:00am to 9:00pm seven days per week.</p> <p>AO11.2 Where the site does not adjoin land in a residential zone or the Rural Residential zone and is not located otherwise in specified a Hospitality precinct above the use does not operate outside the hours of 6:00am to 10:00pm, seven days a week, except that a business use such as a food and drink outlet, may operate until 12:00 midnight on a Friday and Saturday.</p>	Drafting/ Planning Circumstance	<p>No further changes – Final Version Council response 15/1/2020 Amended as suggested</p> <p>AO11.1 The use or activity does not operate outside the hours of 7:00am to 9:00pm, seven days a week, where the site directly adjoins land in the following zones:</p> <p>(a) All residential zones, except for the Tourist accommodation zone</p> <p>(b) Major centre zone – High density residential precinct; or</p> <p>(c) Rural residential zone.</p> <p>AO11.2 Where the site is not specified above in AO11.1 the use does not operate outside the hours of 6:00am to 10:00pm, seven days a week, except that a business use such as a food and drink outlet, may operate until 12:00 midnight on a Friday and Saturday.</p>	Minor change to provide a consistent approach and further clarity regarding interface trading hours for businesses.	<p>Suggest rewording AO11.1 for clarity:</p> <p>The use or activity does not operate outside the hours of 7:00am to 9:00pm, seven days a week, where the site directly adjoins land in the following zones:</p> <ul style="list-style-type: none"> All residential zones, except for the Tourist accommodation zone Major centre zone – High density residential precinct Rural residential zone <p>Suggest rewording AO11.2 for clarity:</p> <p>Where the site is not located in a zone specified above in AO11.1, the use does not operate outside...</p> <p>The council has made the suggested wording changes.</p> <p>The changes are considered to not make the scheme significantly different, although do represent a policy change. However, these changes do make sense in terms of regulating hours of operation around sensitive uses – residential areas. The development could still not comply with the AO and can suggest an alternative way to meet the PO, which is unchanged.</p> <p>DSDMIP does not consider this change adversely impacts a state interest.</p>

221.	9.3.7 Business Activities Code	<p>Live Music PO14 <u>Live music creates entertainment for patrons and vibrancy within the streetscape and is sited to avoid significant impacts on surrounding residential land uses.</u></p>	<p>AO14.1 <u>Where the site is adjacent to land in a residential zone (excluding Tourist Accommodation Zone), the Noosa Business Centre High Density Residential Precinct or the Rural Residential Zone, live music is contained within an enclosed acoustically treated environment.</u></p> <p>AO14.2 <u>Acoustic live music (not reliant on electric or electronic equipment) ceases to operate in outdoor spaces by 9:00pm Sunday – Thursday, and by 10:00pm Friday and Saturday, with the exception of within the Hastings Street Mixed Use Precinct or Noosa Junction Hospitality precinct where it can operate until 10:00pm Sunday - Thursday, and by 12:00 midnight Friday and Saturday.</u></p> <p>AO14.3 <u>Amplified live music ceases to operate in outdoor space by 7:00pm seven days per week, except if located within Hastings Street Mixed use precinct or Noosa Junction Hospitality precinct where it can operate until 9:00pm Sunday - Thursday and 10:00pm Friday and Saturday.</u></p> <p><i>Editor's Note – Liquor licences and noise matters are separately dealt with through the Office of Liquor and Gambling.</i></p>	Drafting/ Planning Circumstance	No further changes – Final Version		<p>Included PO/AOs for live music to ensure consistent approach to live music operation hours throughout the shire.</p> <p>Council response</p> <p>These are trying to regulate the use of outdoor areas for live music and not really control the level of noise – just operation hours.</p>	No State Interest implication	<p>DSDMIP is comfortable that the provisions are not trying to regulate noise or liquor licensing which are controlled under separate legislative requirements.</p> <p>DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – The change is specific to the use of live music as part of business activities and do not impact on the level of assessment for a development type. The AOs are prescriptive to support the higher level requirements in the PO.</p> <p>The change does not adversely affect a state interest.</p>
222.	9.3.7 Business Activities Code	<p>Services and facilities PO29 AO29 The service station use: (a) maintains public health; (b) is commensurate with the needs of users; and (c) includes the provision of public convenience facilities for customers.</p>	<p>AO29.1 The service station provides satisfactory services and convenience facilities including toilets that are available and accessible for the use of customers at all times during trading hours.</p> <p>AO29.2 The service station provides for Electric Vehicle charge stations.</p>	Drafting/ Planning Circumstance	No further changes – Final Version		<p>Minor change in response to submissions regarding availability of electric vehicle changing stations.</p> <p>Council response</p> <p>Wanted to provide for electric charging stations.</p>	No State Interest implication	<p>Whilst DSDMIP acknowledges a Service Station is impact assessable, the AO simply provides an acceptable outcome but alternative solutions can be considered in the assessment.</p> <p>DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change to include an additional AO will not have a major policy change as the AO is only an acceptable outcome for a development type which is impact assessable.</p> <p>The change does not adversely affect a state interest.</p>
223.	Section 9.3.9 Entertainment and Activities code	Reviewed provisions in response to concerns regarding operation hours in the Hospitality Precinct and to provide further clarity in code provisions. The review does not change the policy intent rather reorders and further clarifies requirements in different locations and corresponding operation hours. This also includes the review of operation hours in the Hospitality precinct in response to submissions.	Submission	<p>No further changes – Final Version</p> <p>Council response 15/1/2020</p> <p>Changed as suggested</p> <p>AO12.1 Operation of the entertainment activity is limited to between the hours of 7:00am – 9:00pm, seven days per week, on any site (regardless of zone) adjoining the following zones: (a) any residential zone (except the Tourist accommodation zone) (b) Rural residential zone; or (c) Major centre zone – High density residential precinct.</p>		<p>Minor Changes in response to submissions and doesn't result in any change in overall policy intent for the planning scheme.</p>	No State Interest implication	<p>DSDMIP's suggest:</p> <p>Operation of the entertainment activity is limited to between the hours of 7:00am – 9:00pm, seven days per week, on any site (regardless of zone) adjoining the following zones:</p> <ol style="list-style-type: none"> any residential zone (except the Tourist accommodation zone) Rural residential zone Major centre zone – High density residential precinct. <p>The council has made the suggested change to the wording.</p> <p>DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR. The changes provide clarity and more guidance and DSDMIP does not consider the changes to be a policy change or impact a significant proportion of the community.</p> <p>DSDMIP does not consider the change to adversely impact a state interest.</p>	

		<p>Hours of Operation PO12 Entertainment activities operate within a timeframe that avoids negative impacts on the surrounding area and sensitive landuses.</p>	<p>AO12.1 Regardless of the zone in which the site is located, where the site adjoins land in a residential zone (excluding the Tourist Accommodation Zone), the Rural Residential Zone or the Major Centre Zone and included in High Density Residential Precinct, operation of the entertainment activity is limited to between the hours of 7:00am – 9:00pm seven days per week.</p> <p>AO12.1.2 Where the site is located within Tourist Accommodation Zone, and included in the Hastings Street Mixed use precinct operation of the entertainment activity is limited to between 7:00am – 2:00am seven days per week.</p> <p>AO12.2.3 Where the site is located within the Major Centre zone, and included in Noosa Junction Hospitality Precinct, or Industry zone, operation of the entertainment activity is limited to occur between the hours of:</p> <p>(a) 7:00am - 12 midnight Sunday to Thursday; and (b) 7:00am Friday to 2:00am Saturday; and (c) 7:00am Saturday to 2:00am Sunday.</p> <p>Editor's Note— The activity is not to operate between the hours of 2:00am - 7:00am and Saturday or Sunday morning; 2:00am seven days per week.</p> <p>AO12.3.4 Where the site is located within the Sunshine Beach and Noosaville Tourist Accommodation zone operation of the entertainment activity is limited to between 7:00am – 10:00pm Sunday to Thursday and 7:00am – 12:00am 00 midnight Friday and Saturday.</p> <p>AO12.4 Regardless of the zone in which the site is located, where the site adjoins land in a residential zone operation of the entertainment activity is limited to between the hours of 7:00am – 9:00pm seven days per week.</p> <p>AO12.5 Where the site is not adjoining land in a residential zone and not otherwise specified above, the entertainment activity is to operate only between 7:00am – 10:00pm Sunday to Thursday and 7:00am – 12:00am 00 midnight Friday and Saturday.</p>													
		<p>PO14 Live music creates entertainment for patrons and vibrancy within the streetscape and is sited to avoid significant impacts on surrounding residential landuses.</p>	<p>AO14.1 Where the site is adjacent to land in a residential zone (excluding Tourist Accommodation Zone), the Noosa Business Centre High Density Residential Precinct or includes a nightclub entertainment facility, live music is contained within an enclosed acoustically treated environment.</p> <p>AO14.2 Acoustic live music (not reliant on electric or electronic equipment) ceases to operate in outdoor spaces by 9:00pm Sunday – Thursday, and by 10:00pm Friday and Saturday, with the exception of within the Hastings Street Mixed use precinct or Noosa Junction Hospitality precinct where it can operate until 10:00pm Sunday - Thursday, and by 12:00 midnight seven Friday days and a week Saturday.</p> <p>AO14.3 Amplified live music ceases to operate in outdoor space by 7:00pm seven days per week, except if located within Hastings Street Mixed use precinct or Noosa Junction Hospitality precinct where it can operate until 9:00pm Sunday - Thursday and 10:00pm seven Friday days and per week Saturday.</p> <p>Editor's Note— ;Liquor; Compliance; Liquor with licences and noise requirements matters are separately dealt with through the Office of Liquor and Gambling.</p>													
Works codes																
224.	9.4.1 Driveways and parking Code	Amend AO6.1 to include bicycles spaces as this was always the intention in Table 9.4.1.4	Drafting/ Planning Circumstance	No further changes – Final Version					Included in 2 nd consultation on significant changes.		No State Interest implication				DSDMIP considers this change – adding 'bicycle spaces' to requirements for parking for end of trip facilities, is not a major policy change and provides consistency with Table 9.4.1.4 which already	

		<p>AO6.1 The number of car parking spaces, motor cycle spaces, <u>bicycle spaces</u> and loading bays is not less than the minimum number specified in <u>Table 9.4.1.4 Minimum parking requirements including end of trip facilities.-</u></p>					specifies the bicycle space requirements for development. DSDMIP does not consider the change to adversely impact a state interest.			
225.	9.4.1 Driveways and parking Code	<p>Amend AO6.2 to allow for the substitution of motorcycle spaces for car spaces as per the current Noosa Plan.</p> <p><u>Where appropriate, motorcycle spaces can be provided on site in lieu of required car parking spaces, excluding industry activities, at the following rates:</u></p> <p>(a) <u>2 motorcycle spaces provided for 0.5 car parking space;</u> or (b) <u>4 motorcycles spaces provided per 1 car parking space;</u> and (c) <u>up to a maximum of 4 car parking spaces.</u></p>	Submission	No further changes – Final Version		Included in 2 nd consultation on significant changes.	No State Interest implication	<p>DSDMIP does not consider this change to be a significant change – the change will simply allow a development to propose motorcycle spaces as per the requirements, instead of car parking spaces up to a maximum 4 car parking spaces. This is an AO and a development does not have to meet the AO – the development can still meet the PO. Also, the way it is written, it's optional, rather than a criteria requiring the substitution. Developments will vary depending on what they are for, and where they are located. Therefore the addition simply provides further options for development to comply with the AOs.</p> <p>DSDMIP does not consider this change to adversely impact a state interest.</p>		
226.	9.4.1 Driveways and parking Code	<p>Add AO6.4 to ensure facilities are accessible</p> <p><u>AO6.4</u> <u>Bicycle spaces and end of trip facilities need to be accessible to all users.</u></p>	Drafting/ Planning Circumstan ce	No further changes – Final Version		Included in 2 nd consultation on significant changes.	No State Interest implication	<p>The change provides further clarity about the accessibility of bicycle spaces and end of trip facilities. The change is an AO, therefore development could argue to not provide this, and provide an alternative solution to meet the PO.</p> <p>DSDMIP does not consider this change to be significant, nor is it a policy change or likely to affect a significant proportion of the planning scheme area.</p> <p>DSDMIP does not consider this change to adversely impact a state interest.</p>		
227.	9.4.1 Driveways and parking Code	<p>Amend AO10 to exclude dual occupancies or detached dwellings on local roads. This just provides further clarity with the road hierarchy.</p> <p>AO10 Vehicle manoeuvring areas are provided in accordance with the current Australian Standards Australian Standards for Parking Facilities so vehicles enter and leave the site in a forward gear, <u>excluding dual occupancy or detached dwellings on local roads.</u></p>	Drafting/ Planning Circumstan ce	No further changes – Final Version		Included in 2 nd consultation on significant changes.	No State Interest implication	<p>DSDMIP does consider this to adversely impact a state interest.</p> <p>The change provides clarity to ensure this requirement isn't imposed on people driving in an out of houses/duplexes on local roads.</p> <p>This change was included in 2nd round consultation therefore doesn't make the scheme significantly different to that which was publicly advertised.</p>		
228.	9.4.1 Driveways and parking Code	<p>Added PO19</p> <table border="1"> <tr> <td><u>PO19</u> <u>Site layout and building design provides for soft landscaping to be established.</u></td> <td><u>AO19</u> <u>Below ground components of buildings, including carparks, do not extend beyond the above ground footprint to allow for the provision of landscaping, particularly within building setbacks.</u></td> </tr> </table>	<u>PO19</u> <u>Site layout and building design provides for soft landscaping to be established.</u>	<u>AO19</u> <u>Below ground components of buildings, including carparks, do not extend beyond the above ground footprint to allow for the provision of landscaping, particularly within building setbacks.</u>	Drafting/ Planning Circumstan ce	No further changes – Final Version		Minor drafting change to ensure that sites provide for deep rooted trees in landscaping.	No State Interest implication	<p>This change, although new, compliments existing provisions for soft landscaping and provides further guidance about how the soft landscaping would be achieved. DSDMIP does not consider this to be a policy change or would affect a significant proportion of the planning scheme area.</p> <p>DSDMIP does not consider this to be a significantly different change and would not adversely impact a state interest.</p>
<u>PO19</u> <u>Site layout and building design provides for soft landscaping to be established.</u>	<u>AO19</u> <u>Below ground components of buildings, including carparks, do not extend beyond the above ground footprint to allow for the provision of landscaping, particularly within building setbacks.</u>									

229.	9.4.1.4 riveways and parking Code	<p>Included Dwelling Unit and car park rate as was omitted.</p> <p>Table 9.4.1.4 - Minimum parking requirements including end of trip facilities</p> <table border="1"> <thead> <tr> <th>Column 1 Use</th> <th>Column 2 Requirements for parking of vehicles and end of trip facilities</th> </tr> </thead> <tbody> <tr> <td colspan="2">Notes—</td> </tr> <tr> <td colspan="2">1. Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.</td> </tr> <tr> <td colspan="2">2. Parking (car, motorcycle, bicycle) spaces where required 'per m²', is calculated from gross floor area unless otherwise specified.</td> </tr> <tr> <td colspan="2">3. Should there be a conflict between parking rates, the higher parking rate applies.</td> </tr> <tr> <td colspan="2">4. Any use not specified in Column 1 of this table shall provide sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.</td> </tr> <tr> <td colspan="2">Accommodation activities</td> </tr> <tr> <td>Caretaker's accommodation</td> <td>One covered space</td> </tr> <tr> <td>Community residence</td> <td>In accordance with the Planning Regulation 2017</td> </tr> <tr> <td>Dual occupancy</td> <td>(a) Two covered spaces; and (b) One additional space</td> </tr> <tr> <td>Dwelling house excluding a secondary dwelling</td> <td>Two covered spaces Editor's Note—For clarification, three spaces are required in total for a dwelling house which includes a secondary dwelling, otherwise two spaces are required for the dwelling house only.</td> </tr> <tr> <td>Dwelling house including a secondary dwelling</td> <td>(a) Two covered spaces; and (b) One additional space</td> </tr> <tr> <td>Dwelling unit</td> <td>One covered space per dwelling unit.</td> </tr> </tbody> </table>	Column 1 Use	Column 2 Requirements for parking of vehicles and end of trip facilities	Notes—		1. Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.		2. Parking (car, motorcycle, bicycle) spaces where required 'per m ² ', is calculated from gross floor area unless otherwise specified.		3. Should there be a conflict between parking rates, the higher parking rate applies.		4. Any use not specified in Column 1 of this table shall provide sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.		Accommodation activities		Caretaker's accommodation	One covered space	Community residence	In accordance with the Planning Regulation 2017	Dual occupancy	(a) Two covered spaces; and (b) One additional space	Dwelling house excluding a secondary dwelling	Two covered spaces Editor's Note— For clarification, three spaces are required in total for a dwelling house which includes a secondary dwelling, otherwise two spaces are required for the dwelling house only.	Dwelling house including a secondary dwelling	(a) Two covered spaces; and (b) One additional space	Dwelling unit	One covered space per dwelling unit.	Drafting/ Planning Circumstan ce	No further changes – Final Version		Included in 2 nd consultation on significant changes.	No State Interest implication	<p>This change is to rectify an error – car parking rates omitted for dwelling unit.</p> <p>DSDMIP considers the change is necessary to correct an error and doesn't make the scheme significantly different.</p> <p>DSDMIP does not consider the change to adversely impact a state interest.</p>
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231.	Table 9.4.1.4 Driveways and parking Code	<p>Amended car parking rate for short-term accommodation.</p> <table border="1"> <thead> <tr> <th>Short-term accommodation</th> <th>If for:</th> </tr> </thead> <tbody> <tr> <td rowspan="3">(a) motel/rural cabins/guesthouse—</td> <td>(i) one space per accommodation unit/cabin; and</td> </tr> <tr> <td>(ii) one space per 10 accommodation units/cabins</td> </tr> <tr> <td>(b) dormitory style accommodation e.g. backpacker's—</td> </tr> <tr> <td rowspan="3">(i) one space per 12 guests capable of being accommodated; and</td> <td>(ii) one space per staff member; and</td> </tr> <tr> <td>(iii) one space for a courtesy shuttle bus</td> </tr> <tr> <td>(c) dwellings—</td> <td>(i) if a small dwelling— one space; and</td> </tr> <tr> <td>(ii) if not a small dwelling— two spaces up to three bedrooms, plus an additional space for each bedroom above three bedrooms; and,</td> </tr> <tr> <td>(iii) one space per four dwellings.</td> <td></td> </tr> </tbody> </table>	Short-term accommodation	If for:	(a) motel/rural cabins/guesthouse—	(i) one space per accommodation unit/cabin; and	(ii) one space per 10 accommodation units/cabins	(b) dormitory style accommodation e.g. backpacker's—	(i) one space per 12 guests capable of being accommodated; and	(ii) one space per staff member; and	(iii) one space for a courtesy shuttle bus	(c) dwellings—	(i) if a small dwelling— one space; and	(ii) if not a small dwelling— two spaces up to three bedrooms, plus an additional space for each bedroom above three bedrooms; and,	(iii) one space per four dwellings.		Submission	<p>No further changes – Final Version</p> <p>Council response 15/1/2020</p> <p>In light of DSDMIP's concerns we have edited</p> 		Included in 2 nd consultation on significant changes.	No State Interest implication	<p>This change has been made and advertised during 2nd round of consultation therefore is not significantly different to that which was advertised.</p> <p>DSDMIP is concerned the carparking for 4 and 5 bedrooms won't be achievable in most instances however, using this new rate – <u>three carparks for a 4-bedroom house and four carparks for a 5-bedroom house.</u></p> <p>The council has considered DSDMIP's comments and made further changes to reduce it to two car parks for a dwelling house with three bedrooms or more. DSDMIP does not consider this to be a significantly different change and would not adversely impact a state interest.</p>												
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232.	9.4.1.4 Driveways and parking Code	<p>The car parking rate for offices in Noosa Junction be amended to one space per 20m² for the ground floor; and one space per 30m² for the second and third floors.</p> <table border="1"> <thead> <tr> <th>Office</th> <th>(b) sufficient spaces for the intended use.</th> </tr> </thead> <tbody> <tr> <td></td> <td>One Onelf.:</td> </tr> <tr> <td>(a) located in the Major Centre Zone in Noosa Heads:</td> <td>(i) one space per 20m² for the ground floor; and</td> </tr> <tr> <td></td> <td>(ii) one space per 30m² for the second and third floors; or</td> </tr> <tr> <td>(b) otherwise one</td> <td>space per 20m²</td> </tr> </tbody> </table> <p>Amended Editors notes to Notes for Motorcycle spaces in accordance with change in luf of car spaces.</p>	Office	(b) sufficient spaces for the intended use.		One One lf.:	(a) located in the Major Centre Zone in Noosa Heads:	(i) one space per 20m ² for the ground floor; and		(ii) one space per 30m ² for the second and third floors; or	(b) otherwise one	space per 20m ²	Submission	No further changes – Final Version		Included in 2 nd consultation on significant changes.	No State Interest implication	<p>This change has been made and advertised during 2nd round of consultation therefore is not significantly different to that which was advertised.</p> <p>The change provides more flexibility and less regulation around car parking spaces in the Noosa Junction for offices.</p> <p>DSDMIP doesn't consider the change to adversely impact a state interest.</p>																
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		<p>Motor cycle spaces</p> <p>Editor's Note—for the purpose of this Table, the term motorcycle includes motorcycles, motor scooters and mopeds.</p> <p>Editor's Note— Motorcycle spaces are required <u>and maybe provided in addition to of the required</u> car spaces <u>required</u> for the specific use <u>excluding Industry activities</u>.</p> <p>Editor's Note— No motor cycle spaces are required if the activity/use is not specified in Column 1 of this table.</p>																														
233.	9.4.1.4 Driveways and parking Code	<p>Added editor's note for Industry Activities and motorbike spaces</p> <table border="1"> <tr> <td></td> <td>one space per two dwellings, accommodation units or guestrooms.</td> </tr> <tr> <td>Business activity</td> <td></td> </tr> <tr> <td>Community activity</td> <td>one space per 100m² or part thereof of use area</td> </tr> <tr> <td>Entertainment activity</td> <td></td> </tr> <tr> <td>Industry activity</td> <td><u>Editor's Note- For Industry activities motorbike spaces are required in addition to car parking spaces.</u></td> </tr> <tr> <td>Recreation activity</td> <td></td> </tr> </table>		one space per two dwellings, accommodation units or guestrooms.	Business activity		Community activity	one space per 100m ² or part thereof of use area	Entertainment activity		Industry activity	<u>Editor's Note- For Industry activities motorbike spaces are required in addition to car parking spaces.</u>	Recreation activity		Drafting/ Planning Circumstance	Final Version	<table border="1"> <tr> <td></td> <td>one space per two dwellings, accommodation units or guestrooms.</td> </tr> <tr> <td>Business activity</td> <td></td> </tr> <tr> <td>Community activity</td> <td>(a) one space per 100m² or part thereof of use area</td> </tr> <tr> <td>Entertainment activity</td> <td>(b) <u>for Industry activities a maximum eight spaces</u></td> </tr> <tr> <td>Industry activity</td> <td></td> </tr> <tr> <td>Recreation activity</td> <td></td> </tr> </table> <p><u>Editor's Note- For Industry activities motorbike spaces parking spaces.</u></p>		one space per two dwellings, accommodation units or guestrooms.	Business activity		Community activity	(a) one space per 100m ² or part thereof of use area	Entertainment activity	(b) <u>for Industry activities a maximum eight spaces</u>	Industry activity		Recreation activity		<p>Included in 2nd consultation on significant changes and has been further amended – refer Table 2</p> <p>Not considered a significant change as it caps motor bike spaces for larger developments.</p>	No State Interest implication	<p>The change provides clarity about maximum motorbike spaces for industry activities to remove over-regulation.</p> <p>DSDMIP does not consider the change to be significantly different as it provides clarity and efficiency and is not a policy change.</p> <p>DSDMIP doesn't consider the change to adversely impact a state interest.</p>
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234.	9.4.1.4 Driveways and parking Code	<p>Revised Showroom Car parking rate to reflect current scheme.</p> <table border="1"> <tr> <td>Showroom</td> <td>One space per 20m<u>50m</u>²</td> </tr> </table>	Showroom	One space per 20m <u>50m</u> ²	Drafting/ Planning Circumstance	No further changes – Final Version		<p>Drafting error picked up and is less onerous than the previous rate in the draft scheme which was one space per 20m².</p>	No State Interest implication	<p>The change rectifies a drafting error and is to remove over-regulation.</p> <p>DSDMIP does not consider the change to be significantly different as it provides clarity and efficiency.</p> <p>DSDMIP doesn't consider the change to adversely impact a state interest.</p>																						
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235.	9.4.1.4 Driveways and parking Code	<p>Include reference to Complementary use in Driveways and Car Parking code</p> <p>Table 9.4.1.4 - Minimum parking requirements including end of trip facilities</p> <table border="1"> <thead> <tr> <th>Column 1 Use</th> <th>Column 2 Requirements for parking of vehicles and end of trip facilities</th> </tr> </thead> <tbody> <tr> <td colspan="2">Notes—</td> </tr> <tr> <td colspan="2">1. Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.</td> </tr> <tr> <td colspan="2">2. Parking (car, motorcycle, bicycle) spaces where required 'per m²', is calculated from gross floor area unless otherwise specified.</td> </tr> <tr> <td colspan="2">3. Should there be a conflict between parking rates, the higher parking rate applies.</td> </tr> <tr> <td colspan="2">4. Any use not specified in Column 1 of this table shall provide sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.</td> </tr> <tr> <td colspan="2"><u>5. For a complementary use the car parking rate is as per the industry activity rate.</u></td> </tr> </tbody> </table>	Column 1 Use	Column 2 Requirements for parking of vehicles and end of trip facilities	Notes—		1. Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.		2. Parking (car, motorcycle, bicycle) spaces where required 'per m ² ', is calculated from gross floor area unless otherwise specified.		3. Should there be a conflict between parking rates, the higher parking rate applies.		4. Any use not specified in Column 1 of this table shall provide sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.		<u>5. For a complementary use the car parking rate is as per the industry activity rate.</u>		Drafting/ Planning Circumstance	No further changes – Final Version		<p>Minor change to further clarify the car parking rate for a complementary use which if undefined would have resulted potentially higher car parking rates than envisaged. Eg Car parking rate for a shop is greater than industry use.</p>	No State Interest implication	<p>DSDMIP understands the change is to carry of the complimentary use provisions which have been added. The change is to ensure the revised scheme carries through these new provisions for parking requirements. DSDMIP does not consider this change to be significantly different and doesn't adversely impact a state interest.</p>										
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236.	9.4.1.4 Driveways and parking Code	<p>Amended car parking rate for Multiple Dwellings</p> <table border="1"> <tr> <td>Multiple dwelling</td> <td> <p>If small dwellings:</p> <p>(a) within a centre zone— one covered space per up dwelling to two bedrooms <u>per up dwelling to two bedrooms and two covered spaces for three or more bedrooms</u>; or</p> <p>(b) within all other zones—</p> <p>(i) one covered space per up dwelling to two bedrooms <u>per up dwelling to two bedrooms and two covered spaces for three or more bedrooms, and</u></p> <p>(ii) one visitor space per four dwellings</p> <p>Note— for a small dwelling in a centre zone the one car space parking per rate <u>dwelling above</u> is also the maximum.</p> <p>If not small dwellings:</p> <p>(a) one covered space per dwelling up to 110m² or</p> <p>(b) two covered spaces per dwelling greater than 110m<u>100m</u>² and spaces may be in tandem; and</p> <p>(c) one additional space per four dwellings.</p> </td> </tr> </table>	Multiple dwelling	<p>If small dwellings:</p> <p>(a) within a centre zone— one covered space per up dwelling to two bedrooms <u>per up dwelling to two bedrooms and two covered spaces for three or more bedrooms</u>; or</p> <p>(b) within all other zones—</p> <p>(i) one covered space per up dwelling to two bedrooms <u>per up dwelling to two bedrooms and two covered spaces for three or more bedrooms, and</u></p> <p>(ii) one visitor space per four dwellings</p> <p>Note— for a small dwelling in a centre zone the one car space parking per rate <u>dwelling above</u> is also the maximum.</p> <p>If not small dwellings:</p> <p>(a) one covered space per dwelling up to 110m² or</p> <p>(b) two covered spaces per dwelling greater than 110m<u>100m</u>² and spaces may be in tandem; and</p> <p>(c) one additional space per four dwellings.</p>	Submission	Final version	<table border="1"> <tr> <td>If small dwellings:</td> <td></td> </tr> <tr> <td>(a) within a centre zone— one covered space per up dwelling to two bedrooms <u>per up dwelling to two bedrooms and two covered spaces for three or more bedrooms</u>; or</td> <td></td> </tr> <tr> <td>(b) within all other zones—</td> <td></td> </tr> <tr> <td>(i) one covered space per up dwelling to two bedrooms <u>per up dwelling to two bedrooms and two covered spaces for three or more bedrooms, and</u></td> <td></td> </tr> <tr> <td>(ii) one visitor space per four dwellings</td> <td></td> </tr> <tr> <td>Note— for a small dwelling in a centre zone the one car space parking per rate <u>dwelling above</u> is also the maximum.</td> <td></td> </tr> <tr> <td>If not small dwellings:</td> <td></td> </tr> <tr> <td>(a) one covered space per dwelling up to 110m² or</td> <td></td> </tr> <tr> <td>(b) two covered spaces per dwelling greater than 110m<u>100m</u>² and spaces may be in tandem; and</td> <td></td> </tr> <tr> <td>(c) one additional space per four dwellings.</td> <td></td> </tr> </table>	If small dwellings:		(a) within a centre zone— one covered space per up dwelling to two bedrooms <u>per up dwelling to two bedrooms and two covered spaces for three or more bedrooms</u> ; or		(b) within all other zones—		(i) one covered space per up dwelling to two bedrooms <u>per up dwelling to two bedrooms and two covered spaces for three or more bedrooms, and</u>		(ii) one visitor space per four dwellings		Note— for a small dwelling in a centre zone the one car space parking per rate <u>dwelling above</u> is also the maximum.		If not small dwellings:		(a) one covered space per dwelling up to 110m² or		(b) two covered spaces per dwelling greater than 110m <u>100m</u> ² and spaces may be in tandem; and		(c) one additional space per four dwellings.		<p>Minor change in response to a submission concerned about car parking rates with the increase in size of small dwellings for 90m² to 100m². This increase could more readily provide for 3 bedroom dwellings and therefore the car parking rate should be amended accordingly based on bedrooms.</p>	No State Interest implication	<p>This change increases the car parking rate for small dwellings that are three or more bedrooms from one space to two, based on the fact that the small dwelling max size has increased from 90m² to 100m². This change is considered to be a change to ensure the car parking rates are sufficient to provide for larger small dwellings which could now have more occupants and possibly more cars. The change is not considered by DSDMIP to affect a significant proportion of the planning scheme area and although is a minor policy change, does not make the scheme significantly different.</p> <p>DSDMIP does not consider the change to adversely impact a state interest.</p>		
Multiple dwelling	<p>If small dwellings:</p> <p>(a) within a centre zone— one covered space per up dwelling to two bedrooms <u>per up dwelling to two bedrooms and two covered spaces for three or more bedrooms</u>; or</p> <p>(b) within all other zones—</p> <p>(i) one covered space per up dwelling to two bedrooms <u>per up dwelling to two bedrooms and two covered spaces for three or more bedrooms, and</u></p> <p>(ii) one visitor space per four dwellings</p> <p>Note— for a small dwelling in a centre zone the one car space parking per rate <u>dwelling above</u> is also the maximum.</p> <p>If not small dwellings:</p> <p>(a) one covered space per dwelling up to 110m² or</p> <p>(b) two covered spaces per dwelling greater than 110m<u>100m</u>² and spaces may be in tandem; and</p> <p>(c) one additional space per four dwellings.</p>																															
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237.	9.4.9 Waterways Works Code	Waterways Works Code	Drafting/ Planning Circumstance	No Further Change – Final version	<p>Council's response</p> <p>CHANGE REVERTED</p> <p>6.4.9.2 Purpose and overall outcomes</p> <p>(1) The purpose of the Waterways works code is to ensure the suitability of development within tidal areas and the waterways of the Torres Water Estate.</p> <p>(2) The overall outcomes sought for of the Waterways works code are:</p> <p>(a) Development is compatible with the character and amenity of the surrounding area.</p> <p>(b) Development ensures there is no increase to the scale and intensity of commercial operations on the Torres River and additional commercial leases are avoided.</p> <p>(c) Development is designed and constructed in a way to ensure it is structurally sound.</p> <p>(d) Development is safe for use.</p> <p>(e) Development does not adversely affect—</p>	<p>Minor drafting amended to further clarify overall outcomes of the code and is not a change in policy intent or direction.</p> <p>Council's response We'll leave this out for consideration later</p>	No State Interest implication	<p>DSDMIP's initial comments – This does have a state interest. This is also a policy change. Further info from the council in regards to the origin of this change, and the implications on proposed development, is required.</p> <p>DSDMIP accepts the council's decision to not proceed with this change.</p>																								

		<p>Purpose and overall outcomes</p> <p>(1) The purpose of the Waterways works code is to ensure the suitability of development within tidal areas and the waterways of the Noosa Waters Estate.</p> <p>(2) The overall outcomes sought for of the Waterways works code are:</p> <p>(a) Development is compatible with the character and amenity of its surrounding area.</p> <p>(b) Development is avoided in largely undeveloped tidal areas and undeveloped sections of tidal waterways.</p> <p>(c) Development ensures there is no increase to the scale and intensity of commercial operations on the Noosa River and additional commercial leases are avoided.</p>				after River Plan finished					
238.	9.5.1 Reconfiguring a Lot Code	<p>Included a minimum lot size for the Innovation Zone in Table 9.5.1.4 Minimum Lot Size</p> <table border="1"> <tr> <td>Innovation Zone</td> <td>1,000m²</td> <td>20 metre width</td> </tr> </table>	Innovation Zone	1,000m ²	20 metre width	Drafting/ Planning Circumstance	No Further Change – Final version		Included in 2 nd consultation on significant changes.	No State Interest implication	<p>This change has been made and advertised during 2nd round of consultation therefore is not significantly different to that which was advertised.</p> <p>The change ensures there is a minimum lot size for the Innovation zone, which was omitted previously.</p> <p>DSDMIP does not consider the change to adversely impact a state interest.</p>
Innovation Zone	1,000m ²	20 metre width									

Schedule 1 Definitions

239.	Table SC1.2.2 Administrative Definitions	<p>The small dwelling maximum gross floor area be increased to 100m².</p> <p>Original</p> <p>Small dwellings small dwellings means a dwelling that has no more than 90m² of gross floor area. Noosa Shire Planning Scheme - Definitions</p> <p>Final</p> <p>Small dwellings small dwellings means a dwelling that has no more than 100m² of gross floor area. Noosa Shire Planning Scheme - Definitions</p>	Submission	No Further Change – Final version		Included in 2 nd consultation on significant changes.	No State Interest implication	This is not an admin definition from the regulated requirements and it does not offend any in the regulated requirements.
240.	SC1.1	<p>Definition of Party house included.</p> <p>Party House Party house means premises containing a dwelling that is used to provide, for a few, accommodation or facilities for guests if—</p> <p>(a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and</p> <p>(b) the accommodation or facilities are provided for a period of less than 10 days; and</p> <p>(c) the owner of the premises does not occupy the premises during that period.</p>	Drafting/ Planning Circumstance	No Further Change – Final version		Minor Change to further clarify provisions in the scheme.	No State Interest implication	This inclusion is to rectify the error of it being omitted previously.
241.	Table SC1.2.2 Administrative Definitions	<p>Included definition of Cabin to provide greater clarity</p> <p>Cabin cabin means a free standing building, not exceeding 100m² in gross floor area and not including a laundry, used for short term accommodation.</p>	Drafting/ Planning Circumstance	No Further Change – Final version		Minor Change to further clarify provisions in the scheme.	No State Interest implication	This is not an admin definition from the regulated requirements and it does not offend any in the regulated requirements.
242.	Table SC1.2.2 Administrative Definitions	<p>Include a definition for a complementary use.</p> <p>Complementary use complementary use means any defined use excluding those listed as Accommodation activities, Entertainment activities or Infrastructure activities in Table SC1.1.1.B Defined activity groups or a brothel.</p>	Drafting/ Planning Circumstance	No Further Change – Final version		This provides further clarity by providing a definition of a complementary use which was introduced as part of the 2 nd consultation for Significant changes.	No State Interest implication	This is not an admin definition from the regulated requirements and it does not offend any in the regulated requirements.
243.	Table SC1.2.2 Administrative Definitions	<p>Delete definition of minor building work.</p> <p>Minor building work minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following</p> <p>a) 50m²;</p> <p>b) an area equal to 5% of the gross floor area of the building.</p>	Drafting/ Planning Circumstance	No Further Change – Final version		Minor change – definition not used	No State Interest implication	Definition is not used therefore has been deleted.
244.	Table SC1.2.2 Administrative Definitions	<p>Change definition of 'property maintenance activity'. This term sits within the definition of 'exempt clearing' and has been changed to make maintenance of existing farm tracks and existing farm sheds exempt from the Biodiversity Overlay Code, as well as construction of a farm track and farm shed on site for agricultural purposes, where located outside the riparian buffer. This is to minimise unnecessary clearing on rural lands.</p>	Drafting/ Planning Circumstance	No Further Change – Final version Council response 16/1/2020 Additional wording added to the 'exempt clearing' definition to read:		Minor change - to clarify what clearing activities are exempt against the Biodiversity Overlay Code. This does not	No State Interest implication	DSDMIP's initial comment – Suggest adding a note in here or under Exempt clearing that explains that the planning scheme can't make assessable clearing that is necessary firebreaks or fire management lines, as per section 20A of Schedule 6 of the

		<p>Property maintenance activity <i>property maintenance activity</i> means clearing protected vegetation which is reasonably necessary for property maintenance including the following—</p> <p>(a) construction <u>maintenance of an existing farm track</u> and maintenance <u>existing farm shed</u></p> <p>(b) <u>construction of a farm track and farm shed on site for agricultural purposes, where located outside the riparian buffer area</u></p> <p>(c) <u>construction of a new fence for a width of 5 metres either side the fence line, where outside a riparian buffer area</u></p> <p>(d) <u>maintenance of crops</u></p>		<p><i>Editor's Note—Section 20A of Schedule 6 of the Planning Regulation 2017 provides exemptions for firebreaks or fire management lines. Operational works for necessary firebreaks or fire management lines is accepted development, subject to requirements specified in Section 20A.</i></p>		<p>change levels of assessment or provide any additional assessment criteria but it does reduce the amount of clearing that could potential occur under the exempt clearing definition.</p>		<p>Planning Regulation 2017. To reflect the new provisions in the Regulation.</p> <p>The council has provided an editor's note under the Exempt clearing definition to recognised the new provisions in Schedule 6. DSDMIP supports the editor's note and that it correctly draws attention to the exemption.</p> <p>This is not an admin definition from the regulated requirements and it does not offend any in the regulated requirements. DSDMIP does not consider this change to be significantly different.</p>				
245.	Table SC1.2.2 Administrative Definitions	<p>Delete definition Steep land</p> <p>Steep land steep land means land comprising slopes of 15% or greater.</p>	Drafting/ Planning Circumstance	No Further Change – Final version	Submission	Minor change in response to changes made for Sloping Sites in the Residential Zones	Yes – to further clarify AOs for building certifiers in response to submissions. Preliminary reviewed by Regional officers.	Definition deleted as no longer needed.				
246.	6.3.2 Medium Density Residential Zone Code	<p>Council response 16/1/2020</p> <p>During first round of consultation submitters noticed inconsistent provisions for Noosa Waters for Low Density Residential versus Medium Density Residential. The draft plan had Noosa Waters Waterway Provisions in A10 & A11 of the Low Density Residential Zone Code - managing flood detention and revetment wall integrity, as well as amenity functions in Performance Outcomes of the code, but there were no such provisions in Medium Density Residential Zone Code.</p> <table border="1"> <tr> <td> <p>Setback to a watercourse in the Noosa Waters estate, Noosaville. PO12 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> </td> <td> <p>AO12 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> </td> </tr> </table>	<p>Setback to a watercourse in the Noosa Waters estate, Noosaville. 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Editor's note refer to figure 6.3.1.5</p> </td> </tr> </table> <p>PO13 below was added to cover scenarios of redevelopment/extensions in the MDR Zone</p> <table border="1"> <tr> <td> <p>PO13 The flood detention and amenity functions of the area adjoining the Noosa Waters revetment wall are retained and enhanced by landscaping:</p> <p>(a) works do not protrude through a batter line of 1:4.5 measured from the centre line of the revetment wall;</p> <p>(b) there is no additional lining placed on the revetment wall;</p> <p>(c) works do not pose a risk to the membrane adjoining the revetment wall;</p> <p>(d) of the watercourse and surrounding land uses is not adversely affected by development (building works, filling or excavation) adjoining:</p> <p>(i) the area is predominantly soft landscaping;</p> <p>(ii) a maximum of 25% of the area is impervious;</p> <p>(iii) dominant impervious areas and masonry retaining walls are avoided;</p> <p>(iv) retaining structures and the like are light weight, low rise and screened by landscaping;</p> <p>(v) natural materials such as timber or rock are used rather than manufactured materials;</p> <p>(vi) the aquatic process and access to sunlight of surrounding development is protected;</p> <p>(vii) views are not impeded; and</p> <p>(viii) shore side anchor points are avoided.</p> </td> <td> <p>AO13.1 A minimum of 25% of the area within 4.5 metres revetment wall is gardens planted with shrubs with a mature height of 3 metres or less.</p> <p>AO13.2 The ground surface within the first metre of the:</p> <p>(a) is grass or ground cover; and</p> <p>(b) does not include shrubs.</p> <p>AO13.3 Side boundary fences within 4.5 metres of the wall taper down to a maximum height of 1.2 metres, wall and no more than 1.5 metres at a distance from the revetment wall.</p> <p>AO13.4 No shore side anchor points are within 4.5 metres revetment wall.</p> </td> </tr> </table>	<p>Setback to a watercourse in the Noosa Waters estate, Noosaville. 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Council is to review and provide an assessment.</p> <p>Council to review and provide details – was this on 2nd round consultation – if not why is it a minor change? Who does this impact? DSDMIP cannot provide comments at this stage until further details are provided by the council.</p> <p>DSDMIP has review the council's response and changes and accepts that PO13 for flood and associated AOs have been removed and that PO12 for Noosa Waters was included in the second round of consultation.</p> <p>DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change was appropriately consulted on.</p> <p>The change does not adversely affect a state interest.</p>
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247.	Table of Assessment 5.7.1 Building Works	<p>When the State first saw the draft scheme at the first State interest Review there were provisions that sought to allow a "small dual occupancy in the Low Density Residential Zone which effectively allowed for granny flats to be separately let premises. These provisions were removed from the MCU Table of Assessment and the codes as instructed by the State prior to public notification of the scheme. However there was a reference missed within the Table of Assessment for Building works which was included in the draft planning scheme as advertised.</p>	This error was corrected post second round notification.	<table border="1"> <tr> <td>Low Density Residential Zone</td> <td> <p>Accepted development subject to requirements</p> <p>Carrying out building work not associated with a material change of use if:</p> <p>(a) involving a Dual occupancy which is on one title and one of the dwellings is no greater than 65m² and has no more than 2 bedrooms; or</p> <p>(b) involving a Dwelling house; or</p> <p>(c) a Class 10a structure.</p> <p>Code assessment</p> <p>If carrying out building works not associated with a Material Change of Use and not otherwise specified</p> </td> </tr> </table>	Low Density Residential Zone	<p>Accepted development subject to requirements</p> <p>Carrying out building work not associated with a material change of use if:</p> <p>(a) involving a Dual occupancy which is on one title and one of the dwellings is no greater than 65m² and has no more than 2 bedrooms; or</p> <p>(b) involving a Dwelling house; or</p> <p>(c) a Class 10a structure.</p> <p>Code assessment</p> <p>If carrying out building works not associated with a Material Change of Use and not otherwise specified</p>	Drafting/ Planning Circumstance	<p>This is an obvious error which was missed when the scheme was corrected after the first State Interest Review, prior to consultation. Seemingly neither the State nor Council nor any submitters raised it.</p> <p>Dual occupancies are not a consistent use in the LDR zone so there would be very few older ones in existence, especially ones that were never subject to subdivision. Building works would need to be assessed</p>	No State Interest	<p>DSDMIP accepts that this correction of a drafting error is reflective of the policy position.</p> <p>DSDMIP does not consider that this change would make the proposed amendment significantly different, having regard to Schedule 2 of the MGR – the change is to correct a drafting error which was not rectified in response to DSDMIP's comments during the state interest review. Whilst the change has been made post consultation, the change does not impact a policy position or any level of assessment for building works associated with dual occupancies.</p> <p>The change does not adversely affect a state interest.</p>		
Low Density Residential Zone	<p>Accepted development subject to requirements</p> <p>Carrying out building work not associated with a material change of use if:</p> <p>(a) involving a Dual occupancy which is on one title and one of the dwellings is no greater than 65m² and has no more than 2 bedrooms; or</p> <p>(b) involving a Dwelling house; or</p> <p>(c) a Class 10a structure.</p> <p>Code assessment</p> <p>If carrying out building works not associated with a Material Change of Use and not otherwise specified</p>											

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Appendix 1: Further Supporting Information

1.1 Table 5.5.9.5 Gateway West Makers Precinct

[5.5.9.5 Gateway West Makers Precinct](#)

Use	Categories of development and assessment	Assessment benchmarks for assessable
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RTI RELEASE

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

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

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		Industry Zone Code
	Code assessment	
	If not otherwise specified	Applicable Local Plan Code Low Impact Industry Zone Code Industry Activities Code Works codes
Transport depot	Code assessment	
		Applicable Local Plan Code Low Impact Industry Zone Code Industry Activities Code Works codes
Warehouse	Accepted development subject to requirements	
	If:	Acceptable Outcomes AQ24, AQ26, AQ28.2, AQ30, AQ31, AQ33, AQ41 and AQ43 of the Low Impact Industry Zone Code
	(a) in an existing building and not involving any new buildings or the expansion of buildings or use area; and	
	(b) not a self-storage facility	
	Code assessment	
	If:	Noosaville Local Plan Code Low Impact Industry Zone Code Industry Activities Code Works codes
	(a) not a self-storage facility; and	
	(b) not otherwise specified	
Infrastructure activities		
Substation	Impact assessment	
		The planning scheme
Telecommunications facility	Impact assessment	
		The planning scheme
Complementary use		
Any defined use excluding those listed as Accommodation activities; Entertainment activities or Infrastructure activities in Table SC1.1.1.B Defined activity groups.	Code Assessment	
	If no greater than 10% of the gross floor area and is not to be a separately titled.	Noosaville Local Plan Code Low Impact Industry Zone Code Relevant Activities Code Works codes
All other activities		
Any other defined use not listed in this table	Impact assessment and inconsistent use	
		The planning scheme
Any use listed in this table and not meeting the description listed in the categories of development and		

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1.2 Tourist Accommodation Zone code

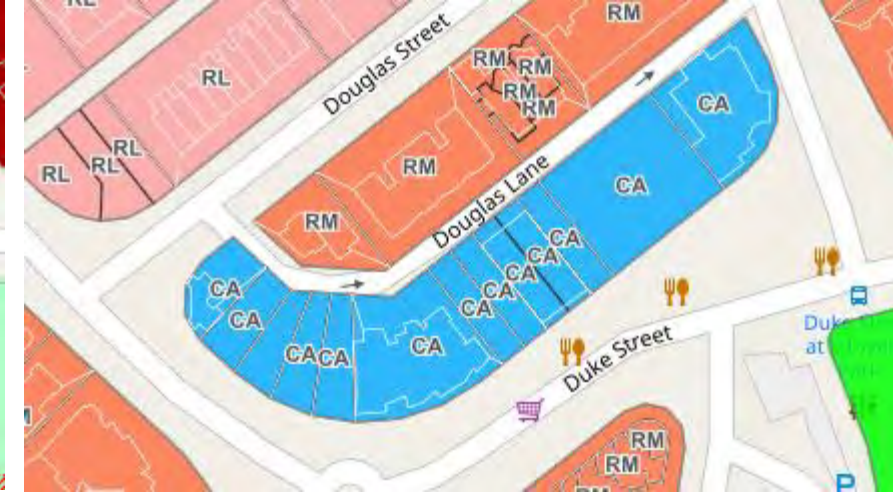
As a result of submission received in the First round of consultation, further changes have been made to the Built Form of the Tourist Accommodation Zone Code. Submissions raised the conflict between the overall outcomes and performance outcomes encouraging vibrant mixed use development in certain locations in the Tourist Accommodation Zone and the fact that proposed built form provisions don't allow for this, make redevelopment of mixed use buildings unviable as they are more residential in nature and don't reflect the existing commercial built form. These areas specifically raise in submissions are areas along Gympie Tce and Thomas Street, Noosaville and Duke St Sunshine Beach.

Duke Street – Sunshine Beach

Duke Street is currently zoned Tourist Mixed Zone and is proposed to be Tourist Accommodation in the Draft new Noosa plan. As can be seen from the aerial photo buildings have minimal or boundary to boundary setbacks and reflect a more commercial built form in terms of site cover and plot ratio. Existing development is a mix of restaurants, offices, shops and small bars with some residential development on the upper floors. The height limit is 3 storeys and the majority of the area is currently development to 3 storeys with a few sites yet to be redeveloped to this height.

New Noosa Plan Zone

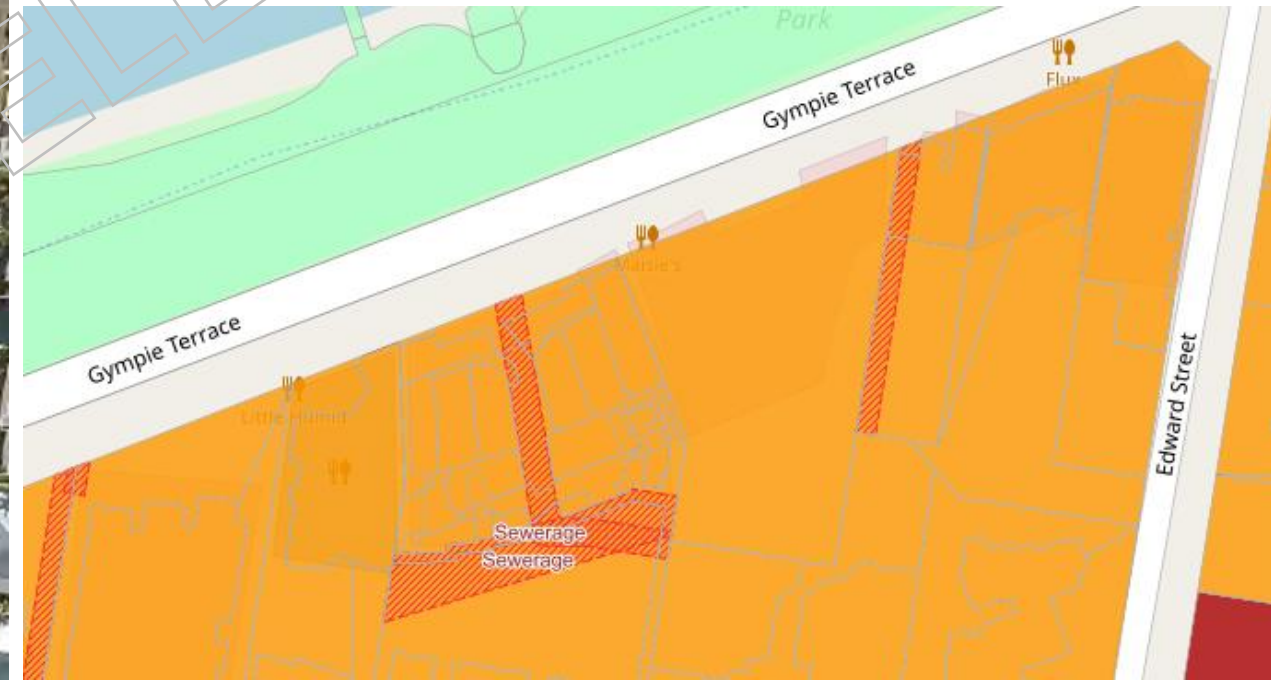
Superseded Scheme (1985)



Thomas St and Gympie Terrace Noosaville

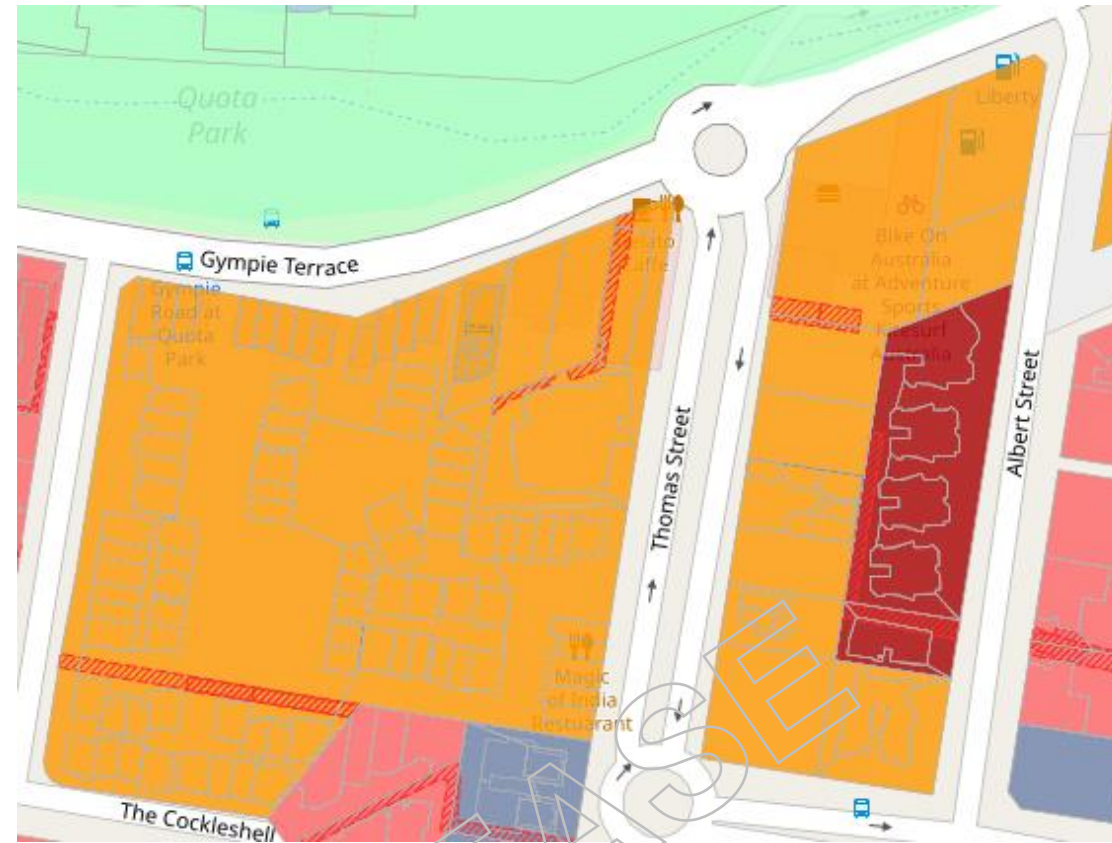
As with Duke Street, these parts of Gympie Tce and Thomas Street, Noosaville have a more commercial mixed use built form and look and feel with activated street frontages, built boundary to boundary with narrow shop fronts. The majority of the area is only built to 2 storeys although 3 storeys is permitted under the current scheme. There has been no recent redevelopment of any sites in these localities under current 2006 Noosa Plan. The current provisions make it very difficult to meet the built form provisions as well as the ratio requirements for residential units to shops. These areas play a key role in providing key services to both tourists and locals and also contribute significantly to the Noosa experience in terms of place making and taking advantage of the Noosa River and the coastline at Sunshine beach.

235-257 Gympie Tce



185-207 Gympie Tce

New Noosa Plan



Superseded Scheme (1985)



The maps above show how the existing more commercial built form has arisen in these specific areas of Gympie Tce and Thomas street with the Commercial A and Special Facilities Zoning under the Superseded 1985 Scheme. The Commercial A zone had a plot ratio of 0.8:1 which compares to the current District Centre Zone. There are no site cover provisions and setbacks are more in line with current Duke St provisions with 2m for ground and first floor and 6m for third floor. This explains the variation in built form in these areas compared to other more residential areas along Gympie Terrace, Duke Street and along the eastern side of Thomas Street.

With the introduction of the current Noosa plan there have been a number of residential developments approved in the tourist accommodation zone areas generally along Gympie tce, but no mixed use developments. This may be due to current provisions not allowing for viable mixed use developments. These mixed used and commercial areas provide important services and facilities to tourists and provide activated places for visitors to visit. Therefore it is important to facilitate mixed use developments in these key areas and the planning scheme should enable this to occur, otherwise there is a risk that these sites will be redeveloped as residential only impacting negatively on the visitor experience as well as an important sector of Noosa economy.

Acknowledging that the Tourist Accommodation Zone is a residential zone and providing accommodation is the key role of this zone, it is also important to enable the delivery of active and vibrant streetscapes with services for visitors and the general community. By amending some built form provisions for these specific sites mentioned above, will allow for a balance of new tourist accommodation in mixed use buildings which can continue to deliver activated streetscapes in key locations with a built

form replicating the existing built form. This will not alter the current visitor accommodation built form generally across the shire as the more residential provisions for built form will apply. Therefore this is not a significant change but rather allowing for the existing overall outcomes and provisions in the New Noos plan for the Tourist Accommodation Zone to be achieved.

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Appendix 2 – State Interest Response.

2.1 Extractive resources Overlay

To ensure development and land uses within an identified Resources Processing Area, Separation Area, Transport Route or Transport Separation Area won't impede the extraction of resources, and to create consistency with the *State Planning Policy-guidance material Part 4: Applying assessment benchmarks* below, Table of Assessment 5.9.5 Extractive Resource Overlay was amended.

The amendment will require code assessment against the Overlay Code of extractive industry, reconfiguring a lot and a material change of use (other than in an existing building, a dwelling house on an existing lot, community residence on an existing lot, caretakers accommodation associated with extractive industry, home based business, animal husbandry or cropping), on land affected by the Overlay.

Part 4: Applying assessment benchmarks

The SPP contains specific assessment benchmarks for the Mining and extractive resources state interest.

Applicable development: A development application for:

- (1) reconfiguring a lot within a KRA; or
- (2) a material change of use within the resource/processing area of a KRA or the separation area for the resource/processing area of a KRA; or
- (3) a material change of use within the transport route separation area of a KRA that will result in an increase in the number of people working or residing in the transport route separation area.

However, requirements (2) and (3) above do not apply to the assessment of a material change of use for a:

- (a) dwelling house on an existing lot; or
- (b) home-based business (where not employing more than two non-resident people on a full-time equivalent basis); or
- (c) caretaker's accommodation (associated with an extractive industry); or
- (d) animal husbandry; or
- (e) cropping.

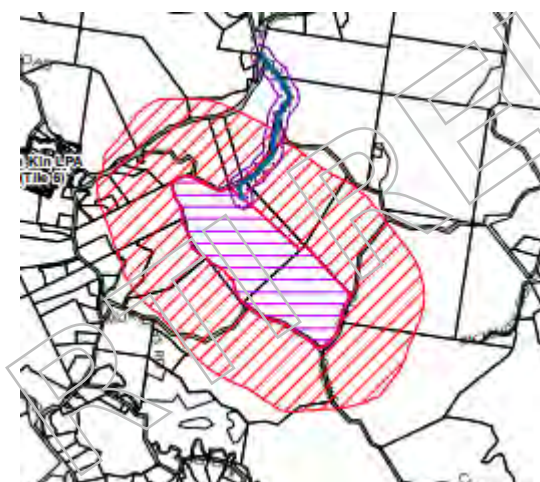
On 22 February 2019 Council was notified by NRME that the Minister for State Development, Infrastructure, Manufacturing and Planning, announced a approval of the amendments to the Wahpunga Range KRA 57 which was incorporated into the SPP interactive mapping system and SPP Guideline Material.

The draft New Noosa Plan was public notified with the amended KRA mapping consistent with the approval alignment.

Current alignment in Noosa Plan



Amended alignment in new Noosa Plan



2.2 Coastal Protection

Coastal Risk Assessment sent through separately.

8.2.4 Coastal Protection and Scenic Amenity Overlay Code

Application

- (1) This code applies to assessable development:
 - (a) subject to the Coastal Protection Areas and Scenic Amenity Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
 - (b) identified as requiring assessment against the Coastal Protection Areas and Scenic Amenity overlay code by the tables of assessment in Part 5 (Tables of assessment).
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

Purpose and overall outcomes

- (1) The purpose of the Coastal Protection and Scenic Amenity overlay code is to:
 - ~~(a) protect people, property and infrastructure from coastal hazard impacts and the projected impacts of climate change, including sea level rise;~~
 - ~~(b) maintain coastal processes including fluctuations of the coast to enable these natural functions to continue; and~~
 - ~~(c) maintain the protective function of coastal resources to mitigate risks associated with coastal hazards.~~
 - (a) maintain coastal processes including erosion and accretion processes to enable these natural functions to continue.
 - (b) maintain the protective function of coastal resources including vegetation and dunes to mitigate risks associated with coastal erosion; and
 - (c) ensure development is designed and sited to protect the natural beach experience and scenic amenity of the coastal area enjoyed by Noosa Shire residents and visitors.

Editor's Note—Coastal hazards including coastal erosion and storm tide inundation, or permanent inundation from sea level rise. The term includes the impacts from climate change. Storm tide inundation is specifically addressed in the Flood Hazard overlay code.

Editor's Note—~~The erosion prone area is declared under the Coastal Protection and Management Act 1995 and administered by the Department of Environment and Heritage Protection.~~

Editor's Note—Coastal Erosion Areas are identified on Council's online mapping for the years 2040, 2070 and 2100.

- (2) The purpose of the code will be achieved through the following overall outcomes:

- ~~(a) Development is planned, designed, constructed and operated to ensure the protection of people, property and infrastructure from coastal hazards, taking into account the predicted impacts of climate change;~~
- ~~(b) Development allows for natural fluctuations of the coast, including as a result of sea level rise, to occur naturally;~~
- ~~(c) Development ensures landforms, creeks, dunes, vegetation and biodiversity in coastal areas are protected and enhanced to mitigate coastal hazard risks;~~
- ~~(d) Development within an erosion prone area2 avoids:
 - a. intensification of existing uses;
 - b. new permanent built structures; and
 - c. seaward extensions to existing built structures;~~
- ~~(e) Development preserves the integrity of the coastal building line as the defined seaward boundary for building work and other development adjacent to the beachfront;~~
- ~~(f) Development adjacent to beachfront areas is located and designed to protect the character of the beachfront when viewed from the beach and integrates with the surrounding natural landscape and skyline vegetation; and~~
- ~~(g) Development avoids the use of coastal protection works as a means of reducing risks from coastal hazards, as far as is practicable.~~
- (a) Development allows for natural processes of erosion and accretion to occur naturally, including as a result of sea level rise.
- (b) Development ensures landforms, creeks, dunes, vegetation and biodiversity in coastal areas are not impacted by development to mitigate coastal hazard risks and to protect environmental values; and
- (c) Development is designed and sited to protect the visual character and scenic amenity of the Coastal Protection and Scenic Amenity Area and to integrate with the surrounding natural landscape and skyline vegetation.

Table 8.2.4.3 - Criteria for assessable development

The following table identifies the assessment criteria for self-assessable and assessable development.

Performance outcomes	Acceptable outcomes
Development in Coastal Erosion Prone Areas	
<p>PO1 Development allows for natural fluctuations of the coast and foreshores to occur, including allowance of climate change, and avoids the need for additional coastal protection works.</p>	<p>AO1.1 Development is located wholly outside the coastal hazard area at year 2100; GR</p> <p>AO1.2 Development does not increase the scale or intensity of an existing use or create additional lots within the erosion prone area— GR</p> <p>AO1.3 Development is for acceptable temporary or relocatable structures (for safety purposes, recreational purposes or temporary uses) and the structures are expendable.</p> <p><u>No acceptable outcome provided.</u></p> <p>Editor's note—Coastal hazard erosion areas are identified on Council's online mapping for the years 2040, 2070 and 2100.</p>
<p>PO2 Coastal protection works are undertaken only as a last resort where coastal erosion or inundation presents an imminent threat to public safety and only where:</p> <p>(a) buildings or structures at risk cannot be relocated or abandoned;</p> <p>(b) any erosion control structure is located as far landward as practicable on the lot containing the property to the maximum extent reasonable; and</p> <p>(c) any increase in the coastal hazard risk for adjacent areas from the coastal protection work is mitigated.</p>	<p>No acceptable outcome provided</p>
Protection of dunes and coastal creeks	

<p>PO3 PO2 Development is located, designed and constructed to:</p> <p>(a) maintain dune crest heights and minimise and mitigate the risk to development from wave overtopping and storm tide inundation;</p> <p>(b) maintain or enhance coastal ecosystems and natural features such as coastal creeks and marine plants including mangroves, salt marshes and coastal wetlands, to assist in protecting and buffering communities and infrastructure from sea-level rise and coastal inundation impacts; and</p> <p>(c) locate the development as far landward as practicable.</p>	
Coastal building lines and setbacks	
<p>PO4 PO3 Development subject to a coastal building line, or located immediately adjacent to the beach or a reserve fronting the beach, is located and designed to ensure people and property are not at risk from coastal hazards and to avoid the need for additional coastal protection works</p> <p><u>Where a coastal building line exists on a lot</u> - buildings, structures and retaining walls do not extend seaward of the coastal building line for the site, other than—</p> <p>(a) uncovered and unenclosed cantilevered balconies that do not extend greater than 3 metres seaward of the coastal building line; and</p> <p>(b) are setback a minimum of 6 metres from the seaward boundary (see Figure 8.2.4.4).</p>	<p>Editor's note—Local and State coastal building lines are identified on the Coastal Protection Overlay Maps. State coastal building lines are declared under the Coastal Protection and Management Act 1995.</p> <p>No acceptable outcome provided</p> <p>Editor's Note—State coastal building lines are identified on the Coastal Protection Overlay Maps. State coastal building lines are declared under the Coastal Protection and Management Act 1995.</p>

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<p>PO6 PO4</p> <p>Where a coastal building line does not exist on a lot fronting the beachfront or a reserve adjoining the beachfront, <u>new buildings and structures are setback no less than 6 metres from the seaward boundary of the site.</u></p> <p>(a) development provides for all buildings and structures to be located outside the coastal hazard area for year 2100; or</p> <p>(b) Where buildings on the site are already located within the coastal hazard area for year 2100 at the commencement of this scheme, new buildings, structures or retaining walls do not extend seaward of the coastal hazard area for year 2070 or are setback no less than 6 metres from the seaward boundary of the site, whichever is the greater setback from the seaward boundary.</p>	<p>No acceptable outcome provided</p> <p><i>Editor's note—Coastal hazard areas are identified on council's online mapping for the years 2040, 2070 and 2100.</i></p>
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Performance outcomes Acceptable outcomes

Coastal Protection Areas Visual Character and Scenic Amenity


<p>PO7 PO5</p> <p>Development within the Coastal Protection Area that is visible from the beach is—</p> <p>(a) designed to protect the character of <u>and the scenic beachfront when viewed from the beach amenity</u> and integrate with the surrounding natural landscape and skyline vegetation (see Figure AP3-3A); and</p> <p>(b) finished predominately in colours and hues of the surrounding natural landscape.</p>	<p>AO7-4 AO5</p> <p>A mix of native landscaping, such as ground covers, shrubs and trees, is provided for a width of 5 metres from the seaward or rear boundary of the site to provide adequate landscape buffering to protect the coastal dune system.</p> <p><i>Editor's Note—Refer to the Table 3.1 & 3.2 of PSP2 Landscaping for suitable coastal species.</i></p> <p><i>Editor's Note The following is a useful guide for ensuring that buildings blend with the natural surrounds:</i></p>
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Performance outcomes Acceptable outcomes

Editor's Note—Coastal Protection Areas incorporate the coastal management district and erosion prone area. The coastal management district and erosion prone area are declared under the Coastal Protection and Management Act 1995.

Editor's Note—Refer to the Table 3.1 & 3.2 of PSP2 Landscaping for suitable coastal species.

Figure AP3-3A Houses fitting into their coastal dune setting



<p>PO8 PO6</p> <p>Rear fences adjacent to the beachfront within the Coastal Protection Area are designed and sited to be sympathetic with the visual amenity of the beachfront and do not degrade the natural beachfront character.</p>	<p>AO8-1 AO6.1</p> <p>Rear fences adjacent to the beachfront within the Coastal Protection Area incorporate the following—</p> <p>(a) height of no more than 1.2 metres; and</p> <p>(b) open construction (ie at least 50% transparent);</p> <p>(c) lightweight materials (eg. timber); and</p> <p>(d) dark colours to blend with the natural landscape.</p> <p>AO8.1 AO6.2</p> <p>Gates are not installed in fences as direct access to the beachfront does not occur.</p> <p>AO8 AO6.3</p> <p>Only beach access points for use by the community are constructed.</p>
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