

SUBJECT: Request from the Noosa Shire Council (the council) for approval to adopt the proposed Noosa Plan 2020 (the proposed planning scheme)

APPROVED NOT APPROVED
 NOTED COMMENTS

Cameron Dick

Hon. Cameron Dick MP
 Minister for State Development, Manufacturing,
 Infrastructure and Planning

Date: 18/19/02 / 2020

RECOMMENDATION

It is recommended that you:

- **approve** the council's request (**Attachment 1**) to adopt the proposed planning scheme (**Attachment 2**), subject to conditions, having decided that the matters under step 16 of the Chief Executive Notice (the notice), given under section 18(3) of the *Planning Act 2016* (the *Planning Act*) (**Attachment 3**) have been satisfied
- **sign** the attached letter to Councillor Tony Wellington, Mayor of the council (**Attachment 4**), advising of your decision
- **sign** the attached Ministerial conditions (**Attachment 5**) to be enclosed with the letter to Councillor Wellington
- **note** the assessment report prepared by the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) (**Attachment 6**)
- **note** the council has sought a decision by 17 February 2020 to allow the proposed planning scheme to be adopted prior to the caretaker period commencing for the local government elections. Your decision, under the notice, is due by 19 March 2020.

KEY ISSUES

- The proposed planning scheme will replace the current *Noosa Plan 2006*, which was developed under the *Integrated Planning Act 1997*.
- As per steps 3 to 7 of the notice, the Chief Executive was responsible for undertaking the state interest review (SIR) and advising the council of the outcome. The SIR included assessment against the *Planning Act*, the *Planning Regulation 2017* (*Planning Regulation*), the state interests contained in the *State Planning Policy July 2017* (SPP), the *South East Queensland Regional Plan 2017* (*ShapingSEQ*) and other relevant legislation. On 21 January 2019, the Chief Executive advised the council that the proposed planning scheme appropriately integrated relevant state interests (**Attachment 7**).
- The council undertook public consultation on the proposed planning scheme from 18 February to 20 May 2019, with a second round between 16 September to 11 November 2019. The additional consultation occurred because the council considered that changes it made to the proposed planning scheme, as a result of submissions, made the proposed planning scheme significantly different to the version that was on public consultation.
- The second round of public consultation was limited to the changes considered by the council to be significantly different, including:
 - the approach to short-term accommodation within various residential zones and other zones
 - provisions and mapping for the Coastal Protection overlay, now called Coastal Protection and Scenic Amenity overlay
 - zoning and overlays affecting a range of individual properties.
- The council received 940 submissions during the first round of public consultation and just over 600 submissions during the second round of public consultation. The council has considered the properly made submissions and made changes to the proposed amendment.
- The planning assessment report (**Attachment 6**) prepared by DSDMIP provides an assessment of the proposed planning scheme.

Endorsed by ED: Anna McGrath
 Business Group: Planning and
 Development Services
 Telephone: [Redacted]

Endorsed by DDG: Kerry Doss
 Business Group: Planning
 Telephone: [Redacted]

Approved by Director-General:
 Rachel Hunter
 Telephone: [Redacted]

R Hunter 14/2 / 2020

- This assessment includes consideration of:
 - the matters raised in the properly made submissions and how the council dealt with the matters
 - whether the changes made to the proposed planning scheme affect the state interests
 - whether the changes result in the adoption version being significantly different to the version that was released for public consultation.
- The key issues raised during public consultation and during DSDMIP's assessment, include:

Short-term accommodation

- The proposed planning scheme includes provisions to regulate short-term accommodation, in accordance with schedule 3 of the Planning Regulation.
- Short-term accommodation is impacting on the councils housing supply and affordability.
- While short-term accommodation is assessable under the current planning scheme, it does not adequately address the issue of short-term accommodation.
- The new provisions are considered a 'deregulation' compared to the existing provisions because:
 - existing use rights of existing premises used for short-term accommodation are recognised (approximately 3,000 premises in the shire)
 - new criteria makes it easier to determine when a planning approval may be required
 - no planning approval will be required for home hosted short-stay accommodation across the shire (the use currently requires council consent)
 - it will allow the use of an entire dwelling for short stay accommodation, without council consent, where meeting requirements about length and number of stays and the dwelling being a principal place of residence (the use currently requires council consent).
- The council's approach in the new planning scheme is generally consistent with other local authorities (e.g. Sunshine Coast, Gold Coast, Brisbane, Toowoomba councils).
- While the proposed scheme provides more opportunity and flexibility with respect to short-term accommodation, this matter has been highly divisive in the Noosa Shire community and still subject to considerable debate. DSDMIP is of the view that the long-term impacts of the changes require further consideration and consultation with the community. As a result, a condition has been recommended requiring the council to monitor the levels of assessment and regulation for short-term accommodation within the residential zones. This is to consider the provision of further information on the matter to the community and consideration of community feedback. This is to result in a report being provided that clearly articulates how the state interests of Tourism and Housing supply and diversity are, or can be, reflected. This report is to include recommendations regarding any changes required to the planning scheme as a result of the monitoring process. The monitoring process is to commence immediately upon adoption of the planning scheme.
- The council has agreed with the approach proposed by DSDMIP.

Overlay maps (natural hazards, risk and resilience and biodiversity)

- Since the SIR, the council has made changes to the overlay maps for Bushfire Hazard; Biodiversity, Waterways and Wetlands; and Coastal Protection and Scenic Amenity.
- DSDMIP's assessment found that the proposed planning scheme no longer integrates state interests.
- As a result, DSDMIP recommends a Ministerial condition (**Attachment 5**) to ensure the council reflects relevant state mapping, as shown on the SPP interactive mapping system (IMS), as required by the SPP, for bushfire hazards and erosion prone areas.
- For the coastal protection provisions a condition is recommended (**Attachment 5**) that calls up the assessment benchmarks in the SPP for relevant development applications. This process will remain in place until such time council completes an amendment to the planning scheme to integrate the state interest.
 - This approach balances both the state and council interests.
 - The council has agreed with the approach proposed by DSDMIP.

Social housing

- The proposed planning scheme includes performance outcomes (POs) requiring social housing to be provided at a rate of 1 in 10 dwellings at no cost to the council or a social housing provider.
- The POs apply to three sites: one at Noosa Junction (zoned High density residential) and two sites at the Noosa Business Centre (zoned Major centre – High density residential precinct).

- DSDMIP considers that the stipulation of such a requirement does not advance the purpose of the Planning Act, and that the provisions would exceed the powers conferred under the Planning Act.
- As a result, DSDMIP recommends a Ministerial condition (**Attachment 5**) to amend the PO and include an Acceptable Outcome to encourage, rather than mandate the provision of social housing.
- The council has agreed with the approach proposed by DSDMIP.

Noosa Business Centre

- The proposed planning scheme includes many uses as impact assessable, in the Noosa Business Centre, that are typically considered appropriate uses in a Major Centre (e.g. shops, offices and food and beverage outlets).
- This is not an efficient or effective outcome and places unnecessary burden on new development in the centre.
- Therefore, a Ministerial condition (**Attachment 5**) is recommended requiring the council to commence a process to review the provisions for the Noosa Business Centre to provide more detailed planning guidance within 12 months of the date of adoption of the planning scheme. This process will include a review of the levels of assessment and regulation and a subsequent amendment to the planning scheme to integrate the outcomes of the process.

Regulation of dwelling houses in residential zones

- The proposed planning scheme conflicts with section 43(5)(b) of the Planning Act and schedule 6, part 2, section 2(2) of the Planning Regulation 2017. The proposed planning scheme incorrectly states that a dwelling house within a residential zone is assessable development.
- DSDMIP has worked closely with council officers to develop a Ministerial condition (**Attachment 5**) which ensures the proposed planning scheme appropriately regulates a dwelling house in residential zones as accepted development subject to requirements.

New koala conservation protections in South East Queensland

- On 7 February 2020, the Nature Conservation and Other Legislation (Koala Protection) Amendment Regulation commenced, amending the Environmental Offsets Regulation 2014, Planning Regulation, Nature Conservation (Koala) Conservation Plan 2017 and Vegetation Management Regulation 2012, to provide increased protection to koala habitat areas in South East Queensland.
- This new framework applies in the Noosa region and implements strict new clearing restrictions, including prohibiting clearing of koala habitat areas within koala priority areas.
- As the proposed planning scheme was drafted prior to the release of the new koala framework, it has included a koala habitat area map based on the State's previous koala habitat mapping, with local refinements, and planning scheme provisions which do not completely align with the new framework.
- A Ministerial condition (**Attachment 5**) is recommended to reflect the new koala conservation mapping, along with changes to the associated planning scheme provisions, to ensure the proposed planning scheme is consistent with the new framework.
- Your approval for the council to adopt, is subject to your consideration of the proposed planning scheme against the requirements set out in step 16 of the notice.
- DSDMIP is of the view that the proposed planning scheme satisfies the relevant requirements of step 16 of the notice, because:
 - sufficient information has been provided by the council with the request
 - there were no conditions imposed with the SIR that need to be complied with
 - the adoption version of the proposed planning scheme is not significantly different to the version released for public consultation
 - the proposed planning scheme:
 - advances the purposes of the Planning Act
 - is consistent with section 16(1) of the Planning Act
 - is consistent with the regulated requirements prescribed in the Planning Regulation
 - is well drafted and clearly articulated
 - accords with the result of the council's review required under section 25(1) of the Planning Act.

- As per section 18(7) of the Planning Act, you may approve the proposed planning scheme if you consider that it appropriately integrates state, regional and local planning and development assessment policies, including policies under an applicable state planning instrument.
- DSDMIP's assessment (**Attachment 6**) recommends that you approve the proposed planning scheme subject to conditions (**Attachment 5**), to ensure the proposed planning scheme satisfies the requirements of the Planning Act (section 43(5)(b)), the Planning Regulation (Schedule 6) and the SPP state interests and guiding principles.
- DSDMIP considers your consideration of this matter does not interfere with or limit any identified human rights under the *Human Rights Act 2019* on the basis that you are not making a decision at this point that might impact on the human rights identified in that Act.

Sch. 3(7) - Legal professional privilege

Minister's comments

.....

.....

.....

.....

.....

RTI RELEASED



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MC19/6508

18 FEB 2020

Councillor Tony Wellington
Mayor
Noosa Shire Council
PO Box 141
TEWANTIN QLD 4565

Email: mail@noosa.qld.gov.au

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

Dear Councillor Wellington

Thank you for the letter of 12 December 2019 from the Noosa Shire Council (the council) requesting approval to adopt the proposed *Noosa Plan 2020* (the proposed planning scheme) for the Noosa region and your letter dated 6 January 2020 regarding the council's approach to regulating short-term accommodation.

The proposed planning scheme has been assessed in accordance with step 16 of the Chief Executive Notice given under section 18(3) of the *Planning Act 2016* (the Planning Act).

I am pleased to advise that the council may proceed to adopt the proposed planning scheme, subject to the enclosed conditions.

In respect of these conditions, a key policy matter that has been brought to my attention has been the council's short-term accommodation policy settings in the proposed planning scheme. At the outset I acknowledge that the new provisions provide a relaxation of the current regulations for short-term accommodation. I understand that home hosted accommodation, such as a "bed and breakfast", will be able to be carried out as a "home business" without council approval, whereas this previously required council approval. I also note that the new provisions will allow whole of dwelling short-term accommodation, subject to certain limitations, without the approval of council, whereas this previously required council approval.

Although council approval was required for this type of accommodation previously, I have been advised that the council has failed to appropriately regulate and enforce this matter under the current *Integrated Planning Act* based planning scheme. This has resulted in confusion amongst the Noosa community and has potentially set false expectations around existing use and future development rights. This has led to council's short-term accommodation policy settings the subject of considerable debate and has created a divisive community issue that has played out during the two statutory consultation periods.

I understand the complexities that the council is facing balancing housing supply, housing affordability and the desire to foster economic growth and prosperity within the council's local government area. However, given the debate that has occurred and the potential implications of the council policy settings, it will be important for the council to ensure that the policy intent is clearly communicated and subsequently monitored to ensure that state interests are being met. The state has a number of interests that intersect with this matter including planning for liveable communities and housing, and planning for economic growth. More broadly the state also has an interest in ensuring that planning schemes are both efficient and effective.

Given this, it is evident that further work needs to be done in consultation with your community to better resolve this contentious issue. I am also of the opinion that the council needs to be more proactive in enforcement of its planning scheme provisions so as not to compound and inflame this issue any further.

On this basis, I have included a Ministerial condition requiring the council to publish a comprehensive guide explaining the regulatory requirements for operating short-term accommodation in the council's local government area. The condition also requires the council to monitor the planning scheme provisions relating to short-term accommodation, tourism and housing supply, considering the outcomes sought across the residential zones. On completion of this monitoring process, the council will be required to submit a report outlining the findings of the council's monitoring and identifying whether the council considers that amendments should be made to the planning scheme.

Upon receipt of this report, the Department of State Development, Manufacturing, Infrastructure and Planning (the department) will be conducting a full and independent review of the council's findings. Please ensure that all relevant data is made available to the department to assist this exercise.

In addition to the above condition, I have also imposed conditions to ensure that:

- the council will continue to work towards integrating the State Planning Policy 2017 (SPP) state interest for natural hazards, risk and resilience (erosion prone areas) through a future planning scheme amendment
- the council undertakes a review of the provisions related to the Noosa Business Centre within 12 months of adopting the planning scheme
- prior to adoption, the proposed planning scheme will appropriately:
 - address state interests for the natural hazards, risk and resilience (bushfire prone areas) and biodiversity (matters of state environmental significance (MSES)) of the SPP
 - address the state interest for housing supply and diversity by promoting social housing outcomes while adhering to the SPP guiding principles
 - address the new koala conservation mapping, which commenced on 7 February 2020, along with changes to the associated planning scheme provisions
 - regulate dwelling houses in residential zones.
- the planning scheme provisions with respect to short-term accommodation are clearly communicated to the community and monitored to ensure that they appropriately address state interests in the longer term.

As you will also be aware, on 7 February 2020, the Nature Conservation and Other Legislation (Koala Protection) Amendment Regulation commenced to provide increased protection to koala habitat areas in South East Queensland. As the proposed planning scheme was drafted prior to the release of the new koala framework, it has included a koala habitat area map based on the State's previous koala habitat mapping, with local refinements, and planning scheme provisions which do not align completely with the new framework.

Therefore, I have included a Ministerial condition to ensure that the council reflects the new koala conservation mapping, along with changes to the associated planning scheme provisions. This has been discussed with council officers.

If you have any questions about my advice to you, please contact my office on (07) 3719 7200 or email statedevelopment@ministerial.qld.gov.au.

Yours sincerely



CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Enc

RTI RELEASE - DSDMP

Ministerial conditions

Pursuant to Section 18 of the *Planning Act 2016*

Pursuant to Section 18 for the tailored process of the *Planning Act 2016* (Planning Act), I hereby advise the Noosa Shire Council (the council) that it may proceed to adopt the Noosa Plan 2020 (the proposed planning scheme), subject to the following conditions:

CONDITION	TIMING
State Planning Policy (SPP) 2017 – State interest: Natural hazards, risk and resilience (Erosion prone areas)	
<p>1. The council must:</p> <p>A) complete the coastal hazards adaption plan and identify any necessary amendments to the planning scheme to fully integrate the SPP state interest for natural hazards, risk and resilience (Erosion prone areas)</p> <p>B) include the following note in section 2.1.1, section 8.2.4.1 and on each map of the Coastal Protection and Scenic Amenity Overlay map:</p> <p><i>Editor's Note – 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 SPP.</i></p> <p>C) omit from part 2.1 the references to “policy 2, policy 3 and policy 6 after coastal hazards, and insert “in part”.</p> <p>D) omit from part 2.1.1 the references to “policy 1, policy 4, policy 5 and policy 6” after coastal hazards and insert “in part”.</p>	<p>A) On or before the last business day of 2020, being 24 December 2020.</p> <p>B) to D) Prior to adopting the proposed planning scheme.</p>
SPP – State interest: Natural hazards, risk and resilience (Bushfire prone areas)	
<p>2. Amend the Bushfire Hazard overlay map to reflect the bushfire prone area identified on the SPP Interactive Mapping System (IMS).</p>	<p>Prior to adopting the proposed planning scheme.</p>
SPP – State interest: Biodiversity (Matters of state environmental significance (MSES))	
<p>3. Amend the Biodiversity, Waterways and Wetlands overlay map to reflect the MSES identified on the SPP IMS.</p>	<p>Prior to adopting the proposed planning scheme.</p>
Planning Act 2016 (Section 43(5)(b)) and Planning Regulation 2017 (Schedule 6, Part 2, Section 2(2))	
<p>4. Amend the proposed planning scheme as per the enclosed Table 1: Changes for Dwelling house in residential zones.</p>	<p>Prior to adopting the proposed planning scheme.</p>
SPP – Guiding principles – Social Housing	
<p>5. Amend the proposed planning scheme as per the enclosed Table 2: Changes to the social housing performance outcomes (POs) to ensure consistency with the guiding principles.</p>	<p>Prior to adopting the proposed planning scheme.</p>

SPP – Guiding principles – Noosa Business Centre – Levels of assessment	
6. Commence a process to review the provisions of the Noosa Business Centre to provide more detailed planning guidance and outcomes sought for the Noosa Business Centre reflective of its role as a Major Centre for Noosa. This process should include a review of the levels of assessment and regulation that will inform an amendment to the planning scheme to integrate the outcomes of this process.	Within twelve months from the date of adoption of the proposed planning scheme.
SPP – State interest: Biodiversity (Policy 5 – Koala conservation) and Planning Regulation 2017 (Schedule 10, Part 10 and Schedule 11)	
7. Reflect the new koala conservation planning controls in the Planning Regulation 2017, which commenced on 7 February 2020 by: A) amending the map, Koala Habitat Areas, in Schedule 2, to reflect the new koala habitat mapping for South East Queensland (koala priority area and koala habitat area – core koala habitat area and locally refined koala habitat area); B) removing all provisions that relate to interfering with koala habitat (e.g. AO11.1 and AO11.3); C) including a note/s that clarifies how the remaining provisions will be applied, in view of the new koala conservation planning controls in the Planning Regulation 2017; D) updating terminology and references to reflect the new koala conservation framework (e.g. updated <i>Koala-sensitive design guideline: a guide to koala-sensitive design measures for planning and development activities</i>).	Prior to adopting the proposed planning scheme.
SPP – State interest: Planning for liveable communities and housing (Housing supply and diversity) and Planning for economic growth (Tourism)	
8. The council must: A) prepare and publish a comprehensive guide explaining the regulatory requirements for operating short-term accommodation in the Noosa Shire Council local government area. B) monitor the provisions relating to short-term accommodation, tourism and housing supply considering the outcomes sought across the residential zones. The process shall, at a minimum: <ul style="list-style-type: none"> • include a detailed analysis of the existing situation within the Noosa Shire, including numbers and types of short-term accommodation uses. This analysis should include annual comparison data that demonstrates the performance of the relevant scheme provisions; • consider the economic and social benefits of the current situation, and forecast the potential long-term impacts of short-term accommodation across the residential zones; 	A) Within three months from the date of adoption of the proposed planning scheme. B) On commencement of the planning scheme for a period of two years.

<ul style="list-style-type: none"> • consider the zone intent, levels of assessment and regulation short-term accommodation across the residential zones; • consider the state interests of Housing supply and diversity and Tourism; • be evidence-driven, comprehensive, and prepared in a detailed manner. <p>C) submit a report to the Minister on completion of the monitoring process. The report must detail the findings of the monitoring process and provide an accompanying statement from the council that identifies whether the council considers an amendment should be made to the planning scheme as a result of the monitoring process, and the reasons for the council's position on this.</p>	<p>C) Within six months of completing B)</p>
--	--

Dated this 18th day of February 2020

CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

RTI RELEASED

Table 1: Changes for dwelling houses in residential zones (to ensure consistency with the *Planning Act 2016* (Section 43(5)(b)) and the *Planning Regulation 2017* (Schedule 6))

<p>Part 1 About the Noosa Planning Scheme</p> <p>Amend Table 1.6.1 Building assessment provisions to include the Medium density residential zone code, High density residential zone code and Tourist accommodation zone code as alternative provisions to the Queensland Development Code.</p>
<p>Alternative provisions to the Queensland Development Code (QDC)</p> <p>Include the statement 'Alternative provision to the QDC' in the following acceptable outcomes which are to be identified as alternative provisions to the QDC for a dwelling house and class 10 building or structure:</p> <ul style="list-style-type: none"> • AO7, AO11 and AO12 of the Medium density residential zone code • AO4 and AO8 of the High density residential zone code • AO9 and AO13 of the Tourist accommodation zone code
<p>Part 5 Table of assessment for material change of use</p> <p><u>Table 5.5.2 Medium density residential zone</u></p> <p>Amend Table 5.5.2 to include Dwelling house as accepted development subject to requirements. The acceptable outcomes to be included are:</p> <ul style="list-style-type: none"> • AO7.1, AO7.2, AO11.1, AO11.2, AO11.4, AO12, AO14.1, AO14.2, AO14.3, AO15, AO16.1, AO16.2, AO16.3, AO16.4, AO18.1, AO18.2, AO18.3, AO20.2, AO20.3, AO21.1, AO21.2, AO22.1, AO22.2 and AO23 of the Medium density residential zone code • AO2.1, AO2.2, AO3, AO5.1, AO5.2, AO5.3, AO6, AO7, AO8.1, AO8.2, AO8.3, AO9, AO10, AO11, AO12, AO13.1, AO13.2, AO14.1, AO14.2, AO14.3, AO14.4, AO15, AO16.1, AO16.2, AO18.1, AO18.2, AO19, AO20 and AO21 of the Low density housing code. <p>The following new performance outcomes and acceptable outcomes are to be included in the Medium density residential zone code:</p> <ol style="list-style-type: none"> a) Insert copy of PO5, AO5.1 and AO5.2 from the Low density residential zone code for secondary dwellings as a new performance outcome and acceptable outcomes in the Medium density residential zone code. b) Insert a new AO in association with PO9 Site Cover in the Medium density residential zone code which states - 'For a dwelling house, site cover does not exceed 40% of the site area' and include the statement 'Alternative provision to the QDC'. c) Insert a new AO in association with PO10 Plot Ratio in the Medium density residential zone code which states, 'For a dwelling house, plot ratio of development does not exceed 0.4:1.' d) Insert a new AO in association with PO13 Streetscape in the Medium density residential zone code which states – 'For a dwelling house, development provides visual interest to the street and the surrounding area through: <ol style="list-style-type: none"> a) limiting the vertical distance between the ground and the lowest suspended floor to no more than 3 metres; b) limiting the length of any external wall in one plane to 15 metres; and c) ensuring each external wall includes at least one design element such as verandahs, external stairs, window openings, awnings or porches.'

Table 5.5.3 High density residential zone

Amend Table 5.5.3 to include Dwelling house as accepted development subject to requirements. The acceptable outcomes to be included are:

- AO4.1, AO4.2, AO8.1, AO8.2, AO8.3, AO8.4, AO10.1, AO10.2, AO1.3, AO10.4, AO11, AO12.1, AO12.2, AO12.3, AO12.4, AO14.1, AO14.2, AO14.3, AO16.2, AO16.3, AO18.1, AO18.2, AO19.1, AO19.2, and AO21 of the High density residential zone code
- AO2.1, AO2.2, AO3, AO5.1, AO5.2, AO5.3, AO6, AO7, AO8.1, AO8.2, AO8.3, AO9, AO10, AO11, AO12, AO13.1, AO13.2, AO14.1, AO14.2, AO14.3, AO14.4, AO15, AO16.1, AO16.2, AO18.1, AO18.2, AO19, AO20 and AO21 of the Low density housing code.

The following new performance outcomes and acceptable outcomes to be included in the High density residential zone code:

- a) Insert copy of PO5, AO5.1 and AO5.2 from the Low density residential zone code for secondary dwellings as a new performance outcome and acceptable outcomes in the High density residential zone code.
- b) Insert a new AO in association with PO6 Site Cover in the High density residential zone code which states 'For a dwelling house, site cover does not exceed 40% of the site area' and include the statement 'Alternative provision to the QDC'.
- c) Insert a new AO in association with PO7 Plot Ratio in the High density residential zone code which states –
'For a dwelling house plot ratio of development does not exceed:
a) 0.65:1 for sites up to and including 7,000m²; or
b) 0.6:1 for sites over 7,000m².'
- d) Insert a new AO in association with PO9 Streetscape in the High density residential zone code which states –
'For a dwelling house, development provides visual interest to the street and the surrounding area through:
a) limiting the vertical distance between the ground and the lowest floor (where a suspended floor) to no more than 3 metres;
b) limiting the length of any external wall in one plane to 15 metres; and
c) ensuring each external wall includes at least one design element such as verandahs, external stairs, window openings, awnings or porches.'

Table 5.5.4 Tourist accommodation zone

Amend Table 5.5.4 to include Dwelling house as accepted development subject to requirements. The acceptable outcomes to be included are:

- AO9.1, AO9.2, AO13.1, AO14.1, AO14.3, AO14.4, AO16.1, AO16.3, AO17, AO18.1, AO18.2, AO18.3, AO18.4, AO19, AO20.1, AO20.2, AO20.3, AO21.1, AO21.6, AO22.2, AO22.4, AO24.1, AO24.2, AO24.3, AO25.1, AO25.2, AO25.3 and AO26 of the Tourist accommodation zone code
- AO2.1, AO2.2, AO3, AO5.1, AO5.2, AO5.3, AO6, AO7, AO8.1, AO8.2, AO8.3, AO9, AO10, AO11, AO12, AO13.1, AO13.2, AO14.1, AO14.2, AO14.3, AO14.4, AO15, AO16.1, AO16.2, AO18.1, AO18.2, AO19, AO20 and AO21 of the Low density housing code.

The following new performance outcomes and acceptable outcomes to be included in the Tourism accommodation zone code:

- a) Insert a new AO in association with PO11 Site Cover in the Tourist accommodation zone code which states, 'For a dwelling house, site cover does not exceed 40% of the site area' and include the statement 'Alternative provision to the QDC'.
- b) Insert new AOs in association with PO12 Plot Ratio in the Tourist accommodation zone code which states –

- 'AO(x) For a dwelling house on Noosa North Shore there is no increase in gross floor area beyond buildings in existence on the date of the commencement of the planning scheme.
OR
AO(x) For a dwelling house in any locality other than Noosa North Shore, plot ratio does not exceed 0.65:1.'
- c) Insert a new AO in association with PO14 Streetscape in the Tourist accommodation zone code which states –
'For a dwelling house, development provides visual interest to the street and the surrounding area through:
- limiting the vertical distance between the ground and the lowest floor (where a suspended floor) to no more than 3 metres;
 - limiting the length of any external wall in one plane to 15 metres; and
 - ensuring each external wall includes at least one design element such as verandahs, external stairs, window openings, awnings or porches.

Table 2: Changes to the social housing performance outcomes (POs) (to ensure consistency with the SPP Guiding principles)

Part 6: Zones, High density residential zone code

Amend PO20 to read:

Performance Outcome	Acceptable Outcome
Housing Diversity and Affordability	
<p>PO20 Where there is development for multiple dwellings on Lot 3 RP884396, Noosa Heads, dwellings are provided to meet the needs of different households.</p>	<p>AO20 Development:</p> <ol style="list-style-type: none"> makes provision for affordable and social housing; provides social housing that is distributed across the development site; provides 2 in every 10 dwellings as affordable housing; provides 1 in every 10 dwellings as social housing. <p>Editor's Note – <i>Affordable housing is housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.</i></p> <p><i>Social housing is housing made up of public and community housing, that is owned and run by the government or a not for profit agency (as the provider) for people on low incomes or with special needs.</i></p>

Part 6: Zones, Major centre zone code (High density residential precinct)

Amend PO80 to read:

Performance Outcome	Acceptable Outcome
<p>Housing Diversity and Affordability</p> <p>PO80 Where there is development for multiple dwellings, dwellings are provided to meet the needs of different households.</p>	<p>AO80 Development:</p> <ul style="list-style-type: none"> (a) makes provision for affordable and social housing; (b) provides social housing that is distributed across the development site; (c) provides 2 in every 10 dwellings as affordable housing; (d) provides 1 in every 10 dwellings as social housing. <p>Editor's Note – <i>Affordable housing is housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.</i></p> <p><i>Social housing is housing made up of public and community housing, that is owned and run by the government or a not for profit agency (as the provider) for people on low incomes or with special needs.</i></p>