



Department of  
**State Development,  
Infrastructure and Planning**

Our ref: DGC23/1020

28 FEB 2025

Mr John Baker  
Chief Executive Officer  
Sunshine Coast Regional Council  
John.Baker@sunshinecoast.qld.gov.au

Dear Mr Baker

I refer to the letter of 1 December 2023 from the Sunshine Coast Regional Council (the Council) requesting a State Interest Review (SIR) and approval to proceed to public consultation on the proposed Sunshine Coast Planning Scheme (the proposed planning scheme).

I am advised by officers in the Department of State Development, Infrastructure and Planning (the Department) that the Department and the Council have worked closely during the SIR to ensure matters of state interest are appropriately integrated into the proposed planning scheme.

The Department and relevant state agencies have assessed the proposed planning scheme against the *Planning Act 2016* (Planning Act), the Planning Regulation 2017 and the state interests in the State Planning Policy 2017, *ShapingSEQ 2023* and other legislation.

I am pleased to advise that, in accordance with step 2 (d) of the Chief Executive Notice issued under section 18 (3) (Section 18 notice) of the Planning Act, I am satisfied that the proposed planning scheme provided to the Department on 31 January 2025 integrates most relevant state interests. The Council may proceed to public consultation, subject to the enclosed conditions.

I also confirm that the Council must undertake public consultation in accordance with the draft communications strategy provided by the Council.

As you may be aware, under the Securing our Housing Foundations plan, the Crisafulli Government has committed to delivering one million new homes by 2044. The Sunshine Coast local government area will play an important role in the delivery of new homes for Queensland. Planning schemes are an important tool to ensuring housing supply can be achieved

Meeting the dwelling supply targets and typologies in *ShapingSEQ 2023* is critical to provide for the future housing needs of the Sunshine Coast. I am advised that the modelling data provided by the Council through its Growth Scenario Testing Platform (GSTP) has demonstrated that the proposed planning scheme can accommodate the dwelling supply targets in *ShapingSEQ 2023*.

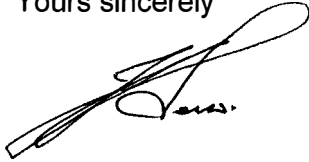
However, monitoring of housing supply and diversity outcomes influenced by the proposed planning scheme will be important over the short and medium term, so that necessary adjustments can be made to any provisions that are having an adverse impact on housing supply, affordability and diversity.

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Thank you for the Council's responsiveness throughout this state interest review and willingness to work with the department to ensure state interests are integrated. I would like to commend the work the Council officers have undertaken to prepare the proposed planning scheme.

If you require any further information, please contact Mr Steve Conner, Executive Director, Planning Services, in the Department on 0401 995 573 or by email at [steve.conner@dsdilgp.qld.gov.au](mailto:steve.conner@dsdilgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Sosso', with a stylized flourish extending from the end.

John Sosso  
**Director-General**

# Director-Generals conditions

Pursuant to section 18 of the *Planning Act 2016*

Pursuant to section 18 for a tailored process of the *Planning Act 2016* (Planning Act), I hereby advise the Sunshine Coast Regional Council (the Council) that it may proceed to public consultation on the proposed Sunshine Coast Planning Scheme (proposed planning scheme) - version 3, printed date 31 January 2025 and as submitted to the Department of State Development, Infrastructure and Planning (the Department) on 31 January 2025, subject to the following conditions:

NO.	CONDITION	TIMING
<b>Beerwah East South East Queensland (SEQ) Development Area</b>		
1.	<p>The Council must:</p> <ol style="list-style-type: none"> <li>amend the proposed planning scheme to remove the Emerging Community Zone from the Beerwah East SEQ Development Area and replace it with the Rural Zone, except for the identified first release area that is not subject to native title, which may be retained in the Emerging Community Zone, as shown on Figure 1 in Appendix 1</li> <li>amend Map SF1 Shaping sustainable growth – Settlement pattern elements to reflect Figure 2: Map SF1 of Appendix 1</li> <li>amend Map SF3A A strong and creative community of communities – Character and identify elements to reflect Figure 3: Map SF3A of Appendix 1</li> <li>amend Map SF3B A strong and creative community of communities – Community facilities, open space and active transport infrastructure elements to reflect Figure 4: Map SF3B of Appendix 1</li> <li>amend Map SF4 A smart and prosperous economy – Economic to reflect Figure 5: Map SF4 of Appendix 1</li> <li>amend Map SF5 Connected people and places – Transport and digital infrastructure to reflect Figure 6: Map SF5 of Appendix 1.</li> <li>insert Part 3 Tables of assessment, Section 3.6.1 Beerwah – Landsborough Local Plan material change of use supplementary table of assessment and Table 3.6A Beerwah East SEQ Development Area (Emerging Community Zone and Rural Zone) - Material change of use supplementary table of assessment as shown in Appendix 1, and renumber sections 3.6.1-3.6.4 and tables within these sections as consequential changes</li> <li>amend Part 3 Tables of assessment, Table 3.2S Emerging Community Zone – Material change of use table of assessment to remove reference Beerwah East SEQ Development Area as shown in Appendix 1</li> <li>amend PO36 of Section 5.16 Beerwah – Landsborough Local Plan as shown in Appendix 1</li> <li>amend Strategic Framework SO4.6 of Section 2.4 Theme 1: Shaping sustainable growth to add a note that states: Note – Despite SO4.6 above, a first release area may be made available for development in the Beerwah East SEQ Development Area, where agreed by the Queensland State Government and the Council.</li> </ol>	Prior to the Council proceeding to public consultation

NO.	CONDITION	TIMING
	<p>Reasons:</p> <ul style="list-style-type: none"> <li>To ensure ongoing negotiations with relevant stakeholders in Beerwah East are not prejudiced by pre-emptive zoning.</li> <li>To facilitate a small early release area that is not subject to native title.</li> <li>To ensure the proposed planning scheme provides for a coordinated and integrated land use policy for the Beerwah East SEQ Development Area that is consistent with State Government's long-term planning and investment decisions.</li> <li>To ensure the Strategic Framework does not prejudice or pre-empt any State Government transport infrastructure decisions.</li> </ul>	
<b>Planning Regulation 2017 – Regulated Requirements - Schedule 2 – Zone purpose statements</b>		
2.	<p>The Council must amend the zone purpose statement for the Community Facilities Zone to align with Schedule 2 of the Planning Regulation 2017 and include the defined use Emergency services as per Appendix 1.</p> <p>Reason:</p> <ul style="list-style-type: none"> <li>To ensure the proposed planning scheme complies with the legislated requirements for local planning instruments.</li> </ul>	Prior to Council proceeding to public consultation
<b>Planning Regulation 2017 – Regulated requirements – Home based businesses and the Decriminalisation of sex work</b>		
3.	<p>The Council must amend the proposed planning scheme:</p> <ol style="list-style-type: none"> <li>to ensure the category of development and category of assessment for all Home-based Businesses is no higher than code assessment and make further amendments in accordance with Appendix 1</li> <li>to include an administrative definition of 'sex work business' in accordance with Schedule 24 of the Planning Regulation 2017</li> <li>to include 'sex-work business other than a home-based sex work business' as an example of a shop in the Shop use definition.</li> <li>to remove the use term and definition of 'brothel' from the use definitions.</li> </ol> <p>Reason:</p> <ul style="list-style-type: none"> <li>To ensure the proposed planning scheme complies with the legislated requirements for local planning instruments.</li> </ul>	Prior to the Council proceeding to public consultation
<b>SPP – State interest: State Transport Infrastructure – Bli Bli Caravan Park</b>		
4.	<p>The Council must:</p> <ol style="list-style-type: none"> <li>amend the proposed planning scheme and remove the District Centre Zone from the Bli Bli Caravan Park site (Lot 12 on SP307833) and, instead, retain the site in the Community Facilities Zone with Annotation 19. Tourist Park.</li> <li>amend Table 2.7A Sunshine Coast Activity Centre Network in the Strategic Framework to include the following note for the Bli Bli District Activity Centre: Note 5 - In order to fully realise its role and function as envisaged by the Sunshine Coast Activity Centres Network, Bli Bli District</li> </ol>	Prior to the Council proceeding to public consultation

NO.	CONDITION	TIMING
	<p>Activity Centre needs to expand. However, the road network in the location is subject to significant capacity constraints which prevents this outcome being realised at the current time. During the life of the planning scheme, Council will undertake investigations regarding the future of Bli Bli District Activity Centre, including considering the feasibility of future road network improvements and the potential inclusion of additional land (immediately south of David Low Way) in the District Centre Zone, in consultation with the State government.</p> <p>c. delete performance outcome (PO) 13 of the Bli Bli - Maroochy River Plains Local Plan relating to the redevelopment of the Bli Bli Caravan Park site.</p> <p>Reasons:</p> <ul style="list-style-type: none"> <li>• To protect the state-controlled road network from inappropriate development until such a time there is a broader road network solution to support the Bli Bli town centre.</li> <li>• To ensure the safety and efficiency of the state-controlled road network is maintained.</li> <li>• To ensure the proposed planning scheme responds to the characteristics of land based upon sound evidence that underpins the land use planning vision and direction.</li> </ul>	

#### **SPP – State interest - Biodiversity**

5.	<p>The Council must amend the administrative definition of 'exempt vegetation clearing' and R1.3 of the Biodiversity, Waterways and Wetlands Overlay Code in the proposed planning scheme as per Appendix 1.</p> <p>Reasons:</p> <ul style="list-style-type: none"> <li>• To ensure the proposed planning scheme allows development of a scale and nature that protects MSES values.</li> <li>• To ensure the SPP – Biodiversity State interest is appropriately integrated into the proposed planning scheme.</li> </ul>	<p>Prior to the Council proceeding to public consultation</p>
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#### **SPP – State Interest - Biodiversity**

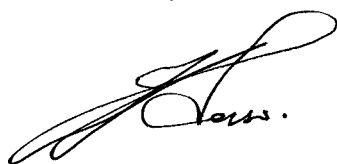
6.	<p>The Council must amend the following zones in the proposed planning scheme:</p> <ul style="list-style-type: none"> <li>• Lot 208 on CG1913 – Retain a split zone of Low Density Residential Zone and Rural Zone aligning with the MLES Riparian Protection Area as shown on Map OM4(iii)b Biodiversity, Waterways and Wetlands Overlay Map, Matters of Local Environmental Significance (MLES) - Waterways and Wetlands.</li> </ul> <p>Reasons:</p> <ul style="list-style-type: none"> <li>• To prevent the introduction of exempt clearing work under Schedule 21 of the Planning Regulation 2017 that would result in unacceptable impacts to MSES.</li> <li>• To ensure that development is located in areas to avoid adverse impacts to matters of state environmental significance.</li> </ul>	<p>Prior to the Council proceeding to public consultation</p>
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NO.	CONDITION	TIMING
	<ul style="list-style-type: none"> <li>To ensure that the zoning of sites containing MSES delivers development outcomes that are compatible with the protection of these matters.</li> </ul> <p>The Council must amend the following zones in the proposed planning scheme:</p> <ul style="list-style-type: none"> <li>Lot 1 on SP293231 and Lot 2 on RP155233 – Retain the Rural Zone over both lots.</li> </ul> <p>Reasons:</p> <ul style="list-style-type: none"> <li>To prevent the introduction of exempt clearing work under Schedule 21 of the Planning Regulation 2017 that would result in unacceptable impacts to MSES.</li> <li>To ensure the zoning of the site appropriately reflects the site's limited development opportunity resulting from the prohibition on clearing core koala habitat in a koala priority area to facilitate access to the site.</li> <li>To ensure that development is located in areas to avoid adverse impacts to MSES.</li> <li>To ensure that the zoning of sites containing MSES delivers development outcomes that are compatible with the protection of these matters.</li> </ul>	
<b>SPP – State Interest - Housing supply and diversity</b>		
7.	<p>The Council must:</p> <ol style="list-style-type: none"> <li>amend Part 7 Use codes, 7.18 Rooming Accommodation Code as follows: <ul style="list-style-type: none"> <li>delete the following requirements for accepted development in Table 7.18A Requirements for accepted development being small-scale rooming accommodation: <ul style="list-style-type: none"> <li>R1.3, R1.4, R1.5, R3.2, R4.2, R4.3, R4.4, R4.7, R4.9, R4.10, R4.11, R4.12 and R4.13.</li> </ul> </li> <li>amend R4.1 as per Appendix 1.</li> <li>delete AS7.1 from Table 7.18B Assessment benchmarks for assessable development being small-scale rooming accommodation, Part 4: Additional requirements for small-scale rooming accommodation where involving a new build or an increase in the gross floor area of an existing dwelling, and renumber AS7.2 to AS7.2 and AS7.3 to AS7.2 as consequential changes.</li> </ul> </li> <li>make consequential changes to Part 1 About the planning scheme, section 1.4 Building work under the planning scheme as a result of the changes required in a. removing requirements that are QDC alternative provisions, as follows: <ul style="list-style-type: none"> <li>Table 1.4A Building assessment provisions in the planning scheme, column 2: <ul style="list-style-type: none"> <li>second row under 'Design and siting' header, column 2 - delete provision (d)(i)(B)(C)</li> <li>third row under 'Design and siting' header, column 2 - delete provision (d)(i)(B)</li> </ul> </li> </ul> </li> </ol>	Prior to the Council proceeding to public consultation

NO.	CONDITION	TIMING
	<ul style="list-style-type: none"> <li>Table 1.4B Applicability of non-prescribed QDC residential design and siting provisions for single detached housing, second row under 'QDC mandatory Part 1.2 (Design and siting standards for single detached housing on lots 450m2 and over)' header, column 2 - amend to read "Applies in part (applies to dwelling house and accepted development for small-scale rooming accommodation, alternative provision provided for assessable development for small-scale rooming accommodation).</li> </ul> <p>Reasons:</p> <ul style="list-style-type: none"> <li>To increase housing choice and diversity and remove unnecessary regulatory requirements and costs.</li> <li>Rooming accommodation is a class 1 dwelling with the same built form outcome as a Dwelling house.</li> <li>To ensure the planning scheme provisions are commensurate the scale and risk of development, in accordance with the Guiding Principles of the SPP.</li> </ul>	
<b>South East Queensland Regional Plan 2023 (<i>ShapingSEQ2023</i>) – Grow Goal</b>		
8.	<p>The Council must amend the provisions in Part 7 Use codes, 7.14 Multi-Unit Residential Uses Code and 7.9 Dwelling House (Small Lot) Code to align with contemporary best practice standards as appropriate to an infill development context, by:</p> <ol style="list-style-type: none"> <li>increasing site cover for multi-unit residential development as per Appendix 1</li> <li>increasing site cover and reducing rear setbacks as per Appendix 1.</li> </ol> <p>Reasons:</p> <ul style="list-style-type: none"> <li>To facilitate best practice housing design and siting to support housing supply and diversity.</li> <li>To increase housing choice and diversity and remove unnecessary regulatory costs.</li> <li>To ensure the proposed planning scheme responds to <i>ShapingSEQ2023</i> thereby facilitating increased housing supply and diversity to meet the community's housing needs.</li> </ul>	Prior to the Council proceeding to public consultation
<b>SPP – State interest – Natural Hazards, risk and resilience – Erosion Prone Area</b>		
9.	<p>The Council must amend the provisions of Part 6 Overlay Codes, 6.7 Coast hazards overlay code as follows:</p> <ul style="list-style-type: none"> <li>amend AS8.1 as per Appendix 1</li> <li>delete AS8.2.</li> </ul> <p>Reasons:</p> <ul style="list-style-type: none"> <li>To ensure the proposed planning scheme provisions adequately address the risk associated with erosion prone areas subject to estuarine erosion and permanent tidal inundation areas.</li> <li>To ensure the SPP for Natural Hazards, Risk and Resilience has been appropriately integrated into the proposed planning scheme.</li> </ul>	Prior to the Council proceeding to public consultation

NO.	CONDITION	TIMING
	<ul style="list-style-type: none"> <li>To ensure that coastal protection infrastructure is a last resort to address erosion and coastal hazard risk of a development.</li> </ul>	
<b>SPP – Tourism – Proposed Temporary Local Planning Instrument (Accommodation Hotel Incentive Measures)</b>		
10.	<p>The Council must:</p> <ol style="list-style-type: none"> <li>Amend the proposed planning scheme to incorporate the relevant provisions of the Proposed Temporary Local Planning Instrument (Accommodation Hotel Incentive Measures) (proposed TLPI) as submitted to the Minister for Planning on 11 December 2024.</li> <li>Amend Part 8 – Other development codes of the proposed planning scheme to incorporate Schedule 4 – Minimum On-site Parking Requirements for an Accommodation Hotel of the proposed TLPI. The Onsite Parking Requirements for an Accommodation Hotel requirements must only apply to the areas identified in Schedule 1 (Areas subject to TLPI Height Allowances) of the proposed TLPI.</li> </ol> <p>Reasons:</p> <ul style="list-style-type: none"> <li>To incorporate the provisions of the proposed TLPI into the proposed planning scheme to support tourism and the preparation for the Brisbane 2032 Olympic and Paralympic Games.</li> </ul>	Prior to the Council proceeding to public consultation
<b>Consequential Amendments</b>		
11.	<p>The Council must complete necessary consequential changes to reflect renumbering or referencing in the proposed planning scheme as a result of these conditions or reflect any regulated requirements not already addressed in the proposed planning scheme.</p> <p>Reason:</p> <ul style="list-style-type: none"> <li>To ensure the Council can undertake any necessary consequential changes to the proposed planning scheme as a result of these conditions.</li> </ul>	Prior to the Council proceeding to public consultation

Dated this *28th* day of *February* 2025

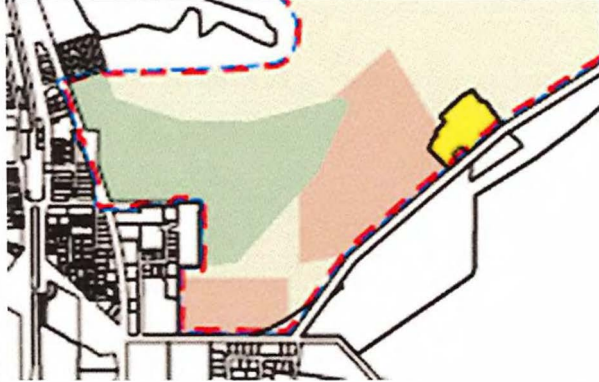


**JOHN SOSSO**  
**DIRECTOR-GENERAL**  
 Department of State Development, Infrastructure and Planning



# Appendix 1: Proposed Sunshine Coast Planning Scheme – Director-General conditions – details of amendments required

Note: **Required additions in red**, required deletions are struck through in red

Planning scheme section	Planning scheme Reference	Required amendments
Condition 1a: Required amendments relating to the Beerwah East SEQ Development Area zone map		
1a. Zoning map	Schedule 2 – Mapping  SC2.4 - Zone maps	 <p>Figure 1: Early release area – Emerging community zone allocation (shown in pink) for Beerwah east SEQ Development Area</p>

Condition 1b: Required replacement of Strategic framework map SF1 Shaping sustainable growth – Settlement pattern elements		
1b. Strategic Framework Map	SC2.3 - Strategic Framework maps	<div data-bbox="698 252 1227 699"> </div> <p>Figure 2: Map SF1</p>
Condition 1c: Required replacement of strategic framework map SF3A A strong and creative community of communities – Character and identity elements		
1c. Strategic Framework map	SC2.3 - Strategic Framework maps	<div data-bbox="698 880 1236 1337"> </div> <p>Figure 3: Map SF3A</p>

**Condition 1d: Required replacement of strategic framework map SF3B A strong and creative community of communities – Community facilities, open space and active transport infrastructure elements**

**1d. Strategic Framework Map**

SC2.3 - Strategic Framework maps

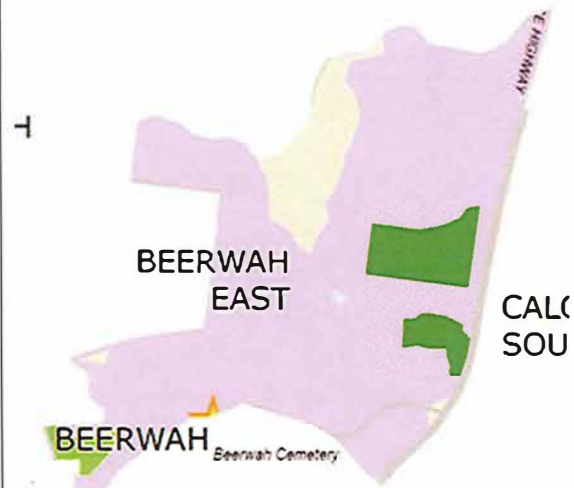
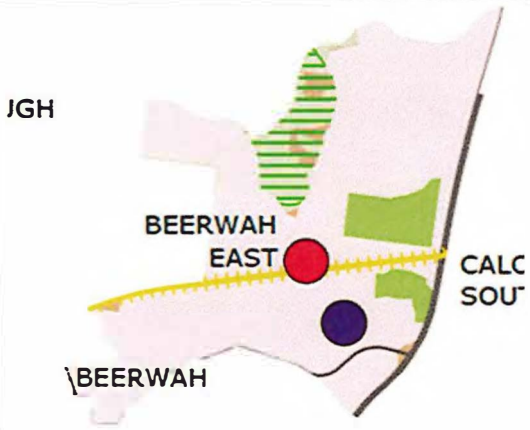
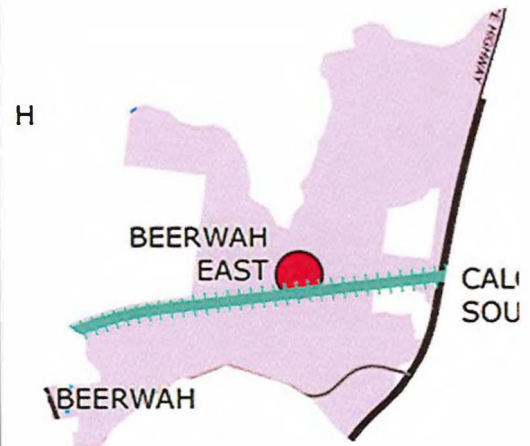


Figure 4: Map SF3B

Condition 1e: Required replacement of strategic framework map SF4 A smart and prosperous economy – Economic elements		
1e. Strategic Framework Map	SC2.3 - Strategic Framework maps	<p>JGH</p>  <p>Figure 5: Map SF4</p>
Condition 1f: Required replacement of strategic framework map SF5 Connected people and places – Transport and digital infrastructure		
1f. Strategic Framework Map	SC2.3 - Strategic Framework maps	<p>H</p>  <p>Figure 6: Map SF5</p>

**Condition 1g: Amendments required to Tables of Assessment**

**1g. Tables of Assessment**

Part 3 Tables of assessment

Section 3.6 Local plan supplementary tables of assessment

3.6.5 Beerwah – Landsborough Local Plan material change of use supplementary table of assessment

Table 3.6.5 Beerwah East SEQ Development Area (Emerging community zone and Rural zone) - Material change of use supplementary table of assessment

Notes –

- The table in this section applies in place of the provisional table of assessment in section 3.2 Tables of assessment – Material change of use for development in the Emerging community zone and the Rural zone in the Beerwah East SEQ Development Area.
- Development in the Beerwah East SEQ Development Area is intended to be subject to further structure planning and master planning, which may change the category of development and category of assessment specified in this table.

Editor's notes –

- The categories of development and categories of assessment in this table apply unless otherwise prescribed in the Regulation. Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the circumstances identified in the Regulation are met.
- In accordance with section 1.3.2.2 Rules for determining the category of development and category of assessment of the planning scheme, development for a material change of use that is not listed in this table is assessable development requiring impact assessment, unless otherwise prescribed in the Regulation.

<u>Defined use</u>	<u>Circumstance</u>	<u>Category of development and category of assessment</u>	<u>Assessment benchmarks for assessable development and requirements for accepted development</u>
<u>Residential activities</u>			
<u>Dwelling house</u>	<u>All</u>	<u>Accepted development subject to requirements</u>	<u>Dwelling house Code</u>
<u>Short-term accommodation</u>	<u>If only for occasional principal place of residence letting</u>	<u>Accepted development</u>	<u>No requirements applicable</u>

			<u>If only for home-hosted accommodation</u>	<b>Accepted development</b> subject to requirements	<u>Short-Term Accommodation Code</u>
		<b><u>Business activities</u></b>			
		<u>Home-based business</u>	<u>If:</u> (a) <u>only for a home office; or</u> (b) <u>only for a home-based child care service that is a "QEC approved service" and provided by an "approved provider" for the service under the Education and Care Services Act 2013.</u>	<b>Accepted development</b>	<u>No requirements applicable</u>
			<u>If for a high impact home-based business activity.</u>	<b>Assessable development</b> subject to <b>code assessment</b>	<ul style="list-style-type: none"> <li>• <u>Home-based business code</u></li> <li>• <u>Nuisance code</u></li> </ul>
			<u>If not otherwise specified above.</u>	<b>Accepted development</b> subject to requirements	<u>Home-based business code</u>
		<u>Sales office</u>	<u>All</u>	<b>Accepted development</b> subject to requirements	<u>Sales office code</u>
		<b><u>Community activities</u></b>			
		<u>Community use</u>	<u>If:</u> (a) <u>Located on Council owned or controlled land; and</u> (b) <u>Undertaken by or on behalf of Council.</u>	<b>Accepted development</b>	<u>No requirements applicable</u>
		<u>Emergency service</u>	<u>All</u>	<b>Assessable development</b> subject to <b>code assessment</b>	<ul style="list-style-type: none"> <li>• <u>Beerwah – Landsborough Local plan</u></li> <li>• <u>Community activities code</u></li> <li>• <u>Prescribed other development codes</u></li> </ul>



<b><u>Sport and recreation activities</u></b>			
<u>Outdoor sport and recreation</u>	If located on: (a) <u>State owned or controlled land; or</u> (b) <u>Council owned or controlled land.</u>	<b><u>Assessable development</u></b> subject to <b><u>code assessment</u></b>	<ul style="list-style-type: none"> <li>• <u>Beerwah – Landsborough Local Plan</u></li> <li>• <u>Sport and recreation uses code</u></li> <li>• <u>Prescribed other development codes</u></li> </ul>
<u>Park</u>	If: (a) <u>located on:</u> i. <u>Council owned or controlled land; or</u> ii. <u>land owner or controlled by the State or other public sector entity; or</u> (b) <u>required to be developed as a park in accordance with a development approval or infrastructure agreement to which Council is a party</u>	<b><u>Accepted development</u></b>	<u>No requirements applicable</u>
<b><u>Rural activities</u></b>			
<u>Animal husbandry</u>	<u>All</u>	<b><u>Accepted development</u></b> subject to requirements	<u>Rural activities code</u>
<u>Cropping</u>	<u>All</u>	<b><u>Accepted development</u></b> subject to requirements	<u>Rural activities code</u>
<u>Wholesale nursery</u>	<u>All</u>	<b><u>Assessable development</u></b> subject to <b><u>code assessment</u></b>	<ul style="list-style-type: none"> <li>• <u>Beerwah – Landsborough local plan</u></li> <li>• <u>Rural activities code</u></li> <li>• <u>Transport and parking code</u></li> </ul>

		<u>Other activities</u>			
		<u>Utility installation</u>	<u>If only for a local utility</u>	<u>Accepted development</u>	<u>No requirements applicable</u>
Condition 1h: Amendments required to Tables of Assessment					
1h. Tables of Assessment	Table 3.2S Emerging community zone – Material change of use table of assessment	Table 3.2S Emerging community zone – Material change of use table of assessment			
		Cropping	If not for forestry for wood production, <del>other than where located in Beerwah East SEQ Development Area</del>	Accepted development subject to requirements	Rural activities code
Condition 1i: Amendments required to Beerwah-Landsborough Local Plan					
1i. Beerwah-Landsborough Local Plan	Part 5 Local Plans	Part 9: Emerging communities			
	5.16 Beerwah – Landsborough Local Plan	Performance outcome		Acceptable solutions	
	PO36	Development in the <del>Emerging community zone</del> – Beerwah East <u>SEQ Development Area</u>			
		PO36 Development in the <del>Beerwah East Emerging community zone-SEQ Development Area at Beerwah East:</del> (a) provides for an integrated master planned community developed in accordance with an approved planning framework and associated infrastructure arrangements; (b) does not compromise the future potential for urban purposes prior to the development of an approved planning framework and associated infrastructure arrangements, <u>including by:</u> a. <u>providing for existing and limited interim land uses only; and</u> ab. <u>not providing for the creation of any new lots;</u> (c) <u>despite (a) and (b) above, where agreed to by Council and the State Government, may provide for land within the Emerging community zone to be developed as a first release area by way of variation approval. Provided such development</u>		No acceptable solution provided.	



		<p><u>does not compromise the long term vision and coordinated development of the SEQ Development Area as a whole;</u></p> <p><del>(c)</del>(d) includes a new transit station and new major regional activity centre, and accommodates a wide range of housing types, business and industry areas, environmental areas, open space and community facilities;</p> <p>(e) provides for, and protects, the viability and operational safety and efficiency of, existing and planned public transport corridors identified conceptually on Strategic Framework Map SFM 5 (Connected People and Places – Transport and Digital Infrastructure), including the proposed Direct Sunshine Coast Rail Line <u>from the North Coast Rail Line at Beerwah through Beerwah East, Caloundra South, Caloundra and Kawana Waters to Maroochydore;</u></p> <p>(f) protects the functional integrity of:</p> <ol style="list-style-type: none"> <li>the Regional Inter-urban Break in providing physical and visual separation between the Sunshine Coast and the Brisbane to Caboolture metropolitan area, and in particular provides a substantial landscape buffer to the Bruce Highway to maintain the visual experience of a substantial green, non-urban break; and</li> <li>sub-regional inter-urban breaks in providing physical and visual separation between urban areas, individual places and communities within the Sunshine Coast, and in particular provides for substantial green breaks between Landsborough and Beerwah and the new community of Beerwah East to protect the separate identity of these towns;</li> </ol> <p>(g) provides for an appropriate transition in lots sizes to existing residential development in</p>	
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		<p>Landsborough, sympathetic with the character of adjacent residential areas;</p> <p>(h) provides for substantial landscape buffers adjacent to scenic routes that:</p> <p>a. visually screen built form elements and maintain the visual amenity of these corridors as scenic routes;</p> <p>b. maintain a vegetated backdrop; and</p> <p>c. assist in providing appropriate acoustic attenuation for development in residential areas.</p> <p>Editor's note — Beerwah East is identified as a SEQ Development Area under ShapingSEQ – South East Queensland Regional Plan 2023. <u>The development of Beerwah East is subject to further investigation and State Government decision-making processes.</u></p>	
Condition 2: Required amendments to the Community Facilities Zone purpose statement			
Community Facilities Zone	Part 4 Zone codes  4.19 Community Facilities Zone Code	<p>The purpose of the community facilities zone is to provide for—</p> <p>(a) community-related uses, activities and facilities, whether publicly or privately owned, including, for example—</p> <p>(i) educational establishments; and</p> <p><u>(ii) emergency services; and</u></p> <p><del>(ii)</del><u>(iii)</u> hospitals; and</p> <p><del>(iii)</del><u>(iv)</u> transport and telecommunication networks; and</p> <p><del>(iv)</del><u>(v)</u> utility installations; <u>and</u></p> <p><u>(b) residential uses, if all of the dwellings for the residential use, other than caretaker's accommodation, are—</u></p> <p><u>(i) an affordable housing component; and</u></p> <p><u>(ii) either on land—</u></p> <p><u>(A) associated with a community activity comprised of a community care centre, a place of worship or a residential care facility; or</u></p> <p><u>(B) owned, controlled or managed by an entity that carries out a community activity comprised of a community care centre, a place of worship or a residential care facility.</u></p>	
Condition 3 – Required amendments relating to home-based business and the decriminalisation of sex work			
Material change of use – tables of assessment	3.2 Tables of assessment  All residential zones	Home-based Business	<p><u>If for a high impact home-based business activity.</u></p> <p><b>Assessable development subject to code assessment</b></p> <ul style="list-style-type: none"><li><u>Home-Based Business Code</u></li></ul>

	All centre zones Emerging Community zone Innovation zone Limited development zone Rural residential zone		If:  a) not otherwise specified <u>above</u> ; and  <del>for an activity other than a high impact home-based business activity;</del>	<b>Accepted development</b> subject to requirements	<ul style="list-style-type: none"> <li>• <u>Nuisance Code</u></li> </ul> Home-Based Business Code
<b>Local Plan supplementary tables of assessment:</b>  <b>Kawana Waters Local Plan Area</b> <b>Nambour local Plan area</b>	3.6 Local plan supplementary tables of assessment  Precinct KAW LPP-6 Riveraine Avenue Urban Village  Precinct NAM LPP-2 Town Centre Frame  Precinct NAM LPP-3 Nambour Health Hub				
		Home-Based Business	<u>If for a high impact home-based business activity.</u>  If:  a) not otherwise specified <u>above</u> ; and  <del>for an activity other than a high impact home-based business activity;</del>	<b>Assessable development</b> subject to <b>code assessment</b>  <b>Accepted development</b> subject to requirements	<ul style="list-style-type: none"> <li>• <u>Home-Based Business Code</u></li> <li>• <u>Nuisance Code</u></li> </ul> Home-Based Business Code

<b>Condition 5 – Required amendments to exempt vegetation clearing definition and accepted development requirements in the Biodiversity, Waterways and Wetlands Overlay Code</b>		
<b>Schedule 1: Administrative definitions</b>	Exempt vegetation clearing definition	<p><b>General exemptions</b></p> <p>(b) vegetation clearing that is not located in a core habitat area, connecting habitat area, urban habitat and amenity area, other habitat and amenity area, waterway or wetland on the Biodiversity, Waterways and Wetlands Overlay Map, <del>or area mapped as Matters of State Environmental Significance (MSES)</del> provided that such vegetation clearing.....</p> <p><b>Clearing undertaken by Council and other statutory authorities</b></p> <p><del>(e)</del> vegetation clearing undertaken by or on behalf of the Council on Council owned or controlled land included within the Community Facilities Zone, <del>or Sport and Recreation Zone</del> <del>or Open Space Zone</del>.</p>
<b>Biodiversity, Waterways and Wetlands Overlay Code</b>	<p>6.5.2 Requirements for accepted development</p> <p>Part 1: Activities other than rural activities</p>	<p><b>R1.3</b></p> <p>Development including any associated access, is located such that it does not:</p> <ul style="list-style-type: none"> <li>involve clearing of vegetation identified as being a core habitat area, connecting habitat area, urban habitat and amenity area or other habitat and amenity area the Biodiversity, Waterways and Wetlands Overlay Map, <del>or area mapped as Matters of State Environmental Significance (MSES)</del>; or</li> <li>result in such clearing being able to be carried out as accepted development.</li> </ul>
<b>Condition 7: Required amendments to Rooming accommodation code</b>		
<b>Rooming Accommodation Code</b>	<p>Part 7 Use codes</p> <p>7.18 Rooming Accommodation Code</p> <p>Table 7.18A Requirements for accepted development being small-scale rooming accommodation</p>	<p><b>R4.1</b></p> <p>A minimum of 20% of the area of the site is provided as <del>deep planted landscapes, including at least one area within the setback provided to each frontage, accommodating canopy tree/s which:</del></p> <p><del>(a) has a minimum area of 8m<sup>2</sup>; and</del></p> <p><del>(b) has a minimum horizontal dimension of 2m; and</del></p> <p><del>(c) accommodates canopy tree/s, soft landscaping (i.e. not used as hardstand area).</del></p> <p><del>Note — Standards relating to the calculation of deep planted landscape areas are provided in the Development Works Planning Scheme Policy.</del></p>



Condition 8 - Required changes to the Multi-unit residential uses code and Dwelling House (Small Lot) Code		
8a. Multi-unit residential uses code	Acceptable Solution (AS)7 of Table 7.14A Assessment benchmarks for assessable development	<p>The site cover of the multi-unit residential use does not exceed 50%.</p> <p><b>OR</b></p> <p><u>Where located in the Low-Medium Density Residential Zone, site cover of the multi-unit residential use does not exceed:</u></p> <ol style="list-style-type: none"> <li><u>60% for the first two storeys; and</u></li> <li><u>50% for any storey above the second storey.</u></li> </ol> <p>Note – where a multi unit residential use is provided above the podium level of a mixed use building in a centre zone, the Mixed Use Zone or the Tourist Accommodation Zone, the site cover requirements of the Business Uses Code apply.</p> <p>Editor's note – A local plan may vary assessment benchmarks for <del>setbacks</del> <u>site cover</u>.</p>
8b. Dwelling House (Small Lot) Code	Requirement R2.1 of Table 7.9A Requirements for accepted development	<p>Site cover does not exceed:</p> <ol style="list-style-type: none"> <li><u>for a lot that is a terrace lot:</u> <ol style="list-style-type: none"> <li><u>where rear lane access only is provided, 75%; and</u></li> <li><u>where no rear lane access is provided:</u> <ol style="list-style-type: none"> <li><u>60% for the first two storeys; and</u></li> <li><u>50% for any storey above the second storey; or</u></li> </ol> </li> </ol> </li> <li><u>for a lot that is not a terrace lot, 50%.</u></li> </ol> <p><del>a) 60% where the lot is 10m wide or less; and</del>  <del>b) 50% where the lot is greater than 10m wide.</del></p>
	AS2 of Table 7.9B Assessment benchmarks for assessable development as follows:	<p>Site cover does not exceed:</p> <ol style="list-style-type: none"> <li><u>for a lot that is a terrace lot:</u> <ol style="list-style-type: none"> <li><u>where rear lane access only is provided, 75%; and</u></li> <li><u>where no rear lane access is provided:</u> <ol style="list-style-type: none"> <li><u>60% for the first two storeys; and</u></li> <li><u>50% for any storey above the second storey; or</u></li> </ol> </li> </ol> </li> <li><u>for a lot that is not a terrace lot, 50%.</u></li> </ol> <p><del>a) 60% where the lot is 10m wide or less; and</del>  <del>b) 50% where the lot is greater than 10m wide.</del></p>

R2.11 of Table 7.9A Requirements for accepted development	<p>Where located in the Emerging Community Zone, the dwelling house has a minimum setback from the rear boundary in accordance with the below table.</p> <table> <tr> <th>Lot depth</th><th>Rear setback</th></tr> <tr> <td>&lt; 25m</td><td><u>34.0m</u></td></tr> <tr> <td>25m</td><td><u>34.25m</u></td></tr> <tr> <td>26m</td><td><u>34.5m</u></td></tr> <tr> <td>27m</td><td><u>34.75m</u></td></tr> <tr> <td>28m</td><td><u>45.0m</u></td></tr> <tr> <td>29m</td><td><u>45.25m</u></td></tr> <tr> <td>30m</td><td><u>45.5m</u></td></tr> <tr> <td>31m</td><td><u>45.75m</u></td></tr> <tr> <td>&gt; 32m</td><td><u>56.0m</u></td></tr> </table>	Lot depth	Rear setback	< 25m	<u>34.0m</u>	25m	<u>34.25m</u>	26m	<u>34.5m</u>	27m	<u>34.75m</u>	28m	<u>45.0m</u>	29m	<u>45.25m</u>	30m	<u>45.5m</u>	31m	<u>45.75m</u>	> 32m	<u>56.0m</u>
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R2.12 of Table 7.9A Requirements for accepted development	<p>Where located on a lot in a residential zone, the dwelling house has a minimum setback <u>from the rear boundary of:</u></p> <p>a) <u>3m where the lot depth is 25m or less, other than where the rear boundary adjoins a canal or artificial waterway; and</u>  <u>4.5m from the rear boundary otherwise.</u></p>																				
AS7.1 of Table 7.9B Assessment benchmarks for assessable development	<p>Where located in the Emerging Community Zone, the dwelling house has a minimum setback from the rear boundary in accordance with the below table.</p> <table> <tr> <th>Lot depth</th><th>Rear setback</th></tr> <tr> <td>&lt; 25m</td><td><u>34.0m</u></td></tr> <tr> <td>25m</td><td><u>34.25m</u></td></tr> <tr> <td>26m</td><td><u>34.5m</u></td></tr> <tr> <td>27m</td><td><u>34.75m</u></td></tr> <tr> <td>28m</td><td><u>45.0m</u></td></tr> <tr> <td>29m</td><td><u>45.25m</u></td></tr> <tr> <td>30m</td><td><u>45.5m</u></td></tr> </table>	Lot depth	Rear setback	< 25m	<u>34.0m</u>	25m	<u>34.25m</u>	26m	<u>34.5m</u>	27m	<u>34.75m</u>	28m	<u>45.0m</u>	29m	<u>45.25m</u>	30m	<u>45.5m</u>				
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	AS7.2 of Table 7.9B Assessment benchmarks for assessable development as follows:	Where located on a lot in a residential zone, the dwelling house has a minimum setback <u>from the rear boundary of:</u>  b) <u>3m where the lot depth is 25m or less, other than where the rear boundary adjoins a canal or artificial waterway; and</u> 4.5m <del>from the rear boundary otherwise.</del>
<b>Condition 9: Required amendments to the Coastal Hazards Overlay Code</b>		
<b>Coastal Hazards Overlay Code</b>	AS8.1 of the 6.7 Coastal Hazards Overlay Code	<p>Unless otherwise specified in a local plan provision for a coastal hazards adaptation precinct, development within the estuarine erosion area where within the urban growth management boundary:</p> <p>(a) is located outside of the erosion prone area as declared under the <i>Coastal Protection and Management Act 1995</i>; or</p> <p>(b) <u>where avoidance of the erosion prone area is not possible</u>, meets all of the following:</p> <p>(i) minimises the footprint of the development within the area subject to erosion;</p> <p>(ii) demonstrates that the development is capable of withstanding the erosion event without directly or indirectly increasing the exposure or severity of the hazard on the site or other properties; and</p> <p>(iii) if required to mitigate risk to an acceptable level, <u>and as a last resort</u>, installs and maintains erosion protection works which:</p> <p>a) are entirely contained within the site boundary;<del>and</del></p> <p>b) are effectively integrated into the layout of the development<del>;</del></p> <p>c) <u>are designed to mitigate risk to an acceptable level for predicted estuarine erosion up to 2100 and</u></p> <p>d) <u>are consistent with any Council endorsed site, precinct or locality specific erosion mitigation measure or strategy</u></p> <p>e) <u>undertaken prior to the creation of any new lots.</u></p> <p>Editor's note - The declared erosion prone area includes a range of circumstances in which land adjacent to tidal water is not considered to be prone to erosion because of certain factors such as the presence of revetment walls or outcropping bedrock.</p> <p>Notes –</p> <ul style="list-style-type: none"> <li>In many cases, areas subject to estuarine erosion are also subject to other coastal hazards and flood hazards as well as the Biodiversity, Waterways and Wetlands Overlay. Development also needs to demonstrate compliance with these assessment benchmarks. <del>If there is a conflict between overlay elements;</del></li> </ul>

		<p><del>compliance with those other assessment benchmarks takes precedence over compliance with the acceptable solutions for estuarine erosion areas.</del></p> <ul style="list-style-type: none"><li>• The <b>Coastal Hazards Overlay Planning Scheme Policy</b> provides further guidance and standards in relation to erosion mitigation works and <del>Council endorsed mitigation and transition measures and strategies.</del></li></ul>
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