

Business Provisions

Home-Based Businesses in town¹

Home-based business Type 1 Limited Visibility (for example a small scale home office) is a self-assessable use in the Detached Housing Zone, Semi-attached Housing Zone and Attached Housing Zone. Home-Based Business Type 2 Evident (for example a health or fitness therapist or a hairdressing salon) is code assessable and will remain so, but qualification is proposed so it is only consistent when operated from a detached house (not from multiple housing).

The solutions are proposed to be changed for Home-Based Business Type 2 so that there could be two employees (other than the resident business operator) and that if the business involves classes, up to four classes can be held per week with no more than 10 people in a class.

A footnote will be added to clarify it is the aspects of the business evident to neighbours such as the presence of employees or clients, commercial deliveries or noise that are limited in hours of operations.

Entertainment & Dining Businesses

Increasingly there is an expectation that community facilities and social infrastructure will have an ancillary café or include some form of indoor sport and recreation uses. It facilitates social interaction and wellbeing, particularly in hinterland locations where social infrastructure may be limited. Given there is currently some inconsistency in the scheme, it is proposed that **Entertainment and Dining Type 1 Food and Beverage** be consistent in the Community Services Zone, where it is in conjunction with a Community Use. In such circumstances it would be subject to code assessment.

Likewise, **Entertainment and Dining Business Type 2 Recreation, Amusement & Fitness** would be added as a consistent use in the Community Services Zone, where it is in conjunction with a Community Use. This use would require impact assessment in this zone.

Entertainment & Dining Type 2 Recreation, Amusement & Fitness would also be added as a consistent use in the Open Space Recreation Zone subject to code assessment.

For clarity and to better distinguish it from a licenced restaurant, the land use definition of Bar is proposed to be updated to read as follows:

"The use of premises primarily for the serving of liquor for consumption on the premises. The use may include ancillary sale of food for consumption on the premises and may include amplified music, live entertainment and a dance floor. The use includes a hotel, tavern, bar or nightclub but does not include a restaurant."

Advertising Devices (including signage)

It is proposed to make amendments to the Advertising Devices Code to clarify definitions and update policy around changing technologies and commercial circumstances. It is proposed to change the way allowable

¹ Rural enterprises are addressed in more detail on a separate information sheet.

signage is calculated for multiple tenancy premises. The total *signface area*² of all advertising devices per tenancy will not exceed 0.75m² of *signface area* per linear metre of active street facing building or 10m² whichever is less. New provisions are also being added for illuminated signage.

The assessment table for development other than a material change of use within each locality plan is also proposed to be amended so the Advertising Devices Code is called up whether associated with an MCU or not.

Shire Business Centre

Back in 2008/09 the Sunshine Coast Council identified a number of inconsistencies with the planning scheme provisions relating to Noosa's Shire Business Centre. For various reasons amendment to the planning scheme has not yet occurred and it is now proposed to make a number of changes to fix anomalies within the scheme and to better reflect current approvals.

Proposed changes include:

- Making medical centres and vets consistent in more precincts;
- Making industrial uses consistent in Precinct E3
- Making vehicle uses consistent in precincts B3 or E6 but inconsistent in Precinct REC/MU
- Limiting Hardware stores to precincts B3, E4 or E5
- Making garden and lifestyle centres consistent in Precincts E4 and E5
- Better qualifying where child care centres and adult education are consistent
- Changing levels of assessment for uses so that consistent uses are less likely to require impact assessment and inconsistent uses are more likely to require impact assessment
- Increasing the height limit in Precincts E3, E4 and E5 to 10m to be consistent with the adjoining industrial estate

Commercial Jetties

Amendments to the scheme are proposed to manage commercial operations from commercial jetties on the Noosa River. Specifically it will allow control of the nature and scale of business operations within commercial lease areas. There are a range of provisions currently in the Waterway Works Code to control the design and location of jetties. The following provisions are to supplement those and are proposed for inclusion in the Noosaville, Noosa Heads, Noosa North Shore and Tewantin locality codes:

Outcome 1 Development is designed to –

- provide for uses for marine facility purposes³ only;
- be compatible with the scenic values of the waterway;
- provide a high level of amenity, including ensuring low ambient noise levels;
- not increase the overall scale and intensity of commercial operations;
- not extend beyond existing commercial lease areas (footnote: This refers to the commercial lease area existing at the time of gazettal of this plan).
- ensure no additional commercial leases on the Noosa River;
- ensure no net increase in the gross floor area of buildings or structures;
- use materials, natural finishes and colours that blend with the surrounding natural landscape and
- reflect the character and setting of the locality (such as timber and tin construction with a traditional pitched roof design).

Outcome 2 The loading and unloading of passengers is confined to the commercial lease areas of the respective commercial operation.

² *Signface area* is a term defined in the Advertising Devices Code within the planning scheme. It explains how the size of an advertising device is measured, which may particularly help when they are not two simple dimensional rectangular signs.

³ *Marine facility purposes* is defined in Part 2 of the planning scheme as 'a commercial facility relating directly to boating'.