

PART 10 - NOOSA NORTH SHORE LOCALITY PLAN

Division 1—General provisions for the Noosa North Shore Locality Plan

10.1 Outline of Noosa North Shore Locality Plan

The following components comprise the Noosa North Shore Locality Plan—

10.1.1 Locality maps comprising of¹—

- a) Noosa North Shore (Map ZM7);
- b) Noosa North Shore Biodiversity Overlay (Map OM7.1);
- c) Noosa North Shore Heritage Overlay (Map OM7.2);
- d) Noosa North Shore Natural Hazard Overlay - Landslide and Flooding (Map OM7.3);
- e) Noosa North Shore Natural Hazard Overlay - Bushfire and Acid Sulfate Soils (Map OM7.4); and
- f) Noosa North Shore Natural Resources Overlay (Map OM7.5).

10.1.2 General provisions for the assessment tables (Division 2);

10.1.3 Assessment tables for material change of use in each zone in the locality as follows—

- a) Detached Housing Zone (Division 3);
- b) Visitor Mixed Use Zone (Division 4);
- c) Community Services Zone (Division 5);
- d) Rural Settlement Zone (Division 6);
- e) Open Space Recreation Zone (Division 7); and
- f) Open Space Conservation Zone (Division 8).

10.1.4 Assessment table for the locality—Development other than material change of use (Division 9);

10.1.5 The Noosa North Shore Locality Code comprising—

- a) General provisions for the Noosa North Shore Locality Code (Division 10);
- b) Overall outcomes for the Noosa North Shore Locality (Division 11);
- c) Specific outcomes for the Noosa North Shore Locality (Division 12); and
- d) Specific outcomes for each zone in the locality including—
 - i Detached Housing Zone (Division 13);

¹ The relevant overlay codes relating to the overlay maps are located in Part 13.

- ii Visitor Mixed Use Zone (Division 14);
- iii Community Services Zone (Division 15);
- iv Rural Settlement Zone (Division 16);
- v Open Space Recreation Zone (Division 17); and
- vi Open Space Conservation Zone (Division 18).

Character statement of the locality²

Physical Setting

The Noosa North Shore Locality lies in the north-eastern part of the former Noosa Shire with boundaries generally defined by—

- The Pacific Ocean and the coastline in the east;
- The Noosa River, including its mouth, in the south;
- The Noosa River, Lakes Cooroibah and Cootharaba in the west; and
- The Shire boundary in the north.

The locality has outstanding natural beauty with pristine beaches, dramatic sand dune systems and coastal lowlands. The coastal lowland systems occur throughout the locality, focusing on the headwaters of the Noosa River in the north and on the beach, Lakes Cootharaba and Cooroibah and the Noosa River in the south. The locality is substantially in a natural state, with little effect from development. It serves as a buffer between the urbanised sections of Tewantin, Noosaville and Noosa Heads and the wilderness of the Great Sandy National Park to the north.

Overall, the locality contributes significantly to Noosa's core values due to its environmental and recreational attributes. Protection of the locality and river system values is therefore essential to the Shire and to the region of southeast Queensland. These values are recognised in the National Park status of much of the locality. Areas of Noosa North Shore are a part of the southernmost section of the Great Sandy National Park, an extensive open space region including Fraser Island. Much of the balance part of the locality is in public ownership, which affords protection to many of its values.

Accessibility, Infrastructure & Servicing

A ferry crossing of the Noosa River at Tewantin is the only means of vehicular access to Noosa North Shore from the south. Given the factors of low population levels and environmental sensitivity and the desire to protect character, only a single sealed access road between the ferry and the beach, via Maximillian Road is available. Apart from this road, much of the Noosa North Shore area is accessible by four-wheel drive vehicle only.

Another feature is the Forty Mile Beach vehicular access to Teewah, the coloured sands of the high dunes and north to other sections of the Great Sandy National Park and Double Island Point.

Vehicular access throughout the locality can be dependent upon seasons, with some roads impassable in sustained wet weather.

Many of the residents along the Noosa River rely on boat access to Tewantin and Noosaville for daily commuting.

Access throughout the locality is of an adequate standard for recreation, but it is not well suited for residential and rural residential purposes. Other rural parts of the Shire have more suitable levels of access and convenience to urban services and facilities.

A hotel and general store provide limited commercial facilities to residents and visitors. There is no water and sewerage available. Electricity is available to settled areas including Teewah.

Water and sewerage services are not reticulated to the area.

² Text appearing in a shaded box like this is intended to provide guidance to the reader but is not part of the planning scheme.

Communities

The **Noosa North Shore** locality retains its primary role as a substantial coastal area largely dedicated to conservation. A small portion is held as private freehold land, which is and will continue to be used for residential purposes. No further subdivision is anticipated, but the resident population is expected to grow as more properties become permanently occupied. The resident community plays an integral part in helping to plan and manage the desired conservation outcomes of the area. Development controls generally used elsewhere in Noosa are also used in this locality. The Great Sandy National Park, an area of regional open space, mostly lies to the north of the locality but also permeates through it, southwards to the lower reaches of the Noosa River. There are high levels of demand for beach recreation and access through the locality towards Double Island Point.

Limited visitor accommodation and services are provided in the locality. Maintenance of the locality's remote setting and undeveloped character are intended by means of—

- a priority emphasis on conservation outcomes for the locality;
- ferry access;
- limited standards of access across the locality;
- avoiding the construction of a vehicular bridge across to the Noosa North Shore;
- sustainable management of recreational visitors and activities;
- development limited to existing lots, with no increase in the number of privately owned lots; and
- visitor accommodation and services are limited to existing type and scale; including general store, hotel, caravan park, camping grounds and built accommodation.

The locality supports two communities and offers accommodation for visitors.

The small village of Teewah provides an area of housing at an urban density, in a remote beachfront setting. Access is via Forty Mile Beach and in Teewah is over sand tracks. Houses at Teewah are primarily used for holiday and retreat purposes.

Noosa North Shore provides residential and rural residential home sites, particularly along the Noosa River. Noosa North Shore offers accommodation for visitors to the locality in two areas:-

- The wilderness camp located on the beachfront; and
- Rustic style accommodation located east of Lake Cooroibah off Maximillian Road.

Division 2—General provisions for assessment tables

10.2 Assessment categories and types of development

The assessment categories for each type of development are identified in column 2 of tables 10.1 to 10.7. The types of development are as follows—

- 10.2.1 Tables 10.1—10.6—making a material change of use for a defined use, another use in a defined use class, or an undefined use, listed in column 1; or
- 10.2.2 Table 10.7—development other than a material change of use, listed in column 1 and including—
- a) Carrying out building work not associated with a material change of use;
 - b) Carrying out building work if demolition, relocation or removal of a building and not associated with a material change of use;
 - c) Placing an advertising device on premises ~~where not associated with a material change of use;~~
 - d) Reconfiguring a lot;
 - e) Carrying out operational work associated with a material change of use where a Development Permit for material change of use has been issued;

- f) Carrying out operational work associated with reconfiguring a lot where a Development Permit for reconfiguring a lot has been issued;
- g) Carrying out operational works for the construction of a driveway for a **Detached house**;
- h) Carrying out operational works for prescribed tidal works;
- i) Excavating or filling of land not associated with a material change of use; and
- j) Other.

10.3 Relevant assessment criteria for self-assessable development and assessable development

- 10.3.1 The relevant assessment criteria are referred to in column 3 of tables 10.1 to 10.7;
- 10.3.2 For *self-assessable* development and development requiring code assessment, the relevant assessment criteria are applicable codes³.
- 10.3.3 For *impact assessable* development, the development is assessed against the whole planning scheme.

~~10.4 Alternative provisions to the QDC~~

~~For development of a detached house or community residence or building works associated with an existing detached house or community residence, identified in a development assessment table as self-assessable, the Building Regulation 2006 (s10) and Building Act 1975 (s33) allow planning schemes to include alternative provisions to the QDC for setbacks, site cover and other performance criteria under the QDC (i.e. height and car parking). The alternative provisions are identified in the Detached House Code or Building Works Code. Proposals need to comply with the relevant acceptable solution, however where there is a non-compliance with an acceptable solution, the proposal is assessed against the correlating specific outcome within the planning scheme code.~~

~~10.5~~10.4 Consistent and inconsistent uses

~~10.5.4~~10.4.1 In accordance with the following sections identified for the respective zones, a defined use or use class is noted in column 1 of the assessment table for making a material change of use for the relevant zone as either a consistent use or an inconsistent use.

- a) Division 13 — Detached Housing Zone (Sections 10.~~42-11~~ and 10.~~43-12~~);
- b) Division 14 — Visitor Mixed Use Zone (Sections 10.~~45-14~~ and 10.~~46-15~~);
- c) Division 15 — Community Services Zone (Sections 10.~~49-18~~ and 10.~~20-19~~);
- d) Division 16 — Rural Settlement Zone (Sections 10.~~22-21~~ and 10.~~23-22~~);
- e) Division 17 — Open Space Recreation Zone (Sections 10.~~25-24~~ and 10.~~26-25~~); and
- f) Division 18 — Open Space Conservation Zone (Section 10.~~28-27~~ and 10.~~29-28~~).

³ Assessment criteria will include matters prescribed by Sections 3.5.4 (Code Assessment) and 3.5.5 (Impact Assessment) of IPA in addition to the provisions of this planning scheme.

Division 3—Assessment table for the Detached Housing Zone⁴

Table 10.1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE DETACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE⁵

Column 1 Defined use or use class ⁶	Column 2 Assessment category ⁷	Column 3 Relevant assessment criteria ⁸ - applicable code if development is <i>self-assessable</i> or requires code assessment
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses	<i>Impact assessable</i> All Agricultural Uses	
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<i>Consistent use</i> Home-based business Type 1 Limited visibility or Type 2 Evident	<i>Self-assessable</i> if Home-based business Type 1 <i>Code assessable</i> if— a) Home-based business Type 1 and not complying with Column 2 of Table 14.11, Acceptable Solutions S38.1 to S43.4 of the Business Uses Code; or b) Home-based business Type 2 <i>Impact assessable</i> if— a) Commercial business ; or b) Entertainment and dining business ; or c) Home-based business Type 3 ; or d) Industrial business ; or e) Retail business	If <i>self-assessable</i> — a) Column 2 of Table 14.11, Acceptable Solutions S38.1 to S43.4 of the Business Uses Code; and b) if involving building work—Column 2 of Table 14.44 – 14.45, Acceptable Solutions S1.1 to S23.3 of the Building Works Code If <i>code assessable</i> — a) Business Uses Code; and b) if involving building work—Column 2 of Table 14.44 – 14.45, Acceptable Solutions S1.1 to S23.3 of the Building Works Code
<i>Inconsistent use</i> Those Business Uses listed in Section 10.4312		
COMMUNITY USES—		
<i>Consistent use</i> No Community uses	<i>Impact assessable</i> All Community Uses	
<i>Inconsistent use</i> All Community Uses		
INFRASTRUCTURE USES—		
<i>Consistent use</i> No Infrastructure Uses	<i>Impact assessable</i> All Infrastructure Uses	
<i>Inconsistent use</i>		

⁴ Assessment categories may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher assessment category prevails.

⁵ For development other than material change of use refer to assessment table 10.7 (Division 9)

⁶ Refer to Part 2, Section 2.10 Dictionary for definitions

⁷ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

⁸ Relevant assessment criteria are provided to assist with the preparation of an application and, in the case of impact assessable development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

Column 1 Defined use or use class ⁶	Column 2 Assessment category ⁷	Column 3 Relevant assessment criteria ⁸ - applicable code if development is <i>self-assessable</i> or requires code assessment
All Infrastructure Uses		
RESIDENTIAL USES—		
<p><i>Consistent use</i> Detached House; or Community residence; or Multiple housing Type 1 Relative or employee or Visitor accommodation Type 1 Home hosted</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 10.4312</p>	<p><i>Self-assessable if</i> a) Detached house; or b) Community residence; or c) Multiple housing Type 1</p> <p><i>Code assessable if—</i> a) Detached house and not complying with Column 2 of Tables 14.28 -14.30 of the Detached House Code, except if an alternative provision to the QDC⁹; or b) Multiple housing Type 1 and not complying with Column 2 of Table 14.28-14.30 of the Detached House Code; or c) Community residence and not complying with Column 2 of Tables 14.28 – 14.30 of the Detached House Code, except if an alternative provision to the QDC⁹; and <u>Column 2 of Table 32a of the Community Residence Code</u></p> <p><i>Impact assessable if—</i> a) Ancillary dwelling unit; or b) Multiple housing Types 2, 3, 4 or 5; or c) Visitor accommodation</p>	<p><i>If self-assessable—</i> a) Column 2 of Tables 14.28-14.30 of the Detached House Code; and b) <u>if a Community Residence – Column 2 of Table 32a of the Community Residence Code</u></p> <p><i>If code assessable—</i> a) <u>Detached house–Detached House Code; or</u> b) <u>Community residence –</u> i. <u>Community Residence Code; and</u> ii. <u>Detached House Code</u> Detached House Code; and b) Community Residence Code</p>
OTHER USES—		
Uses not otherwise defined	<p><i>Exempt if a road</i>¹⁰</p> <p><i>Impact assessable—otherwise</i></p>	

⁹ A Code assessable application is not required for non-compliance with an *alternative provision* to the QDC. See Section 10.4.

¹⁰ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 4—Assessment Table for the Visitor Mixed Use Zone¹¹

Table 10.2

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE VISITOR MIXED USE ZONE - MAKING A MATERIAL CHANGE OF USE¹²

Column 1 Defined use or use class ¹³	Column 2 Assessment category ¹⁴	Column 3 Relevant assessment criteria ¹⁵ - applicable code if development is <i>self-assessable</i> or requires code assessment
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Use	<i>Impact assessable</i> All Agricultural Uses	
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<i>Consistent use</i> Entertainment and dining business Type 1 Food and beverage; or Home-based business Type 1 Limited visibility or Type 2 Evident	<i>Code assessable if—</i> Home-based business Type 1 <i>Impact assessable if—</i> a) Commercial business; or b) Entertainment and dining business; or c) Home-based business Type 2 or 3; or d) Industrial business; or e) Retail business	<i>If code assessable—</i> a) Business Uses Code; and b) if involving building work— Column 2 of Table 14.44 – 14.45, of the Building Works Code
<i>Inconsistent use</i> Those Business Uses listed in Section 10.4615		
COMMUNITY USES—		
<i>Consistent use</i> Open space Type 1 Sport and Recreation or Type 2 Camp ground	<i>Impact assessable</i> All Community Uses	
<i>Inconsistent use</i> Those Community Uses listed in Section 10.4615		
INFRASTRUCTURE USES—		
<i>Consistent use</i> No Infrastructure uses	<i>Impact assessable</i> All Infrastructure Uses	
<i>Inconsistent use</i> All Infrastructure Uses		
RESIDENTIAL USES—		

¹¹ Assessment categories may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher assessment category prevails.

¹² For development other than material change of use refer to assessment table 10.7 (Division 9)

¹³ Refer to Part 2, Section 2.11 Dictionary for definitions

¹⁴ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

¹⁵ Relevant assessment criteria are provided to assist with the preparation of an application and, in the case of impact assessable development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

Column 1 Defined use or use class ¹³	Column 2 Assessment category ¹⁴	Column 3 Relevant assessment criteria ¹⁵ - applicable code if development is <i>self-assessable</i> or requires code assessment
<i>Consistent use</i> Visitor accommodation Type 2 Caravan park or Type 3 Rural <i>Inconsistent use</i> Those Residential Uses listed in Section 10.4615	<i>Impact assessable</i> All Residential Uses	
OTHER USES—		
Uses not otherwise defined	<i>Exempt if a road¹⁶</i> <i>Impact assessable—otherwise</i>	

Division 5—Assessment table for the Community Services Zone¹⁷

Table 10.3

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE COMMUNITY SERVICES ZONE - MAKING A MATERIAL CHANGE OF USE¹⁸

Column 1 Defined use or use class ¹⁹	Column 2 Assessment category ²⁰	Column 3 Relevant assessment criteria ²¹ - applicable code if development is <i>self-assessable</i> or requires code assessment
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses <i>Inconsistent use</i> All Agricultural Uses	<i>Impact assessable</i> All Agricultural Uses	
BUSINESS USES—		
<i>Consistent use</i> No Business uses <i>Inconsistent use</i> All Business Uses	<i>Impact assessable if—</i> All Business uses	
COMMUNITY USES—		
<i>Consistent use</i> Education Type 4 Information if an	<i>Code assessable if—</i> a) Education Type 4 ; or b) Emergency Service ; or	<i>If code assessable—</i> a) Noosa North Shore Locality Code;

¹⁶ All roads are included in a zone. Refer to Part 2 Section 2.10.

¹⁷ Assessment categories may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher assessment category prevails.

¹⁸ For development other than material change of use refer to assessment table 10.7 (Division 9)

¹⁹ Refer to Part 2, Section 2.11 Dictionary for definitions

²⁰ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

²¹ Relevant assessment criteria are provided to assist with the preparation of an application and, in the case of impact assessable development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

Column 1 Defined use or use class ¹⁹	Column 2 Assessment category ²⁰	Column 3 Relevant assessment criteria ²¹ - applicable code if development is <i>self-assessable</i> or requires code assessment
<i>Information Centre</i> or Emergency services; or Open space; or Wellbeing Type 2 <i>Inconsistent use</i> Those Community Uses listed in Section 10.20	c) Open Space Type 1; or d) Wellbeing Type 2 <i>Impact assessable if—</i> a) Education Types 1, 2, or 3; or b) Open Space Type 2; or c) Wellbeing Types 1, 3 or 4	b) Community Uses Code; c) Landscaping Code; and d) Engineering Works Codes.
INFRASTRUCTURE USES—		
<i>Consistent use</i> All Service and utility; or Transport Type 1 Passenger terminal, Type 2 Carpark or Type 3 Depot <i>Inconsistent use</i> Those Infrastructure Uses listed in Section 10.20	<i>Code assessable if—</i> a) Service and utility Types 1, 2 or 4; or b) Transport Types 1, 2 or 3 <i>Impact assessable if—</i> a) Service and utility Type 3; or b) Transport Type 4	If <i>code assessable—</i> a) Noosa North Shore Locality Code; and b) Infrastructure Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit <i>Inconsistent use</i> Those Residential Uses listed in Section 10.20	<i>Code assessable if Ancillary dwelling unit</i> <i>Impact assessable if—</i> a) Detached house; or b) Community residence; or c) Multiple housing; or d) Visitor accommodation	If <i>code assessable—</i> Detached House Code
OTHER USES—		
Uses not otherwise defined	<i>Exempt if a road²²</i> <i>Impact assessable—otherwise</i>	

²² All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 6—Assessment table for the Rural Settlement Zone²³

Table 10.4

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE RURAL SETTLEMENT ZONE - MAKING A MATERIAL CHANGE OF USE²⁴

Column 1 Defined use or use class ²⁵	Column 2 Assessment category ²⁶	Column 3 Relevant assessment criteria ²⁷ - applicable code if development is <i>self-assessable</i> or requires code assessment
AGRICULTURAL USES—		
<i>Consistent use</i> Cultivation Type 1 Traditional if on a lot 2ha or greater; or Animal Husbandry 1 if on a lot 2ha or greater; or All Forestry <i>Inconsistent use</i> Those Agricultural Uses listed in section 10.23	<i>Impact assessable</i> All Agricultural Uses	
BUSINESS USES—		
<i>Consistent use</i> Home-based business Type 1 Limited visibility or Type 2 Evident <i>Inconsistent use</i> Those Business Uses listed in Section 10.23	<i>Self-assessable if</i> Home-based business Type 1 <i>Code assessable if—</i> a) Home-based business Type 1 and not complying with column 2 of Table 14.11, Acceptable Solutions S38.1 to S43.1 of the Business Uses Code; or b) Home-based business Type 2 <i>Impact assessable if—</i> a) Commercial business ; or b) Entertainment & dining business ; or c) Home-based business Type 3 ; or d) Industrial business ; or e) Retail business	<i>If self-assessable—</i> a) Column 2 of Table 14.11, Acceptable Solutions S38.1 to S43.1 of the Business Uses Code; and b) if involving building work—Column 2 of Table 14.44 – 14.46, Acceptable Solutions S1.1 to S24.7 of the Building Works Code <i>If code assessable —</i> a) Business Uses Code; and b) if involving building work—Column 2 of Table 14.44 – 14.46, Acceptable Solutions S1.1 to S24.7 of the Building Works Code

²³ Assessment categories may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher assessment category prevails.

²⁴ For development other than material change of use refer to assessment table 10.7 (Division 9)

²⁵ Refer to Part 2, Section 2.11 Dictionary for definitions

²⁶ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

²⁷ Relevant assessment criteria are provided to assist with the preparation of an application and, in the case of impact assessable development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

Column 1 Defined use or use class ²⁵	Column 2 Assessment category ²⁶	Column 3 Relevant assessment criteria ²⁷ - applicable code if development is self-assessable or requires code assessment
COMMUNITY USES—		
<p><i>Consistent Use</i> Emergency Service Type 2 Shed</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 10.23</p>	<p>Code assessable if Emergency service Type 2</p> <p><i>Impact assessable if—</i></p> <p>a) Education; or</p> <p>b) Emergency service Type 1; or</p> <p>c) Open space Types 1 or 2; or</p> <p>d) Wellbeing</p>	<p>If code assessable—</p> <p>a) Noosa North Shore Locality Code;</p> <p>b) Community Uses Code;</p> <p>c) Landscaping Code; and</p> <p>d) <i>Engineering Works Codes</i></p>
INFRASTRUCTURE USES—		
<p><i>Consistent use</i> No Infrastructure Uses</p> <p><i>Inconsistent use</i> All Infrastructure Uses</p>	<p><i>Impact assessable</i> All Infrastructure Uses</p> <p>-</p>	
RESIDENTIAL USES—		
<p><i>Consistent use</i> Detached House; or Community residence; or Multiple Housing Type 1 Relative or employee; or Visitor accommodation Type 1 Home hosted</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 10.23</p>	<p><i>Self-assessable if</i></p> <p>a) Detached house; or</p> <p>b) Community residence; or e) Multiple housing Type 1</p> <p><i>Code assessable if—</i></p> <p>a) Detached house and not complying with Column 2 of Tables 14.28-14.31 of the Detached House Code, except if an alternative provision to the QDC²⁸; or</p> <p>b) Multiple housing Type 1 and not complying with Column 2 of Tables 14.28 to 14.31 of the Detached House Code; or</p> <p>e) b) Visitor accommodation Type 1; or</p> <p>d) c) Community residence and not complying with Column 2 of Tables 14.28 – 14.31 of the Detached House Code, except if an alternative provision to the QDC²⁸; and <u>Column 2 of Table 32a of the Community Residence Code</u></p> <p><i>Impact assessable if</i></p> <p>a) Ancillary dwelling unit; or</p> <p>b) Multiple housing Types 2, 3, 4 or 5; or</p>	<p>If self-assessable—</p> <p>a) Column 2 of Tables 14.28-14.31 of the Detached House Code; and</p> <p>b) <u>If Community Residence—Column 2 of Table 32a of the Community Residence Code</u></p> <p>If code assessable—</p> <p>a) Detached house or Multiple housing Type 1— Detached House Code; or</p> <p>b) Visitor accommodation Type 1—</p> <ol style="list-style-type: none"> Noosa North Shore Locality Code; and Visitor Accommodation Code; and Landscaping Code; and <i>Engineering Works Codes</i>; or <p>c) Community residence –</p> <ol style="list-style-type: none"> Community Residence Code; and Detached House Code

²⁸ A Code assessable application is not required for non-compliance with an alternative provision to the QDC. See Section 10.4.

Column 1 Defined use or use class ²⁵	Column 2 Assessment category ²⁶	Column 3 Relevant assessment criteria ²⁷ - applicable code if development is <i>self-assessable</i> or requires code assessment
	c) Visitor accommodation Types 2, 3 or 4	
OTHER USES—		
Uses not otherwise defined	<i>Exempt</i> if a road ²⁹ <i>Impact assessable</i> —otherwise	

Division 7—Assessment table for the Open Space Recreation Zone³⁰

Table 10.5

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE OPEN SPACE RECREATION ZONE - MAKING A MATERIAL CHANGE OF USE³¹

Column 1 Defined use or use class ³²	Column 2 Assessment category	Column 3 Relevant assessment criteria ³³ - applicable code if development is <i>self-assessable</i> or requires code assessment
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses	<i>Impact assessable</i> All Agricultural Uses	
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<i>Consistent use</i> <u>Entertainment and Dining Type 2 Recreation, Amusement & Fitness. No Business uses</u>	<u><i>Code assessable if</i></u> <u>Entertainment and Dining Type 2</u> <u><i>Impact assessable if</i></u> <u>a) Commercial business</u> <u>b) Entertainment and dining business Types 1 or 3</u> <u>c) Home based business</u> <u>d) Industrial business</u> <u>e) Retail business</u> <u><i>Impact assessable</i></u> <u>All Business Uses</u>	<u><i>If code assessable—</i></u> <u>a) Noosa North Shore Locality Code; and</u> <u>b) Business Uses Code; and</u> <u>c) Landscaping Code; and</u> <u>d) Engineering Works Codes.</u>
<i>Inconsistent use</i> <u>Those Business Uses listed in Section 10.25 All Business Uses</u>		

²⁹ All roads are included in a zone. Refer to Part 2 Section 2.10.

³⁰ Assessment categories may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher assessment category prevails.

³¹ For development other than material change of use refer to assessment table 10.7 (Division 9)

³² Refer to Part 2, Section 2.10 Dictionary for definitions

³³ Relevant assessment criteria are provided to assist with the preparation of an application and, in the case of impact assessable development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

Column 1 Defined use or use class ³²	Column 2 Assessment category	Column 3 Relevant assessment criteria ³³ - applicable code if development is <i>self-assessable</i> or requires code assessment
COMMUNITY USES—		
<i>Consistent use</i> Emergency service Type 2 Shed; or Open space; or Wellbeing Type 2 Social <i>Inconsistent use</i> Those Community Uses listed in Section 10.2625	<i>Code assessable if</i> Open space Type 1 involving <i>building works</i> of 50m ² of gross floor area or less <i>Impact assessable if—</i> a) Education ; or b) Emergency service ; or c) Open Space Type 1 involving building work of more than 50m ² of gross floor area or Type 2 ; or d) Wellbeing	<i>If code assessable—</i> a) Noosa North Shore Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i>
INFRASTRUCTURE USES—		
<i>Consistent use</i> Service and utility Type 2 Installation or Type 3 Tower <i>Inconsistent use</i> Those Infrastructure Uses listed in Section 10.2625	<i>Impact assessable</i> All Infrastructure Uses	
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit or Visitor Accommodation Type 2 Caravan park <i>Inconsistent use</i> Those Residential Uses listed in Section 10.2625	<i>Impact assessable</i> All Residential Uses	
OTHER USES—		
Uses not otherwise defined	<i>Impact assessable</i>	

Division 8—Assessment table for the Open Space Conservation Zone³⁴

Table 10.6

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE OPEN SPACE CONSERVATION ZONE - MAKING A MATERIAL CHANGE OF USE³⁵

Column 1 Defined use or use class ³⁶	Column 2 Assessment category	Column 3 Relevant assessment criteria ³⁷ - applicable code if development is <i>self-assessable</i> or requires code assessment
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural uses	<i>Impact assessable</i> All Agricultural Uses	
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<i>Consistent uses</i> No Business uses	<i>Impact assessable</i> All Business Uses	
<i>Inconsistent use</i> All Business Uses		
COMMUNITY USES—		
<i>Consistent use</i> Education Type 4 Information , if an information centre or Open Space Type 2 Camp ground	<i>Impact assessable</i> All Community Uses	
<i>Inconsistent use</i> Those Community Uses listed in Section 10.29		
INFRASTRUCTURE USES—		
<i>Consistent use</i> No Infrastructure uses	<i>Impact assessable</i> All Infrastructure Uses	
<i>Inconsistent use</i> All Infrastructure Uses		
RESIDENTIAL USES—		
<i>Consistent use</i> No Residential uses	<i>Impact assessable</i> All Residential Uses	
<i>Inconsistent use</i> All Residential Uses		

³⁴ Assessment categories may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher assessment category prevails.

³⁵ For development other than material change of use refer to assessment table 9.7 (Division 9)

³⁶ Refer to Part 2, Section 2.11 Dictionary for definitions

³⁷ Relevant assessment criteria are provided to assist with the preparation of an application and, in the case of impact assessable development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

Column 1 Defined use or use class ³⁶	Column 2 Assessment category	Column 3 Relevant assessment criteria ³⁷ - applicable code if development is <i>self-assessable</i> or requires code assessment
OTHER USES—		
Uses not otherwise defined	<i>Impact assessable</i>	

Division 9—Assessment table for development other than material change of use³⁸

Table 10.7

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE NOOSA NORTH SHORE LOCALITY – DEVELOPMENT OTHER THAN MATERIAL CHANGE OF USE

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ³⁹ - applicable code if development is <i>self-assessable</i> or requires code assessment
Carrying out building work not associated with a material change of use	<i>Self-assessable</i> <i>Code assessable</i> if not complying with Column 2 of Tables 14.44-14.46 of the Building Works Code.	If <i>self-assessable</i> — Column 2 of Table 14.44-14.46 of the Building Works Code If <i>code assessable</i> — Building Works Code
Carrying out building work if demolition, relocation or removal of a building and not associated with a material change of use ⁴⁰	<i>Code Self-assessable</i> if demolition of a Class 1 or 10 structure ⁴¹ <i>Code assessable</i> if— a) Demolition of a Class 1 or 10 structure and not complying with Column 2 of Tables 14.42-14.43 of the Building Removal, Relocation and <i>Removal</i> Code; or b) Class 2 to 9 structure ⁴² <i>Exempt</i> otherwise	If <i>self-assessable</i> — Column 2 of Tables 14.42-14.43 of the Building Demolition, Relocation and Removal Code. If <i>code assessable</i> — a) Building Removal, Relocation and Demolition Code; and b) Waste Management Code; and c) Erosion and Sediment Control Code.

³⁸ Assessment categories may also be affected by overlays. See overlay maps (OM7.1- OM7.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher assessment category prevails.

³⁹ Relevant assessment criteria are provided to assist with the preparation of an application and, in the case of impact assessable development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of *IPA*

⁴⁰ A separate development permit will not be required if demolition or removal is to make way for a new use or building, on the same premises, for which a development permit has already been issued.

⁴¹ As defined in the *BCA*

⁴² As defined in the *BCA*

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ³⁹ - applicable code if development is <i>self-assessable</i> or requires code assessment
Placing an advertising device on premises where not associated with a material change of use	<i>Exempt if Low impact sign</i> <i>Self-assessable if—</i> a) <i>General sign</i> ; or b) <i>Medium impact sign</i> <i>Code assessable if—</i> a) not complying with Column 2 Table 14-41 of Advertising Devices Code; or b) <i>High impact sign</i>	If <i>self-assessable</i> — Column 2 of Table 14-41 of the Advertising Devices Code If <i>code assessable</i> — Advertising Devices Code
Reconfiguring a lot ⁴³	<i>Code assessable</i>	If <i>code assessable</i> — a) Noosa North Shore Locality Code; and b) Reconfiguring a Lot Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i>
Carrying out operational works for landscaping associated with a Community Residence where a Development Permit for material change of use is required to be issued	<i>Self assessable</i>	If <i>self assessable</i> — a) S6.1 and S6.2, Community Residence Code; and b) Column 2 of Table 14.57 and S1.1, S1.2, S3.1, and S26.1, Landscaping Code
Carrying out operational works associated with material change of use where Development Permit for material change of use has been issued	<i>Code assessable</i>	If <i>code assessable</i> — a) Landscaping Code; and b) <i>Engineering Works Codes</i>
Carrying out operational work associated with reconfiguring a lot where Development Permit for reconfiguring a lot has been issued	<i>Code assessable</i>	If <i>code assessable</i> — a) Landscaping Code; and b) <i>Engineering Works Codes</i>

⁴³ Where premises are located within the Regional Landscape and Rural Production Area of the SEQ Regional Plan, development applications for reconfiguring a lot will be subject to Division 3 of the regulatory provisions of the SEQ Regional Plan.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria ³⁹ - applicable code if development is <i>self-assessable</i> or requires code assessment
Carrying out operational work for the construction of a driveway for a Detached house or Community residence ⁴⁴	<i>Self-assessable</i> <i>Code assessable</i> if not complying with column 2 of Table 14.48 of Detached House Driveways Code	If <i>self-assessable</i> — Column 2 of Table 14.48 of the Detached House Driveways Code If <i>code assessable</i> — Detached House Driveways Code.
Carrying out operational works for prescribed tidal works ⁴⁵	<i>Code assessable</i>	If <i>code assessable</i> — <u>a) Noosa North Shore Locality Code; and</u> <u>b) Table 14.64 of Watercourses Works Code</u> ⁴⁶
Excavation or filling of land not associated with a material change of use (not for the purpose of constructing a dam)	<i>Self-assessable</i> ⁴⁷ if— a) Detached Housing Zone and involving less than 10m ³ of material; or b) in all other zones and involving less than 100m ³ of material. <i>Code assessable</i> if— a) not complying with column 2 of the Earthworks Code; or b) Detached Housing Zone and involving 10m ³ or more of material; or c) in all other zones and involving 100 m ³ or more of material.	If <i>self-assessable</i> — <u>c) Column 2 of Table 14-52 of Earthworks Code; and</u> <u>d) Column 2 of Table 14-53 of the Erosion and Sediment Control Code</u> If <i>code assessable</i> — a) Earthworks Code; and b) Erosion and Sediment Control Code.
Excavation or filling not associated with a material change of use for the purpose of constructing a dam	<i>Self-assessable</i> ⁴⁸ if Rural Settlement Zone and involving less than 500m ³ of material. <i>Code assessable</i> if— a) not complying with column 2 of Table 14-52 of the Earthworks Code; or b) Rural Settlement Zone and involving 500m ³ or more of material; or c) in all other zones.	If <i>self-assessable</i> — <u>a) Column 2 of Table 14-52 of the Earthworks Code; and</u> <u>b) Column 2 of Table 14-53 of the Erosion and Sediment Control Code</u> If <i>code assessable</i> — a) Earthworks Code; and b) Erosion and Sediment Control Code.

⁴⁴ A separate operational works approval is not required where the construction of a driveway for a detached house or community residence is associated with a material change of use.

⁴⁵ Prescribed tidal works is defined in Schedule 4A of the *Coastal Protection and Management Regulation 2003* and includes tidal works outside the Noosa Waters lock system.

⁴⁶ The Prescribed Tidal Works Code under Schedule 4A of the *Coastal Protection and Management Regulation 2003* also applies.

⁴⁷⁻⁴⁸ This applies only once to any premises.

Division 10—General provisions for the Noosa North Shore Locality Code

10.6-10.5 Noosa North Shore Locality Code

The following provisions comprise the Noosa North Shore Locality Code—

- 10.6-410.5.1*** compliance with the Noosa North Shore Locality Code (Section 10.7);
- 10.6-210.5.2*** overall outcomes for the Noosa North Shore Locality, including for each zone in the locality (Division 11);
- 10.6-310.5.3*** specific outcomes and probable solutions for the Noosa North Shore Locality (Division 12); and
- 10.6-410.5.4*** specific outcomes and probable solutions for each zone in the Noosa North Shore Locality (Divisions 13 to 18).

10.7-10.6 Compliance with the Noosa North Shore Locality Code

Development complies with the Noosa North Shore Locality Code if it—

- 10.7-410.6.1*** fulfils the specific outcomes for the locality in Division 12; and
- 10.7-210.6.2*** is a consistent use and fulfils the specific outcomes for the relevant zones (Divisions 13 to 18).

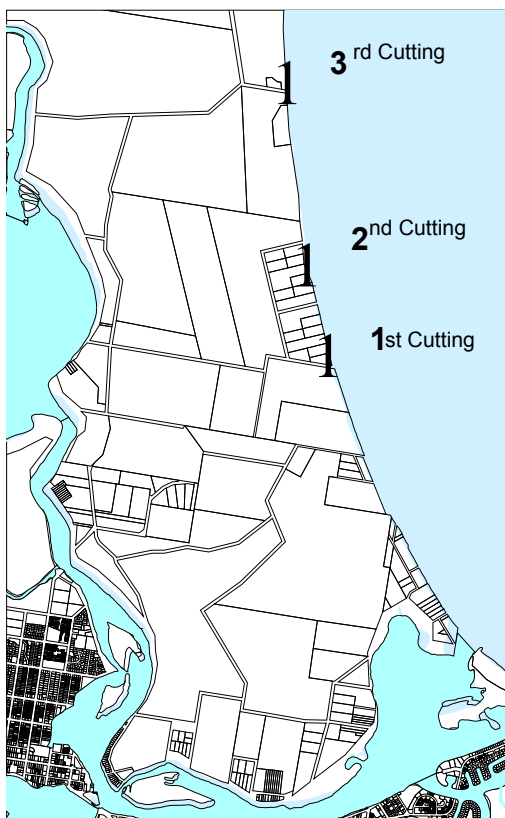
Division 11—Overall outcomes for the Noosa North Shore Locality

10.8-10.7 Overall outcomes for the Noosa North Shore Locality

- 10.8-410.7.1*** The overall outcomes are the purpose of the Noosa North Shore Locality Code.
- 10.8-210.7.2*** The overall outcomes sought for the Noosa North Shore Locality are the following—
 - a) New uses and works are located, designed and managed to—
 - i be compatible with other uses and works;
 - ii maintain the safety of people and works;
 - iii avoid significant adverse impacts on the amenity enjoyed by users of other premises, including acoustic and visual qualities; and
 - iv avoid significant adverse effects on the natural environment, including native habitat removal, fragmentation and attrition;
 - b) Development is consistent with the Priority Infrastructure Plan in Part 15.
 - c) The Noosa North Shore Locality retains its primary role as a substantial coastal area largely dedicated to conservation;

- d) Development is secondary to and dominated by its open space setting with a very low intensity and scale of operation;
- e) Limited visitor accommodation and services are provided in the locality, confined to the Visitor Mixed Use Zone, and the wilderness camp in the Open Space Recreation Zone;
- f) Maintenance of the locality's remote setting and undeveloped character are achieved by—
 - i a priority emphasis on conservation outcomes for the locality;
 - ii ferry access;
 - iii limited standards of access across the locality;
 - iv avoiding the construction of a vehicular bridge across to the Noosa North Shore;
 - v retention of existing vegetation with clearing kept to a minimum;
 - vi *ecologically sustainable* management of recreational visitors and activities;
 - vii development areas limited to existing pattern, with no increase in the number of privately owned lots; and
- g) The scale and form of buildings and other structures are—
 - i closely related to the setting and existing buildings;
 - ii designed to be responsive to the informal coastal and riverside character of the locality;
 - iii integrated into the landform and landscape; and
 - iv consistent with the amenity and safety expectations of the community;
- h) Residential development and **Visitor accommodation** is characterised by—
 - i low impact buildings of a domestic scale within densely landscaped settings;
 - ii building designs that are well articulated and that use design elements to present a pleasant appearance to public places;
 - iii building designs that fit well with the coastal and riverside character of the locality and feature lightweight timber or cladding materials suited to the climate; and
 - iv buildings of a domestic scale;
- i) Development offering **Visitor accommodation** and services is low key to avoid changes to the character as a result of excessive visitor numbers and adverse environmental impacts from over-use;
- j) **Residential Uses** and **Visitor accommodation** are well managed so they do not adversely impact upon land identified as open space;
- k) The demand for increased levels of community services is balanced with the environmental sensitivity of the locality;
- l) Community facilities, including parking and passive recreation space are located adjacent to the 1st cutting beach access off Beach Road (see **Map 10-1**), established in response to the needs of residents and visitors;

Map 10-1



- m) A range of nature based recreational experiences utilise the natural assets of the area and its separateness from the balance of Noosa as a means to enhance the experience of visitors and residents;
- n) Reticulated water supply and sewerage are not provided to the locality as part of any Council programme;
- o) There is no adverse impact on ground and surface water quality, human health and amenity as a consequence of the on-site disposal of effluent;
- p) Underground electricity supply is extended through the locality;
- q) Vehicular access throughout the locality remains of an all-weather unsealed standard to most parts with a sealed road linking the ferry crossing point to the beach;
- r) Beach access points are defined and controlled to 2 locations described as the 1st cutting and the 3rd cutting (See **Map 10.1**);
- s) The inland road parallel to the beach between the 1st and 3rd cutting beach accesses (See **Map 10.1**) is upgraded;
- t) The environmental and cultural heritage values of the locality are conserved and well managed;
- u) Areas of native remnant or regrowth vegetation, including their biodiversity and habitat values are protected;
- v) The **village of Teewah** remains a remote, secluded, small collection of detached houses without an urban standard of roads, services or infrastructure. It is confined to the area generally surrounded by Tailor Street, Stargazer Street, Mackerel Street, Mulloway Street and the Esplanade;

w) The Noosa River and foreshores are protected from the cumulative impacts of development and activities and are protected in a way that promotes and provides for low impact nature-based recreation activities in and around the Noosa River over other forms of recreation.

w)x) For the **Detached Housing Zone**—single detached housing prevails which maintains—

- i a low impact, low density development form of domestic scale;
- ii a high level of residential amenity;
- iii building styles befitting the coastal and riverside character of the locality and which respond to, and are integrated with, site characteristics including slope and *vegetation*; and
- iv landscaped settings consistent with the character of the locality;

x)y) For the **Visitor Mixed Use Zone**—**Visitor accommodation** with associated **Business Uses** serve visitors to the locality; where—

- i they are located within the existing allotment developed for **Visitor accommodation** and **Business Uses** with no further subdivision;
- ii they continue to provide the same level of accommodation and business services as existing;
- iii the premises are low impact, low density development forms of domestic scale;
- iv development has a distinct open space feel, reflecting the seclusion and values of the Noosa North Shore; and
- v the commercial attractions established at the sites are related to recreational experiences offered in the locality;

y)z) For the **Community Services Zone**—land committed or planned for community purposes is—

- i protected and managed to enable the efficient and timely delivery of community services; and
- ii consistent with the recreation, social and safety needs of the local community and visitors to the locality;

z)aa) For the **Rural Settlement Zone**—detached housing on large lots—

- iii is the dominant building form and use, consisting of buildings of a domestic scale, to the general exclusion of other uses;
- iv incorporate designs that respond to, and are integrated with site characteristics, including native *vegetation*;
- v contributes to the rural or semi-rural character and amenity of the area; and
- vi offers a relaxed rural lifestyle for residents;

aa)bb) For the **Open Space Recreation Zone**—areas of open space contribute to the desired lifestyle of residents by offering a variety of recreational experiences conducive to community interaction and wellbeing; and

bb)cc) For the **Open Space Conservation Zone**—natural environmental values of the highest order and warranting conservation status are—

- i protected for their importance in contributing to *ecological sustainability* including maintenance of water quality, beach protection, and provision of habitat and open space linkages; and
- ii appropriately managed to the general exclusion of development or any further subdivision of freehold lots.

Division 12—Specific Outcomes and Probable Solutions for the Noosa North Shore Locality

Table 10.8

column 1 Specific Outcomes	column 2 Probable solutions
10.910.8 Effects of use	
Amenity O1 Uses are located, designed and operated to avoid significant adverse changes to the light, air quality, noise, accessibility or other conditions enjoyed by users of associated, adjoining or nearby uses.	No solution provided
Maximillian Road and Beach Road O2 The vegetated character of Maximillian Road and Beach Road are protected and new <i>development</i> recognises and protects the function, capacity and efficiency of these roads.	S2.1 <i>Development</i> along Maximillian Road and Beach Road provides a minimum of 10m wide <i>buffering</i> in the form of landscaped <i>setback</i> for visual screening and noise attenuation.
10.1010.9 Built form	
Density O3 The density of development within the <i>site</i> area— a) is compatible with surrounding development; and b) has a low site impact to enhance the opportunity to maintain natural site characteristics, including native <i>vegetation</i> and natural landforms.	No solution provided
Height O4 Buildings and other structures— a) are low rise and present a building height consistent with structures on adjoining and surrounding land; b) do not exceed a maximum height of 2 <i>storeys</i> ; c) do not visually dominate the street, adjacent properties, surrounding spaces or the existing skyline; d) preserve the amenity of surrounding land, including existing sunlight to neighbouring properties; and e) respect the scale of the dune and coastal <i>vegetation</i> .	S4.1 <i>Buildings</i> and other <i>structures</i> have a maximum building height of— a) if in the Rural Zone or Rural Settlement Zone—8m or 9m where the pitched roof but no other part of the <i>building</i> or <i>structure</i> exceeds 8m (but not exceeding 2 storeys either way); or b) in all other zones—8m (but not exceeding 2 storeys).

column 1 Specific Outcomes	column 2 Probable solutions
<p>Setbacks</p> <p>O5 Buildings and other structures are appropriately designed and sited to—</p> <ul style="list-style-type: none"> a) result in minimal disturbance of natural terrain; b) provide amenity for users of the premises as well as preserve the visual and acoustic amenity of adjoining and nearby properties; c) preserve any existing <i>vegetation</i> that will buffer the proposed building and assist in the control of weeds; d) allow for landscaping to be provided between buildings; e) maintain the visual continuity and pattern of buildings and landscape elements within the street; and f) help protect the natural character and visual amenity of the beachfront and riverfront. 	<p>S5.1 Buildings and structures comply with the minimum building <i>setbacks</i> identified in Schedule 1 - Minimum Building Setbacks.</p>
<p>Fences</p> <p>O6 Fencing contributes to the bush setting of the Noosa North Shore and does not block the views of neighbours.</p>	<p>S6.1 Fencing comprises timber and wire materials rather than the use of solid wall construction</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Flooding and drainage⁴⁹</p> <p>07 Buildings and other works are designed and sited to—</p> <ul style="list-style-type: none"> a) provide flood free access to premises and flood free habitable areas; b) allow only minor, short term and infrequent flooding of non-habitable areas; c) ensure carparking areas can be adequately drained; d) ensure drainage does not adversely impact upon other premises; and e) ensure filling or excavation does not adversely impact upon other premises by— <ul style="list-style-type: none"> i. causing ponding on the <i>site</i> or nearby land; ii. increasing flooding, which adversely affects the safety or use of any land upstream and downstream; and iii. adversely affecting the flow of water in any overland flow path. 	<p>S7.1 For new buildings or structures or additions of more than 50m² gross floor area to an existing building or structure, floor levels for <i>habitable rooms</i> are—</p> <ul style="list-style-type: none"> a) for areas where minimum floor levels are available—not less than the specified level; b) for areas where flood modelling is available—a minimum of 3500mm above the modelled flood level; and c) for areas where flood modelling is not available, a minimum of 3500mm above the highest known flood level; <p>AND</p> <p>S7.2 Dwelling houses are raised above ground with a suspended floor, rather than utilising "slab on ground" construction;</p> <p>AND</p> <p>S7.3 Development minimises the impact of earthworks associated with its building, access and service provision;</p> <p>AND</p> <p>S7.4 Drainage works are designed to disperse stormwater runoff, rather than concentrating it.</p> <p>AND</p> <p>S7.5 Car parking and maneuvering areas are constructed at a level that permits the parking area to drain from the site by gravity means, without the need for mechanical pumping; or</p> <p>S7.6 Basements for residential uses have flood immunity above the <u>Q400- 1%AEP define flood event</u> where alternative means to mechanical pumping are used to achieve such immunity; or</p> <p>S7.7 Basements for non-residential uses have flood immunity above the <u>Q400- 1%AEP define flood event</u> that 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>

⁴⁹ Council has mapping of information on minimum floor levels and flood levels and flood modelling for some parts of the Shire is available from Council. Contact the Land Development Section of Council, Tewantin Office. These provisions are not limited to areas shown as Flood Hazard Areas on overlay maps OM1.3-9.3.

column 1 Specific Outcomes	column 2 Probable solutions
Roof form O8 Rooflines— a) contribute positively to the local skyline; b) complement the beachside and riverside character of the locality; c) avoid low pitched (eg. less than 5 degrees) or box roof profiles/parapets; and d) do not create opportunities for residents to overlook the <i>private open space areas</i> of neighbouring properties.	S8.1 The main roof of the <i>building</i> has a <i>roof pitch</i> no less than 5 degrees and has minimum 600mm eaves to at least 75% of the perimeter of the <i>building</i> .
10-1110.10 Environment, conservation and recreation	
Environment and cultural heritage values O9 There are no significant adverse effects on biodiversity, native <i>vegetation</i> , native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to— a) changes to natural drainage; b) disturbance of the dune system and <i>wetland</i> system; c) management of fire risk; d) erosion and the transport of sediments off site; e) unmanaged public access; f) effluent disposal ⁵⁰ ; g) changes to fauna habitat and behaviour; and h) disturbance of buildings and features, including natural features, of cultural heritage significance.	No solution provided <div style="border: 1px solid black; padding: 5px;"> Advisory note <i>PSP24</i> - Effluent Disposal details requirements for the design and siting of effluent disposal systems where located outside a <i>sewerage service area</i>. Compliance with <i>PSP24</i> will be considered as part of Council's assessment of the plumbing and drainage application. </div>
Open space network O10 An integrated open space network is established, enhanced and protected throughout the locality to— a) provide for both passive and active recreational pursuits; b) provide connectivity for pedestrians, cyclists, and horse riders; c) provide habitat connectivity for wildlife; d) protect <i>watercourses</i> and <i>drainage lines</i> ; e) protect <i>vegetation</i> on <i>steep slopes</i> ; a) form a scenic backdrop for residential development; and b) provide on road and off road pedestrian and recreational access, including various sand tracks formed between the Noosa River in the south and the landing ground reserve in the north.	S10.1 Open space corridors and existing native vegetation in areas indicated in Schedule 5 – Map 43 are protected from fragmentation and encroachment by development.

⁵⁰ Council may request additional information on the proposed method of effluent disposal to ensure the nature of the development is compatible with environmental values. Refer to *PSP1* – Information Council May Request.

column 1 Specific Outcomes	column 2 Probable solutions
<p>Noosa River</p> <p>O11 Commercial development on and adjacent to the Noosa River is designed to –</p> <p>a) provide for uses for <i>marine facility purposes</i> only;</p> <p>b) be compatible with the scenic values of the waterway;</p> <p>c) provide a high level of amenity, including ensuring low ambient noise levels;</p> <p>d) not increase the overall scale and intensity of commercial operations;</p> <p>e) ensure no additional commercial leases on the Noosa River;</p> <p>f) ensure no net increase in the gross floor area of buildings or structures;</p> <p>g) use materials, natural finishes and colours that blend with the surrounding natural landscape; and</p> <p>h) reflect the character and setting of the locality (such as timber and tin construction with a traditional pitched roof design).</p> <p>O12 Commercial development does not extend beyond existing commercial lease areas⁵¹.</p> <p>O13 The loading and unloading of passengers is confined to the commercial lease areas of the respective commercial operation.</p>	<p>S11.1 No solution provided</p> <p>S12.1 Development does not increase the overall footprint of commercial jetties and structures.</p> <p>S13.1 No probable solution</p>

⁵¹ This refers to the commercial lease area existing at the time of gazettal of this plan.

column 1 Specific Outcomes	column 2 Probable solutions
<p>Noosa trail network</p> <p>O11O14 A comprehensive network of bridle trails and pedestrian and bicycle links is established, enhanced and protected incorporating road reserves, State forests, Council owned land and private lands consistent with the lifestyle and outdoor recreation needs of the Shire's residents and visitors;</p> <p>AND</p> <p>O12O15 Existing and future pedestrian, bridle trail or bicycle linkages are retained as part of a Shire wide trail network.</p>	<p>S11S14.1 No solution provided</p> <p>S12S15.1 Development includes linkages to or between existing or future components of the Noosa Trail Network, as indicated in Schedule 5 – Map 23;</p> <p>AND</p> <p>S12S15.2 Development does not have an adverse impact on the access functions of the Noosa Trail Network, including severing of existing or future linkages; or</p> <p>S12S15.3 Alternative linkages to those indicated in Schedule 5 – Map 23 are provided;</p> <p>AND</p> <p>S12S15.4 Linkages to the Noosa Trail Network are designed and constructed in accordance with—</p> <ul style="list-style-type: none"> a) Australian Standard 2156.1 <i>Walking Tracks Part 1: Classification and Signage</i> to a minimum of a Class 4 Standard; and b) Australian Standard 2156.2 <i>Walking Tracks Part 2: Infrastructure Design</i>.

Division 13—Specific Outcomes and Probable Solutions for the Detached Housing Zone

Table 10.9

column 1 Specific Outcomes	column 2 Probable solutions
10.1210.11 Consistent Uses	
<p>013016 The following defined uses and use classes are consistent uses and are located in the Detached Housing Zone—</p> <ul style="list-style-type: none"> a) Home-based business Type 1 or 2; b) Detached house; c) Community residence; e)d) Visitor Accommodation Type 1 e) Multiple housing Type 1. 	No solution provided
10.1310.12 Inconsistent Uses	
<p>014017 The following defined uses and use classes are inconsistent uses and are not located in the Detached Housing Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business; c) Entertainment and dining business; d) Home-based business Type 3; e) Industrial business; f) Retail business; g) All Community Uses; h) Service and utility; i) Transport Types 1, 2, 3 or 4; j) Ancillary dwelling unit; k) Multiple housing Types 2, 3, 4 or 5; and l) Visitor accommodation <u>Types 2, 3 or 4.</u> 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
10.1410.13 Built form	
<p>Streetscape and waterfront character</p> <p>O45O18 Buildings and structures—</p> <ul style="list-style-type: none"> a) are at a scale and nature complementary and respectful to its surroundings; b) maintain the visual amenity of adjoining and surrounding development; c) are designed to address the street or the Noosa River and contribute positively to the streetscape character and riverfront character; d) are not visually dominated by garages or car ports; and e) orientate front doors, feature windows and roof treatment towards the street; <p>AND</p> <p>O46O19 Buildings and other structures provide for visual interest and amenity by:-</p> <ul style="list-style-type: none"> a) staggering or separating continuous walls into smaller sections to vary the elevation; and b) providing well articulated building forms with strong vertical design features; <p>AND</p> <p>O47O20 Buildings give the physical appearance of being one Detached house;</p> <p>AND</p> <p>O48O21 Landscaping is established to lightly screen buildings and other structures when viewed from the street, lake or riverfront.</p>	<p>S15S18.1 No solution provided</p> <p>S16S19.1 For buildings and other structures—</p> <ul style="list-style-type: none"> a) the maximum wall length is 15m; and b) each external wall plane incorporates at least one design element to add visual interest and amenity (such as windows, pergolas, sun shading devices, balconies or a change of building material). <p>S17S20.1 No solution provided</p> <p>S18S20.1 No solution provided</p>
<p>Site cover</p> <p>O49O22 The site cover of buildings and other roofed structures within the site area—</p> <ul style="list-style-type: none"> a) is of a scale that is compatible with surrounding development; b) for a class 1 or class 10a structure building, does not exceed— <ul style="list-style-type: none"> i for a single storey building - 50%; or ii for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys; c) for other classes does not exceed - 40%; d) has a low site impact to maximise the opportunity to retain natural site characteristics, such as native dune vegetation and natural landforms; e) allows the opportunity to provide soft landscaping using species of local origin to enhance the visual setting, privacy and rural character of the development and facilitate stormwater management; and f) protect the natural character and visual amenity of the Noosa River system. 	<p>S19S22.1 No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
Front fences & walls S20O23 Front fences and walls are designed and sited to contribute to the rural character without creating any nuisance to neighbours or pedestrians.	S20S23.1 Front fences and walls are— a) not forward of the front plane of the <i>house</i> ; or b) no more than 900mm high; or c) no more than 1.2m high and of <i>open construction</i> (ie. at least 50% transparent).

Division 14—Specific Outcomes and Probable Solutions for the Visitor Mixed Use Zone

Table 10.10

column 1 Specific Outcomes	column 2 Probable solutions
10.1510.14 Consistent uses	
S21O24 The following defined uses and use classes are consistent uses and are located in the Visitor Mixed Use Zone— a) Entertainment and dining Type 1; b) Home-based business Type 1 or 2; c) Open space; and d) Visitor accommodation Type 2 or 3.	No solution provided
10.1610.15 Inconsistent uses	
S22O25 The following defined uses and use classes are inconsistent uses and are not located in the Visitor Mixed Use Zone— a) All Agricultural Uses; b) Commercial business; c) Entertainment and dining Types 2 or 3; d) Home-based business Type 3; e) Industrial business; f) Retail business; g) Education; h) Emergency service; i) Wellbeing; j) All Infrastructure Uses; k) Detached house; l) Community residence; m) Ancillary dwelling unit; n) Multiple housing; and o) Visitor accommodation Types 1 or 4.	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
10.1710.16 Effects of Use	
<p>Q23O26 Visitor accommodation is designed to provide for—</p> <ul style="list-style-type: none"> a) significant community facilities that benefit the community and visitors; and b) significant landscape treatments and buffers that visually screen the development when viewed from road frontages, neighbouring properties and watercourses. <p>Q24O27 Mixed-use development, incorporating <i>dwelling units</i> or <i>accommodation units</i>, is designed and operated to ensure Business Uses do not have any adverse impact on the amenity enjoyed by residents, including impacts associated with—</p> <ul style="list-style-type: none"> a) visual and acoustic privacy; b) safety and security; and c) lighting. 	<p>S23S26.1 Visitor accommodation provides for public amenities, information and interpretative facilities and Entertainment and dining Type 1 that meet the local needs of the community and visitors; AND S23S26.2 <i>Soft landscaping</i> is designed and maintained to provide a dense visual buffer to the development, such that the development is not visible from the Noosa River; AND S23S26.3 <i>Soft landscaping</i> is designed and maintained along road frontages and property boundaries to provide a dense visual buffer to the development; AND S24S27.1 Deliveries associated with the provision of goods and services to Business Uses are undertaken only between the hours of 7am to 7pm; AND S24S27.2 Business Uses operate only between the hours of 7am to 10pm, 7 days a week, apart from Friday and Saturday where Entertainment and dining business uses may operate until 12:00 midnight.</p>
10.1810.17 Built form	
<p>Streetscape character and visual bulk Q25O28 Visitor Accommodation is designed to be suited to the attributes of the site and locality; AND</p> <p>Q26O29 Where <i>buildings</i> and <i>structures</i> are to be redeveloped, they continue to express a similar visual bulk and architectural scale consistent with the existing <i>buildings</i> and <i>structures</i>.</p>	<p>S25S28.1 <i>Buildings</i> are clustered to maintain corridors of vegetation and more extensive areas of open space; AND S25S28.2 Accommodation buildings have no more than four attached <i>accommodation units</i>; AND S25S28.3 Accommodation buildings are lowset and do not exceed the height of the surrounding vegetation (generally <i>building height in storeys</i> and in metres does not exceed 1 storey or 5 metres respectively); AND S258.4 Advertising signs are not obtrusive and are not visible from a watercourse or beach; AND S258.5 Off-street carparking facilities are clustered in small groups which are integrated into the natural terrain and landscaping.</p> <p>S269.1 No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
Scale and intensity 027030 The scale and intensity of development on Lot 2 on RP135678 is not increased and is limited to existing building envelopes.	S2730.1 For Lot 2 on RP135678 there is no intensification or expansion of <i>population density</i> , building height, <i>site cover</i> , <i>gross floor area</i> or <i>plot ratio</i> of the development in existence at the time of gazettal of this Plan.

Division 15—Specific Outcomes and Probable Solutions for the Community Services Zone

Table 10.11

column 1 Specific Outcomes	column 2 Probable solutions
10.1910.18 Consistent uses	
028031 The following defined uses and use classes are consistent uses and are located in the Community Services Zone— <ul style="list-style-type: none"> a) Education Type 4 if an <i>Information Centre</i>; b) Emergency service; c) Open space; d) Wellbeing Type 2; e) Service and utility; f) Transport Types 1, 2 or 3 and g) Ancillary dwelling unit. 	No solution provided
10.2010.19 Inconsistent uses	
029032 The following defined uses and use classes are inconsistent uses and are not located in the Community Services Zone— <ul style="list-style-type: none"> a) All Agricultural Uses; b) All Business Uses; c) Education if not Type 4, being an <i>information centre</i>; d) Wellbeing Type 1; e) Transport Type 4; f) Detached house; g) Community residence; h) Multiple housing; and i) Visitor accommodation. 	No solution provided
10.2110.20 Effects of use	
Provision of services and facilities 030033 The village of Teewah is offered basic infrastructure services on Council controlled land at the southern edge of the village, with such services including emergency helicopter access and fire protection; AND 031034 Council controlled land adjacent to the first cutting beach access is developed for the provision	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<p>of community facilities for picnicking, car parking and surf lifesaving; AND Q32O35 Part of the original quarry reserve is managed by Council for intermittent use for stockpiling of material and similar community purposes; AND Q33O36 The small allotment in the esplanade adjacent to the Noosa River and opposite Tewantin Town Centre, under the control of the Rural Fire Brigade, is developed for an Emergency service use.</p>	

Division 16—Specific Outcomes and Probable Solutions for the Rural Settlement Zone

Table 10.12

column 1 Specific Outcomes	column 2 Probable solutions
10.2210.21 Consistent uses	
<p>Q34O37 The following defined uses and use classes are consistent uses and are located in the Rural Settlement Zone—</p> <p>a) Cultivation Type 1 b) Animal Husbandry Type 1 a)c) Home-based business Types 1 and 2; b)d) Emergency service Type 2; e)e) Detached house; d)f) Community residence; and e) Multiple housing Type 1; and f)g) Visitor accommodation Type 1.</p>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
10.2310.22 Inconsistent uses	
<p>Q35O38 The following defined uses and use classes are inconsistent uses and are not located in the Rural Settlement Zone—</p> <p>a) <u>All Agricultural Uses Cultivation Type 2</u></p> <p>b) <u>Animal Husbandry Type 2</u></p> <p>a)c) <u>Forestry</u>;</p> <p>b)d) <u>Commercial business</u>;</p> <p>e)e) <u>Entertainment and dining business</u>;</p> <p>d)f) <u>Home-based business Type 3</u>;</p> <p>e)g) <u>Industrial business</u>;</p> <p>f)h) <u>Retail business</u>;</p> <p>g)i) <u>Education</u>;</p> <p>h)j) <u>Emergency service Type 1</u>;</p> <p>i)k) <u>Open space</u>;</p> <p>j)l) <u>Wellbeing</u>;</p> <p>k)m) <u>Service and utility</u>;</p> <p>l)n) <u>Transport Types 1, 2, 3 or 4</u>;</p> <p>m)o) <u>Ancillary dwelling unit</u>;</p> <p>n)p) <u>Multiple housing: Types 2, 3, 4 or 5</u>; and</p> <p>o)q) <u>Visitor accommodation Types 2, 3 or 4</u>.</p>	<p>No solution provided</p>
10.2410.23 Built form	
<p>Streetscape and riverfront character</p> <p>Q36O39 Buildings and structures are designed to address the street, lake or riverfront and contribute positively to the rural, lake and riverfront character.</p>	<p>S36S39.1 Elevations fronting the street, the Noosa River or lake are designed to provide vertical and horizontal articulation at maximum intervals of 3m, at a minimum depth of 1m, through elements such as doorways, windows, covered entries, <i>decks</i>, <i>balconies</i>, awnings and verandas.</p>
<p>Site cover</p> <p>Q37O40 The <i>site cover</i> of buildings and other roofed structures within the <i>site area</i>—</p> <p>a) has a low site impact to maximise the opportunity to retain <i>natural site characteristics</i>, such as native dune <i>vegetation</i> and natural landforms; and</p> <p>b) allows the opportunity to provide for additional <i>soft landscaping</i> that uses <i>vegetation of local origin</i>.</p>	<p>S40S37.1 Class 1 buildings have a maximum <i>gross floor area</i> of 500m².</p>
<p>Fences & walls</p> <p>Q38O41 Fences and walls are designed and sited to—</p> <p>a) contribute to the attractiveness of the waterfront;</p> <p>b) be compatible with the existing rural character; and</p> <p>c) avoid interference with the movement of surface stormwater.</p>	<p>S38S41.1 Front fences or walls are no more than 1.2m high and of <i>open construction</i> (at least 50% transparent)</p>

Division 17—Specific Outcomes and Probable Solutions for the Open Space Recreation Zone

Table 10.13

column 1 Specific Outcomes	column 2 Probable solutions
10.2510.24 Consistent uses	
<p>O39O42 The following defined uses and use classes are consistent uses and are located in the Open Space Recreation Zone—</p> <p>a) <u>Entertainment and dining Type 2</u> a)b) <u>Emergency service Type 2</u> b)c) <u>Open space;</u> c)d) <u>Wellbeing Type 2;</u> d)e) <u>Service and utility Type 2 or 3; and</u> e)f) <u>Ancillary dwelling unit; and</u> f)g) <u>Visitor Accommodation Type 2;</u></p>	No solution provided
10.2610.25 Inconsistent uses	
<p>O40O43 The following defined uses and use classes are inconsistent uses and are not located in the Open Space Recreation Zone—</p> <p>a) <u>All Agricultural Uses;</u> b) <u>Commercial business</u> c) <u>Entertainment and dining Types 1 and 3</u> d) <u>Home-based business</u> e) <u>Industrial business</u> b)f) <u>Retail business</u>All Business Uses; c)g) <u>Education;</u> d)h) <u>Emergency service Type 1;</u> e)i) <u>Wellbeing Types 1, 3 or 4;</u> f)j) <u>Service and utility Type 1 or 4;</u> g)k) <u>Transport;</u> h)l) <u>Detached house;</u> i)m) <u>Community residence;</u> j)n) <u>Multiple housing; and</u> k)o) <u>Visitor accommodation Types 1, 3 and 4.</u></p>	No solution provided
10.2710.26 Effects of use	
<p>Scale and intensity O41O44 The scale and intensity of development on Lot 32 on MCH4399 is not increased.</p>	<p>S41S44.1 For Lot 32 on MCH4399 there is no intensification or expansion of <i>population density, building height, site cover, gross floor area or plot ratio</i> of the development in existence at the time of gazettal of this Plan</p>
<p>O42O45 Active recreation facilities do not result in significant levels of traffic generation or significant levels of noise or light emission affecting nearby residential uses.</p>	No solution provided

Division 18—Specific Outcomes and Probable Solutions for the Open Space Conservation Zone

Table 10.14

column 1 Specific Outcomes	column 2 Probable solutions
10.2810.27 Consistent uses	
<p>Q43Q46 The following defined use is a consistent use and is located in the Open Space Conservation Zone—</p> <p>a) Education Type 4, if an <i>information centre</i></p> <p>a)b) Open Space Type 2.</p>	No solution provided
10.2910.28 Inconsistent uses	
<p>Q44Q47 The following defined uses and use classes are inconsistent uses and are not located in the Open Space Conservation Zone—</p> <p>a) All Agricultural Uses;</p> <p>b) All Business Uses;</p> <p>c) Education Types 1, 2, or 3;</p> <p>d) Education Type 4, if an not an <i>information centre</i>;</p> <p>e) Emergency service;</p> <p>f) Open space Type 1;</p> <p>g) Wellbeing;</p> <p>h) All Infrastructure Uses; and</p> <p>i) All Residential Uses.</p>	No solution provided
10.3010.29 Amenity	
<p>Q45Q48 Public lands are dedicated to conservation outcomes;</p> <p>AND</p> <p>Q46Q49 Public lands are used for passive recreation with facilities limited to sand tracks for access;</p> <p>AND</p> <p>Q47Q50 Private lands are retained in their natural state.</p>	No solution provided