



TABLE 1 - LAND USE ENTITLEMENTS

ELEMENT	OVERALL OUTCOMES
Residential Elements	
Residential	A Minimum net residential density of 15 dwellings per hectare is achieved (unless it can be demonstrated this density cannot be achieved due to site constraints). No Minimum lot size applicable.
Other Land Use Elements	
Centre	<p>Retail GFA does not exceed 1,500m<sup>2</sup></p> <p>Commercial GFA does not exceed 1,000m</p> <p>Note:</p> <p>A Development application that seeks to exceed these gross floor areas must be accompanied by an economic impact assessment that demonstrates how the proposed additional area will compliment and not compromise the network of centres on the Sunshine Coast. This analysis must also demonstrate that:</p> <p>a. Transport infrastructure can service the additional gross floor area and not jeopardise the road hierarchy and movement network; and</p> <p>b. The additional gross floor area provides for increased employment opportunities and contributes to self-containment within the PDA.</p>
Community Facilities	Dedication / transfer of a minimum 5,000m <sup>2</sup> (or a lesser amount as otherwise agreed) for a Community Facility.
School	6 Ha School Site to be provided
Other Uses	<p>Other than in identified centres, non-residential uses may be approved in the urban living zone where it is demonstrated to the satisfaction of the EDQ that:</p> <ul style="list-style-type: none"> <li>The proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areas</li> <li>Cater for the needs of the immediate community and are consistent with or do not compete/undermine the vitality of the centres hierarchy</li> <li>Noise, dust, emissions will not affect residential or other sensitive uses.</li> </ul>