

DEVELOPMENT ASSESSMENT REPORT

**DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE OF PREMISES FOR
RESIDENTIAL CARE FACILITY, SHOPPING CENTRE, FOOD AND DRINK OUTLET,
HEALTH CARE SERVICE AND INDOOR SPORT AND RECREATION
AND RECONFIGURING A LOT – 3 LOTS**

125 MYALL STREET, COOROY
Lot 4 on SP248479

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This report is based on our opinion of the town planning issues that arise from the statutory provisions relating to this site. Comments and conclusions in or construed from this report relating to matters of law are not to be relied upon. You should only rely upon the advice of your professional legal advisors with respect to matters of law. This report is provided on the basis that our standard Terms and Conditions apply.

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ATTACHMENT 1 – Planning Scheme Code Assessment

SUPPORTING DOCUMENTATION

Architectural Proposal Plans prepared by Thompson Adsett

Reconfiguration Proposal Plan prepared by DSQ Land Surveyors

Acoustic Report prepared by Acoustic Works

Bushfire Hazard Assessment prepared by Green Tape Solutions

Ecological Assessment Report prepared by Green Tape Solutions

Economic Impact Assessment Report prepared by Location iQ

Engineering Services Report prepared by Westera Partners

Hydraulic Impact Assessment Report prepared by Westera Partners

Landscape Schematic Design Report prepared by RPS

Stormwater Management Plan prepared by Westera Partners

Traffic Impact Assessment Report prepared by Cambray Consulting

Waste Management Plan prepared by Modus

1.0 APPLICATION SUMMARY

SITE DETAILS	
Address	125 Myall Street, Cooroy
Real Property Description	Lot 4 on SP248479
Land Area	66,588m ² (6.659ha)
Local Authority	Noosa Council
Registered Landowner	Fabcot Pty Ltd
Current Use	Vacant
PLANNING SCHEME DESIGNATIONS	
Planning Scheme	Noosa Plan 2020
Local Plan Area	Cooroy
Zone	Community Facilities Zone Environmental Management and Conservation Zone
Overlays	<ul style="list-style-type: none"> Biodiversity, Waterways and Wetlands Overlay Bushfire Hazard Overlay Landslide Hazard Overlay Regional Infrastructure Overlay
APPLICATION DETAILS	
Applicant	Fabcot Pty Ltd
Application Type	Development Permit for Material Change of Use and Reconfiguring a Lot
Proposal	Residential care facility, Shopping centre, Food and drink outlet, Health care service and Indoor sport and recreation; and 1 lot into 3 lot reconfiguration.
Level of Assessment	Residential care facility – Code assessable Shopping centre, Food and drink outlet, Health care service and Indoor sport and recreation - Impact assessable Reconfiguration – Code assessable
Referrals	<ul style="list-style-type: none"> State Transport Infrastructure Generally (schedule 10, part 9, division 4, subdivision 1, table 1) – Sch. 20 aspect of development exceeding threshold. State Transport corridors (schedule 10, part 9, division 4, subdivision 2, table 4) – within 25m of a State transport corridor and adjacent to a road that intersects with a State-controlled road & within 100m of the intersection.

2.0 INTRODUCTION

This Development Assessment Report has been prepared to support a Development Application for Material Change of Use of Premises for a Residential care facility, Shopping centre, Food and drink outlet, Health care service and Indoor sport and recreation and Reconfiguration of a Lot on behalf of Fabcot Pty Ltd in respect of land situated at 125 Myall Street, Cooroy and described as Lot 4 on SP248479.

For the purposes of this report the Shopping centre, Food and drink outlet, Health care service and Indoor sport and recreation will be described hereafter as ‘shopping centre’.

Under the Noosa Plan 2020 the site is included within the Community Facilities Zone and Environmental Management and Conservation Zone. In accordance with the applicable table of development assessment for material change of use, the application is subject to Impact assessment. The development application for reconfiguration of a lot is subject to code assessment.

This report should be read in conjunction with the accompanying DA Form 1, Proposal Plans and the other specialist reporting submitted with the application.

This report demonstrates the proposal’s compliance with the relevant state planning provisions and compliance with relevant local planning provisions, to the extent of the proposed Residential care facility. In respect of the proposed ‘shopping centre’, various relevant matters, are provided for consideration in the assessment of the application to support the proposed development and which include:

- *Economic and Community Need*

An Economic Impact Assessment has established that there is a clear and strong need for the proposed development and the net community benefits that the proposed development will bring are both important and substantial, noting in particular that:

- (a) the catchment could support at least two full-line supermarkets;
- (b) there are no full-line supermarket based shopping centres existing within Cooroy nor the potential for one to be established within the existing town centre;
- (c) the proposed ‘shopping centre’ would not impact on the viability or continued operation of any existing or proposed centres within the catchment area or the surrounding region;
- (d) the proposal will satisfy a strong economic and community need and expectation for Cooroy to provide a full-line supermarket, consistent with the District Centre designation for the town, which cannot be otherwise provided on existing zoned land;
- (e) the site will continue to deliver aged care facilities consistent with the intentions of the Noosa Plan 2020 and consistent with the need for such facilities.

- *Site Suitability*

The site is ideally suited for the proposed ‘shopping centre’ development, being located along the major road network and which connects Cooroy to the Bruce Highway, offering residents of Cooroy and the surrounding area convenient access to full-line supermarket-based facilities.

- *Planning Scheme Intentions are Met While Satisfying a Strong Need for Full-Line Supermarket-Based Facilities*

The proposal delivers the intended outcome of the planning scheme for Residential care facility development of the site; in a way that meets community needs; in line with modern requirements; and at a size comparable with the largest facilities in Queensland. The site is

large and can accommodate the needed Residential care facility use while providing for retail facilities to satisfy the identified clear and strong need for a full-line supermarket-based facility.

- *Lack of adverse consequences*

The proposed development can be undertaken with no adverse consequences.

The report and application material demonstrates that the proposed development is an appropriate outcome for the site, delivering the intended aged care usage of the site and providing a 'shopping centre' on surplus land area, offering substantial economic and community benefits and while ensuring that the proposed development can be undertaken without adverse consequences. Further, substantial positive effects will flow from the proposed development, including improved access to a range of retail facilities for residents, improved choice of location and price competition, reduced travel times and petrol savings, and employment generation (668 jobs), among many others.

3.0 SITE DESCRIPTION

3.1 SUBJECT SITE

The subject site is situated at 125 Myall Street, Cooroy and is legally described as Lot 4 on SP248479.

The site comprises an area of 66,588m² (6.659ha) and is currently vacant. The site is bounded on all sides by road frontage, comprising Myall Street to the north-east, Ferrells Road to the north-west and the Bruce Highway and associated off ramp to the south and south-east.

The site has largely been cleared of vegetation, with the exception of a patch of remnant native vegetation in the south-eastern corner and an area of native and planted vegetation along the Myall Street frontage. The site slopes from the northwestern corner down to the southeastern corner, with an elevation difference of about 12m across the development area of the site. The level change is most pronounced over the northwestern two-thirds of the site with the southeastern third of the site being relatively flat.

An aerial photo of the site is shown in Figure 1 below:



Figure 1: Aerial Photo of Site, Queensland Globe, Accessed February 2024

3.2 SURROUNDING LAND USES

The site is located at the southern extent of the Cooroy township.

Surrounding land uses comprise:

North – To the north of the site is Corroy Village retirement community, Noosa District state school and with Cooroy town centre about 1.2kms away.

South – To the south of the site is the Bruce Highway.

East – To the east of the site is Cooroy Golf Club, with a portion of the golf club site directly opposite the site currently subject to a court appeal for a retirement community.

West – To the west of the site is low density residential.

4.0 PROPOSED DEVELOPMENT

The Development Application is for Material Change of Use of Premises for a Residential care facility, Shopping centre, Food and drink outlet, Health care service and Indoor sport and recreation and Reconfiguring a Lot for 3 lots and access easement, to be established in accordance with the accompanying Proposal Plans and other supporting documentation.

4.1 MATERIAL CHANGE OF USE

The proposed development comprises a Residential care facility and a 'shopping centre'. It is proposed that the site be developed in 3 stages, with this application applying to stages 1 and 2 (and which may be undertaken in any order). The 3rd stage is intended for a future residential care facility.

Residential care facility

A 126 bed residential care facility is proposed. The facility will comprise a 2 storey building with a total gross floor area of 7,558m² and site cover of 5,025m² (37%). The facility includes communal living, dining and outdoor open space areas, ancillary café and salon, private dining room and multi-purpose room, staff offices, amenities and back of house service areas.

The facility also includes a porte cochre for all weather drop off and pick up and ambulance access. 38 car parks for visitors and staff and a dedicated loading and service bay sufficient to accommodate HRV and WCV manoeuvring, are provided.

Soft landscaping will be provided to 51% of the site.



Figure 2: Artists impression – Residential care facility

Shopping centre (including Food and drink outlet, Health care service and Indoor sport and recreation)

A 'shopping centre' comprising a full line supermarket and speciality shops is proposed. The use description includes Food and drink outlet, Health care service and Indoor sport and recreation to avoid any uncertainty on the extent of uses that the 'shopping centre' may comprise. The 'shopping centre' is single level, except for a small section of the supermarket which will include a mezzanine level (247m²) for staff offices and plant room. The 'shopping centre' will have a total gross floor area of 5,626m², with supermarket comprising 4,205m² (including staff offices and back of house), specialty shops (including food and drink, health care and Indoor sport and recreation) comprising 1,285m² and amenities comprising 136m².

The development will comprise 31% site cover, with soft landscaping to 12% of the site.



Figure 2: Artists impression – Shopping centre

The site can be serviced by all urban infrastructure as demonstrated in the attached Engineering Services Report, Stormwater Management Plan, Traffic Impact Assessment Report and Waste Management Plan.

4.2 RECONFIGURATION

The proposed reconfiguration is for 3 lots, access easement (Emt A) and new road.

Proposed Lot 1 will accommodate the proposed 'shopping centre', Lot 2 will accommodate the proposed residential care facility and Lot 3 a future residential care facility. The internal access driveways will from part of Lot 1 with an easement for access (Emt A) provided in favour of Lots 2 and 3. Easement B, while not assessable development, is intended to accommodate an electrical transformer. The new road dedication will accommodate the proposed roundabout on Myall Street.

5.0 SUPPORTING DOCUMENTATION

5.1 ARCHITECTURAL PROPOSAL PLANS

Architectural Proposal Plans prepared by Thompson Adsett are attached. These plans detail the proposed residential care facility and 'shopping centre' and provide a context plan, site masterplan, detailed site plans, floor plans, roof plans, materials schedule, elevations, sections and 3D views. These plans demonstrate that an appropriate site layout and built form can be achieved which will integrate with the character of Cooroy.

5.2 RECONFIGURATION PROPOSAL PLAN

A Reconfiguration Proposal Plan prepared by DSQ Land Surveyors is attached. This plan provides for the proposed reconfiguration of the site into 3 lots, new road and access easement (Emt A). The reconfiguration is aligned with the proposed built form outcome allowing for a logical titling structure.

5.3 ACOUSTIC REPORT

An Acoustic Report prepared by Acoustic Works is attached. This report undertakes an assessment of noise sources and impacts from external sources on the development and from the development on sensitive receivers. The report provides recommendations for acoustic attenuation including glazing, wall construction, roofing construction, alternative ventilation, acoustic barriers, balcony balustrades, onsite activities waste collection and onsite mechanical plant. The report concludes that on the condition the recommendations are implemented, compliance with noise assessment criteria is predicted.

5.4 BUSHFIRE HAZARD ASSESSMENT

A Bushfire Hazard Assessment prepared by Green Tape Solutions is attached. The purpose of the report is to provide a site-specific assessment of bushfire hazard and to assess compliance of the proposed development with the outcomes sought by the Noosa Plan 2020, in particular the assessment benchmarks outlined in the Bushfire hazard overlay code. The report considers the three regulatory mechanisms/instruments applicable to bushfire assessment, being the State Planning Policy, Noosa Plan and Australian Standard AS3959:2018 – Construction of Buildings in Bushfire-prone Areas.

The report concludes that the vegetation on site is classified as 'low hazard' for the purpose of land use planning and development assessment and that no mitigation measures are required to comply with the Noosa Plan bushfire hazard overlay code.

5.5 ECOLOGICAL ASSESSMENT REPORT

An Ecological Assessment Report prepared by Green Tape Solutions is attached. The purpose of the report is to identify the sites ecological values; assess potential impacts associated within the proposed development; and where required, provide mitigation measures to ensure that the proposal complies with relevant environmental legislation. The report includes a detailed desktop assessment, to identify applicable Local, State and Commonwealth government overlays/mapping triggers and potential constraints and development opportunities for the site; a site assessment to determine the extent and structural integrity of vegetation and fauna habitat values, and to identify and assess ecologically significant areas and features; assessment of the site's conservation values with respect to its position within the local and broader landscape; a description of the ecological values (field survey results) of the site and confirmation of the likelihood of occurrence

of flora and fauna species and vegetation communities protected under Local, State and Commonwealth legislation; identification of statutory considerations relevant to ecological aspects of the proposed development and assessment of the proposed development against the relevant Local and State legislation, with recommendations on how to meet the environmental overlay codes and protect environmental values; and evaluation of ecological constraints on the site and impacts and provision of management measures to mitigate such impacts.

The report concludes that by implementing the key recommendations designed to minimise impacts during the construction and operational phases, the proposed development will reduce its impact on the ecological values of the site and surrounding area and that implementing the proposed mitigation measures will ensure the development complies with the relevant environmental legislation.

5.6 ECONOMIC IMPACT ASSESSMENT REPORT

An Economic Impact Assessment Report prepared by Location iQ is attached. The report presents an independent assessment of the need and demand for the proposed supermarket-based development, the likely economic impacts that would result from the development, together with the need and demand for aged care facilities at the site. This report is structured and presented in six sections as follows:

- Site location and planned composition;
- Catchment area analysis;
- Current and future competitive retail environment across the surrounding region;
- Sales potential for the proposed supermarket development, together with assessment of the range of economic impacts, both positive and negative that may result from development;
- Needs analysis; and
- Economic need and demand for aged care facilities at the subject site.

The report concludes that there is a clear and strong need for the proposed development and the net community benefits the proposed development will bring are both important and substantial, noting in particular that:

- The catchment could support at least two full-line supermarkets;
- There are no full-line supermarkets within the catchment area;
- Demand exists for a full line supermarket to service Cooroy and the catchment area;
- There is a very high level of supermarket escape spending from the catchment area;
- While the largest impact in percentage terms will be on retail facilities in Cooroy, the category of impact is considered sustainable given the projected continued trading strength of facilities in the Town Centre;
- The largest impact in dollar terms will be at Noosa Civic and on the Woolworths supermarket, which is the same brand as proposed at the site;
- Overall, the proposed redevelopment of the Woolworths Cooroy would not impact on the viability or continued operation of any existing or proposed centre within the catchment area or the surrounding region;
- There are no existing business zoned lands in the Cooroy Town Centre that could accommodate the proposed development;
- A substantial net community benefit would result from the proposed supermarket based development, with substantial positive impacts including improved access to a range of retail facilities for residents, improved choice of location and price competition, reduced travel times and petrol savings, and employment generation (668 jobs), among many others;
That the proposed aged care development component will largely cater for the projected demand and undersupply by 2041; and
- The two proposed aged care facilities on the site will be developed in a way that meets community needs; in line with modern requirements; and at a size comparable with the largest

facilities in Queensland; and the use of the part of the site for retail facilities does not inhibit the development of an aged care facility consistent with the intentions of the planning scheme and consistent with the need for such facilities.

5.7 ENGINEERING SERVICES REPORT

An Engineering Services Report prepared by Westera Partners is attached. This report documents how the site will be serviced by the necessary infrastructure in accordance with Council requirements. The report considers external roadworks, stormwater discharge, sewer reticulation, water reticulation, earthworks, electricity and communications. The report concludes that the site and proposed development can be adequately serviced by all necessary infrastructure.

5.8 HYDRAULIC IMPACT ASSESSMENT REPORT

A Hydraulic Impact Assessment Report prepared by Westera Partners is attached. This report details the hydrology of the external catchments draining through the channel adjacent to the development as well as any other external catchments downstream to determine the extent of flooding in the existing and proposed situations.

The report outlines how the proposed development site will not result in any additional nuisance to neighbouring properties for design events ranging from the 50% to 1% AEP.

The proposed section of the site that is proposed to be used for residential aged care is not inundated in any of the modelled events up to and including the PMF event.

The proposed commercial development is not inundated in events up to and including the 1 in 500 year event. In the PMF event the proposed commercial development is inundated above the proposed floor level. The maximum depth above the floor level in the PMF is 0.27m. The PMF has been assessed against the safety criteria in ARR 2019 and the level of risk in the PMF event is considered to be acceptable.

5.9 LANDSCAPE SCHEMATIC DESIGN REPORT

A Landscape Schematic Design Report prepared by RPS is attached. This design report demonstrates that an appropriate landscape outcome for the site and development can be achieved.

5.10 STORMWATER MANAGEMENT PLAN

A Stormwater Management Plan prepared by Westera Partners is attached. The report documents how stormwater will be managed on site in accordance with Council requirements. The report considers existing infrastructure, lawful point of discharge, upstream drainage connection, stormwater quantity and stormwater quality. Being located within a water supply buffer area, the report assesses the development against the higher SEQ Water Development Guidelines pollutant load reduction criteria. The report demonstrates that stormwater for the proposed development will be appropriately managed, will not result in any adverse impacts and will comply with water quality objectives of the State Planning Policy and the SEQ Water Development Guidelines.

5.11 TRAFFIC IMPACT ASSESSMENT REPORT

A Traffic Impact Assessment Report prepared by Cambray Consulting is attached. The report considers the traffic arrangements of the proposed development and includes:

- An assessment of the physical layout of the site from a traffic perspective, taking into consideration:
 - Vehicle access arrangements including sizing, location and sight distance adequacy;
 - Adequacy of active transport provisions;
 - Carparking provision and layout, and on-site vehicle circulation arrangements; and
 - Servicing requirements and vehicle swept path analyses.
- An assessment of the traffic impact of the proposed development upon the adjacent road network, including:
 - SIDRA Intersection assessment of the proximate road network;
 - An Aggregate Delay Assessment as per the Department of Transport and Main Roads (DTMR's) Guidelines to Traffic Impact Assessment (GTIA) document.

Key findings of the report are:

- Two (2) new points of access are proposed via:
 - A roundabout on Myall Street;
 - A driveway crossover on Ferrells Road.
- The proposal includes external road upgrades including:
 - The abovementioned from Myall Street / site access roundabout;
 - Additional footpath along part of the site frontage;
 - Provision of bus stops on Myall Street, to accommodate new or existing bus services;
 - Provision of a Wide Median Treatment at the existing Myall Street / Elm Street intersection.
- Proposed access arrangements achieve appropriate sight lines and accommodate necessary design vehicle swept paths;
- The site layout includes an internal footpath network that links the site frontage to each use onsite;
- Bicycle parking provisions are compliant with Council's Driveways and Parking Code;
- Parking provision is compliant with Council's Driveways and Parking Code;
- A swept path assessment demonstrates the proposed site layout accommodates all necessary design vehicles;
- A geometric review of the layout indicates that the reviewed traffic geometry meets or exceeds the requirements prescribed in AS2890.1, AS2890.2 and AS2890.6.
- The proposed Myall Street / Elm Street upgrades (wide median treatment) adequately mitigates the traffic impacts associated with the proposed development, as characterized by an aggregate delay assessment showing less than 5% worsening of delay;
- The proposed Myall Street / Site access roundabout operates adequately across the 10-year planning horizon, and maintains capacity for future growth.

The report concludes that the proposed development is acceptable from a traffic impact perspective.

5.12 WASTE MANAGEMENT PLAN

An Operational Waste Management Plan prepared by Modus is attached. This report is intended to be used as a guide during the operational phase of the development. The report considers refuse type and quantity likely to be generated during the occupancy of the proposed development; refuse collection arrangements, including disposal, storage and transfer, during the occupancy of the proposed development; and operational requirements, including equipment and systems, and design requirements for the proposed development. The report demonstrates that appropriate waste management can be achieved for the development.

6.0 STATE PLANNING INTERESTS

6.1 STATE PLANNING REGULATION

The *Planning Regulation 2017* (the Regulation) prescribes Assessment Benchmarks that the application must be carried out against, which are additional or alternative to the Assessment Benchmarks contained in the local planning instruments.

These Assessment Benchmarks are prescribed as being contained in:

- the SEQ Regional Plan
- Part E of the State Planning Policy, to the extent they are not appropriately integrated into the Planning Scheme; and
- Schedule 10 of the Regulation.

An assessment of the relevant provisions contained in these assessment benchmarks are provided in the following sections of this report.

6.2 SEQ REGIONAL PLAN

The site is subject to the South East Queensland Regional Plan, *ShapingSEQ 2023* (regional plan). Under the regional plan, the subject site is included within the Urban Footprint.

The Urban Footprint identifies land that can accommodate the region's urban development needs to 2041. It includes established urban areas and land with potential for new urban development. The area is intended to incorporate the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments.

The proposed development is consistent with the Urban Footprint designation of the site.

6.3 STATE PLANNING POLICY

The State Planning Policy (SPP) outlines the state interests that must be considered in every planning scheme across Queensland. The SPP only applies to development assessment if the planning scheme has not yet appropriately integrated the relevant SPP state interest policies.

Part 2 of the Noosa Plan 2020 confirms that the Minister has identified that the State Planning Policy is reflected in planning scheme, except for Natural hazards, risk and resilience - coastal hazards - in part. An Editor's Note is included that *Development in the erosion prone area, as shown on the SPP interactive mapping system, will be subject to assessment against the assessment benchmarks – natural hazards, risk and resilience within the State Planning Policy.*

Given that the site is not in an Erosion prone area under the SPP mapping, no further assessment against the SPP is required.

6.4 SCHEDULE 10 OF THE REGULATION

A review of Schedule 10 identifies that the development does not comprise prohibited development, but triggers referral agency assessment.

Referral is triggered under:

- State Transport Infrastructure Generally (schedule 10, part 9, division 4, subdivision 1, table 1) – Sch. 20 aspect of development exceeding threshold

- State Transport corridors (schedule 10, part 9, division 4, subdivision 2, table 4) – within 25m of a State transport corridor and adjacent to a road that intersects with a State-controlled road & within 100m of the intersection

The State Development Assessment Provisions (SDAP) provide assessment benchmarks for the assessment of development applications where the Chief Executive is the assessment manager or a referral agency. The following state codes are relevant:

- State Code 1: Development in a state controlled road environment
- State Code 6: Protection of state transport networks

The relevant matters of these codes are addressed in the attached Traffic Impact Assessment Report.

7.0 PLANNING SCHEME

Under the Noosa Plan 2020 (Amendment 1 at 25 September 2020) the site is included within the Community Facilities Zone and the Environmental Management and Conservation Zone. The proposed development is contained within the Community Facilities Zone, with the exception of an access driveway through part of the Environmental Management and Conservation Zone. An assessment of the relevant provisions of the Noosa Plan has been undertaken below.

7.1 DEFINITIONS

The proposed development is defined under the Noosa Plan as:

Residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who –

- (a) can not live independently; and
- (b) require regular nursing or personal care.

Shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.

Food and drink outlet means the use of premises for—

- (a) preparing and selling food and drink for consumption on or off the premises; or
- (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).

Health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.

7.2 LEVEL OF ASSESSMENT

In accordance with Table of Assessment Table for the Community Facilities Zone the proposal for a material change of use will be subject to Impact Assessment. Therefore, the planning scheme applies as a whole to the assessment of the material change of use, to the extent relevant.

The development application for reconfiguration of a lot is subject to code assessment.

7.3 STRATEGIC FRAMEWORK

The strategic framework sets the policy direction for the planning scheme area and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme. The strategic framework is articulated through a strategic intent and strategic outcomes.

An assessment of the relevant strategic outcomes has been undertaken as follows:

7.3.1 SETTLEMENT

The strategic outcomes for settlement by 2041 are:	Comment
<p>a) <i>Settlement remains dispersed and largely shaped and bound by Noosa's natural features and large open space reserves including the hinterland ranges, Noosa River and lakes system, national parks, State forests and the coastline.</i></p> <p>b) <i>Urban development is consolidated and confined to urban areas within Urban Boundaries. These boundaries are defined to maintain the distinct character of individual communities; avoid biophysical constraints and natural hazards; protect environmental values and landscape features; protect natural resources and quality farming land; and plan for the effective and efficient delivery of infrastructure and services. The boundaries also reflect the outcomes of detailed local investigations.</i></p> <p>c) <i>Noosa Shire continues to be characterised by a series of compact, low-rise towns and villages.</i></p> <p>d) <i>New rural residential development is contained within rural residential zoned areas with no further rural residential development outside these areas.</i></p> <p>e) <i>Outside urban and rural residential areas, lands are maintained for their rural, landscape and biodiversity values. The hinterland accommodates vibrant villages, rural living, agricultural and complementary enterprises, and natural bushland tracts against a backdrop of mountains, ranges and waterways.</i></p> <p>f) <i>The defined boundaries of urban and rural residential areas are maintained and adhered to, as are the limited subdivision yields outside of urban areas.</i></p> <p>g) <i>There is sufficient land to cater for urban development within already committed areas.</i></p> <p>h) <i>The majority of new growth is located in the existing urban areas of Noosaville, Noosa Heads, Tewantin and Cooroy.</i></p> <p>i) <i>Development in the coastal communities where located within the Coastal Protection and Scenic Amenity overlay area is designed and sited to not compromise coastal environmental features or key landscape elements.</i></p> <p>j) <i>On Noosa North Shore no further subdivision is permitted. The area is largely dedicated for conservation. Limited visitor accommodation and services are provided for in the Tourism Accommodation Zone and the Recreation and Open Space Zone.</i></p> <p>k) <i>Attractive and diverse living opportunities are available including for key workers, low income</i></p>	<p>The proposed development is consistent with the strategic outcomes for settlement. The site is identified for urban development, with the proposal delivering the intended use of the site for Residential care purposes, providing diversified living opportunity for the elderly, with a 'shopping centre' proposed on surplus land area, providing a substantial community benefit in circumstances where the Cooroy district centre is not capable of satisfying the clear and strong need for a full-line supermarket based facility. The development reflects 'Noosa style' built environment, consistent with existing character elements of Cooroy.</p>

The strategic outcomes for settlement by 2041 are:	Comment
<p><i>earners and the elderly. A significant proportion of new developments comprise smaller dwellings located close to activity centres, with ease of access to public and active transport networks.</i></p> <p><i>l) The community is serviced by a hierarchy of business centres, with the Noosa Business Centre at Noosaville and Noosa Junction being the highest level centres. District and local activity centres also service community needs.</i></p> <p><i>m) Activity centres are designed to be active and vibrant mixed use centres with excellent transport and opportunities for community interaction and employment.</i></p> <p><i>n) Noosa continues to be a highly regarded destination for visitors from around Australia and overseas. Varying types of accommodation and services cater for visitor needs.</i></p> <p><i>o) Development of the built environment and infrastructure is undertaken in a distinctive 'Noosa style'. This is largely contributed by skilled designers aware of the emerging styles, as well as approaches extolled by the Noosa Design Principles.</i></p> <p><i>p) Development in Noosa Shire has a distinctly low key and understated style that avoids features and prominent symbols normally associated with larger metropolitan areas such as the proliferation of signage, high rise buildings and traffic lights. In main street style centres, drive-through fast food premises are avoided.</i></p> <p><i>q) Private development built over public open space or community owned land is minor and complements public use and enjoyment of the area. Private structures over public waterways are minor and only for the purpose of accessing watercraft.</i></p> <p><i>r) A significant proportion of Noosa Council's energy needs are obtained from renewable sources and Council has set a target of zero net emissions by 2026.</i></p> <p><i>s) Council works with the community to encourage energy efficiency, and take up and investment in renewable energy opportunities.</i></p> <p><i>t) Development is designed to suit the subtropical climate; to incorporating materials that are recycled or have low levels of embodied energy; and to be energy, water and waste efficient.</i></p>	

7.3.2 COMMUNITY WELLBEING

The strategic outcomes for community wellbeing by 2041 are:	Comment
<p>a) <i>Noosa Shire remains a special place with a unique identity and lifestyle derived from its natural advantages, including the subtropical climate, distinctive landforms, clean waterways and vegetated landscapes.</i></p> <p>b) <i>Noosa Shire's heritage and history is recognised and retained through the identification and protection of Queensland heritage places and local heritage sites and character areas. The community values, preserves and builds upon its unique blend of environmental conservation, indigenous, early settlement and 20th century built heritage. The unique architectural, cultural, historic, scientific, natural and spiritual qualities of these places are protected from development that diminishes these qualities. The adaptive reuse of local heritage buildings is encouraged.</i></p> <p>c) <i>Noosa Shire has an inclusive community of older people, families, children, young adults and other households.</i></p> <p>d) <i>Local employment, housing, entertainment, services and facilities are provided to meet the needs of all generations.</i></p> <p>e) <i>Buildings are designed to encourage passive surveillance and incorporate Crime Prevention through Environmental Design (CPTED) principles.</i></p> <p>f) <i>Community diversity is celebrated through vibrant cultural and community events and diverse opportunities for volunteering.</i></p> <p>g) <i>Noosa Shire has an interconnected and accessible network of open space for both conservation and recreation.</i></p> <p>h) <i>A wide variety of spaces and services provide for health and wellness, sport and recreation, education, creative arts, social interaction and spiritual growth. New and upgraded facilities are designed to maximise accessibility and flexibility to adopt to changing needs.</i></p> <p>i) <i>Community services and recreational facilities are spread throughout the Shire in accordance with the needs of the resident population. A higher concentration of community services exists in the coastal urban areas of the Shire and in Cooroy and Pomona, generally proportional to the population's distribution.</i></p> <p>j) <i>Multiple use and shared facilities are encouraged to ensure efficient provision of services. Community services coexist with business and recreation functions in vibrant activity centres of different scales.</i></p> <p>k) <i>Development provides for additional educational and health services, particularly at the Noosa Business Centre.</i></p>	<p>The proposed development is consistent with the strategic outcomes for community wellbeing. The development retains the unique identity of Noosa; is complementary to the heritage character qualities of Cooroy; provides local employment opportunities and services; provides housing for aged people; has been designed to encourage passive surveillance and incorporate Crime Prevention through Environmental Design (CPTED) principles; and provides a new facility for social interaction (including for the residents of the proposed aged care facility on the site and the people who visit them).</p>

The strategic outcomes for community wellbeing by 2041 are:	Comment
<p>l) <i>Affordable and accessible spaces for artists and creative activities are provided to grow and support the cultural sector.</i></p> <p>m) <i>Quality pedestrian dominated public domains and streetscapes are well landscaped and showcase public art.</i></p> <p>n) <i>The Noosa Hospital site at Goodchap Street provides for the expansion of hospital and health-care services to meet the needs of the community.</i></p>	

7.3.3 HOUSING CHOICE

The strategic outcomes for housing choice by 2041 are:	Comment
<p>a) <i>Residential development occurs on land that is suited and designated for the intended form of housing and avoids any unnecessary removal of significant vegetation.</i></p> <p>b) <i>Residential development occurs where it is not in the vicinity of land uses that would adversely impact the amenity of residents.</i></p> <p>c) <i>Residential development only occurs where it will not prevent or inhibit the conduct of existing land uses that are legitimately located or planned for in that location.</i></p> <p>d) <i>Residential development is designed within the planned capacity of infrastructure including roads, water and sewerage.</i></p> <p>e) <i>A wide range of housing is spread throughout the existing urban areas of Noosa Shire and responds to housing needs associated with factors such as changing demographics, changing composition of households, and lifestyle choices.</i></p> <p>f) <i>Additional smaller dwellings on traditional house sites and small dwelling units in centres are provided so that the housing mix and choice better reflect community needs.</i></p> <p>g) <i>Council will support the Federal and State Government and community based not-for-profit entities in delivering a diverse and comprehensive range of social and affordable housing options.</i></p> <p>h) <i>Major residential developments will be encouraged to incorporate a range of housing types including more affordable housing products for the entry buyer and low-income housing markets.</i></p> <p>i) <i>Noosa Shire's exceptional residential character and amenity is derived from the subtropical climate, relatively low scale/low rise built environment, quality building designs and the presence of landscaped open space around buildings. This amenity and character is maintained owing to its</i></p>	<p>The proposed development is consistent with the strategic outcomes for housing choice. The development delivers a Residential care facility on land suited and intended for the use; avoids unnecessary removal of significant vegetation; will not result on any amenity impacts; will not prevent or inhibit the conduct of existing land uses surrounding the site; is within the planned capacity of infrastructure, as demonstrated in the Engineering services and Traffic Reports; and provides an appropriate residential design character.</p>

The strategic outcomes for housing choice by 2041 are:	Comment
<p><i>significance in protecting the lifestyle valued by residents.</i></p> <p><i>j) Car parking associated with residential buildings is not the dominant built form element when viewed from the street front.</i></p> <p><i>k) Outside of the urban footprint limited areas for additional rural residential lifestyles provide residents with a semirural living option. These areas are well defined and do not extend beyond existing rural residential zoned land. Development in these areas is located and designed to avoid conflicts with rural land uses or environmental values.</i></p> <p><i>l) The planning scheme protects sites for specific housing styles such as residential care, retirement villages and relocatable home parks.</i></p> <p><i>m) The planning scheme protects areas for visitor accommodation where a range of accommodation styles support the local tourism industry.</i></p> <p><i>n) Neighbourhoods of permanent housing are protected from short term visitor accommodation that would impact on the amenity enjoyed by residents, however residents may share their home with guests in a well managed fashion to limit potential impacts.</i></p> <p><i>o) Party houses, as defined under the Planning Act 2016, are restricted from being established in Noosa Shire.</i></p>	

7.3.4 BIODIVERSITY AND ENVIRONMENT

The strategic outcomes for biodiversity and environment by 2041 are:	Comment
<p><i>a) Noosa Shire is the most biologically diverse area in SEQ, supporting a wealth of environmental assets and ecosystem services that support the community's health, wellbeing and prosperity.</i></p> <p><i>b) The natural environment is protected and enhanced to maintain and improve biodiversity, ecological processes, native habitat, connectivity, native species health, landscape character and scenic amenity.</i></p> <p><i>c) The largest possible land area is maintained for environmental protection purposes, with the 2017 extent of remnant and non-remnant woody vegetation cover increased.</i></p> <p><i>d) The extent and condition of permanent and intermittent wetlands and waterways, as well as seagrass, saltmarsh and mangrove ecosystems, are increased and improved.</i></p> <p><i>e) Natural waterways and wetlands are maintained in their natural state with</i></p>	<p>The proposed development is consistent with the strategic outcomes for biodiversity and environment. The development protects and enhances the sites core ecological values; provides best practice outcomes for stormwater management; maintains scenic amenity landscape; and with the built environment designed to be resilient, well connected and have minimal environmental impact.</p> <p>Refer attached Ecological Assessment Report.</p>

The strategic outcomes for biodiversity and environment by 2041 are:	Comment
<p><i>development providing for rehabilitation and enhancement to improve their ecological functioning and water quality.</i></p> <p><i>f) Aquatic biodiversity values and water quality within the Noosa River, Mary River and Maroochy River catchments are protected. Water quality objectives are achieved or exceeded.</i></p> <p><i>g) The health of waterways and wetlands is protected and enhanced by applying best practice total water cycle management.</i></p> <p><i>h) The quality and quantity of groundwater, surface water and wastewater discharge is optimised to minimise impacts to receiving waters, maximise opportunities for reuse, recovery and groundwater recharge, protect drinking water supply through provision of appropriate buffers and setbacks for new development to waterways and drinking water storages to maintain the quality of urban water supplies and future catchment viability. The high quality of waters also enhance opportunities for agriculture, fisheries, tourism and recreation.</i></p> <p><i>i) Ecological buffers to wetlands and waterways are provided to protect and improve ecosystem health, water quality and habitat for flora and fauna and to support fisheries, recreation, tourism and flood regulation functions.</i></p> <p><i>j) The Aboriginal cultural heritage values of Noosa Shire are recognised and respected in planning and natural resource management-related processes.</i></p> <p><i>k) Areas of high natural scenic amenity and landscape character are maintained and improved and contribute to the lifestyle qualities valued by the community and visitors to Noosa Shire.</i></p> <p><i>l) Koala habitat and connectivity is maintained and improved contributing to the long term health and recovery of koala populations across the Noosa Shire and SEQ.</i></p> <p><i>m) Safe movement of koalas through koala habitat, including within urban and rural residential areas, is facilitated by incorporating appropriate koala-friendly development design measures, fauna fencing and fauna movement devices.</i></p> <p><i>n) The ecological resilience and capacity for the natural environment to evolve and adapt to the predicted impacts of climate change is supported through the maintenance of healthy, well-functioning ecosystems that facilitate genetic, species and ecosystem diversity and movement both within and beyond Noosa Shire.</i></p>	

The strategic outcomes for biodiversity and environment by 2041 are:	Comment
<p><i>o) The value of ecosystem services provided by the natural environment is recognised through maintenance of biodiversity, water quality, air quality and soil resources, which in turn provides and supports the Shire's food production, water supply, primary production, climate regulation, flood regulation, soil formation, and cultural, social, recreational and tourism values.</i></p> <p><i>p) Adverse impacts from development on biodiversity, ecosystem health, ecological processes, soil, air and water quality are avoided. Where avoidance is not practicable, adverse impacts are minimised or mitigated and it is demonstrated that:</i></p> <p><i>i. on the balance of social, economic and environmental considerations, the development is in the interests of the community; and</i></p> <p><i>ii. any adverse impacts incurred are compensated by suitable habitat replacement and replanting on site in the first instance or in a way that results in a net gain and enhancement of the overall habitat values of the Noosa Shire.</i></p> <p><i>q) Habitat for endangered, vulnerable, rare and regionally and locally significant flora and fauna is protected and enhanced, including food sources and nesting and breeding areas important for species health and recovery.</i></p> <p><i>r) Connecting habitat areas, identified on Strategic Framework Map SFM-4 - Biodiversity, are maintained and enhanced through replanting, habitat restoration, strategic offset plantings, avoiding clearing and fragmentation, and ensuring unimpeded fauna movement.</i></p> <p><i>s) Coastal foreshores, including nearshore marine environments, beaches, dunes rocky headlands, coastal lagoons, beach shores, river mouths and estuaries are improved and maintained predominately in their natural state.</i></p> <p><i>t) Development avoids adverse impacts on natural coastal processes, resources and values, and maintains the ability of coastal areas to naturally fluctuate without the need for management or protection.</i></p> <p><i>u) Landscape design and replacement plantings on public and private land utilise native vegetation to provide habitat for flora and fauna.</i></p> <p><i>v) Sustainable land management practices and effective erosion and sediment controls are utilised to protect water quality and catchment health. Land condition and soil health is maintained and improved.</i></p>	

The strategic outcomes for biodiversity and environment by 2041 are:	Comment
<p>w) <i>The built environment is designed to be low carbon, resilient, well connected and have minimal environmental impact. There are an increasing number of developments meeting nationally recognised sustainability ratings.</i></p> <p>x) <i>The Noosa community is carbon neutral as a result of adopting low emissions production and land use practices, increased carbon capture in the soils and vegetation of Noosa Shire, and best practice resource recovery and reuse.</i></p> <p>y) <i>Development is located, designed, constructed and operated to avoid or minimise air, odour and noise emissions and any potential impacts on the natural environment and sensitive receiving environments.</i></p>	

7.3.5 ECONOMY AND EMPLOYMENT

The strategic outcomes for economy and employment by 2041 are:	Comment
<p>a) <i>Noosa's economy is diverse and resilient and development supports both established and emerging priority industry sectors by providing business growth pathways.</i></p> <p>b) <i>Development supports positive business outcomes that are aligned with Noosa's point of difference and the 'Noosa Brand' and is focused around high levels of amenity, natural character and environmental sustainability.</i></p> <p>c) <i>Development is encouraged that caters for industries with high economic yield and low environmental impacts, and where sustainable practices are the norm.</i></p> <p>d) <i>Smart, innovative and sustainable businesses and industries are promoted and provided for, which are responsive to new technologies and changing market conditions.</i></p> <p>e) <i>Noosa's diversified economy is underpinned by a complementary mix of business activities that support new technologies, new enterprises, new ways of doing business and flexible work arrangements. Opportunities for affordable workspaces, convenient work from home enterprises, shop-top housing and co-working spaces are encouraged. This includes providing a variety of business spaces that allow for natural growth from home-based businesses to small premises and then to larger premises.</i></p> <p>f) <i>Co-location and industry clusters with flexible shared floor space and enterprise precincts are encouraged as they provide an opportunity to create hubs of creativity and support new business needs of the future.</i></p>	<p>The proposed development will not compromise the strategic outcomes for the economy and employment as demonstrated by the attached Economic Need Assessment Report.</p> <p>The Economic report establishes that the proposal will not compromise the Activity centres hierarchy, with the proposal fulfilling the role and function intended for Cooroy as a District Centre. The report confirms that the viability of centres within Noosa will not be threatened by the proposed 'shopping centre', with impacts within the normal competitive range; and that the proposal would provide a full-line supermarket-based development which would benefit the local community by increasing the ability of the population to shop locally, while not impacting the viability of existing centres in Noosa.</p>

The strategic outcomes for economy and employment by 2041 are:	Comment
<p>g) <i>Employment areas, education/ training and mixed-use developments are provided to meet the needs of the current and next generation.</i></p> <p>h) <i>Activity centres are vibrant hubs of activity with appropriate mixed uses creating diverse enterprise and housing opportunities, as well as access to good transport, community services and well-connected fast communication and digital services.</i></p> <p>i) <i>Buildings and spaces further enhance the individual sense of identity, character, role and function of centres.</i></p> <p>j) <i>Centres provide well designed spaces for community interaction and vitality and include high levels of streetscape appeal, outdoor meeting areas, and effective interface between public spaces and private development, consistent with the Noosa Design Principles.</i></p> <p>k) <i>Development provides non-discriminatory accessibility to open space, community uses and business developments.</i></p> <p>l) <i>Coal exploration, coal mining, coal seam gas exploration or coal seam gas production within the Shire are not supported due to associated environmental and social impacts and incompatibility of such activities with Noosa's natural assets and lifestyle.</i></p> <p>Activity Centres Hierarchy</p> <p>m) <i>A supportive hierarchy of activity centres (shown in Strategic Framework Map SFM-2 - Economy and Employment is maintained to ensure each centre has a defined role and positively contributes to the local and regional network of centres.</i></p> <p>n) <i>The hierarchy of centres avoids duplication of business and community facilities and supports an orderly and economically efficient settlement pattern. This allows for a prosperous, effective and viable network of centres to service the needs of the community and the provision of employment opportunities.</i></p> <p>o) <i>Under the centres hierarchy, each centre is characterised by its scale and function and performs a defined role within the hierarchy. The viability of the centres hierarchy is maximised by preventing out-of-centre development and avoiding incompatible uses within centres.</i></p> <p>p) <i>Varied building heights and form throughout the centres reinforce urban legibility and centre identity, create a sense of place and support housing choice and affordability. In higher order centres and visitor centres, building height and form reinforce higher levels of activity and intensity. The</i></p>	

The strategic outcomes for economy and employment by 2041 are:	Comment
<p><i>highest intensity of built form occurs in the highest order centres. In neighbourhood centres, building form is more modest and provides a sensitive transition to nearby residential areas. Building height complements the surrounding neighbourhood.</i></p> <p>q) <i>Noosa Shire’s hierarchy of activity centres is indicated on Strategic Framework Map SFM-2 - Economy and Employment.</i></p> <p>r) <i>Noosa is also serviced by the Maroochydore Regional Activity Centre, located outside the Noosa Shire. The Maroochydore Centre provides for higher level retail, business and community services for the broader region. It is expected that higher order retailing and facilities that service the Noosa community will continue to be located outside Noosa Shire.</i></p>	

7.3.6 TRANSPORT AND MOVEMENT

The strategic outcomes for transport and movement by 2041 are:	Comment
<p>a) <i>Land use and transport are integrated and the transport system supports the preferred settlement pattern, including a focus on 'infill' rather than outlying 'greenfield' development.</i></p> <p>b) <i>Transport infrastructure that supports public and active transport is concentrated in and around high generating land uses such as activity centres and higher density residential development.</i></p> <p>c) <i>Urban growth occurs in areas within close proximity to existing transit stations supported by walking and cycling infrastructure.</i></p> <p>d) <i>Priority is given to places for people rather than places for cars. Transport infrastructure and services prioritise pedestrians, cyclists, motor scooters and public transport over private cars.</i></p> <p>e) <i>Additional car parking is not at the expense of public open space or the pedestrian amenity of the public realm.</i></p> <p>f) <i>Park and ride facilities are located on arterial roads on approaches to the busy Noosa coastal areas where they are serviced by frequent, quality bus links to key destinations, with good security and visitor information.</i></p> <p>g) <i>New development incorporates or supports active public transport infrastructure that connects with existing networks. Development takes into account the future planning of the State’s Principal Cycle Network.</i></p> <p>h) <i>Development produces functional streetscapes that offer safety, amenity, connectivity, legibility and permeability for pedestrians and cyclists.</i></p> <p>i) <i>New business and community development incorporate secure cycling racks/storage</i></p>	<p>The proposed development is consistent with the strategic outcomes for transport and movement as demonstrated by the attached Traffic Impact Assessment Report.</p>

The strategic outcomes for transport and movement by 2041 are:	Comment
<p><i>and other end of trip facilities such as washing facilities, as well as parking for motorcycles and scooters.</i></p> <p><i>j) An absence of big city symbols in Noosa is important to maintain the character of urban settlements and this means roads are generally two lanes with limited sections of four lanes, roundabouts are preferred to traffic lights, there are no multi-storey car parks, and paid parking is controlled through means other than individual meters.</i></p> <p><i>k) Technological solutions to parking management and mobility are adopted to better manage traffic and parking demands, reduce congestion and reduce environmental impacts.</i></p> <p><i>l) Development supports the road hierarchy and the provision of a free flowing transport system that protect the safety and amenity of roads for all anticipated users.</i></p> <p><i>m) The role the highway and arterial roads serve in the movement of freight is protected with sensitive land uses avoided or buffered along these routes.</i></p> <p><i>n) The Noosa Aerodrome off Weyba Drive, Noosaville is retained and operated as the only commercial airstrip within Noosa Shire. Use of the Noosa North Shore airstrip will not be expanded and the airstrip will ultimately be closed.</i></p>	

7.3.7 INFRASTRUCTURE AND SERVICES

The strategic outcomes for infrastructure and services by 2041 are:	Comment
<p><i>a) The planning and delivery of efficient, timely and coordinated infrastructure for Noosa Shire occurs to ensure the adequate provision of electricity, water, sewerage, telecommunication and digital networks that support economic growth and meet environmental and social needs.</i></p> <p><i>b) Efficient infrastructure delivery and services occur through colocation with other infrastructure wherever possible.</i></p> <p><i>c) Existing and future trunk infrastructure corridors are protected from development that would compromise the corridor integrity, and the efficient and sustainable delivery and functioning of infrastructure.</i></p> <p><i>d) New developments maximise the capacity, opportunity and viability of existing and future infrastructure and supporting facilities to ensure sustainable management and delivery of services.</i></p> <p><i>e) The use of advanced technologies and innovative techniques for the provision of infrastructure and services is encouraged</i></p>	<p>The proposed development is consistent with the strategic outcomes for infrastructure and services. The development can efficiently be connected to electricity, water, sewerage, and telecommunications infrastructure; will ensure protection of existing trunk infrastructure corridors; will use current best practice technologies; will provide stormwater management outcomes that will maintain the health and wellbeing of the community and the environment; provides for the convenient and safe storage and collection of waste; and includes renewal energy sources.</p> <p>Refer attached Engineering services report and Operational Waste management plan.</p>

The strategic outcomes for infrastructure and services by 2041 are:	Comment
<p>where it can be demonstrated to deliver benefits to the community and minimise environmental impacts.</p> <p>f) Water infrastructure, including water supply, sewerage and stormwater, is provided and sustainably managed on a total water cycle basis to maximise the efficient use of water resources and maintain the health and wellbeing of the community and the environment.</p> <p>g) Development provides for the convenient and safe storage and collection of waste into separate waste streams for recyclables, non-recyclables, vegetative waste and hazardous material.</p> <p>h) Energy infrastructure meets the needs of the community. The use of renewable energy sources and supplies is promoted.</p> <p>i) Noosa Shire is well serviced by efficient and reliable telecommunications and digital infrastructure to promote community wellbeing and economic development.</p> <p>j) Development contributes to a fair and equitable share of the cost of infrastructure to meet the needs of the community.</p>	


7.3.8 NATURAL HAZARDS AND RESILIENCE




The strategic outcomes for natural hazards and resilience by 2041 are:	Comment
<p>a) The Noosa community is well informed, resilient and able to adapt and plan for natural hazard and climate change risks.</p> <p>b) Development is designed and located so as not to be affected by natural hazards including flooding, storm surges, landslides, acid sulfate soils, bushfires and coastal erosion. The predicted effects of climate change have been appropriately considered for areas identified as likely to be at risk from natural hazards.</p> <p>c) The Noosa community has a high level of resilience through the identification and mapping of natural hazards and communicating, considering and planning for natural hazard risks.</p> <p>d) Development does not unduly burden disaster management response or recovery capacity and capabilities.</p> <p>e) Design and siting of development improves the adaptive capacity of the community to natural hazards by mitigating or avoiding long term climate risks.</p> <p>f) Development in areas subject to natural hazards is avoided or, where natural hazards cannot be avoided, mitigation or adaptation measures are adopted.</p>	<p>The proposed development is consistent with the strategic outcomes for natural hazards and resilience. The only natural hazard relevant to the site is bushfire. Refer attached Bushfire hazard assessment which concludes that the vegetation on site is classified as 'low hazard' for the purpose of land use planning and development assessment and that no mitigation measures are required to comply with the Noosa Plan bushfire hazard overlay code.</p>

The strategic outcomes for natural hazards and resilience by 2041 are:	Comment
<p>g) <i>Development in areas at risk of natural hazards is compatible with the nature of the hazard and does not place people, property, economic activity, social wellbeing and the natural environment at risk.</i></p> <p>h) <i>Development does not materially increase the impact or severity of the natural hazard and the potential damage.</i></p> <p>i) <i>Development does not impact on the flood plain and flood conveyance capacity of waterways.</i></p> <p>j) <i>Development does not increase nature hazard risks for existing or planned communities, people, property or infrastructure through careful siting and design.</i></p> <p>k) <i>Development is designed to minimise the greenhouse gas contribution to climate change and be resilient to the increased risk of natural disasters.</i></p> <p>l) <i>Development is designed and operated to maintain and enhance the natural carbon storage potential of the Shire through protection of soil health and effective land management practices.</i></p> <p>m) <i>Sensitive land uses are protected from the impacts of former mining activities and related hazards.</i></p>	

7.4 OVERLAYS

The following overlays exist upon the site:

OVERLAY	COMMENT
<p>Biodiversity, waterways and wetlands</p>  <p> ■ Area of Biodiversity Significance ■ Riparian Buffer Area ~ Waterways </p>	<p>The site is mapped in part as Area of Biodiversity Significance and Riparian Buffer Area under the Biodiversity, waterways and wetlands overlay.</p> <p>In accordance with Table 5.9.2, an assessment of the Biodiversity, waterways and wetlands overlay code is required.</p> <p>Refer attached Ecological Assessment Report. This report demonstrates compliance with the overlay code.</p>

<p>Bushfire</p>  <p> Medium Potential Bushfire Intensity Potential Impact Buffer </p>	<p>The site is mapped in part as Medium potential bushfire intensity and Potential impact buffer under the Bushfire hazard overlay.</p> <p>In accordance with Table 5.9.3, an assessment of the Bushfire hazard overlay code is required.</p> <p>Refer attached Bushfire Hazard Assessment Report. This report demonstrates compliance with the overlay code.</p>
<p>Landslide hazard</p>  <p> Moderate Hazard Area </p>	<p>The site is mapped in part as Moderate Hazard Area under the Landslide hazard overlay.</p> <p>No development is proposed on or near the mapped hazard area and no assessment against the Landslide hazard overlay code is required.</p>
<p>Regional Infrastructure</p>  <p> Water Supply Buffer Area </p>	<p>The site is mapped as Water Supply Buffer Area under the Regional infrastructure overlay.</p> <p>In accordance with Table 5.9.9, an assessment of the Regional infrastructure overlay code is required.</p> <p>Refer code assessment in Attachment 1 which demonstrates compliance with the code.</p>

7.5 LOCAL PLAN

The site is included within the Cooroy Local Plan Area.

An assessment of the Local Plan Code has been included within Attachment 1. The assessment has determined that the proposed development complies with all relevant performance outcomes and acceptable outcomes of the local plan code.

7.6 ZONE CODE

The site is included within the Community Facilities Zone and the Environmental Management and Conservation Zone.

An assessment of the Community Facilities Zone code and the Environmental Management and Conservation Zone have been included within Attachment 1. The assessment has determined that the proposed development largely complies with all relevant performance outcomes. Where acceptable outcomes are not met or alternate outcomes are proposed, these are addressed in section 7.6.1 below.

7.6.1 PERFORMANCE OUTCOMES/ ALTERNATE OUTCOMES

Community Facilities Zone Code

PO1 *The Community facilities zone accommodates a range of community activities, infrastructure activities, special residential uses, recreation activities and limited low scale ancillary business uses.*

PO2 *Development maintains the ongoing provision and use of Community Facilities zoned land for community related purposes*

PO3 *Development-*

- (a) *is consistent with the specific purpose as annotated on the zone map; or*
- (b) *where the annotated purpose is no longer meeting a community need, replaces it with another community related use; or*
- (c) *where there is no specific purpose annotated on the zone map, provides a use consistent with the needs of the local community.*

Comment:

The proposal delivers the intended outcome of the planning scheme for Residential care facility development of the site; in a way that meets community needs; in line with modern requirements; and at a size comparable with the largest facilities in Queensland. The site is large and can accommodate the needed Residential care facility use while providing for retail facilities to satisfy the identified clear and strong need for a full-line supermarket-based facility.

The proposed 'shopping centre' is compatible with the residential care facility development and will satisfy current and future demand and community need.

The attached Economic Impact Assessment Report establishes that:

- (a) the use of part of the site for retail facilities does not inhibit the delivery of aged care facilities consistent with the planning scheme's intentions, while satisfying an identified clear and strong need for retail facilities within a catchment that is not currently serviced by any full line supermarkets;
- (b) the catchment could support at least two full-line supermarkets;
- (c) there are no full-line supermarkets within the catchment area;

- (d) demand exists for a full line supermarket to service Cooroy and the catchment area and that demand is strong;
- (e) that there are no existing business zoned lands in the Cooroy Town Centre that could alternatively accommodate the proposed development; and
- (f) an important and substantial net community benefit would result from the proposed supermarket based development, with substantial positive effects including improved access to a range of retail facilities for residents, improved choice of location and price competition, reduced travel times and petrol savings, and employment generation (668 jobs), among many others.

PO17 Buildings and other structures:

- (a) *are low rise and have a visual bulk and architectural scale consistent with the character of the area;*
- (b) *do not visually dominate the street and surrounding spaces;*
- (c) *preserve the amenity of surrounding development including privacy, views and access to sunlight to residential dwellings;*
- (d) *respect the scale of the surrounding vegetation, maintaining a vegetated skyline; and*
- (e) *have a maximum building height of two storeys.*

AO17.1 requires *buildings and other structures are no more than 8m in height.*

AO17.3 requires *where excavation is required, the maximum portion of the exposed external facade of the building cannot exceed 8 metres in building height.*

Comment:

While the majority of the built form will not exceed 8m in height, parts are proposed with heights exceeding 8m.

The residential care facility will not exceed 8m in height above finished ground level, but will exceed 8m in height from natural ground level, by up to 0.469m, for a small section of roof.

The 'shopping centre', while largely complying, includes features sections of built form and roofing, exceeding 8m in height. These range from small intrusions of less than 0.5m and up to approximately 2.2m from natural ground level and approximately 3.32m from finished ground floor level associated with the staff office and plant room mezzanine area towards the rear of the building and site. The increased height allows for feature character roof pitching and will enable plant and equipment to be concealed and incorporated into the building design rather than as separate external additions. This will significantly improve the visual appearance and allow improved character outcomes for the development.

The varied height outcome will comply with performance outcome PO17 as:

- (a) *are low rise and have a visual bulk and architectural scale consistent with the character of the area;*
The buildings remain low rise and includes character design elements consistent with the Cooroy township character. Pitched roofs providing variation in roofline and breakup of built form are provided. Significant vegetation buffers are retained along the Myall Street and Ferrells Road frontages which will largely screen the development from the surrounding area and ensure that any building sections with height increase do not impact surrounding character.
- (b) *do not visually dominate the street and surrounding spaces;*
Significant vegetation buffers are retained along the Myall Street and Ferrells Road frontages and which will largely screen the development from the street and surrounding areas. This will ensure that any building sections with height increase do not visually dominate the street and surrounding spaces.

- (c) *preserve the amenity of surrounding development including privacy, views and access to sunlight to residential dwellings;*
Significant vegetation buffers are retained along the Myall Street and Ferrells Road frontages which will largely screen the development, with proposed built form of a much lesser height than the vegetation. The development is well setback and separated from all nearby dwellings and will not impact the amenity of surrounding development.
- (d) *respect the scale of the surrounding vegetation, maintaining a vegetated skyline;*
The proposed built form height remains at a much lower height than the existing vegetation. This ensures that the scale of surrounding vegetation is respected and that a vegetated skyline is maintained.
- (e) *have a maximum building height of two storeys.*
The development does not exceed a maximum building height of two storeys.

PO18 Buildings and other structures:

- (a) *are fit for purpose and respect the scale of surrounding development;*
- (b) *do not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site;*
- (c) *maintains natural site characteristics where possible, including native vegetation and natural landforms;*
- (d) *allows for adequate area at ground level for landscaping and site facilities; and*
- (e) *facilitates onsite stormwater management and vehicular access.*

AO18.1 requires *Individual buildings do not exceed a gross floor area of 1,000m².*

AO18.2 requires *The maximum length of wall in one plane is 30 metres.*

Comment:

The nature of both the residential care facility and 'shopping centre' are such that individual buildings must exceed a GFA of 1000m² for operational purposes. Separating the use into smaller individual buildings is contrary to industry standards and is not achievable.

The 'shopping centre' also includes walls in one plane which exceed 30m in length but is offset with articulated design elements and/or vegetation screening.

Notwithstanding the above, the acceptable outcomes are only one way to demonstrate compliance with PO18 and compliance with PO18 is nevertheless achieved.

The varied area and wall length outcome will comply with performance outcome PO18 as:

- (a) *are fit for purpose and respect the scale of surrounding development;*
Significant vegetation buffers are retained along the Myall Street and Ferrells Road frontages which will largely screen the development from the street and surrounding areas. The development is fit for purpose, being professionally designed for the intended purposes consistent with industry standards. The frontage vegetation screening of the development ensures that the scale of surrounding development is respected and not impacted.
- (b) *do not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site;*
Significant vegetation buffers are retained along the Myall Street and Ferrells Road frontages which will largely screen the development from the street and surrounding areas. This will ensure that the development does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site.
- (c) *maintains natural site characteristics where possible, including native vegetation and natural landforms;*
The majority of native vegetation is retained on the site, with landform modification occurring internally and away from external boundaries.

- (d) *allows for adequate area at ground level for landscaping and site facilities;*
Substantial areas are provided for landscaping, with adequate area for site facilities.
- (e) *facilitates onsite stormwater management and vehicular access.*
Appropriate stormwater management and vehicular access is provided. Refer stormwater management plan and traffic report.

PO19 Buildings and other structures:

- (a) *provide amenity for users of the premises as well as preserve the visual and acoustic amenity of adjoining and nearby properties;*
- (b) *allow space for required vehicle parking;*
- (c) *preserve existing vegetation to buffer the building;*
- (d) *allow for landscaping between buildings;*
- (e) *avoid large areas of continuous wall planes by varying the building setbacks and using appropriate techniques to provide visual relief; and*
- (f) *help protect the natural character and visual amenity of the Noosa River system and other watercourses where relevant.*

The development complies with the setback requirements of AO19.1 with the exception of

- (a) (ii) *... land adjoins the Environmental Management and Conservation Zone where the minimum setback is 5m*
- (c) *a distance greater the riparian buffer area shown on Biodiversity, Waterways and Wetlands Overlay maps.*
- (e) *50 metres from freshwater habitats (and to incorporate natural vegetation and other buffer elements)*

Comment:

A minimum setback of 4.763m is provided to the Environmental Management and Conservation Zone area which is a minor departure for the required 5m setback. Setbacks to the Environmental Management and Conservation Zone, riparian buffer and freshwater habitats are addressed and addressed in the attached Ecological assessment report and which established that compliance with performance outcome PO19 is achieved. This includes providing *amenity for users of the premises as well as preserve the visual and acoustic amenity of adjoining and nearby properties;* preserving *existing vegetation to buffer the building;* allowing for *landscaping between buildings;* and protecting *the natural character and visual amenity of ... other watercourses where relevant.*

PO24 Buildings and other structures present a high level of architectural merit with building elements and forms that:

- (a) *are consistent with the bulk and scale of buildings on adjoining and nearby land;*
- (b) *break down the facade into finer scaled components;*
- (c) *provide strong visual relationships to the landscape, natural features and*
- (d) *recreation areas in the vicinity;*
- (e) *create a pedestrian scale with visual interest;*
- (f) *present subtle changes in colours, textures and materials to break up the building facades;*
- (g) *integrate signage with the building design;*
- (h) *integrate landscaping into the building design and car parking areas;*
- (i) *is well articulated with strong horizontal and vertical design elements providing an interesting streetscape; and*
- (j) *complement landform changes and landscape features.*

AO24.2 requires *Elevations are no longer than 15 metres without articulation of at least 0.75 metres and present subtle changes in textures and materials to break up building facades*

Comment:

While 'stepped building articulation' of at least 0.75m is not provided with all elevations at 15m lengths, all elevations are well articulated through materials and design elements or screened from public view. This ensures compliance with requirements (a), (b), (f) and (i) performance outcome PO24 relevant to AO24.1.

7.7 DEVELOPMENT CODES

While technically the application is assessable against the planning scheme as a whole the following Development Codes are considered relevant to the proposed development:

Development Code	Response
Special Residential code	Refer Attachment 1
Business activities code	Refer Attachment 1
Driveways and parking code	Refer Traffic Impact Assessment Report prepared by Cambray Consulting
Earthworks code	Refer Engineering Services Report prepared by Westera Partners
Existing services code	Refer Engineering Services Report prepared by Westera Partners
Fire services for common private title code	Refer Engineering Services Report prepared by Westera Partners
Landscape code	Refer Landscape Schematic Design Report prepared by RPS
Sustainable building design code	Refer Architectural Proposal Plans prepared by Thompson Adsett and Landscape Schematic Design Report prepared by RPS
Transport code	Refer Traffic Impact Assessment Report prepared by Cambray Consulting
Water quality and drainage code	Refer Stormwater Management Plan prepared by Westera Partners
Waste management code	Refer Operational Waste Management Plan prepared by Modus
Reconfiguring a lot code	Refer Attachment 1

7.7.1 PERFORMANCE OUTCOMES/ ALTERNATE OUTCOMES

Business Activities Code

PO1 Business activities are compatible with the purpose of the zone in which they locate and the site is suitable for the use having regard to accessibility, infrastructure and servicing.

PO2 The business activity is located within an existing business centre or visitor centre shown in the Noosa Shire Centres Hierarchy or in an industrial zone.

PO3 Business activities are of a type, scale and intensity that is consistent with the zone, locality and character of the area in which it is located and reinforces the Noosa Shire Centres Hierarchy.

Comment:

The 'shopping centre' is compatible with the proposed residential care facility and is being developed on land identified as surplus to the current and future need for delivery of residential care facility use.

The proposal delivers the intended outcome of the planning scheme for Residential care facility development of the site; in a way that meets community needs; in line with modern requirements; and at a size comparable with the largest facilities in Queensland. The site is large and can accommodate the needed Residential care facility use while providing for retail facilities to satisfy the identified clear and strong need for a full-line supermarket-based facility.

The attached Economic Impact Assessment establishes that:

- (a) the use of part of the site for retail facilities does not inhibit the delivery of aged care facilities consistent with the planning scheme's intentions, while satisfying an identified clear and strong need for retail facilities within a catchment that is not currently serviced by any full line supermarkets;
- (b) the catchment could support at least two full-line supermarkets;
- (c) there are no full-line supermarkets within the catchment area;
- (d) demand exists for a full line supermarket to service Cooroy and the catchment area and that demand is strong;
- (e) that there are no existing business zoned lands in the Cooroy Town Centre that could alternatively accommodate the proposed development; and
- (f) an important and substantial net community benefit would result from the proposed supermarket based development, with substantial positive effects including improved access to a range of retail facilities for residents, improved choice of location and price competition, reduced travel times and petrol savings, and employment generation (668 jobs), among many others.

PO16 *Sufficient car parking is available to accommodate the number and type of vehicles likely to be generated by the use on site.*

AO16 requires Parking is provided in accordance with Table 9.4.2.4 of the Driveways and Parking Code.

Comment:

Refer attached Traffic Impact Assessment Report which demonstrates that *sufficient car parking is available to accommodate the number and type of vehicles likely to be generated by the use on site* in compliance with PO16.

7.8 OTHER RELEVANT MATTERS

Section 45 (5) of the Planning Act provides that impact assessment is an assessment that ...

- (b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

Examples of another relevant matter —

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors*

Relevant matters for consideration in the assessment of the application include:

1. Economic and Community Need

The Economic Impact Assessment has established that there is a clear and strong need for the proposed development and the net community benefits that the proposed development will bring are both important and substantial, noting in particular that:

- (a) the catchment could support at least two full-line supermarkets;
- (b) there are no full-line supermarket based shopping centres existing within Cooroy nor the

- potential for one to be established within the existing town centre;
- (c) the proposed ‘shopping centre’ would not impact on the viability or continued operation of any existing or proposed centres within the catchment area or the surrounding region;
- (d) the proposal will satisfy a strong economic and community need and expectation for Cooroy to provide a full-line supermarket, consistent with the District Centre designation for the town and which cannot be otherwise provided on existing zoned land;
- (e) the site will continue to deliver aged care facilities consistent with the intentions of the Noosa Plan 2020 and consistent with the need for such facilities.

2. Site Suitability

The site is ideally suited for the proposed ‘shopping centre’ development, being located along the major road network and which connects Cooroy to the Bruce Highway, offering residents of Cooroy and the surrounding area convenient access to full-line supermarket-based facilities.

3. Planning Scheme Intentions are Met While Satisfying a Strong Need for Full-Line Supermarket-Based Facilities

The proposal delivers the intended outcome of the planning scheme for Residential care facility development of the site; in a way that meets community needs; in line with modern requirements; and at a size comparable with the largest facilities in Queensland. The site is large and can accommodate the needed Residential care facility use while providing for retail facilities to satisfy the identified clear and strong need for a full-line supermarket-based facility.

4. Community Wellbeing

The proposed development will improve the wellbeing of the community in an important and substantial way. Residents of the catchment currently do not have convenient access to a full-line supermarket based centre, with the community having to travel distances that are unreasonable in a modern environment in which reasonable expectations of members of the community are that they will convenient access to the facilities that provide for the ‘daily essentials of life’. This is particularly so where the:

- (a) the District Centre Zone contemplates that ‘full-line supermarkets’ will be provided where there is a demonstrated need;
- (b) the need for a full-line supermarket based facility within the catchment is clear and substantial;
- (c) the catchment can support at least two full-line supermarkets yet none is provided;
- (d) the Cooroy Town Centre, included in the District Centre Zone, is incapable of accommodating a full-line supermarket based shopping centre; and
- (e) the proposed development will substantially improve the convenience of the community by allowing residents to shop locally, rather than travelling further afield in order to access full-line supermarkets; and
- (f) the proposed development will enhance the choice and competition available to the community, including more competitive prices compared to the supermarket options currently available within a reasonable distance to the Cooroy community.

5. Ageing in Place and Access to Facilities for the Older Generation

The proposed development is consistent with and furthers the Noosa Plan’s intentions of allowing ageing residents to remain within the Noosa Shire hinterland community (s7.2.2.2(q) Cooroy Local Plan Code) and the Strategic Intent Section 3.2.3 which provide respectively:

“Relocatable home parks, residential care and retirement facilities provide housing choice allowing ageing residents to remain within the Noosa Shire hinterland community.”

“The importance of remaining in or near one’s community is acknowledged so aged care and

independent living opportunities are encouraged in hinterland towns as well as the coastal urban areas of the Shire. Improving the accessibility and usability of housing through universal or adaptable housing principles allow people to stay in their own home longer or find new housing suitable to their physical needs.”

Compatible with the notion of ‘ageing in place’ is that members of the older generation ought reasonably be provided with access to convenient facilities which provide for the ‘daily essentials of life’, within and close to the locations in which they will ‘age in place’. Older members of the community, whose mobility and ability to travel extended distances may be hampered/restricted by their age and health, will substantially benefit from having convenient and easily accessible shopping facilities at their doorstep. The proposed development will also facilitate access to more competitive prices compared to the supermarket options currently available within a reasonable distance to the Cooroy community, including the older members of the community who may be more price sensitive.

The provision of convenient and accessible shopping facilities (which will include a full-line supermarket offer) not only reinforces and supports the Noosa Plan’s intentions that ‘ageing in place’ in hinterland towns (like Cooroy) is encouraged, but the proposal will substantially and meaningfully improve the wellbeing of the community that the planning scheme intends will age in place in a hinterland town like Cooroy.

6. Social Interaction

The proposed development provides a new facility for social interaction. The community, including residents of the proposed aged care facility on the site, as well as nearby aged care and retirement facilities, and the people who visit them, will have access to a facility where they can meet in a conveniently located and easily accessible facility.

7. Lack of adverse consequences

Documentation submitted with the application demonstrates that there will be no adverse consequences of the proposed development.

8.0 CONCLUSION

This Development Assessment Report has been prepared to support a Development Application for Material Change of Use of Premises for a Residential care facility, Shopping centre, Food and drink outlet, Health care service and Indoor recreation and Reconfiguration of a Lot on behalf of Fabcot Pty Ltd in respect of land situated at 125 Myall Street, Cooroy and described as Lot 4 on SP248479.

For the reasons set out in this report, approval of the application is warranted subject to the imposition of reasonable and relevant conditions noting again that there is a clear and strong need for the proposed development and the net community benefits that the proposed development will bring are both **important and substantial**.

ATTACHMENT 1

Planning Scheme Code Assessment

COOROY LOCAL PLAN CODE

Development in Cooroy Local Plan Area generally (All Zones)

Performance Outcomes	Acceptable Outcomes	Comment
Development in Cooroy Local Plan Area generally (All Zones)		
<p>PO1 Development enhances the role of Cooroy as the largest centre in the Noosa Hinterland, providing a wide range of business and employment services, recreation facilities, community services, housing choice and a limited range of visitor services.</p>	No acceptable outcome provided	<p>Complies The development will enhance the role of Cooroy as the largest centre in the Noosa Hinterland, providing a full-line supermarket and an additional residential care facility.</p>
<p>PO2 Development contributes to the lifestyle and amenity of residents of Cooroy and its surroundings.</p>	No acceptable outcome provided	<p>Complies The development will contribute to the lifestyle and amenity of residents of Cooroy and its surroundings. The Residential care facility will provide increased opportunity and access for aged care and the Shopping centre will provide community benefit in the range and accessibility of retail facilities.</p>
<p>PO3 Development contributes to the establishment of attractive streetscapes and gateways to enhance the sense of arrival and the character of Cooroy.</p>	<p>AO3.1 Development adjacent to a gateway or special place or on land identified as a key corner on Figure 7.2.2.4 (Cooroy Framework and Character Plan): (a) incorporates architectural and landscape treatments which emphasise the corner location as shown in figure AP3-10A and figure AP3-10B; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>AO3.2 Development adjacent to a primary streetscape treatment area identified on Figure 7.2.2.4 (Cooroy Framework and Character Plan) provides streetscape improvements appropriate to the location, setting and context of the development and complements existing or proposed streetscape works in the local area.</p> <p>AO3.3 Development on Key Development Sites identified on Figure 7.2.2.4 (Cooroy Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p>	<p>Not Applicable Not adjacent to a gateway, special place or on land identified as a key corner</p> <p>Not Applicable Not adjacent to a primary streetscape treatment area</p> <p>Not Applicable Not a Key Development Site</p>
<p>PO4 The visual amenity surrounding the major road network and entry is protected and enhanced.</p>	<p>AO4 Development adjacent to Myall Street, Mary River Road, Elm Street, Cooroy Noosa Road, Tewantin</p>	<p>Complies While some minor vegetation removal is required for site access from Myall Street, the development</p>

	Road and Diamond Street incorporates landscaping that complements the natural species occurring in the local area, protects existing vegetation within the road reserve and incorporates design elements that add visual interest to the streetscape.	protects the majority of existing vegetation along the Myall Steet frontage, incorporates addition planting where required to rehabilitate and complement this vegetation, to ensure the visual amenity is protected and enhanced.
PO5 Development retains and enhances key heritage and landscape elements including historical landmarks, existing character trees and areas of significant vegetation contributing to the setting and character of the local plan area.	AO5.1 Development retains landmarks, memorials and monuments including but not necessarily limited to those identified on the Heritage and Character Areas Overlay maps in Schedule 2. AO5.2 Development retains and enhances existing mature trees and character vegetation contributing to the vegetated backdrop and streetscape character of the local plan area including: (a) mature trees, particularly along Maple and Emerald Avenue, Mary River Road, Myall Street and Elm Street; (b) riparian vegetation adjacent to the Cooroy Creek and tributaries of Six Mile Creek within the local plan area; and (c) other character vegetation and landscaping where identified on Figure 7.2.2.4. (Cooroy Framework and Character Plan)	Not Applicable Site does not contain any landmark, memorial or monument. Complies While some vegetation removal is required for site access from Myall Street, the development retains and enhances the key extent of mature trees along Myall Street contributing to streetscape character.
PO6 Development retains and enhances key contextual views, to Mt Cooroy, Black Mountain range and other views to the rural and open spaces around Cooroy.	AO6.1 Development enhances and does not intrude upon important sightlines to Mt Cooroy. AO6.2 For Cooroy district centre, buildings and structures do not significantly interrupt or encroach upon key contextual views as identified on Figure 7.2.2.4 (Cooroy Framework and Character Plan) and shown in Figure 7.2.2.6.	Complies Development will not intrude upon any important sightlines to Mt Cooroy. Not applicable Not within Cooroy District Centre and the development will not interrupt or encroach upon key contextual views as identified on Figure 7.2.2.4.

Built Form and Streetscape

Performance Outcomes	Acceptable Outcomes	Comment
Built Form and Streetscape		
PO7 Buildings, structures and landscaping are consistent with and reflective of the traditional country town character of Cooroy in terms of form, proportion, composition and use of materials.	AO7.1 Development retains or reuses buildings that have cultural heritage or townscape significance, including where subject to the Heritage and Character Overlay (as mapped in Schedule 2) or identified as a heritage site or character area on Figure 7.2.2.4 (Cooroy Framework and Character Plan).	Not Applicable Site does not contain any existing building of cultural heritage or townscape significance.

	<p>AO7.2 Development is compatible with existing buildings including Federation and Art Deco styles, without mimicking such styles.</p> <p>AO7.3 Roof forms use traditional Queensland style roof designs, including gable, hip and valley, pitched, or multiple gable roof forms with a roof pitch of no less than five degrees, examples shown in Figure AP3-6B.</p> <p>AO7.4 For residential buildings, roof form is visible from the street and not concealed behind parapets.</p> <p>AO7.5 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) reflect the traditional Queensland vernacular; (b) suit the local subtropical climate; (c) incorporate lightweight materials such as timber; (d) be elevated above the ground on sloping or low-lying lots; (e) incorporate verandahs, open balconies with transparent or open balustrades or shaded patios for outdoor living; and (f) allow for landscaping integrated with the buildings on site. <p>AO7.6 Boundary setbacks provide space for trees between buildings.</p>	<p>Complies The development is compatible with existing character buildings in Cooroy and includes design elements and materials complementary to the character style.</p> <p>Complies The development includes traditional Queensland style roof forms.</p> <p>Complies Roof form of the Residential care facility will be visible from Ferrell Street and not concealed behind parapets.</p> <p>Complies The proposed buildings are designed to reflect traditional Queensland vernacular elements, suit the local climate, incorporate variations in materials including lightweight materials, incorporate balconies in the residential care building, and allow for landscaping integrated with the buildings on site.</p> <p>Complies Boundary setbacks allow space for trees between buildings.</p>
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Centres and Services

Performance Outcomes	Acceptable Outcomes	Comment
Centres and Services		
PO8 Cooroy town centre functions as a district centre with a wide range of business and community functions, servicing Cooroy and surrounding hinterland communities.	No acceptable outcome provided	Complies The development will not compromise Cooroy town centre functioning as a district centre. Refer Economic Impact Assessment.
PO9 Maple Street and Emerald Street function as traditional pedestrian orientated main streets and are the primary retail and commercial focus of the town.	AO9 Development maintains the primacy of Maple Street and Emerald Street as attractive and pedestrian-friendly main streets with a concentration of retail and commercial uses.	Not Applicable Site not on Maple Street or Emerald Street.
PO10 Development in the District Centre zone: (a) is sympathetic to the country town character and identity of Cooroy;	AO10 Development in the District Centre zone: (a) respects the layout, scale and character of development on adjoining sites;	Not Applicable Site not within the District Centre zone.

<ul style="list-style-type: none"> (b) complements the traditional built form, street pattern and streetscape; (c) is low-set single or double storey with second storeys set back from the property frontage; (d) addresses the street; (e) creates vibrant and active spaces in the public realm; (f) provides continuous weather protection for pedestrians; and (g) provides integrated and functional parking and access arrangements that do not dominate the street. 	<ul style="list-style-type: none"> (b) provides detailing and articulation for horizontal emphasis including awnings, parapet walls or first floor balconies; (c) steps buildings to reflect the natural topographic character of the street as shown in figure 7.2.2.7 and figure 7.2.2.8; (d) incorporates a fine grain shop front appearance extending to roof forms which are to vary between single tenancies, see figure 7.2.2.7 and figure 7.2.2.8; (e) where identified as primary active street frontage on Figure 7.2.2.4 (Cooroy Framework and Character Plan)-- provides active street frontages that incorporate shopfronts, indoor/outdoor cafes and restaurants and other activities that foster casual social and business interaction for extended periods. Refer to Figure AP3-8A for design outcomes for active streetscapes; (f) has building openings overlooking the street, with the main entrance visually emphasised in the ground floor facade; and addressing key corner sites where indicated on Figure 7.2.2.4 (Cooroy Framework and Character Plan) and Figure AP3-7A (g) provides all-weather protection in the form of continuous awnings and or light verandah structures, supported by timber posts that match the position and distance between of adjoining awnings where that is the dominant character of the street, otherwise cantilevered as per Figure 6.4.2.4, figure 6.4.2.5 and figure 7.2.2.7; (h) incorporates signage mounted above awnings on parapet walls reinforcing the fine grain appearance in the main streets as per figure 7.2.2.7 and figure 7.2.2.8; (i) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths consistent with the character of its setting including where shown as primary streetscape treatment area on Figure 7.2.2.4 (Cooroy Framework and Character Plan); (j) Retains a pedestrian-friendly low-speed traffic environment with on-street parking and provides off-street car parking at the rear or to one side of the development. 	
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<p>PO11 Development for centre activities on the eastern side of the rail line retains a service level role supporting the centre on the western side of the rail line by:</p> <ul style="list-style-type: none"> (a) providing a range of small-scale destination businesses, local convenience goods and services for nearby residents and visitors; and (b) having a domestic scale and not resulting in reduced amenity for adjoining residential uses. 	No acceptable outcome provided	<p>Not Applicable Site not on the eastern side of the rail line.</p>
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Housing Choice

Performance Outcomes	Acceptable Outcomes	Comment
Housing Choice		
<p>PO12 Sites currently used or approved for the use of, relocatable home parks, retirement facilities or residential aged care facilities such as Palm Lakes Resort, Cooroy Villages and Kabara continue to provide such residential accommodation into the future.</p>	No acceptable outcome provided	<p>Not Applicable Site not currently used or approved for the use of a relocatable home park, retirement facility or residential aged care facility.</p>
<p>PO18 Additional sites suitable for future use as aged care are preserved and protected for aged care.</p>	No acceptable outcome provided	<p>Complies The site is being protected and developed for aged care in a way that meets community needs, in line with modern requirements and at a size comparable with the largest facilities in Queensland.</p>
<p>PO19 Development provides for sites within and in close proximity to the District centre zone to contribute to housing diversity by providing small attached dwellings, including single level apartments.</p>	<p>AO14 Residential dwellings within the District centre zone: (a) do not exceed 100m²; and (b) form part of a mixed-use building with non-residential uses at ground level.</p>	<p>Not Applicable Site not within the District centre zone and not for small attached dwellings.</p>

Visitor Facilities

Performance Outcomes	Acceptable Outcomes	Comment
Visitor Facilities		
<p>PO15 A variety of visitor accommodation options are provided in the Cooroy local plan area to meet the needs of visitors.</p>	No acceptable outcome provided	<p>Not Applicable Proposal not for visitor accommodation.</p>

Access and Connectivity

Performance Outcomes	Acceptable Outcomes	Comment
Access & Connectivity		
<p>PO16 Development is sited and designed such that it does not diminish the ability of laneways to: (a) relieve traffic on streets; (b) provide convenient and safe rear access to premises</p>	No acceptable outcome provided	<p>Not Applicable Site not adjacent to a laneway.</p>

<p>including service vehicles where relevant;</p> <p>(c) provide safe pedestrian linkages;</p> <p>(d) add to the heritage character of Cooroy.</p>		
<p>PO17 Development facilitates the widening and upgrading of laneways in the Cooroy Local Plan Area to accommodate anticipated levels of traffic. Where:</p> <p>(a) access to development is taken from a laneway, a 2 metre resumption from the laneway frontage is required for widening and the laneway is to be upgraded to the appropriate standard; or</p> <p>(b) development is undertaken on a property with a laneway frontage, and access is not taken, a 2 metre easement is provided for future widening and upgrading purposes.</p>	No acceptable outcome provided	Not Applicable Site not adjacent to a laneway.
<p>PO18 Development improves local connectivity by providing safe and convenient pedestrian and bicycle pathways to and between key destinations such as the town centre, railway station, community and sports facilities and schools.</p>	No acceptable outcome provided	Complies The development will provide a pedestrian/cycle path connecting to both Ferrells Road and Myall Street, with new pathways along the site frontage connecting to the existing external pathway system to the town centre.
<p>PO19 Development integrates with and extends the existing street and pathway networks including but not limited to those identified on Figure 7.2.2.4 (Cooroy Framework and Character Plan) such that connections to and between key local destinations are provided and reinforced.</p>	<p>AO19 Development on land including or adjoining a key pedestrian/cycle link shown on Figure 7.2.2.4 (Cooroy Framework and Character Plan) facilitates these connections.</p>	Not Applicable Site not including or adjoining a key pedestrian/cycle link shown on Figure 7.2.2.4.

Environment, Natural Resources and Recreation

Performance Outcomes	Acceptable Outcomes	Comment
Environment, natural resources and recreation		
<p>PO20 Development has no significant adverse effects on biodiversity, natural vegetation, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to:</p> <p>(a) changes to natural drainage; disturbance to any of the wetland systems;</p> <p>(b) management of landslide and fire risk;</p> <p>(c) erosion and the transport of sediments off-site;</p> <p>(d) unmanaged public access;</p> <p>(e) effluent disposal; and</p> <p>(f) changes to fauna habitat and behaviour.</p>	<p>AO20 Connecting Habitat Areas as identified on Map SFM-4 - Biodiversity (Strategic Framework Map) are protected from fragmentation and encroachment by development.</p>	<p>Complies Development will not impact any connecting habitat areas as identified on Map SFM-4 - Biodiversity. Refer attached Ecological Assessment Report.</p>

<p>PO21 Development maintains and protects an integrated open space network throughout the locality to —</p> <ul style="list-style-type: none"> (a) provide passive and active recreational pursuits; (b) provide connectivity for pedestrians, cyclists, and horse riders; (c) provide habitat connectivity for wildlife and fish passage; (d) protect watercourses and drainage lines; (e) protect vegetation on steep slopes; and (f) form a scenic backdrop for residential development. 	<p>AO21 Open space corridors identified as Ecological Linkages and Major Recreation areas on Map SFM-1 - Settlement and Map SFM-4 - Biodiversity (Strategic Framework) are enhanced and protected from fragmentation and encroachment by development.</p>	<p>Complies Development will not impact any open space corridors as identified on Map SFM-4 - Biodiversity. Refer attached Ecological Assessment Report.</p>
<p>PO22 Development does not adversely impact on the Lake Macdonald water supply.</p>	<p>No acceptable outcome provided</p>	<p>Complies The development will not adversely impact on the Lake Macdonald water supply. Refer Stormwater Management Plan.</p>
<p>PO23 The number and location of access points to watercourses is controlled and managed to prevent adverse impacts on water quality in Lake Macdonald.</p>	<p>No acceptable outcome provided</p>	<p>Complies The development does not propose any access points to a watercourse.</p>

COMMUNITY FACILITIES ZONE CODE

Role and Function

Performance outcomes	Acceptable outcomes	Comment
Role and function		
<p>PO1 The Community facilities zone accommodates a range of community activities, infrastructure activities, special residential uses, recreation activities and limited low scale ancillary business uses.</p>	<p>No acceptable outcome provided</p>	<p>Complies in Part Refer section 7.6 of Development Assessment Report</p>
<p>PO2 Development maintains the ongoing provision and use of Community Facilities zoned land for community related purposes.</p>	<p>No acceptable outcome provided</p>	<p>Complies in Part Refer section 7.6 of Development Assessment Report</p>
<p>PO3 Development-</p> <ul style="list-style-type: none"> (a) is consistent with the specific purpose as annotated on the zone map; or (b) where the annotated purpose is no longer meeting a community need, replaces it with another community related use; or (c) where there is no specific purpose annotated on the zone map, provides a use consistent with the needs of the local community. 	<p>No acceptable outcome provided</p>	<p>Complies in Part Refer section 7.6 of Development Assessment Report</p>
<p>PO4 The site and location are</p>	<p>No acceptable outcome provided</p>	<p>Complies The site and location are accessible</p>

accessible and suitable for the intended use and population catchment it serves.		and suitable for the intended use and population catchment it serves as demonstrated by the application material.
PO5 Uses are of a type, scale and intensity consistent with community needs, locational characteristics and supporting infrastructure.	No acceptable outcome provided	Complies The proposed uses are of a type, scale and intensity consistent with community needs, locational characteristics and supporting infrastructure as demonstrated by the application material.
Noosa Business Centre PO6 The first stage of development at the Noosa Business Centre Village mixed use precinct, High density residential precinct or the Business park precinct (where immediately adjoining either the Village mixed use precinct or the High density residential precinct) incorporates provision for a sub-regional transit facility, on a separate unencumbered lot with a minimum area of 5,000m ² .	AO6 The location of the transit facility is to be generally in accordance with Figure 7.2.4.4 (Noosa Business Centre Framework and Character Plan).	Not Applicable Not in Noosa Business Centre.
Residential care PO7 Existing and approved sites for retirement facilities and residential care facilities are retained and continue to provide such residential uses on the site.	AO7.1 The following sites are retained as residential care facilities:- (a) 'Kabara Noosa Care' at 20 Topaz Street, Cooroy, over Lot 102 SP236318; (b) 'Carramar Noosa Care' at 186 Cooroy-Noosa Road, Tewantin, over Lot 2 on RP177554 and Lots 18 and 19 on RP162486; (c) 'Japara Noosa Aged Care' at 119 Moorindil St, Tewantin, over Lot 1 on SP146053; (d) 'Ozcare Noosa' 100 Cooyar St, Noosa Heads, over Lot 9 on RP225312 AO7.2 The following sites are developed and retained as integrated residential care and retirement facilities: (a) Land at 82 -100 McKinnon Drive, Tewantin, described as Lot 2 on RP220516 and Lot 86 on MCH1415; (b) Land at Ben Lexcen Drive and Grasstree Court, Sunrise Beach, over Lot 9 SP252905 and Lot 6 RP901384; and (c) "Palm Lake Resort" at 15 Pearsons Road, Cooroy, over Lots 102 and 103 SP287641.	Not Applicable Not a listed site. Not Applicable Not a listed site.
PO8 Residential care and retirement facilities develop where there is local community demand for such residential uses.	No acceptable outcome provided	Complies The proposed Residential care facility is consistent with the zoning annotation and satisfies current and projected future community demand as demonstrated in the attached Economic Impact Assessment Report.

<p>Short-term accommodation PO9 Short-term accommodation develops in conjunction with an educational establishment or hospital on the same site.</p>	No acceptable outcome provided	Not Applicable
<p>Indoor sport and recreation PO10 Indoor sport and recreation develops in conjunction with a community activity on the same site and does not include an amusement parlour or bowling alley.</p>	No acceptable outcome provided	Not Applicable
<p>Markets PO11 Temporary or periodic markets are supported by existing facilities and do not significantly impact on the amenity, safe traffic environment and character of the surrounding area.</p>	No acceptable outcome provided	Not Applicable
<p>Club PO12 Clubs develop in conjunction with a community activity on the same site.</p>	<p>AO12 Clubs do not exceed 500m².</p>	Not Applicable
<p>Food and drink outlets and shops PO13 Food and drink outlets and shops are small scale and ancillary to the main recreation or community activity on the same site.</p>	<p>AO13.1 Kiosks, cafés and shops are ancillary to the main recreation or community activity on the same site and do not exceed a combined total use area of 150m² and sell only non-alcoholic drinks and light meals.</p> <p>AO13.2 Food and drink outlets within an existing sporting club or community use, including indoor and outdoor dining space, does not exceed a gross floor area of 150m²</p>	Not Applicable
<p>Healthcare PO14 Hospital and healthcare services co-locate on and near to existing hospital or health care services sites to complement existing services and create health hubs where possible.</p>	No acceptable outcome provided	Not Applicable
<p>Noosa Airport PO15 The amenity of sensitive land uses surrounding Noosa Airport is not adversely affected by the operations of the Noosa airport.</p>	No acceptable outcome provided	Not Applicable
<p>PO16 The existing and future operational requirements of the Noosa Airport are protected from inappropriate or incompatible development.</p>	No acceptable outcome provided	Not Applicable

Built Form

Performance outcomes	Acceptable outcomes	Comment
Built form		
<p>Height PO17 Buildings and other structures:</p> <ul style="list-style-type: none"> (a) are low rise and have a visual bulk and architectural scale consistent with the character of the area; (b) do not visually dominate the street and surrounding spaces; (c) preserve the amenity of surrounding development including privacy, views and access to sunlight to residential dwellings; (d) respect the scale of the surrounding vegetation, maintaining a vegetated skyline; and (e) have a maximum building height of two storeys. 	<p>AO17.1 Within urban boundaries buildings and other structures are no more than 8 metres in building height.</p> <p>AO17.2 Outside of urban boundaries buildings and structures are no more than 8 metres in building height, providing that they may be up to 9 metres where the pitched roof but no other part of the building or structure exceeds 8 metres.</p> <p>AO17.3 Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 8 metres in building height. <i>Editor's note—refer to figure AP3-13A</i></p>	<p>Performance Outcome Refer section 7.6 of Development Assessment Report</p> <p>Not Applicable Site within urban boundary</p> <p>Performance Outcome Refer section 7.6 of Development Assessment Report.</p>
<p>Site cover, gross floor area and building bulk PO18 Buildings and other structures:</p> <ul style="list-style-type: none"> (a) are fit for purpose and respect the scale of surrounding development; (b) do not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site; (c) maintains natural site characteristics where possible, including native vegetation and natural landforms; (d) allows for adequate area at ground level for landscaping and site facilities; and (e) facilitates onsite stormwater management and vehicular access. 	<p>AO18.1 Individual buildings do not exceed a gross floor area of 1,000m².</p> <p>AO18.2 The maximum length of wall in one plane is 30 metres.</p> <p>AO18.3 No more than 50% of the site is covered by buildings or roofed structures.</p>	<p>Performance outcome Refer section 7.6 of Development Assessment Report.</p> <p>Performance outcome Refer Development Assessment Report.</p> <p>Complies Less than 50% of the site is covered by buildings or roofed structures.</p>
<p>Setbacks PO19 Buildings and other structures:</p> <ul style="list-style-type: none"> (a) provide amenity for users of the premises as well as preserve the visual and acoustic amenity of adjoining and nearby properties; (b) allow space for required vehicle parking; (c) preserve existing vegetation to buffer the building; (d) allow for landscaping between buildings; (e) avoid large areas of continuous wall planes by varying the building setbacks and using 	<p>AO19.1 Buildings and roofed structures are set back:</p> <ul style="list-style-type: none"> (a) for sites within urban boundaries at least: <ul style="list-style-type: none"> (i) 6 metres from a road frontage; and (ii) 3 metres from other boundaries unless the land adjoins the Environmental Management and Conservation Zone where the minimum setback is 5m; or (b) for sites outside of the urban boundaries at least: 	<p>Complies in Part Refer section 7.6 of Development Assessment Report.</p> <p>Not Applicable</p>

<p>(f) appropriate techniques to provide visual relief; and help protect the natural character and visual amenity of the Noosa River system and other watercourses where relevant.</p>	<p>(i) for uses involving towers or tanks, a distance at least equal to the height of the structure; (ii) otherwise 10 metres from any boundary. AND (c) a distance greater the riparian buffer area shown on Biodiversity, Waterways and Wetlands Overlay maps. (d) 100 metres from the level of Highest Astronomical Tide (HAT) in tidal areas (and to incorporate natural vegetation and other buffer elements) (e) 50 metres from freshwater habitats (and to incorporate natural vegetation and other buffer elements)</p> <p>AO19.2 Childcare centres All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential activity or land included in a residential zone.</p> <p>AO19.3 Place of public worship Buildings, structure and communal gathering areas are setback 10m from a residential zone and 3m from all other zones.</p> <p>AO19.4 Buildings and structures with frontage to the Noosa River system are set back not less than 10 metres from the mean high water mark as shown in Figure AP3-15A.</p> <p><i>Editor's note— If there is a conflict between minimum boundary setbacks, the greater setback prevails.</i></p>	<p>Performance Outcome Refer Ecological Assessment Report</p> <p>Not Applicable</p> <p>Performance Outcome Refer Ecological Assessment Report</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
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Building Design and Streetscape

Performance outcomes	Acceptable outcomes	Comment
Building design and streetscape		
<p>PO20 Development for community and recreation activities are located, designed and operated to:</p> <p>(a) provide focal points for the community;</p> <p>(b) relate to the setting and character of the locality where relevant;</p> <p>(c) be accessible and functional for a wide range of users; and</p> <p>(d) maximise opportunities for co-locating a range of compatible community and</p>	<p>No acceptable outcome provided</p>	<p>Complies The development will provide a focal point for the community; has been designed to reflect existing Cooroy township character elements; is easily accessible; and provides for compatible uses.</p>

recreation activities.		
<p>PO21 Buildings are designed using design elements and materials that reflect the local streetscape character of the area.</p>	No acceptable outcome provided	<p>Complies The building is designed using design elements and materials that reflect the local character.</p>
<p>PO22 Development incorporates a high standard of architecture, design and landscaping and creates attractive and functional buildings, streets and places.</p>	No acceptable outcome provided	<p>Complies The development incorporates a high standard of architecture, design and landscaping and creates an attractive and functional building.</p>
<p>PO23 Streetscape treatments are provided to enhance the character and amenity of the street, particularly along major roads.</p>	No acceptable outcome provided	<p>Complies Streetscape treatments in the form of pathways and landscaping will be provided.</p>
<p>PO24 Buildings and other structures present a high level of architectural merit with building elements and forms that:</p> <ul style="list-style-type: none"> (a) are consistent with the bulk and scale of buildings on adjoining and nearby land; (b) break down the facade into finer scaled components; (c) provide strong visual relationships to the landscape, natural features and (d) recreation areas in the vicinity; (e) create a pedestrian scale with visual interest; (f) present subtle changes in colours, textures and materials to break up the building facades; (g) integrate signage with the building design; (h) integrate landscaping into the building design and car parking areas; (i) is well articulated with strong horizontal and vertical design elements providing an interesting streetscape; and (j) complement landform changes and landscape features. 	<p>AO24.1 Buildings incorporate horizontal and vertical articulation.</p> <p>AO24.2 Elevations are no longer than 15 metres without articulation of at least 0.75 metres and present subtle changes in textures and materials to break up building facades.</p> <p>AO24.3 Buildings incorporate:</p> <ul style="list-style-type: none"> (a) variations in plan shape, such as steps, recesses, projections or splays; (b) variations in the vertical profile, with steps or slopes at different levels; (c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure; (d) balconies, verandas or terraces; and (e) planting, particularly on podiums, terraces, and low level roof decks or incorporate other landscape elements such as green walls. 	<p>Complies Building incorporates horizontal and vertical articulation.</p> <p>Performance outcome Refer section 7.6 of Development Assessment Report.</p> <p>Complies The building incorporates variations in plan shape; variations in the vertical profile; variations in the treatment and patterning of windows, sun protection and shading devices; and landscape elements around the ground plane.</p>
<p>PO25 Buildings and other structures present a high quality streetscape with design elements and building forms that:</p> <ul style="list-style-type: none"> (a) define the street and public spaces; (b) provide a consistent building alignment fronting the street and public spaces; (c) contribute to the streetscape activity and vibrancy of the street if located in a business centre; (d) create pedestrian scale and visual interest; (e) contribute to their setting, including the skyline; (f) enhance corner sites as key 	No acceptable outcome provided	<p>Complies Only limited parts of the buildings will be visible from Myall Steet and Ferrells Road due the existing frontage vegetation to be retained. The sections of visible building will provide a high quality streetscape presentation reflecting Cooroy township character elements.</p>

focal points that contribute positively to defining the street; and (g) where a community or recreation activity, retain and provide areas for outdoor gathering and meeting opportunities on the ground level.		
PO26 Buildings on corner sites define the street intersection and include interesting or decorative features and design elements.	No acceptable outcome provided	Not Applicable

Landscaping

Performance outcomes	Acceptable outcomes	Comment
Landscaping		
PO27 Landscape treatments soften and improve the visual appearance of the building, outdoor spaces and service areas.	AO27.1 Entries, outdoor spaces and outdoor dining areas are treated with hard and soft landscaping features. AO27.2 Landscaping may be used to conceal, and reduce the noise generated from, mechanical plant equipment, loading bays, storage and service areas.	Complies Proposal incorporates hard and soft landscape features. Complies Landscaping will be used to assist in screening the loading bays, storage and service areas.
PO28 Landscaped areas are provided to: (a) reduce the impervious area and enhance the visual amenity and natural landscape character of the area, streetscape and local area; (b) retain existing native vegetation and enhance buffer areas around property boundaries; (c) suit the relative size and nature of the development and its setting; (d) reduce the visual impact of large or bulky structures and fencing along watercourses; (e) conceal service, car parking, loading and service areas of developments; (f) contribute to pedestrian comfort through shade; and (g) screen incompatible land uses.	AO28.1 The minimum area required for landscaping is no less than 15% of the site area with the following minimum dimensions: (a) Frontage— average width of 2 metres; and (b) Side boundaries—3 metres width along all boundaries that adjoin land in a residential zone. AO28.2 Landscaping is designed, planted and maintained in accordance with PSP2 Landscaping.	Complies More than 15% of site area is landscaped, with frontage landscaping exceeding an average of 2m. No side boundary adjoins land in a residential zone. Can Comply Will be addressed at operational works stage.

Safety and Amenity

Performance outcomes	Acceptable outcomes	Comment
Safety and amenity		
PO29 Where land adjoins the major road network, land within a residential zone or a sensitive land use: (a) development is appropriately setback and buffered by vegetation or other screening; (b) development is of a scale compatible with buildings in the adjoining residential zone; and	AO29 Where adjoining land in a residential zone or a sensitive land use: (a) a minimum 1.8 metre high solid acoustic screen fence and a 2 metre wide landscape strip is provided along the full length of all common site boundaries; and (b) intrusive or noise generating	Not Applicable Site does not adjoin land in a residential zone or a sensitive land use

(c) buildings and other structures contribute to the streetscape and skyline.	outdoor activities are located and orientated away from sensitive land uses.	
PO30 Buildings adjacent to land in a residential zone or sensitive land use ensures the siting, design and hours of operation do not unreasonably impact on the amenity enjoyed by users of adjoining or nearby premises.	AO30 Outdoor sport and recreation uses are set back 50 metres from any sensitive land use.	Not Applicable The use does not comprise outdoor sport and recreation.
Overlooking PO31 Development maintains reasonable privacy, amenity and use of indoor and outdoor living areas to surrounding residential uses.	AO31 Development is sited to avoid overlooking by siting windows and outdoor areas, (including balconies and terraces) to not look into residential dwellings and may incorporate screening over building openings.	Complies The development will not result in any overlooking of residential dwellings.
PO32 Service areas including loading, waste storage areas, mechanical plant and open air storage are presented in a manner that does not detract from the visual amenity of the local area.	AO32 Areas used for the loading or unloading of goods or equipment, mechanical plant, storage of waste or machinery or stockpiling of other material on site are: (a) located no closer than 3 metres from any boundary; and (b) screened from view from outside the site.	Complies Areas used for loading are not located closer than 3m from any boundary and are screened from view from outside the site by fencing and landscaping.
PO33 Development creates a safe environment by incorporating key elements of crime prevention through environmental design in its layout considering: (a) casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) lighting; (d) signage and wayfinding; (e) minimising entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. Editor's note—development should reflect the principles of Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcomes provided	Complies Appropriate crime prevention through environmental design achieved.
Lighting PO34 Lighting of appropriate intensities is provided to building entrances, carparks and pedestrian paths is provided to maximise safety.	AO34.1 Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code unless otherwise specified in this Code. AO34.2 Recreation and open space areas are lit according to AS4282— Control of the obtrusive effects of outdoor lighting while still being a minimum 20 lux at footpath level. AO34.3 External lighting of a graduated	Can be conditioned to comply Applicant prepared to accept relevant condition. Can be conditioned to comply Applicant prepared to accept relevant condition. Can be conditioned to comply Applicant prepared to accept relevant

	<p>intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a higher level at the entrance to buildings or at the centre of the site.</p> <p>AO34.4 Lighting is directed onto the site and away from neighbouring properties.</p> <p>AO34.5 Vandal-resistant lighting is used in publicly accessible areas.</p>	<p>condition.</p> <p>Can be conditioned to comply Applicant prepared to accept relevant condition.</p> <p>Can be conditioned to comply Applicant prepared to accept relevant condition.</p>
<p>PO35 All property boundaries are clearly identifiable with public and private spaces clearly defined.</p>	<p>AO35.1 Boundaries are identified by such means as: (a) fencing; or (b) changes in surface materials or levels; or (c) landscape treatments.</p> <p>AO35.2 Loading and storage areas are well lit or can be locked after hours.</p>	<p>Complies Boundaries will be clearly identifiable by fencing or landscape treatments.</p> <p>Complies</p>
<p>PO36 Sites containing utility installations, substations, telecommunications facilities, transport infrastructure or other infrastructure that pose a health or safety risk are secure and maintain public safety.</p>	<p>AO36 Security fencing, signage and landscaping is provided to clearly delineate private property and prevent unauthorised entry.</p>	<p>Not Applicable Site does not comprise an infrastructure facility.</p>
<p>PO37 All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.</p>	<p>AO37 All premises are identified by the provision of the street number in a prominent location, preferably near the site entry, (i.e. on the kerb or letterbox or by signage on the building or site).</p>	<p>Complies The site will be clearly identifiable.</p>
<p>PO38 Building entries are visible and easily identifiable.</p>	<p>AO38.1 The number of entrances and exits are limited and main building entrances/exits are located at the front of the site in view of the street. Where this is not possible, due to site or existing building constraints, a well-defined path is provided to the entrance/exit.</p> <p>AO38.2 All entrances/exits to buildings are well lit and signed.</p> <p>AO38.3 Entrances/exits are located to provide a direct link to driveways and car parking areas.</p> <p>AO38.4 Recessed doorways are avoided where the recess is of sufficient size to conceal a person. Where recessed doorways are unavoidable, the following measures are used to enhance safety: (a) good lighting; (b) strategically placed mirrors; (c) angled approaches; or</p>	<p>Complies The number of entrances and exits are limited to that required for the appropriate functioning of the uses and with main entrances clearly visible from pedestrian paths.</p> <p>Can be conditioned to comply Applicant prepared to accept relevant condition.</p> <p>Complies Pedestrian connections from entrances/exits are provided to driveways and car parking areas.</p> <p>Complies No recessed doors proposed.</p>

	(d) gates which restrict access.	
PO39 Buildings and structures are designed to minimise opportunities for vandalism.	AO39 Buildings or structures that are visible from and accessible from a public street or laneway— (a) avoid the use of solid fences and blank walls which attract graffiti or where solid blank surfaces are unavoidable, employ measures in the form of landscaping, creepers, murals, vandal resistant paint; (b) with windows at ground level use measures that deter break and enters; and (c) are constructed to be vandal and graffiti proof.	Complies Buildings visible and accessible from the street are designed to minimise opportunities for vandalism.
Site Access PO40 Development encourages the use of public transport and access to the site via alternative motor vehicles such as scooters.	No acceptable outcome provided	Complies The site has direct and convenient access to roadways for public transport and to pathways to allow for alternate modes of travel such as scooters.
PO41 Vehicle, cyclist and pedestrian access to a site for community and recreation activities is appropriate for the intended use and likely users, including emergency vehicles, heavy vehicles, machinery and plant as well as the general public. <i>Editor's note— Development will meet the requirements of the <u>Driveways and Parking Code</u>.</i>	No acceptable outcome provided	Complies Appropriate vehicle, cyclist and pedestrian access provided. Refer Traffic Impact Assessment Report.
PO42 Where located in the centre of towns and villages or where involving uses that attract children or aged persons, particular priority is given to pedestrian access, safety and amenity.	AO42 Where on land adjacent to a centre zone, easily navigated car parking is located at the rear of the building with safe pedestrian movement prioritised between the building and the street. <i>Editor's note— Specific access requirements are specified with the <u>Community activities code</u>.</i>	Not Applicable
PO43 Vehicle access to Carramar Noosa Care is to be via Cooroy- Noosa Road only with no vehicular access off Carramar Street, Tewantin	No acceptable outcome provided.	Not Applicable
Vehicle loading and waste PO44 Vehicle loading / unloading and waste storage and collection areas do not significantly impact on the visual or acoustic amenity of the site or it's surrounds.	AO44 Vehicle loading/unloading, waste storage/collection and external storage areas are enclosed within a service yard or courtyard and located to the rear or under the building and not located along any frontage to a public street or open space.	Complies Vehicle loading/unloading, waste storage/collection or external storage areas will not significantly impact on the visual or acoustic amenity of the site or it's surrounds. Refer Architectural Proposal plans and Acoustic Report.
Pedestrian and cycling connectivity PO45 Areas used for community and recreation activities complement, and where practicable, are connected to open space or community uses.	AO45 Areas used for community and recreation activities are physically connected by a sealed pathway to other land in the Community facilities zone, Recreation and Open Space	Not Applicable Use not for community and recreation activities

	zone and the Environmental management and conservation zone within a radius of 500 metres of the site.	
PO46 Pedestrian safety and convenience is not threatened or reduced by additional vehicular driveways.	AO46.1 Car parking is not located forward of the front building line or front building setback and is screened from view from the street. AO46.2 Provision is made for shared driveways to minimise the number of driveways interrupting the flow of pedestrians along the footpath. <i>Editor's note—refer to figure AP3-11A for design outcomes for car parking.</i>	Complies Car parking is screened from view from the street. Complies Shared driveways are provided to the site.
PO47 Multi deck car parking is located and designed so that it is effectively screened to street frontages at ground level with upper floors to be landscaped or designed to have a good amenity when viewed from public spaces within and surrounding the centre.	AO47 Car parking is sleeved with active land uses at street level where possible and include landscaping or design features at upper levels where visible from public spaces.	Not Applicable No multi deck car parking proposed.

Earthworks and drainage

Performance outcomes	Acceptable outcomes	Comment
Earthworks and drainage		
PO48 Development and associated site works including filling, excavation and retaining structures do not directly, indirectly or cumulatively cause adverse impacts external to the development site by: (a) causing ponding of water on the site or nearby land; (b) increasing flooding, which adversely affects the safety or use of any land upstream and downstream; or adversely affecting the flow of water in any overland flow path.	AO48 Development and associated site works, including filling and excavation, are designed and constructed to ensure overland flow and/or flooding is not worsened, impeded, or otherwise diverted to adversely affect other properties.	Complies Refer Stormwater management plan.

Environment and Heritage

Performance outcomes	Acceptable outcomes	Comment
Environment, heritage and scenic amenity		
PO49 Development: (a) retains natural vegetation wherever possible; (b) has minimal impact on the natural landform of the site; (c) does not lead to erosion or the transport of sediments off site; (d) does not lead to the disturbance of natural features, buildings or structures of cultural heritage significance.	AO49.1 Development does not result in sediment or other material including building materials or waste products being deposited or released into the road reserve, stormwater drain or adjacent properties. AO49.2 Where there is a nominated building envelope on the lot, clearing of native vegetation and building works does not extend beyond the building	Complies The development will not result in any sediment or materials being deposited into the road reserve, stormwater drain or adjacent properties. Refer Stormwater management plan. Not Applicable

	envelope, except for the purposes of a driveway access. AO49.3 Development on a site adjoining a heritage site respects the cultural heritage significance of the site by mitigating any adverse impacts on the setting or integrity of the heritage.	Not Applicable
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Infrastructure

Performance outcomes	Acceptable outcomes	Comment
Infrastructure		
PO50 Development is supported by adequate infrastructure and services including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	No acceptable outcome provided	Complies The site can be connected to all required infrastructure and services. Refer Engineering Services Report.
PO51 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	No acceptable outcome provided	Complies The development will not impact on existing or future infrastructure.

ENVIRONMENTAL MANAGEMENT AND CONSERVATION ZONE CODE

Role and function

Performance Outcomes	Acceptable Outcomes	Comment
Role and Function		
PO1 The Environmental management and conservation zone primarily protects land identified as ecologically important areas, water catchments, beach protection or coastal management areas and land with historical or cultural values.	No acceptable outcome provided	Complies The ecologically important areas within the Environmental Management and Conservation zone have been protected, other than minor disturbance to facilitate site access. This disturbance does not result in any significant impacts as assessed in the attached Ecological assessment report, with the outcome to primarily protect ecologically important areas being achieved.
PO2 Low impact recreation activities for the purpose of an environment facility provides opportunities for the appreciation, conservation and interpretation of ecologically important areas or areas of cultural or heritage value.	No acceptable outcome provided	Not Applicable No recreation activities are proposed within the Environmental Management and Conservation zoned area.
PO3 Low impact outdoor sport and recreation activities such as walking, cycling and canoe trails, develop for recreation, leisure and nature appreciation purposes and do not	AO3 Development includes linkages to or between existing or future components of the Noosa Trail Network.	Not Applicable No outdoor sport and recreation activities are proposed within the Environmental Management and Conservation zoned area.

include buildings, structures or infrastructure.		
PO4 Low impact telecommunication facilities and utility installations are compatible with, and do not affect, the values and process within ecologically important areas and are designed to minimise the visual impacts on scenic amenity.	No acceptable outcome provided	Not Applicable No low impact telecommunication facilities and utility installations are proposed.
PO5 Development maintains the primary function of the zone and protects ecologically important areas, water catchments, waterway connectivity, marine plants, beach protection and coastal management areas and land with historical or cultural values.	No acceptable outcome provided	Complies The primary function of the zone to protect ecologically important areas, water catchments and waterway connectivity on the site is achieved. Refer Ecological Assessment Report.
PO6 Development and use of premises within 750 metres of the Noosaville airport do not cause an obstruction or any other potential hazard to aircraft movement associated with the airport.	No acceptable outcome provided	Not Applicable The site is not located within 750 metres of the Noosaville airport.

Building design and built form

Performance Outcomes	Acceptable Outcomes	Comment
Building design and built form		
Height and Scale PO7 Buildings and structures— (a) are low rise, and have a maximum building height of 1 storey; (b) have a minimal footprint on the land; (c) do not visually dominate the site or surrounding spaces; and (d) are low set and of a smaller scale to the prevailing vegetation around them.	A07.1 Buildings and structures are no more than 4 metres in building height. A07.2 The maximum length of wall in one place is 15 metres. A07.3 For any individual building or roofed structure, no more than 150m ² is under the roof. A07.4 Where excavation is required, the maximum portion of the exposed external façade of the building cannot exceed 4 metres in building height. Editor's note —refer to figure AP3-13A	Not Applicable No buildings are proposed within the Environmental Management and Conservation zoned land.
Setbacks and siting PO8 Buildings and structures are appropriately set back so as to— (a) avoid and minimise disturbance on the ecological values of the land, waterways and wetlands, water quality, coastal processes and heritage values; (b) provide adequate distance from adjoining land uses; (c) allow for <u>vegetation</u> retention and <u>regrowth</u> around buildings and structures; and (d) protect the natural character and visual amenity of the Noosa River	A08.1 Buildings and structures are sited on that part of the site with the least impact on the ecological values of the land, water quality, coastal processes and heritage values. A08.2 Buildings and structures are set back (a) 20 metres from a street frontage; (b) 10 metres from boundaries adjoining land in a residential zone; (c) a distance greater than the width of the riparian buffer area shown on Biodiversity, Waterway and	Not Applicable No buildings are proposed within the Environmental Management and Conservation zoned land.

<p>system and other watercourses</p>	<p>Wetland Overlay maps; (d) 100 metres from the level of Highest Astronomical Tide (HAT) in tidal areas (and to incorporate natural vegetation and other buffer elements) (e) 50 metres from freshwater habitats (and to incorporate natural vegetation and other buffer elements) (f) 4.5 metres to other boundaries; and (g) 3 metres from another building or structure on the same site.</p>	
<p>Building Design PO9 Buildings and structures present high quality built form and landscape design consistent with the natural setting and landscape features of the site by— (a) responding to the landscape and landform of their site; (b) preserving the natural amenity of the site; (c) incorporating existing natural vegetation as an integral part of design; (d) being discreet in appearance when viewed from adjacent properties, roads, waterways or other areas in the vicinity of the site; (e) incorporating roof forms, articulation, materials and finishes that assist in blending the building or structure into the landscape; and (f) using natural sustainable building materials.</p>	<p>AO9.1 Development does not result in a net loss of native vegetation.</p> <p>AO9.2 Buildings are of a lightweight construction and incorporate natural sustainable materials where possible, including natural timber and natural rock.</p> <p><i>Editor’s Note— By way of example lightweight materials are used in preference to masonry construction however where necessary natural rock or rock facing is used rather than rendered block.</i></p> <p>AO9.3 Buildings and structure incorporate colours and textures that blend with and complement the natural setting through low reflective surfaces and timbers that can fade to grey without requiring high maintenance.</p> <p><i>Editor’s Note— Colours and materials that blend well with the colours and hues of the surrounding vegetation and landscape without causing glare or reflection are likely to be in the violet, blue, green and yellow green side of the spectrum as well as greys or browns including low gloss metal finishes. Broad expanses of a single colour are less desirable and where possible should be broken up by other colours or design elements. Whites or bright colours should be restricted to trimming.</i></p> <p>AO9.4 Structures, improvements and public art are subtle and sensitive to the environment and local character.</p>	<p>Not Applicable No buildings are proposed within the Environmental Management and Conservation zoned land.</p>
<p>PO10 Development maximises and protects valued vistas and view lines to waterways, mountains, natural features or pleasing architectural or landscape features in the location.</p>	<p>No acceptable outcome provided</p>	<p>Complies No view lines or vistas will be impacted.</p>

PO11 Existing significant trees are incorporated into building design and complemented by additional endemic vegetation.	No acceptable outcome provided	Complies Existing significant trees in the zone area are retained. Refer Ecological Assessment Report.
PO12 Development is located, designed, constructed and operated to be responsive to the sub-tropical climate, optimise natural light and ventilation and minimises the consumption of energy and water.	AO12 Development of the site incorporates design features and elements to manage resources of water and energy efficiently and effectively through— (a) buildings that maximise opportunities for natural ventilation and lighting; (b) best practice water sensitive urban design allowing for the reuse or rainwater and storm water on the site; and (c) on-site generation of renewable energy.	Not Applicable No buildings are proposed within zone area.

Vehicle parking, access and connectivity

Performance Outcomes	Acceptable Outcomes	Comment
Vehicle parking, access and connectivity		
PO13 Natural vegetation is not lost for car parking.	No acceptable outcome provided	Complies No car parking in the Environmental Management and Conservation zone is proposed.

Safety and amenity

Performance Outcomes	Acceptable Outcomes	Comment
Safety and amenity		
PO14 Development creates a safe environment by incorporating key elements of crime prevention through environmental design in its layout considering: (a) casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) lighting; (d) signage and wayfinding; (e) minimising entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <i>Editor's note—development should reflect the principles of Crime Prevention through Environmental Design Guidelines for Queensland.</i>	No acceptable outcome provided	Complies Appropriate and safe access through the Environmental Management and Conservation zone area to the development site is achieved.
PO15 Walkways, carparks and publicly accessible facilities, including toilets, and bicycle racks are located and designed to allow casual surveillance by other persons.	No acceptable outcome provided	Complies Walkways are located to ensure casual surveillance.
Lighting PO16 Lighting of appropriate intensities, that does not impact on or cause		Not Applicable No lighting within the Environmental Management and Conservation zone is proposed.

disturbance to wildlife habitat, is provided to <u>building</u> entrances, carparks, pedestrian paths and around buildings to maximise safety.		
Vandalism PO17 Buildings and structures are designed to minimise opportunities for vandalism.		Not Applicable No buildings are proposed within the Environmental Management and Conservation zoned land.

SPECIAL RESIDENTIAL CODE

(Applicable only to Residential care facility use)

Location

Performance outcomes	Acceptable outcomes	Comment
Location		
PO1 Development has reasonable access to a variety of essential services and facilities, including retail, commercial, social and medical facilities and public transport services.	<p>AO1.1 Development is located within the urban boundary.</p> <p>AO1.2 Development is located in one of the following: (a) Community facilities zone; (b) Medium density residential zone; or (c) High density residential zone.</p> <p>AO1.3 For Relocatable home parks, retirement facilities and rooming accommodation: (a) the use is located within 400 metres (measured along a sealed footpath with grade of no more than 5%) of a public transport stop; or (b) where no public transport is available, an alternative means of transport, such as a minibus, is made available to the residents.</p> <p>AO1.4 Where a health care service is not located within 400 metres, medical or therapy services for residents may form part of the use and be provided on site providing the total proportion of gross floor area used for health care services does not exceed 10%.</p>	<p>Complies Site is within the urban boundary.</p> <p>Complies Site is located within the Community facilities zone.</p> <p>Not Applicable The proposal does not include Relocatable home parks, retirement facilities or rooming accommodation</p> <p>Not Applicable No health care service proposed.</p>
PO2 Rooming accommodation is located on a site with convenient access to employment or education.	AO2 Rooming accommodation is located within: (a) 1,500 metres walking distance, via a sealed pathway, of land within the Major centre zone or District centre zone or 800 metres of land within the Neighbourhood centre zone; or (b) 800 metres walking distance, via a sealed pathway of a dedicated public pedestrian	Not Applicable Not for rooming accommodation

	access point of a hospital or tertiary education establishment; or (c) 400 metres walking distance, via a sealed pathway, of a Translink bus stop.	
PO3 Residential uses occur only on land that is suited to the development and occupation of residential buildings without risk to people and property from natural disaster.	No acceptable outcome provided	Complies Land is suitable for use as demonstrated by proposal plans and support documentation and can occur without risk to people and property from natural disaster.
PO4 Development is located so as to avoid conflicts with surrounding land uses.	A04 Development does not occur within: (a) 150 metres of land within the Low impact industry zone; (b) 200 metres of land within the Medium impact industry zone; (c) the designated separation area of a Key resource activity; or (d) 250 metres of an existing intensive animal industry, intensive horticulture use or a rural industry.	Complies Site not within 150 metres of land within the Low impact industry zone; 200 metres of land within the Medium impact industry zone; the designated separation area of a Key resource activity; or 250 metres of an existing intensive animal industry, intensive horticulture use or a rural industry.
PO5 Development is located on a site with sufficient area to accommodate: (a) buildings and structures including accommodation and support facilities; (b) setbacks; (c) vehicle access, parking, manoeuvring and circulation; (d) pedestrian access; and (e) landscaped open space.	No acceptable outcome provided	Complies The site is suitable for use as demonstrated by proposal plans and supporting documentation

Effects of use

Performance outcomes	Acceptable outcomes	Comment
Effects of use		
PO6 Development has a residential density that is compatible with the intent of the zone and the preferred character for the local area in which it is located.	No acceptable outcome provided	Complies The density of the use is compatible with the intent of the zone and the character of the surrounding local area
PO7 The residential use integrates with the broader neighbourhood and allows residents to interact with the wider community in the vicinity.	No acceptable outcome provided	Complies The development is integrated with and accessible to the wider community.
PO8 Development does not adversely impact on existing or future infrastructure including water or sewerage utilities, electricity or transport infrastructure.	No acceptable outcome provided	Complies The development will not impact on existing or future infrastructure

Design and siting

Performance outcomes	Acceptable outcomes	Comment
Design and siting		
<p>PO9 The residential use is appropriately sited and designed in a manner which:</p> <ul style="list-style-type: none"> (a) integrates with the natural landform and landscape of the site; (b) is compatible with the developed character of its particular neighbourhood; (c) maximises the retention of existing vegetation and allows for spaces and landscapes between buildings; (d) allows sufficient area at ground level for private and communal open space, site facilities, resident and visitor parking and landscaping; and (e) facilitates ease of resident access around the development such that all communal buildings and recreational facilities are conveniently located. 	No acceptable outcome provided	<p>Complies The use is appropriately sited and designed as demonstrated by the proposal plans and support documentation</p>

Safety and Amenity

Performance outcomes	Acceptable outcomes	Comment
Safety and Amenity		
<p>PO10 The use does not have a significant adverse impact on the amenity enjoyed by users of adjoining or nearby premises.</p>	<p>AO10 Development ensures that where chemical, laundry or cooking odour is released, exhaust vents are discharged vertically and directed away from adjoining sensitive land uses.</p>	<p>Complies The use will not have any significant adverse impact on the amenity of adjoining or nearby premises.</p>
<p>PO11 Safety, security and comfort of residents, staff, visitors and neighbours is considered and incorporated into the design of the facility.</p>	No acceptable outcome provided	<p>Complies The safety, security and comfort of residents, staff, visitors is considered and incorporated into the design of the facility.</p>
<p>PO12 Development is designed to minimise noise carrying between dwelling units or accommodation units by locating noise sensitive spaces such as bedrooms away from noise generating areas of the development, such as car parking areas or mechanical plant and equipment or recreational facilities.</p>	<p>AO12 Bedroom windows are at least 3 metres away from shared driveways, car parking areas, mechanical plant, refuse and recycling areas, vents and exhausts</p>	<p>Complies Bedroom windows are appropriately located.</p>
<p>PO13 Development provides for the accommodation needs of users of all ages and abilities at various stages of their lives, allowing for an optimum degree of independence for people with disabilities, seniors, or people requiring assisted living.</p>	<p>AO11 With the exception of a relocatable home park, residential uses that cater for independent living are accessible or able to be made accessible for people with physical disabilities through:</p> <ul style="list-style-type: none"> (a) providing an accessible path of travel from the footpath or car 	<p>Not Applicable The use is not for independent living.</p>

	<p>parking area to the front entry of the residential building;</p> <p>(b) incorporating the kitchen, living/dining area, at least one bedroom, a bathroom, and the laundry on the ground floor if the residential building spans two or more storeys in height;</p> <p>(c) providing 1.2 metre wide passageway and doorways of at least 920 millimetres wide and level entry thresholds to all accessible rooms on the ground floor; and</p> <p>(d) ensuring ground floor kitchen and bathroom facilities are accessible or have sufficient physical dimensions to allow for wheelchair access.</p>	
<p>PO14 Buildings and outdoor spaces are designed to allow for natural surveillance without adversely impacting the privacy of on-site or adjoining residents.</p>	<p>AO14 Development of the site enhances:</p> <p>(a) opportunities for passive surveillance of common spaces including providing well-lit, active and overlooked places and routes;</p> <p>(b) legibility of the site and ease of navigation;</p> <p>(c) clear distinction between public and private spaces; and</p> <p>(d) ease of maintenance.</p>	<p>Complies The development provides for passive surveillance of common spaces; clear legibility; clear distinction between public and private spaces; and ease of maintenance.</p>
<p>PO15 Development, including entrance ways and outdoor spaces are designed to protect the personal security and safety of residents as well as legitimate site visitors.</p>	<p>AO15.1 The main entrance is clearly identifiable and visible from the street, footpath, visitor car parking areas and driveway.</p> <p>AO15.2 The internal path network has clear sightlines to the main entry and street access points.</p> <p>AO15.3 Visitors have direct access to the main entrance without passing through private outdoor living areas.</p>	<p>Complies The main entrance is clearly identifiable and visible from the site entry and carparking areas.</p> <p>Complies The internal path network has clear sightlines to the main entry and street access points.</p> <p>Complies Visitors have direct access to the main entrance without passing through private outdoor living areas.</p>
<p>PO16 Building and access works are located, designed and sited to protect persons (including residents with limited mobility) and property in the event of a natural disaster, emergency or power failure</p>	<p>AO16.1 The residential use has access to a reliable alternative power supply in the event of prolonged power outage or disconnection from grid supplied electricity.</p> <p>AO16.2 The residential use is designed, constructed and operated so as to allow residents and staff including mobility impaired persons to take shelter on site from severe weather events or floods.</p> <p>AO16.3 At a minimum, Residential Care facilities, Retirement facilities and Rooming accommodation provide:</p>	<p>Can be conditioned to comply Applicant prepared to accept relevant condition.</p> <p>Complies The residential use is designed and will be constructed and operated to allow residents and staff including mobility impaired persons to take shelter on site from severe weather events or floods.</p> <p>Can be conditioned to comply Applicant prepared to accept relevant condition.</p>

	<ul style="list-style-type: none"> (a) an early warning system; (b) emergency lighting; (c) safe and secure paths of travel to exits; (d) emergency escape exits; (e) protected exit paths; (f) exit signage; (g) portable fire extinguishers; (h) fire hose reels; (i) fire-fighting water supply; (j) smoke hazard management; and (k) sprinkler systems. 	
<p>PO17 Development provides acceptable standards of health, safety and amenity for residents.</p>	<p>AO17 Residential care facilities, Retirement facilities and Rooming accommodation provide:</p> <ul style="list-style-type: none"> (a) hygienic and adequately sized and configured kitchen, dining, sanitary and laundry facilities; (b) adequately sized common areas and bedrooms; (c) storage facilities; and (d) adequate ventilation to habitable rooms. 	<p>Complies The development will provide acceptable standards of health, safety and amenity for residents.</p>
<p>Landscaping & private open space PO18 Development:</p> <ul style="list-style-type: none"> (a) enhances liveability and promotes outdoor living and social interaction; (b) contributes to the visual amenity and natural landscape character of the area; (c) retains existing large trees where practicable; (d) provides privacy between uses; (e) reduces the bulk and scale of development; and (f) conceals services, car parking and manoeuvring areas. 	<p>AO18.1 Landscaping is provided to a minimum of 40% of the site area and 60% of this is soft landscaping.</p> <p>OR</p> <p>AO18.2 If for small dwellings or for development which provides a ratio of at least three small dwellings to one other dwelling, landscaping is provided to a minimum of 35% of the site area and 60% of this is soft landscaping.</p>	<p>Complies Landscaping is provided to more than 40% of the site area and with more than 60% of this is soft landscaping.</p> <p>Not Applicable</p>
<p>PO19 Private open space:</p> <ul style="list-style-type: none"> (a) is provided to all dwellings and is adequate in size, shape and dimensions to suit the passive and active recreation needs of the occupants; (b) receives adequate sunlight; and (c) is designed and orientated to ensure privacy is maintained between uses. 	<p>AO19.1 Private open space is provided for each dwelling at the following rate:</p> <ul style="list-style-type: none"> (a) at ground level—a minimum of 25m² directly accessed from living spaces; or (b) if above ground level—12m² accessed directly from the living spaces. <p>OR</p> <p>AO19.2 Private open space is provided for each small dwelling at the following rate:</p> <ul style="list-style-type: none"> (a) at ground level—a minimum of 20m² directly accessed from living spaces; or (b) if above ground level—10m² with a minimum width of 2 metres accessed directly from the living spaces. <p>OR</p>	<p>Not Applicable Use does not comprise any dwellings.</p> <p>Not Applicable Not for small dwellings</p>

	<p>AO19.3 A minimum of 30m² of private open space is provided per relocatable home.</p> <p>AO19.4 Private open space contributing to the above calculations has a maximum gradient of 10% (1 in 10) and is clear of any utilities such as gas, water tanks, clothes drying areas and air conditioning units.</p>	<p>Not Applicable Not for relocatable homes</p> <p>Not Applicable</p>
<p>PO20 Safe vehicular access is provided to and from the site without adversely impacting on the safety of the road network.</p>	<p>AO20.1 The residential use does not gain direct access from any part of the major road network which has a legal speed limit of 90 kilometres per hour or above.</p> <p>AO20.2 Vehicle manoeuvring areas are provided on site such that vehicles enter and leave the site in a forward gear.</p>	<p>Complies No direct access is gained from the major road network which has a legal speed limit of 90 kilometres per hour or above.</p> <p>Complies Refer Traffic Impact Assessment Report.</p>
<p>PO21 Site design and layout ensures emergency services personnel and vehicles have access to the premises at all time.</p>	<p>AO21 Efficient and safe access and egress for emergency vehicles is provided.</p>	<p>Complies Efficient and safe access and egress for emergency vehicles is provided. Refer Traffic Impact Assessment Report.</p>
<p>PO22 Sufficient on-site car parking is provided to accommodate the number and type of vehicles likely to be generated by the residential use having regard to the number of dwellings, residents, visitors or staff (including changeover of shift workers).</p>	<p>No acceptable outcome provided</p>	<p>Complies Refer Traffic Impact Assessment Report.</p>

Residential Care Facilities and Retirement Facilities

Performance outcomes	Acceptable outcomes	Comment
Residential Care Facilities and Retirement Facilities		
<p>PO25 Residential care facilities provide appropriate management, supervised care and social and recreational facilities to support and meet the needs of residents of the facility.</p>	<p>No acceptable outcome provided</p>	<p>Complies The residential care facility will provide appropriate management, supervised care and social and recreational facilities.</p>
<p>PO26 The facility meets the needs of anticipated users, and is designed to allow 'aging in place' to occur.</p>	<p>AO26 A range of easily accessible accommodation designs are provided in the development to cater for different individual and household needs.</p>	<p>Complies The design is appropriate for the use as a residential care facility.</p>
<p>PO27 For independent living, dwellings are of a small size to accommodate the needs of the residents only.</p>	<p>AO27 The gross floor area of any dwelling does not exceed 100m² provided that the average gross floor area for all independent living units does not exceed 90m².</p>	<p>Not Applicable Not for independent living</p>

<p>PO28 Residents have good access to on-site communal and social facilities which are located to maximise opportunities for interaction with and observation of the local community.</p>	<p>AO28.1 Development includes social facilities, including recreational space and communal buildings.</p> <p>AO28.2 Development provides communal buildings and facilities that are easily accessible.</p> <p>AO28.3 Residents are able to easily navigate the site on foot, bicycle, wheelchair, mobility scooter or with the assistance of mobility aids.</p> <p><i>Editor's Note— compliance with this outcome will be achieved if internal pathways meet AS1428.1 Design for Access and Mobility</i></p> <p>AO28.4 Communal facilities and open space components of the development are sited to enable interfacing with surrounding public realm areas (such as streets and parks).</p>	<p>Complies The development includes social facilities.</p> <p>Complies The development provides easily accessible communal buildings and facilities.</p> <p>Complies The development has been designed for appropriate resident movement.</p> <p>Complies The communal facilities and open space components are appropriately designed for the use.</p>
<p>PO29 Development provides pedestrian movement areas within the <u>site</u> with: (a) comfortable vantage points to rest, socialise and observe surrounding activities; and (b) opportunities for interesting exercise routines and a variety of circulation options.</p>	<p>AO29.1 Development provides an internal sealed pathway network which links to existing external pathways.</p> <p>AO29.2 Development provides a variety of places to rest at intervals along internal walkways, including shaded seats and handrails.</p>	<p>Complies Internal pathways link to existing external pathways in Ferrells Road</p> <p>Complies Places to rest at regular intervals provided.</p>
<p>PO30 The entrance to the office, reception area and guest lounge is designed to be obvious and easily identifiable.</p>	<p>AO30.1 Access to the site by persons other than residents and employees is limited to a single public entry which may be controlled using gates or other security devices.</p> <p>AO30.2 The entrance to office/reception and visitor areas are lit and signed.</p> <p>AO30.3 Entrances/exits are located to provide a direct link to driveways and car parking areas.</p>	<p>Complies Access for visitors limited to a single entry.</p> <p>Complies The entrance to office/reception and visitor areas will be lit and signed</p> <p>Complies Entrances/exits are located to provide a direct link to driveways and car parking areas</p>

BUSINESS ACTIVITIES CODE

(Applicable only to Shopping centre use)

Location

Performance outcomes	Acceptable outcomes	Comment
Location		
<p>PO1 Business activities are compatible with the purpose of the zone in which they locate and the site is suitable for the use having</p>	<p>No acceptable outcome provided</p>	<p>Alternate Outcome Refer to section 7.7.1 of Development Assessment Report</p>

regard to accessibility, infrastructure and servicing.		
PO2 The business activity is located within an existing business centre or visitor centre shown in the Noosa Shire Centres Hierarchy or in an industrial zone.	No acceptable outcome provided	Alternate Outcome Refer to section 7.7.1 of Development Assessment Report

Effects of Use

Performance outcomes	Acceptable outcomes	Comment
Effects of use		
PO3 Business activities are of a type, scale and intensity that is consistent with the zone, locality and character of the area in which it is located and reinforces the Noosa Shire Centres Hierarchy.	No acceptable outcome provided	Alternate Outcome Refer to section 7.7.1 of Development Assessment Report
PO4 Business activities contribute to the local economy and vibrancy of the area in which it is located.	No acceptable outcome provided	Complies Compliance is achieved for the reasons set out in the Economic Impact Assessment Report.

Infrastructure

Performance outcomes	Acceptable outcomes	Comment
Major Infrastructure		
PO5 Development is sufficiently separated from infrastructure including electricity infrastructure and substations to minimise the likelihood of nuisance or complaint.	AO5.1 Buildings and structures are not constructed under overhead electricity transmission lines, or within easements. AO5.2 Development adjacent to or within 50 metres of a substation, major electricity infrastructure or major utility incorporates noise attenuation measures such that noise levels do not exceed 5db(A) above background noise level internal to buildings measured in accordance with AS1055. AO5.3 Where adjoining substations, major electricity infrastructure or major utilities, buildings are orientated so that the majority of windows and doors face away from the infrastructure.	Complies No overhead electricity transmission lines or easements. Not Applicable Not Applicable

Building design & siting

Performance outcomes	Acceptable outcomes	Comment
Building design & siting		
Ground floor PO6 Ground floor spaces and ceiling heights are flexible to cater for a range of business activities.	AO6 Ground floor spaces have a minimum ceiling height of 3.5 metres to allow flexibility of use (for example; adaptation for shop, restaurant or office uses)	Complies Ground floor spaces have a minimum ceiling height of 3.5 metres.

<p>Outdoor areas PO7 Outdoor areas, including balconies and rooftops, used for business activities are located, designed and operated to avoid causing nuisance to adjoining or nearby sensitive land uses.</p>	<p>AO7 Outdoor areas and roof top areas used for business activities are located away from sensitive land uses and are generally oriented towards the street.</p>	<p>Complies Outdoor areas are located away from sensitive uses.</p>
<p>Outdoor Dining areas PO8 Outdoor dining areas are designed and located so that: (a) structures are aesthetically pleasing and in keeping with the existing character of the area, including the architecture of the associated building; (b) outdoor dining adds to the streetscape without increasing perceived building bulk; (c) temporary walls or roofs are retracted when not in use and secured at all times; (d) the use does not pose a health and safety risk to patrons; (e) adequate air movement is available; and (f) structures do not impede the movement of pedestrians or vehicles.</p>	<p>O8.1 Walls to outdoor dining areas are: (a) if facing a roadway or other public area, transparent and don't restrict airflow; (b) separated from the floor and any roof by a minimum vertical gap of 500 millimetres; and (c) if detachable or collapsible, are only used during inclement weather.</p> <p>AO8.2 Roof, walls or other structures do not extend beyond the boundaries of the premises.</p> <p>AO8.3 Outdoor dining areas: (a) have a non-slip surface which is water resistant and not raised; and (b) ensures that where heating is provided it does not present a physical risk to diners or pose a fire risk to the surrounding buildings and structures (braziers are not permitted).</p> <p>AO8.4 Outdoor dining areas include soft landscaping integrated with the outdoor dining environment to create an ambient atmosphere for diners.</p>	<p>Can Comply</p> <p>Complies No roof, walls or other structures extend beyond the boundaries of the premises.</p> <p>Can Comply</p> <p>Complies Soft landscaping and planters included</p>
<p>PO9 Adequate clearways and head clearances allow safe movement for users of the premises.</p>	<p>AO9 Roof structures over outdoor dining areas have a minimum clearance height of 2.1 metres.</p>	<p>Complies Minimum clearance achieved.</p>

Landscaping

Performance outcomes	Acceptable outcomes	Comment
Landscaping		
<p>Design of commercial and retail spaces PO10 Landscaping softens building bulk and creates a casual, pleasant setting for site users and the broader community by: (a) adopting landscape solutions that reduce the visual impact of building bulk; (b) providing canopy trees and ancillary shade structures; (c) using shrubs and garden beds</p>	<p>No acceptable outcome provided</p>	<p>Complies Refer Landscape Schematic Design Report</p>

<p>to clearly define public spaces and pedestrian walkways;</p> <p>(d) providing areas for public art, where appropriate;</p> <p>(e) providing outdoor areas with seating;</p> <p>(f) using screen planting to conceal service and loading areas;</p> <p>(g) making provision for outdoor dining areas where appropriate, that integrate well within the streetscape;</p> <p>(h) providing adequate screening along the perimeters of the development;</p> <p>(i) avoiding the use of formal planting design for frontage works; and</p> <p>(j) providing planting design and species selection that can endure an intensively used environment.</p>		
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Amenity and Safety

Performance outcomes	Acceptable outcomes	Comment
Amenity and Safety		
<p>Hours of Operation PO11 Business activities are operated in a manner that avoids or minimises evening, early morning or weekend noise nuisances to sensitive land uses, particularly surrounding residential uses.</p>	<p>AO11.1 The use or activity does not operate outside the hours of 7:00am to 9:00pm, seven days a week, where the site directly adjoins land in the following zones: (a) All residential zones, except for the Tourist accommodation zone (b) Major centre zone – High density residential precinct; or (c) Rural residential zone.</p> <p>AO11.2 Where the site is not specified above in AO11.1 the use does not operate outside the hours of 6:00am to 10:00pm, seven days a week, except that a business use such as a food and drink outlet, may operate until 12:00 midnight on a Friday and Saturday.</p>	<p>Not Applicable Site does not directly adjoin land in a residential zone, Major centre zone – High density residential precinct or Rural residential zone.</p> <p>Can Comply These standard operating hours can be conditioned.</p>
<p>Overlooking PO12 Business activities maintain the reasonable privacy and amenity of site and adjoining residents and their enjoyment of indoor and outdoor living areas is not unreasonably diminished.</p>	<p>AO12 Where the business activity adjoins an existing or approved residential use, the reasonable privacy and amenity of such uses is maintained by: (a) siting and orienting buildings to minimise the likelihood of overlooking occurring; (b) having windows and outdoor areas, (including balconies and terraces) located and designed so that they do not look into dwellings or visitor accommodation; and (c) incorporating screening</p>	<p>Complies While the site does not adjoin an existing or approved residential use, the Shopping centre has been designed to ensure that no overlooking or amenity impacts to the Residential care facility will occur.</p>

	over building openings.	
<p>Noise, visual and odour impacts PO13 Business activities are designed, sited and operated to avoid environmental nuisances such as noise, visual or odour impacts that unreasonably diminish the amenity of the area or surrounding uses.</p>	<p>AO13.1 Undesirable noise, visual or odour impacts on public spaces and residential uses, are avoided or reduced by: (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and (b) not locating site service facilities and areas along any frontage to a street or other public space.</p> <p>AO13.2 Where the business activity requires the use of acoustic attenuation measures to mitigate adverse impacts on nearby sensitive land uses, such measures are designed and constructed to be compatible with the local streetscape.</p>	<p>Complies Refer Acoustic Report</p> <p>Complies Refer Acoustic Report</p>
<p>Live Music PO14 Live music creates entertainment for patrons and vibrancy within the streetscape and is sited to avoid significant impacts on surrounding residential land uses.</p>	<p>AO14.1 Where the site is adjacent to land in a residential zone (excluding Tourist Accommodation Zone), the Noosa Business Centre High Density Residential Precinct, or the Rural Residential Zone live music is contained within an enclosed acoustically treated environment.</p> <p>AO14.2 Acoustic live music (not reliant on electric or electronic equipment) ceases to operate in outdoor spaces by 9:00pm Sunday – Thursday, and by 10:00pm Friday and Saturday, except if located within the Hastings Street Mixed Use Precinct or Noosa Junction Hospitality precinct where it can operate until 10:00pm Sunday - Thursday, and by 12:00 midnight Friday and Saturday.</p> <p>AO14.3 Amplified live music ceases to operate in outdoor space by 7:00pm seven days per week, except if located within Hastings Street Mixed use precinct or Noosa Junction Hospitality precinct where it can operate until 9:00pm Sunday - Thursday and 10:00pm Friday and Saturday.</p>	<p>Not Applicable No live music proposed.</p>
<p>PO15 Waste storage areas, external storage areas and loading docks do not detract from the visual amenity of the streetscape or cause nuisance to adjoining properties.</p>	<p>AO15 Waste storage areas, external storage areas and loading docks are located within basements or are visually screened by landscaping or fencing and situated to the rear of the building.</p>	<p>Complies Waste storage areas, external storage areas and loading docks are visually screened by landscaping or fencing and situated to the rear of the building.</p>
<p>Car Parking AO16 Sufficient car parking is available to</p>	<p>AO16 Parking is provided in accordance</p>	<p>Performance Solution Refer Traffic Impact Assessment Report.</p>

accommodate the number and type of vehicles likely to be generated by the use on site.	with Table 9.4.2.4 of the Driveways and Parking Code.	
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REGIONAL INFRASTRUCTURE OVERLAY CODE

Performance outcomes	Acceptable outcomes	Comment
Water catchment		
<p>PO1 Development does not cause adverse effects on:</p> <ul style="list-style-type: none"> (a) the quality and quantity of water entering Lake Macdonald, Cedar Pocket Dam or its tributaries, or the Mary River drinking water intake; (b) flow regimes, flooding levels or flood volumes outside the boundaries of the site; and (c) the environmental values, land resources and natural systems in these catchments. <p>Editor's Notes— <i>Requirements relating to water quality, stormwater management and effluent disposal are contained in the Water Quality and Drainage Code in Part 9.</i></p> <p><i>Requirements relating to excavation and filling are contained in the Earthworks Code in Part 9.</i></p> <p><i>Requirements relating to flooding and environment protection and waterways management are contained in the Flood Hazard Overlay Code and the Biodiversity, Waterways and Wetlands Overlay Code in Part 8.</i></p>	No acceptable outcome provided	<p>Complies The development will not result in any impacts to the water catchment of Lake McDonald. Refer Stormwater management plan, Flood Report and Ecological Assessment Report.</p>
<p>PO2 Development within a water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licensed contractor.</p>	<p>AO2.1 For rural activities the stockpiling of waste litter, manure and other organics is only undertaken as follows:</p> <ul style="list-style-type: none"> (a) on surfaces constructed with permanent impervious underlay to minimise leaching; (b) located outside of an effluent irrigation area; (c) located away from ground water and recharge areas; (d) sized to accommodate the proposed disposal timeframes; (e) designed with run-off diversion drainage upstream to prevent uncontaminated stormwater movement into the area; (f) bunded to capture contaminated run-off for appropriate treatment and disposal; and (g) covered, desirably within a shed but otherwise with weatherproof material. 	<p>Not Applicable No rural activity proposed.</p>

	<p>Editor's note—Groundwater and recharge areas are shown on the Queensland Government Wetland Info mapping.</p> <p>AO2.2 The reuse of waste litter, manure and other organics as soil conditioners or fertilizers is not undertaken on-site.</p> <p>AO2.3 Composting activities are not undertaken on-site.</p> <p>AO2.4 Carcasses are not buried on site except as required in accordance with any emergency animal disease directive by a biosecurity agency.</p>	<p>Not Applicable No rural activity proposed.</p> <p>Not Applicable No rural activity proposed.</p> <p>Not Applicable No rural activity proposed.</p>
<p>PO3 Development does not discharge wastewater unless demonstrated to not compromise the drinking water supply environmental values.</p>	<p>AO3.1 Development does not generate wastewater.</p> <p>OR</p> <p>AO3.2 Wastewater generated from the development is collected and contained on site, and is:</p> <ul style="list-style-type: none"> (a) lawfully disposed to sewer; (b) transferred off-site for treatment/disposal to an appropriately licensed facility; (c) treated to meet the drinking water supply environmental values prior to release; or (d) reused on-site in a closed-cycle irrigation scheme, industrial processes, washing/cleaning or other purpose. <p>AO3.3 Where treated wastewater is irrigated to land, it will:</p> <ul style="list-style-type: none"> (a) be confined to a dedicated area of land on-site; (b) be suitably located and sized; and (c) use irrigation practices that will not harm groundwater and on-site surface water quality. <p>Editor's note- Developments involving the irrigation of wastewater will need to provide a MEDLI Modelling Report demonstrating the nominated land area for wastewater irrigation is suitably located and sized to accommodate design wastewater loads, storages are suitably sized to accommodate design wastewater loads, and proposed irrigation practices will not damage water quality. It is recommended the modelling exercise incorporate</p>	<p>Complies Site is connected to reticulated sewer</p> <p>Not Applicable Site is connected to reticulated sewer</p> <p>Not Applicable Site is connected to reticulated sewer</p>

	<i>scenarios based on both a 10-year and 20-year planning horizon and incorporate a minimum of three irrigation concepts.</i>	
PO4 Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.	No acceptable outcome provided	Not Applicable No management, handling and storage of hazardous chemicals including fueling of vehicles is proposed on site.
PO5 Development maintains an adequate separation distance and avoids areas of potential flood inundation to protect waterways or water supply sources.	AO5 Development complies with the separation distances by stream order as specified in Table 8.2.9.3A	Performance Outcome Refer Ecological Assessment Report.
Bulk Water Infrastructure		
PO6 Development is set back from bulk water supply infrastructure to: (a) avoid safety risks to people and property; (b) minimise noise and visual impacts to people and property; and (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	AO6 Development is setback in accordance with Table 8.2.9.3B 'Recommended separation distances from bulk water supply infrastructure'.	Not Applicable Site not in proximity to bulk water supply infrastructure.
PO7 Vegetation planted near pipelines does not pose any risk to the physical integrity and operation of the bulkwater pipelines.	AO7 Planting near pipelines complies with the current Seqwater Network Consent Guidelines.	Not Applicable Site not in proximity to bulk water supply infrastructure.
PO8 Development is located and designed to maintain required access to Bulk water supply infrastructure.	AO8 Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to: (a) buildings or structures; (b) gates and fences; (c) storage of equipment or materials; (d) landscaping or earthworks or stormwater or other infrastructure.	Not Applicable Site not in proximity to bulk water supply infrastructure.

RECONFIGURING A LOT CODE

The purpose of the Reconfiguring a lot code is to ensure that development:

- (a) *results in lots that are appropriate for their intended use;*
- (b) *contributes to a high standard of amenity;*
- (c) *results in lots that are consistent with the desired character of the local area ensuring high quality urban design outcomes;*
- (d) *is responsive to site constraints;*
- (e) *maintains or improves environmental values and avoids adverse off-site environmental impacts;*
- (f) *provides lawful, safe and practical access arrangements; and*
- (g) *provides infrastructure and services to new lots.*

The overall outcomes sought for the Reconfiguring a lot code are:

- (a) *Development provides for lots that are of a size and have dimensions that are appropriate for their intended use and are consistent with the sizes of surrounding lots.*

- (b) Development provides for lots which are responsive to local character and site constraints such that the natural landform is not modified.*
- (c) Development avoids significant adverse effects on the natural environment and landscape including waterways, drainage lines, wetlands and other ecologically important areas.*
- (d) Provides for a diverse mix of residential lot sizes and configurations to cater for different housing options.*
- (e) Development provides for subdivisions that result in the creation of safe and healthy communities by:
 - (i) avoiding or mitigating the risk to people and property from natural hazards;*
 - (ii) ensuring lots have a suitable and safe means of access to a public road;*
 - (iii) incorporating a road and transport network that is responsive to, and integrated with, the natural topography of the site, is integrated with existing or planned adjoining development and supports the circulation of public transport;*
 - (iv) promoting walking, cycling and the use of public transport;*
 - (v) promoting social interaction and community activity;*
 - (vi) incorporating a lot layout that is responsive to natural climatic influences and allows for new buildings to reflect the principles of sub-tropical and sustainable design;*
 - (vii) providing appropriate infrastructure, including reticulated water and sewerage (where available), sealed roads, pedestrian and bicycle paths, urban and non-urban open space and community facilities in urban areas;*
 - (viii) offering residential choice, diversity and mix to meet the diverse demographic, social, cultural, economic and lifestyle needs of the community; and*
 - (ix) ensuring that new lots outside the Urban boundaries have good levels of convenience and accessibility to urban services and do not compromise the ongoing productive use of rural lands.**

Comment: The proposed reconfiguration is a management subdivision relating to the detailed site design to separate the residential and commercial uses. The proposal complies with the purpose and overall outcomes of the code.



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