

5.9.8 Maroochy North Shore local plan

Table 5.9.8.1 Maroochy North Shore local plan: material change of use

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in **Table 5.5.1 (Low density residential zone)**, **Table 5.5.2 (Medium density residential zone)** and **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.1**, **Table 5.5.2** and **Table 5.5.16**.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
COMMUNITY FACILITIES ZONE - PRECINCT MNS LPP - 1 (SUNSHINE COAST AIRPORT)		
Residential activities		
Short-term accommodation	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Multi-unit residential uses code Prescribed other development codes
Business activities		
Food and drink outlet	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
Office	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
Service station	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Service station code Prescribed other development codes
Shop	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if:- (a) not exceeding 300m ² gross leasable floor area; and (b) not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
Low impact industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code <i>Prescribed development codes</i> other
Medium impact industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code <i>Prescribed development codes</i> other
Research and technology industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if:- (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code <i>Prescribed development codes</i> other
Service industry	Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted	<ul style="list-style-type: none"> Industry uses code Transport and parking code

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>development if:- (a) not associated with <i>air services</i>; and (b) in an existing building.</p> <p>Code assessment if not otherwise specified</p>	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code <i>Prescribed other development codes</i>
Warehouse	<p>Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i>.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Accepted development if:- (a) not associated with <i>air services</i>; and (b) in an existing building.</p>	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Industry uses code <i>Prescribed other development codes</i>
Community activities		
Community care centre	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Educational establishment	<p>Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i>.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
Sport and recreation activities		
Club	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Outdoor sport and recreation	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Other activities		
Parking station	<p>Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i>.</p>	<ul style="list-style-type: none"> No requirements applicable
	<p>Code assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Telecommunications facility code <i>Prescribed other development codes</i>
LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)		
Any use	Accepted	<ul style="list-style-type: none"> No requirements applicable

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>development if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed "Urban Code – Toward Community", for the Town of Seaside.</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> The planning scheme
MEDIUM IMPACT INDUSTRY ZONE		
Business activities		
Outdoor sales	<p>Code assessment if for a car hire business.</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Medium impact industry zone code Maroochy North Shore local plan code Business uses and centre design code <i>Prescribed other development codes</i> The planning scheme
Showroom	<p>Accepted development if:</p> <p>(a) in an existing building; and</p> <p>(b) for a car hire business.</p> <p>Code assessment if:</p> <p>(a) not in an existing building; and</p> <p>(b) for a car hire business.</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> Transport and parking code Medium impact industry zone Maroochy North Shore local plan code Business uses and centre design code <i>Prescribed other development codes</i> The planning scheme

Table 5.9.8.2 Maroochy North Shore local plan: building work

Note—this table identifies variations to the category of development and category of assessment for building work specified in **Table 5.7.1 (Building work)**. This table must be read in conjunction with **Table 5.7.1**.

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)		
Building work	<p>Accepted development if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed "Urban Code – Toward Community", for the Town of Seaside.</p> <p>Impact assessment if not otherwise specified.</p>	<ul style="list-style-type: none"> No requirements applicable The planning scheme

Table 5.9.8.3 Maroochy North Shore local plan: operational work

Note—this table identifies variations to the category of development and category of assessment for operational work specified in **Table 5.8.1 (Operational work)**. This table must be read in conjunction with **Table 5.8.1**.

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
LOW DENSITY RESIDENTIAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE – PRECINCT MNS LPP – 2 (TOWN OF SEASIDE)		
Operational work – landscape work		
Operational work involving landscape work associated with a material change of use	Accepted development if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community”, for the Town of Seaside.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Landscape code Maroochy North Shore local plan code
Operational work – engineering work		
Operational work involving engineering work associated with a material change of use	Accepted development if associated with a dwelling house.	<ul style="list-style-type: none"> Dwelling house code AO7.1 and AO9 of Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Maroochy North Shore local plan code Stormwater management code Works, services and infrastructure code Transport and parking code (other than AO3.1 and AO3.2 of Table 9.4.8.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
Operational work involving engineering work not associated with a material change of use	Accepted development if associated with a dwelling house.	<ul style="list-style-type: none"> Dwelling house code AO7.1 and AO9 of Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Maroochy North Shore local plan code Stormwater management code Works, services and infrastructure code Transport and parking code (other than AO3.1 and AO3.2 of Table 9.4.8.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
Operational work – filling or excavation		
Operational work involving filling or excavation (other than the placement of topsoil) associated with a material change of use	Accepted development if involving cumulative filling or excavation of not more than 50m ³ of material.	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if associated with a dwelling house.	<ul style="list-style-type: none"> Dwelling house code AO12 of Table 9.3.6.3.1 (Requirements for accepted development)

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		and performance outcomes and acceptable outcomes for assessable development).
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Maroochy North Shore local plan code • Stormwater management code • Works, services and infrastructure code
Operational work involving <i>filling</i> or <i>excavation</i> (other than the placement of topsoil) not associated with a material change of use	Accepted development if involving cumulative <i>filling</i> or <i>excavation</i> of not more than 50m ³ of material.	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if associated with a <i>dwelling house</i> .	<ul style="list-style-type: none"> • Dwelling house code AO12 of Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • Maroochy North Shore local plan code • Stormwater management code • Works, services and infrastructure code
Operational work – placing an advertising device on premises		
Operational work involving placing an <i>advertising device</i> on premises.	Accepted development if in accordance with subdivision permit no. 51480 (as modified by permit no. CCC03/0053) and the endorsed “Urban Code – Toward Community” for the Town of Seaside.	<ul style="list-style-type: none"> • No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme