

# Sunshine Coast Planning Scheme 2014 (effective 24 August 2020)

## Selected Outline

**Part 1** About the Planning Scheme - introduces the scheme and outlines legislative requirements

**Part 2** State Planning Provisions - identifies the state planning provisions reflected in the planning scheme

**Part 3** Strategic Framework - sets the policy direction for the planning scheme

3.1 [Preliminary](#)

3.2 [Strategic intent](#)

3.3 [Settlement pattern](#)

3.4 [Economic development](#)

3.5 [Transport](#)

3.6 [Infrastructure and services](#)

3.7 [Natural environment](#)

3.8 [Community identity, character and social inclusion](#)

3.9 [Natural resources](#)

3.10 [Natural hazards](#)

**Part 4** Local Government Infrastructure Plan - identifies council's plans for trunk infrastructure to service urban development efficiently

**Part 5** Tables of Assessment - identifies the category of development and category of assessment and assessment benchmarks for assessable development and requirements for accepted development

**Part 6** Zones - contains the zone codes for the 22 zones covering residential, centre, industry, open space and other zones

6.1 [Preliminary](#)

6.2 Zone codes

[6.2.1 Low density residential zone code](#)

[6.2.2 Medium density residential zone code](#)

[6.2.3 High density residential zone code](#)

[6.2.4 Tourist accommodation zone code](#)

[6.2.5 Principal centre zone code](#)

[6.2.6 Major centre zone code](#)

[6.2.7 District centre zone code](#)

[6.2.8 Local centre zone code](#)

[6.2.9 Low impact industry zone code](#)

[6.2.10 Medium impact industry zone code](#)

[6.2.11 High impact industry zone code](#)

[6.2.12 Waterfront and marine industry zone code](#)

[6.2.13 Sport and recreation zone code](#)

[6.2.14 Open space zone code](#)

[6.2.15 Environmental management and conservation zone code](#)

[6.2.16 Community facilities zone code](#)

[6.2.17 Emerging community zone code](#)

[6.2.18 Limited development \(landscape residential\) zone code](#)

[6.2.19 Rural zone code](#)

[6.2.20 Rural residential zone code](#)

[6.2.21 Specialised centre zone code](#)

[6.2.22 Tourism zone code](#)

**Part 7** Local Plans - contains the Local plan codes for each of the 27 local plan areas covering coastal urban areas, rural towns and villages

**Part 8** Overlays - contains the Overlay codes for 13 overlays mapped in Schedule 2 (mapping)

8.1 Preliminary

8.2 Overlay codes

[8.2.1 Acid sulfate soils overlay code](#)

- Avoidance and Management of ASS

[8.2.2 Airport environs overlay code](#)

[8.2.3 Biodiversity, waterways and wetlands overlay code](#)

- Dwelling House
- Rural Uses
- Protection of Ecologically Important Areas
- Management of Impacts on Ecologically Important Areas
- Koala Conservation
- Linking of Ecologically Important Areas through Ecological Linkages
- Rehabilitation of Ecologically Important Areas
- Buffers to Natural Waterways and Wetlands
- Management of Public Access and Edge Effects
- Hydrologic Regimes
- Groundwater and Surface Water Quality

[8.2.4 Bushfire hazard overlay code](#)

- Dual Occupancy and Dwelling House
- Bushfire Hazard Assessment and Management
- Impact of Bushfire Mitigation Measures on Ecologically Important Areas
- Safety of People and Property
- Essential Community Infrastructure
- Hazardous Materials
- Access and Evacuation Routes
- Fire Breaking Trails
- Lot Layout
- Water Supply for Fire Fighting Purposes

- Landscape Works in Bushfire Hazard Areas and Bushfire Hazard Area Buffers

#### 8.2.5 Coastal protection overlay code

- Dual Occupancy and Dwelling House
- Development in the Erosion Prone Area
- Coastal Building Lines and Setbacks
- Reconfiguring A Lot within the Coastal Management District
- Public Access to Public Coastal Land
- Maritime Development and Maritime Development Areas
- Protection of Sand Dunes and Coastal Creeks

#### 8.2.6 Extractive resources overlay code

- Development Within Resource/Processing Areas
- Development Within Extractive Resource Separation Areas
- Development Within Transport Route Separation Areas

#### 8.2.7 Flood hazard overlay code

- Dual Occupancy and Dwelling House
- Floodplain Protection
- Flood and Storm Tide Inundation Immunity and Safety– Development Siting and Design
- Building Design and Built Form
- Essential Network Infrastructure
- Essential Community Infrastructure
- Hazardous and Other Materials
- Flood Impacts

#### 8.2.8 Height of buildings and structures overlay code

- Maximum Height of Buildings and Structures
- Transition of Building Height
- Building Design and Modelling

#### 8.2.9 Heritage and character areas overlay code

- Local heritage place
  - Material Change of Use Involving a Local Heritage Place
  - Reconfiguring a Lot Involving a Local Heritage Place
  - Building Work or Operational Work Involving a Local HeritagePlace
  - Development on land in proximity to a local heritage place
  - Advertising Devices
- Character area
  - Development in a character area
  - Ancillary Structures
  - Advertising Devices
  - Demolition or Removal of Character Buildings
  - Modifications to Character Buildings

#### 8.2.10 Landslide hazard and steep land overlay code

- Landslide Hazard Areas
- Steep Land
- Dwelling House
- Landslide Hazard and Steep Land
- Storage of Hazardous Materials
- Steep Land
- Safe and Efficient Access

#### 8.2.11 Regional infrastructure overlay code

- Gas Pipeline Corridors and Buffers
- High Voltage Electricity Transmission Lines and Buffers
- Water Supply Pipelines and Buffers
- Sewage Treatment Plants and Buffers
- Major Road and Railway Corridors and Buffers
- Dedicated Public Transport Corridors and Buffers

#### 8.2.12 Scenic amenity overlay code

- Scenic Routes
- Regional Inter-urban Break
- Sub-regional Inter-urban Breaks
- Significant Views and Vistas

#### 8.2.13 Water resource catchments overlay code

- Effects of Development on Water Supply Storages and Water Supply Catchment Areas

**Part 9** Development Codes - provide benchmarks for assessable development and requirements for accepted development.

9.1 Preliminary

9.2 Statewide codes

9.3 Use codes

9.3.1 Business uses and centre design code

9.3.2 Caretaker's accommodation code

9.3.3 Child care centre code

9.3.4 Community activities code

9.3.5 Dual occupancy code

9.3.6 Dwelling house code

9.3.7 Extractive industry code

9.3.8 Home based business code

9.3.9 Industry uses code

9.3.10 Market code

9.3.11 Multi-unit residential uses code

9.3.12 Nature and rural based tourism code

9.3.13 Relocatable home park and tourist park code

9.3.14 Residential care facility and retirement facility code

9.3.15 Rural industries code

[9.3.16 Rural uses codes](#)

[9.3.17 Sales office code](#)

[9.3.18 Service station code](#)

[9.3.19 Sport and recreation uses code](#)

[9.3.20 Telecommunications facility code](#)

[9.3.21 Utility code](#)

9.4 Other development codes

[9.4.1 Advertising devices code](#)

[9.4.2 Landscape code](#)

[9.4.3 Nuisance code](#)

[9.4.4 Reconfiguring a lot code](#)

[9.4.5 Safety and security code](#)

[9.4.6 Stormwater management code](#)

[9.4.7 Sustainable design code](#)

[9.4.8 Transport and parking code](#)

[9.4.9 Vegetation management code](#)

[9.4.10 Waste management code](#)

[9.4.11 Works, services and infrastructure code](#)

**Part 10** Other Plans

- Palmview Structure Plans

**Schedule 1** Definitions - contains use and administrative definitions for the planning scheme

**Schedule 2** Mapping - contains the maps relating to the strategic framework, zones, local plan precincts, overlays and structure plans that are applicable to the planning scheme area

**Schedule 3** Local Government Infrastructure Plan Mapping and Tables - contains the local government infrastructure plan mapping and tables

**Schedule 4** Notations required under the Planning Act 2016 - includes a list of all notations required under the Planning Act 2016. This schedule may be updated from time to time to include new notations.

**Schedule 5** Designation of premises for development - provides details of land designated for development of infrastructure. This schedule may be updated from time to time to note new designations.

**Schedule 6** Planning scheme policies - contains the planning scheme policies that support the planning scheme

- SC6.1 [Planning scheme policy index](#)
- SC6.2 [Planning scheme policy for Landsborough \(urban design guidelines\)](#)
- SC6.3 [Planning scheme policy for Sippy Downs Town Centre](#)
- SC6.4 [Planning scheme policy for the acid sulfate soils overlay code](#)
- SC6.5 [Planning scheme policy for the airport environs overlay code](#)
- SC6.6 [Planning scheme policy for the biodiversity, waterways and wetlands overlay code](#)
- SC6.7 [Planning scheme policy for the bushfire hazard overlay code](#)
- SC6.8 [Planning scheme policy for the extractive resources overlay code](#)
- SC6.9 [Planning scheme policy for the flood hazard overlay code](#)
- SC6.10 [Planning scheme policy for heritage and character areas overlay code](#)
- SC6.11 [Planning scheme policy for the landslide hazard and steep land overlay code](#)
- SC6.12 [Planning scheme policy for the scenic amenity overlay code](#)
- SC6.13 [Planning scheme policy for the utility code](#)
- SC6.14 [Planning scheme policy for development works](#)
- SC6.15 [Planning scheme policy for the nuisance code](#)
- SC6.16 [Planning scheme policy for the reconfiguring a lot code](#)
- SC6.17 [Planning scheme policy for the transport and parking code](#)
- SC6.18 [Planning scheme policy for waste management code](#)
- SC6.19 [Planning scheme policy for Palmview Structure Plan](#)
- SC6.20 [Planning scheme policy for biodiversity offsets](#)
- SC6.21 [Planning scheme policy for other information local government may require](#)
- SC6.22 [Planning scheme policy for performance bonds](#)

**Appendix 1** Index and glossary of abbreviations and acronyms - includes a list and description of abbreviations and acronyms used within the planning scheme