

2. USING THE PLANNING SCHEME

2.1 Contents of the Planning Scheme

2.1.1 Volumes 1 to 5

- (1) This volume (Volume 1) comprises:
 - (a) an explanation of the background to the Planning Scheme and the approaches used in the Planning Scheme;
 - (b) Performance indicators by which the effectiveness of the Planning Scheme in achieving the desired environmental outcomes will be measured;
 - (c) guidance in the use of the Planning Scheme;
 - (d) a dictionary of terms used throughout the scheme;
 - (e) Tables of Development Assessment;
 - (f) particular requirements for heritage conservation;
 - (g) the Planning Scheme's administrative provisions;
 - (h) provision for the designation of land for community infrastructure;
 - (i) provision for the inclusion of a benchmark development sequence for the Shire; and
 - (j) provision for infrastructure charges.
- (2) Volume 2 comprises the Strategic Plan which sets out:
 - (a) the Vision and desired environmental outcomes (DEOs) for the Shire as a whole; and
 - (b) the broad, Shire-wide measures (including objectives and implementation criteria) by which the desired environmental outcomes are intended to be implemented.
- (3) Volume 3 comprises the statements of desired character and intent for each of the Planning Areas and Precincts, and Precinct Classes, into which the Shire is divided for the purposes of this Planning Scheme.
- (4) Volume 4 comprises the Planning Scheme codes.
- (5) Volume 5 comprises Structure Plans for declared master planned areas identified as requiring more detailed guidance in respect to planning and infrastructure outcomes. Structure Plans provide a largely self contained planning framework for each master planned area and to the extent provided for in Section 2.6 (Structure Plans), prevail over the provisions contained in the other volumes of the planning scheme.

2.1.2 Appendices

- (1) (a) The Planning Scheme is supported by Planning Scheme Policies which Council may adopt from time to time in accordance with the relevant provisions of the Act and are appended to this scheme.

- (b) In accordance with the relevant provisions of the Act, some of these policies deal with contributions for items of development infrastructure (where an Infrastructure Charges Plan for such items has not been prepared and adopted by Council).
- (2) Also appended to this Planning Scheme are the matters required to support the Infrastructure Charges Plans.

2.1.3 List of Maps

- (1) The maps included in this Planning Scheme are:

in Volume One:

- (a) the **Planning Area and Precinct Map 1.1** showing Planning Areas, Precincts and Precinct Classes;

in Volume Two:

- (b) the **Strategic Plan Map 2.1** showing the preferred dominant land use areas and related elements having Shire-wide significance referenced in Volume 2;
- (c) Cane Tramways;
- (d) the **Road Hierarchy Map** showing the logical system of roads and streets throughout the Shire referenced in Volume 2;

and in Volume Three:

- (e) the **Planning Area and Precinct Maps 1-30** referenced in Volume 3.

- (2) The following **regulatory maps** in this Volume are:

- (a) No. 1.1 showing Nature Conservation Management Areas;
- (b) No. 1.2 showing Waterways, Wetlands and Fish Habitat Areas :
 - 1 of 2 showing Waterways,
 - 2 of 2 showing Wetlands and Fish Habitat Areas;
- (c) No. 1.3 showing Steep and Unstable Land:
 - 1 of 2 showing Landslip Hazard,
 - 2 of 2 showing Steep Land;
- (d) No. 1.4 showing Acid Sulfate Soils Areas;
- (e) No 1.5 showing Flood Prone and Drainage Constraint Areas;
- (f) No 1.6 showing Water Resource Catchment Areas;
- (g) No 1.7 showing Bushfire Prone Areas;
- (h) No 1.8 showing Sunshine Coast Airport:
 - 1 of 7 showing Sunshine Coast Airport Obstacle Limitation Surface,

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- 2 of 7 showing Sunshine Coast Airport Obstacle Limitation Surface (detail),
 - 3 of 7 showing Sunshine Coast Airport Runway Separation Distances,
 - 4 of 7 showing Sunshine Coast Airport Aviation Facility Sensitive Areas,
 - 5 of 7 showing Sunshine Coast Airport Existing Noise Affected Areas,
 - 6 of 7 showing Sunshine Coast Airport Possible Future Noise Affected Areas,
 - 7 of 7 showing Sunshine Coast Airport Safety Areas; and
- (i) No. 1.9 showing Extractive and Mineral Resource and Buffer Areas.
- (j) and the **Designated Bushfire Prone Land in Building Areas** (Figure 2.1.6) in Volume 4 – Planning Scheme Codes;
- (3) Several of the codes and other Planning Scheme provisions also include various figures and diagrams which illustrate, explain or present intended development outcomes.
- (4) While every care is taken to ensure the accuracy of this product, neither the Maroochy Shire Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason. All maps, regulatory maps, figures and diagrams contained in this Planning Scheme are Crown Copyright Reserved and Council Copyright Reserved.

2.2 Explanation of the Way the Shire is Divided for the Purposes of this Planning Scheme

- (1) This Planning Scheme is intended to recognise and be responsive to the individual character and needs of the many different localities which exist across the Shire. Accordingly, the Shire has been divided geographically into Planning Areas, each of which is further divided into Precincts.
- (2) The Shire is divided into Planning Areas as shown on the Planning Area and Precinct Map (refer Map 1.1 in Volume 1). The Planning Areas have been defined on the basis of previously undertaken local area planning, the dominant established and preferred future land use pattern, broad landscape character, and major physiographical and biological systems. These Planning Areas provide a link to the Strategic Plan through setting each area's context and role within the Shire.
- (3) Each Planning Area is further divided into Precincts, also shown on the Planning Area and Precinct Maps (Maps 1 - 30 in Volume 3). The Precincts have been defined on the basis of previously undertaken local

area planning, the distribution of existing and preferred future land uses, landscape/townscape character considerations, transport networks, community views and values and environmental systems and values. These Precincts establish each locality's context and role within the Planning Area, and the desired future local character.

- (4) Proposals for impact assessable development will be assessed against the statements of desired local character (made up of the Location and Role, Vision Statement and Key Character Elements) for the Planning Area and the Statement of Desired Precinct Character for the individual Precinct in which the development site is situated which are set out in Volume 3.
- (5) Proposals for impact assessable development will also be assessed against the Strategic Plan (Volume 2). The detailed local planning provisions in Volume 3, are intended to be based upon and reflective of the general principles in the Strategic Plan. However, it is the Planning Area Provisions in Volume 3 which represent Council's specific planning intent for the relevant localities.
- (6) Where there is no direct inconsistency between Volumes 2 and 3, but merely different or additional outcomes or requirements indicated, Volume 3 constitutes the primary basis for assessment, but all elements of the policy or intent in both Volumes are expected to be satisfied in order that development does not conflict with the Planning Scheme. If the different statements in Volumes 2 and 3 are inconsistent, statements in Volume 3 prevail over inconsistent statements in Volume 2. This reflects the fact that Volume 2 provisions are either broad strategic statements or statements of general principle, whereas Volume 3 provisions state specific and considered planning intents for identified localities. It is an incorrect use of the Strategic Plan, and an incorrect interpretation of this Planning Scheme, to rely on anything in the Strategic Plan to support or justify as being consistent with the Planning Scheme, an outcome which is contrary to the Planning Area provisions.
- (7) In formulating the local character statements in Volume 3, it was found that while there were many area-specific considerations, there were also considerations that apply to all Precincts of a similar type (eg. the protection of assigned canelands throughout all the cane growing areas of the Shire, or the provision of urban infrastructure services to all of the Shire's urban residential neighbourhoods).

To minimise repetition, it was decided to group into classes the various individual Precincts by broad land use type and intensity for the purposes of:

- (a) determining development assessment requirements for material change of use (Tables 4.1 to 4.8 in this Volume of the Planning Scheme); and
- (b) identifying common elements of desired character (part 1 of Volume 3 of this Planning Scheme refers).
- (8) Each Precinct falls within one of the following **classes**:

Rural	Sustainable Cane Lands Sustainable Horticultural Lands Sustainable Pastoral Lands Water Resource Catchment Area General Rural Lands
Residential	Hillslope Residential Neighbourhood Residential Mixed Housing Multi-storey Residential Sustainable Rural Residential
Centre	Town Centre Core Town Centre Frame Village Centre Local Centre
Industry	Core Industry Business and Industry
Other	Special Purpose Master Planned Community

- (9) (a) Additionally, it was recognised that the Shire contains a wide range of environmental values that cross Planning Area and Precinct boundaries.. These features of the Shire’s environment have been identified through Special Management Areas (SMAs). The types of SMAs are defined in section 6 of this Volume.
- (b) The SMAs also provide the basis of determining development assessment requirements.
- (c) Proposals for impact assessable development in a SMA will be also assessed in terms of the likely impacts of the proposed development on the values associated with the particular SMA, including cumulative impacts, how these values will be protected or otherwise managed and any other relevant issues.

2.3 Roads, Waterways and Reclaimed Land

- (1) If a road, waterway or reclaimed land in the local government area is not shown as being covered by a Precinct on the Planning Area maps, the following applies:

- (a) If the road, waterway or reclaimed land is adjoined on both sides by land in the same Precinct, the road, waterway or reclaimed land has the same Precinct allocation as the adjoining land;
- (b) if the road, waterway or reclaimed land is adjoined on one side by land in a Precinct and adjoined on the other side by land in another Precinct, the road, waterway or reclaimed land has the same Precinct allocation as the adjoining land and the centre line of the road or waterway is the boundary between the two Precincts;
- (c) if the road, waterway or reclaimed land is adjoined on one side only by land in a Precinct, the entire road, waterway or reclaimed land has the same Precinct allocation as the adjoining land that has the Precinct allocation.

- (2) To remove any doubt, it is declared that subsection (1) also applies to a closed road if the road is closed after the commencement of Planning Scheme.

2.4 Assessment Levels

- (1) The Planning Scheme identifies self assessable, code assessable and impact assessable development through:
 - (a) Tables of Development Assessment for material change of use in Precinct Classes and Supplementary Tables of Development Assessment for individual Precincts (section 4 of this Volume);
 - (b) Tables of Development Assessment for other development (section 5 of this Volume); and
 - (c) Tables of Development Assessment for material change of use and other development in Special Management Areas (section 6 of this Volume).

- (2) If a development proposal is identified as having a different assessment level under any of the Tables mentioned above, the higher assessment level applies.
- (3) Where the site of a development proposal is included within two or more Precincts, the higher level of assessment applies to the whole of the proposal.
- (4) Where the site of a development proposal is included partly within a SMA, the higher level of assessment applies to the whole of the proposal.

2.5 Exempt Development

- (1) For the purposes of this Planning Scheme, exempt development includes²:
 - (a) Development that is not identified as self assessable or assessable in the Tables of Development Assessment for other development in section 5 or section 6 of this Volume;
 - (b) Development in a Special Purpose Precinct for which there is no Supplementary Table of Development Assessment for the purpose stated in the name of that particular Precinct, if involving no building work or only minor building work;
 - (c) Local utilities (other than on land which abuts a State Controlled Road);
 - (d) Park;
 - (e) State forestry;
 - (f) the removal of extractive materials authorised by the Local Government Act;
 - (g) maintenance or interim emergency repair work on a place listed in the schedule to section 7 of Volume 1 of the Planning Scheme.

2.6 Structure Plans

2.6.1 Maroochydore Principal Activity Structure Plan

- (1) The Maroochydore Principal Activity Structure Plan (Maroochydore PAC Structure Plan) applies to land identified on the Maroochydore Planning Area and Precincts Map (Planning Area No.1 – Maroochydore) as the Maroochydore PAC Master Planned Area.
- (2) In addition to Volume 5 (Structure Plans), the following provisions of the Planning Scheme apply to the Maroochydore PAC Master Planned Area:-
 - (a) this Volume (Administration and Assessment Requirements) except for:-
 - (i) the administration definitions in Section 3.2 (Administrative Definitions) for the terms defined in the Maroochydore PAC Structure Plan;
 - (ii) the assessment tables and related provisions contained in Section 4 (Assessment of Material Change of Use in Precinct Classes),

- Section 5 (Assessment of Other Forms of Development) and Section 6 (Assessment of Development in Special Management Areas); and
- (iii) Section 7 (Particular Requirements for Places Having Cultural Heritage Significance);
- (b) Volume 2 (Strategic Plan);
- (c) Volume 4 (Planning Scheme Codes) except for:-
 - (i) Section 2.1.1 (Code for Nature Conservation and Biodiversity);
 - (ii) Section 2.1.4 (Code for Development on Steep or Unstable Land);
 - (iii) Section 2.1.5 (Code for Development in Water Resource Catchment Areas);
 - (iv) Section 2.1.6 (Code for Development in Bushfire Prone Areas);
 - (v) Section 2.1.8 (Code for the Protection of Extractive Resources);
 - (vi) Section 3 (Codes for Rural Development and Use);
 - (vii) Section 4.5 (Code for the Development and Use of Caravan and Relocatable Home Parks);
 - (viii) Section 4.8 (Code for Bed and Breakfast Accommodation);
 - (ix) Section 5.1 (Code for Town and Village Centres);
 - (x) Section 5.2 (Code for Local Centres and General Stores);
 - (xi) Section 6.1 (Code for Industries in Urban Areas);
 - (xii) Section 6.3 (Code for Extractive Industry); and
 - (xiii) Section 7 (Local Area Codes).
- (d) the Planning Scheme Policies in the **Appendices**.

- (3) The provisions of the Maroochydore PAC Structure Plan prevail over other provisions of the planning scheme to the extent of any inconsistency.
- (4) While the remaining part of the Maroochydore Planning Area is generally not intended to be subject to the provisions of the Maroochydore PAC Structure Plan, the Maroochydore PAC Structure Plan does identify some infrastructure corridors and connections on land adjoining the Maroochydore PAC Master Planned Area that are required to provide for the integrated development of the Maroochydore Planning Area and the Maroochydore PAC Master Planned Area. In such cases, the provisions of the Maroochydore PAC Structure Plan are applicable to the assessment of development in the remaining part of the Maroochydore Planning Area.

² Exempt development also includes that identified as exempt in Schedule 9 of the Integrated Planning Act and that which is made exempt under the Telecommunications Act 1997.

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Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
			<p>includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas)</p> <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control (P3 and A3.1)
Roadside stall	Where: on land having an area of more than 2 hectares and shown as “Future Urban” on the Strategic Plan Map , and not on land which abuts a State Controlled Road	Where: on land having an area of more than 2 hectares and shown as “Future Urban” on the Strategic Plan Map, or on land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Where self assessable: • Code for Agriculture and Animal Husbandry (A3, A4, A5.1, A5.2 and A5.3) • Where code assessable: • Code for Agriculture and Animal Husbandry • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Erosion and Sediment Control
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Code for Integrated Water Management • Code for Landscaping Design

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			<ul style="list-style-type: none"> • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) • Code for Erosion and Sediment Control
Mixed Housing			
Any purpose on Lot 1 RP 880339, Lot 1 RP228922, Lot 4 CP 884979 and Lots 85 & 86 on RP165646 in Planning Area 1, Precinct 16 (Maroochydore Road)	Where in accordance with rezoning approved by Council on 10 November 1998 and gazetted on 19 February 1999 in respect of Lot 1 RP 880339, Lot 1 RP 228922, Lot 4 CP 884979 and Lots 85 & 86 RP 165646.	None	<ul style="list-style-type: none"> • Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)³
Shop (other than a supermarket) on Lot 1 RP 880339, Lot 1 RP 228922, Lot 4 CP 884979 and Lots 85 & 86 RP 165646 in Planning Area No. 1, Precinct 16 (Maroochydore Road)	Where the total area of Shops form 10% or less of the total approved gross floor area of the site	None	<ul style="list-style-type: none"> • Code for Local Centres and General Stores (Element 2: A.1.1.1 and Element 4: A1.1 to A1.4) • Code for Transport, Traffic and Parking (Element 7: A1.2 and A2.1)
Any of the following: <ul style="list-style-type: none"> • Accommodation building • Multiple dwelling units 	None	Where having a height and Dwelling Unit Factor of not more than the maximum	<ul style="list-style-type: none"> • Code for Low- rise Multi Unit Residential Premises (if an accommodation building)

²⁰ In accordance with s6.1.24 of the Act, the rezoning conditions and plan of development approved by Council on 10 November 1998 and gazetted on 19 February 1999 in respect of Lot 1 RP880339, Lot 1 RP228922, Lot 4 CP 884979 and Lots 85 and 86 RP165646 apply to this land.

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Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
<ul style="list-style-type: none"> Display home (where associated with an accommodation building or multiple dwelling units) 		provided for in the particular Precinct	<ul style="list-style-type: none"> or multiple dwelling unit of up to 3 storeys or 12m in height Code for Multi Storey Residential Premises (if an accommodation building or multiple dwelling unit greater than 3 storeys, or equal to or greater than 3 storeys and greater than 12m in height) Buderim Local Area Code (if in the Buderim Planning Area) Code for Integrated Water Management Code for Landscaping Design Operational Works Code Code for Transport, Traffic and Parking Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) Code for Erosion and Sediment Control
Either of the following: <ul style="list-style-type: none"> Detached house Display home (where in the form of a Detached house) 	Where: <ul style="list-style-type: none"> a) not a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not 	Where: <ul style="list-style-type: none"> a) a removal house; and b) no more than one Detached house per lot; and c) (i) building height is not more than 8.5 metres and not 	Where self assessable: <ul style="list-style-type: none"> Code for the Development of Detached Houses and Display Homes (Elements 1-9 and 11-18) Where code assessable:

	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
	<p>more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<p>more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<ul style="list-style-type: none"> Code for the Development of Detached Houses and Display Homes
Dual Occupancy	None	<p>Where:</p> <p>a) on a site having an area of not less than 600m²; and</p> <p>b) (i) building height is not more than 8.5 metres and not more than 2 storeys if on a site having a slope less than 15% as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor; or</p> <p>(ii) building height is not more than 10 metres and not more than 2 storeys if on a site having a slope of 15% or more as shown on Steep Land Regulatory Map 1.3 (2 of 2) or as determined by a slope analysis prepared by a surveyor</p>	<ul style="list-style-type: none"> Development and Use of Dual Occupancy Buderim Local Area Code (if in the Buderim Planning Area) Code for Integrated Water Management Code for Landscaping Design Operational Works Code Code for Transport, Traffic and Parking Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3) Code for Erosion and

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Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
			<ul style="list-style-type: none"> • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

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Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Any other purpose where in: Planning Area No. 2 • Nambour Central (1) Planning Area No. 3 • Sippy Downs Central (1) Planning Area No. 4 • Mooloolaba Central (1)	Where specified as self-assessable in a Supplementary Table of Development Assessment for the following Precincts: Planning Area No. 2 • Nambour Central Planning Area No. 3 Planning Area No. 3 • Sippy Downs Central (1) Planning Area No. 4 Mooloolaba Central (1)	Where specified as code assessable in a Supplementary Table of Development Assessment referred to in Column 1.	Codes specified as applicable in the Supplementary Table of Development Assessment for the particular Precinct
Town Centre Frame			
Caretaker's Residence	Where in premises which require no building work or only minor building work to accommodate the use	Other than as referred to in Column 1	Where self assessable: • Code for Caretaker's Residence (Element 1: A1, A2, A3.1, A3.2 and A4.1; Element 3: A1.1, A1.2, A1.3) Where code assessable: • Code for Caretaker's Residence • Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control

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	Column 1	Column 2	Column 3
Purpose	Circumstances under which material change of use is self assessable ⁵	Circumstances under which material change of use is code assessable	Applicable Codes ⁶
Community meeting hall	None	Where building height is not more than 8.5 metres and not more than 2 storeys.	<ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Local utility	None ³	On land which abuts a State Controlled Road	<ul style="list-style-type: none"> • Code for Development in the Sippy Downs Town Centre Precinct (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Code for Waste Management in Commercial and Community Developments • Design Code for Community Safety and Security • Code for Erosion and Sediment Control

³ Local utilities are exempt in all circumstances other than those identified in Column 2 (refer section 2.5 of this Volume)

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Purpose	Column 1 Circumstances under which material change of use is self assessable ⁵	Column 2 Circumstances under which material change of use is code assessable	Column 3 Applicable Codes ⁶
Telecommunications facility (Medium Impact)	None	All	<ul style="list-style-type: none"> • Code for Telecommunications Facilities • Code for Development in the Sippy Downs Town Centre Precinct (if in the Sippy Downs Planning Area) • Code for Town and Village Centres (if not in the Sippy Downs Planning Area) • Code for Integrated Water Management • Code for Landscaping Design • Operational Works Code • Code for Transport, Traffic and Parking • Design Code for Community Safety and Security • Code for Nature Conservation and Biodiversity (if the site includes an area listed in(a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2) • Code for Erosion and Sediment Control
Any other purpose where in: Planning Area No. 2 <ul style="list-style-type: none"> • Nambour Centre Frame (2) Planning Area No. 3 <ul style="list-style-type: none"> • Sippy Downs Mixed Use (2) Planning Area No. 4 <ul style="list-style-type: none"> • Mooloolaba East (2) • Brisbane Road North (3) • Brisbane Road South (4) Planning Area No. 8 <ul style="list-style-type: none"> • Kuluin Gateway (1) 	Where specified as self-assessable in a Supplementary Table of Development Assessment for the following Precincts: Planning Area No. 2 <ul style="list-style-type: none"> • Nambour Centre Frame (2) Planning Area No. 3 <ul style="list-style-type: none"> • Sippy Downs Mixed Use (2) Planning Area No. 4 <ul style="list-style-type: none"> • Mooloolaba East (2) • Brisbane Road North (3) • Brisbane Road South (4) Planning Area No. 8 <ul style="list-style-type: none"> • Kuluin Gateway (1) 	Where specified as code assessable in a Supplementary Table of Development Assessment referred to in Column 1.	<ul style="list-style-type: none"> • Codes specified as applicable in the Supplementary Table of Development Assessment for the particular Precinct

2. THE VISION

2.1 Introduction

(1) Explanation

The purpose of the Integrated Planning Act (IPA) is to seek to achieve ecological sustainability. In order to assist in the achievement of this purpose, this Planning Scheme identifies Desired Environmental Outcomes and measures to achieve these outcomes. The Desired Environmental Outcomes relate to Shire wide issues and are outcomes that will work towards achieving ecological sustainability. The Planning Scheme also establishes Strategic Implementation Measures, which are broad measures to describe how the Desired Environmental Outcomes are to be achieved.

(2) Desired Environmental Outcomes (DEOs)

Under the Act, Desired Environmental Outcomes are a key element of a Planning Scheme. Desired environmental outcomes are used to consider the following:

- the performance and review of a Planning Scheme;
- the determination of applications for development which conflict with the other provisions of this Planning Scheme;
- the determination of land acquisition requirements for the construction of infrastructure; and
- for other purposes as allowed by IPA.

There are seven Desired Environmental Outcomes included in Volume 2. These DEOs relate to the issues of:

- Environmental Management;
- Social Equity and Liveability;
- Economic Sustainability;
- Transport and Accessibility;
- Community and Cultural Development;
- Urban Design, Heritage and Character; and
- Development Infrastructure.

Under each of these issues, there is a Desired Environmental Outcome and clarification of this outcome.

(3) Strategic Implementation Measures

Strategic Implementation Measures are broad level measures that facilitate the achievement of the Desired Environmental Outcomes contained in this volume. As well as these Strategic Implementation Measures, the Planning Scheme establishes more detailed measures that are found in this Volume and Volumes 3, 4 and 5 of this Planning Scheme.

The Strategic Implementation Measures provide a link to the more detailed measures.

2.2 Environmental Management

(1) Desired Environmental Outcome No. 1

The Shire's unique natural, open space, climatic, rural and scenic attributes are protected to maintain biodiversity, ecological processes, and visually attractive and varied landscapes and managed so as to

provide a sustainable focus and setting for the Shire's community and economic development. This includes:

- the variety of ecosystems and the species they support being maintained or enhanced,
- prominent natural landscape elements such as escarpments, ridgelines, beaches, headlands and mountain peaks, which serve as distinctive visual landmarks within the Shire, being protected,
- the Maroochy, Mooloolah and Mary River systems and other water resources, being protected,
- high standards of water and air quality, and acceptable noise levels, being maintained, and
- premises which are sensitively sited and designed having regard to local climatic conditions, vegetation cover and topography.

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 1, the following Strategic Implementation Measures are to be employed:

- (a) manage critical nature conservation areas, waterways and wetlands to maintain and where necessary restore, environmental values;
- (b) implement integrated catchment management practices, particularly for the catchment areas of the Maroochy, Mooloolah and Mary Rivers, major creeks and lakes within and immediately adjoining the Shire;
- (c) appropriately manage environmental and visual impacts of new development on beaches and other coastal landforms and values and ensure new development in these areas complies with the Regional Coastal Management Plan;
- (d) limit uses in rural, scenic and natural areas to low intensity, generally non-urban, activities to be consistent with the environmental capacities of such areas;
- (e) establish an integrated and sustainable open space system that reflects Council's Open Space Strategy and is responsive to the needs of residents and visitors;
- (f) effectively manage wastes, emissions and pollution sources to within acceptable environmental limits by complying with relevant national and state standards; and
- (g) ensure development in koala habitat areas is compatible with the Nature Conservation (Koala) Conservation Plan 2005 and Management Program 2005-2015, or prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development.

2.3 Social Equity and Livability

(1) Desired Environmental Outcome No. 2

Vibrant, attractive and safe local communities provided with quality lifestyle choices and amenity for all people (including youth, aged people and people with disabilities), with each community:

- exhibiting a distinctive character and sense of place; and
- having convenient access to a diversity of housing, shopping and other business services, community and recreational facilities and jobs - all located and designed to sustain the significant ecological and scenic resources of the Shire.

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 2, the following Strategic Implementation Measures are to be employed:

- (a) integrated land use and transport planning to promote distinctive but inter-related local communities offering desirable places to live, work, shop and recreate, ranging from rural towns and villages to suburban neighbourhoods and major urban centres;
- (b) appropriate land use planning that provides for attractive and functional urban form with urban and rural residential settlements being contained and managed so as to avoid expansion beyond defined boundaries;
- (c) separation and management of potentially conflicting land uses;
- (d) consolidate residential forms around Centres so as to optimise support for public transport and employment, community and commercial services; and
- (e) provide for a diversity, choice and mix of housing styles, with housing designed to be responsive to local character, climatic conditions and community needs.

2.4 Economic Sustainability

(1) Desired Environmental Outcome No. 3

A prosperous, productive and broad economy which reinforces the Shire's strengths in tourism, commercial/business services, rural activities, educational and health facilities, and transport infrastructure, whilst diversifying this base in a manner consistent with the Shire's character and the sustainable use of the Shire's resources. This includes having an optimal amount of good quality agricultural and other productive rural land in a form which maximises its productive use, consistent with the community's need for other uses. It also includes Maroochydore fulfilling its role as a Principal Activity Centre (as recognised in the South East Queensland Regional Plan 2005-2026), complemented by a hierarchy of lower order centres at suitably accessible locations across the Shire and Local centres which do not compromise the role and function of higher order centres.

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 3, the following Strategic Implementation Measures are to be employed:

- (a) ensure that agricultural and other rural activities are sustained through the implementation of State Planning Policy 1/92 and associated guidelines and the intent of the Rural Precincts;
- (b) provide for a diversity of and support for rural based industries through appropriate land use, transport and infrastructure planning;
- (c) maintain a vibrant, diverse and sustainable tourism industry through the protection of tourist nodes as identified on the Strategic Plan Map;
- (d) meet the demands of resident and visitor population growth by providing accommodation, employment, recreational and social opportunities through appropriate land use, transport and infrastructure planning;
- (e) increase the convenience of journeys between home and work by implementing the Shire road hierarchy, Traffic and Access Management Code and Council's Bikeways Plan;
- (f) reinforce the roles of various centres in the achievement of the Shire's commercial hierarchy, including Maroochydore as a Principal Activity Centre and Nambour and Sippy Downs as Major Activity Centre (as recognised in the South East Queensland Regional Plan 2005-2026);
- (g) support small business enterprises and increase employment opportunities including home-based businesses;
- (h) ensure development recognises the substantial contribution of the Shire's natural resources, amenity and lifestyle values to the Shire economy and does not deleteriously impact upon these values;

4.3.1 Principal Activity Centre

- the Principal Activity Centre of Maroochydore is to be promoted as the principal business centre of the Shire and the Sunshine Coast Sub-region;
- the Maroochydore Central Precinct (Master Plan Unit) within the Maroochydore PAC Master Planned Area is to be developed as the city centre core, focussed on a transit station and interchange (CAMCOS) and accommodating the highest concentration of future retail floor space and community facilities infrastructure;
- the highest order of retail, commercial, service and administration facilities are to be established within the Maroochydore PAC Master Planned Area, with higher order retailing, including any future national department stores to be located in the Maroochydore Central Precinct (Master Plan Unit);
- State and Federal Government offices, private office buildings and a comprehensive range of commercial support services are also to be established in the Maroochydore Principal Activity Centre;
- the city centre core is intended to remain compact, to enable patrons to walk between its component parts. Premises are encouraged or required to provide pedestrian accessways providing direct links between retail and commercial facilities, car parking areas and other commercial sites;
- mixed use development which increases accessibility between residential and commercial uses, enlivens the commercial area outside normal business hours, increases the potential for viable public transport nodes and interchanges and provides alternative housing options is encouraged, provided that it does not fragment continuous retail shop-fronts. Other uses considered compatible with the Maroochydore Principal Activity Centre include visitor accommodation, service entertainment, recreational uses and community facilities;
- retail warehousing and other retail and commercial development which requires large display areas and tends to rely on accessibility by private transport is not to be established within the Maroochydore Principal Activity Centre except where specifically provided for by the Maroochydore PAC Structure Plan;
- detailed local area and infrastructure network planning has been undertaken for the Maroochydore Principal Activity Centre. The outcomes are reflected in the Maroochydore PAC Structure Plan incorporated in Volume 5 of the Planning Scheme.

4.3.2 Major Activity Centres

- the Major Activity Centres at Nambour and Sippy Downs will complement the Principal Activity Centre, with the establishment of higher order retailing, commercial and service functions encouraged to establish here in preference to the lower order centres in the hierarchy;
- Council encourages the rural oriented sections of government and private enterprise to
- locate in the Major Activity Centre of Nambour

- The Major Activity Centre at Sippy Downs will take the form of a traditional town centre and will serve the Sippy Downs township and also serve residents and employees in nearby areas south of Sippy Downs, south of Buderim, and west of Mooloolaba and that part of the Kawana Estates development, in the Panning Scheme area.
- Retail facilities, government and commercial offices, key civic and community facilities, community health centre, public library and appropriate university uses are encouraged in the Major Activity Centre of Sippy Downs. Cultural and entertainment uses, childcare, tourist accommodation, restaurants, cafes and taverns are also appropriate.

4.3.3 Village Centres

- these centres provide a range of retail and commercial facilities satisfying the needs of their host towns. The strategy seeks to enhance the character of the towns and their centres and it must therefore ensure that existing business areas retain their role as the principal retail and Commercial Service centres of their towns;
- new commercial development in the rural towns is generally to occur in the Village centre, though corner or General stores may locate elsewhere in the surrounding urban areas strictly in accordance with the Code for Town and Village Centres;
- land uses are generally expected to include small scale supermarkets that service the local community only, specialty shops, a range of local community services, such as libraries and health and education facilities, and small scale tourist facilities;
- the total gross floor area for commercial uses in Village centres may consist of no more than 1,000m² Gross floor area on any single development site;
- uses such as retail showrooms, commercial recreation and repair and maintenance services are not generally considered appropriate in Village Centres;
- some Village centres are to provide the level of service or perform the role of a Local centre; and
- development within a Village centre which fragments the centre or creates a focus away from the established centre in that locality will not be supported.

4.3.4 Local Centres

- these facilities are not shown on the Strategic Plan Map;
- Local centres, which may consist of up to 1,000m² of gross floor area for commercial uses, may comprise a small scale supermarket, convenience shops and some comparison shopping to satisfy the day-to-day needs of discrete residential areas. The intended location of Local centres, is particularised in the Planning Area provisions, either by identification of a Local Centre Precinct or by wording which identifies a preferred or anticipated site by reference to bounding streets or other site-specific identifiers;

- General stores which may consist of up to 150m² of gross retail floor area (in one or more shops) comprise corner stores or smaller shopping groups which satisfy occasional, after-hours or emergency needs;
- both Local centres and General stores are intended to be distributed throughout the Shire in a manner that ensures all residential areas have access to such a centre;
- new Local centres, or expansion of existing smaller scale shops into a Local centre (within a Local Centre Precinct or at an identified Local centre site) should be clearly associated with a definite local community, be adequately accessible to it and facilitate the grouping of all or most retail, commercial, service and community facilities;
- Local centres may also include, in addition to the commercial facilities, other facilities which satisfy the needs of the relevant local community, such as community services and recreational facilities. The total gross floor area of a Local centre which includes such facilities may be up to 3,000m² (including the gross floor area of commercial uses which must not exceed 1,000m²);
- the intent in limiting development to that servicing local communities only is to ensure a Local centre strengthens community identity and focus, whereby non-local traffic in residential areas is minimised, and the site of the centre is complementary to the character of its Precinct;
- Local centres are not intended to be established as, or to expand into, higher order centres comprising or containing a standard size or larger supermarket. Any such facilities are defined (in Volume 1) to be a Shopping complex, and it is intended that such facilities be located only within District centres or higher order centres within the hierarchy. It is acknowledged that such facilities may be argued to serve day-to-day needs in a similar way to a Local centre, and that they may therefore serve a community need. It is also acknowledged that it may be argued that sites not contemplated for retail or commercial development by the Planning Area provisions, or contemplated only for Local centre development, may be physically suitable for such higher order development. However, such development would cut directly across the Retail and Commercial Centres Hierarchy established by the Planning Scheme. Such development is not intended to be approved regardless of the existence of factors which may otherwise support its approval, if the conflict with the hierarchy were disregarded.

4.3.5 Tourist Centres

- these centres are referred to as Major Tourist Nodes on the Strategic Plan Map;
- these centres provide a range of tourist related facilities, including shops, take-away food shops, restaurants and cafes and a range of commercial facilities;
- the concentration of tourist facilities in the identified tourist nodes is encouraged;
- all 3 Major Tourist Nodes shown on the Strategic Plan Map are to provide the level of service or perform the role of a Local centre. No new Local centres will be approved in the locality of the Major Tourist Nodes.

4.4 Objectives and Implementation Measures

4.4.1 To Consolidate and Maintain the Integrity of the Retail and Commercial Centres Hierarchy

The maintenance of the Retail and Commercial Centres Hierarchy protects the investments made in existing centres and promotes private and public sector confidence in, and public knowledge of, the Council's continuing commitment to that investment. It also provides a basis for containing the growth and function of centres, limiting their spread into the residential areas in which they play a fundamental role and facilitating the concentration of certain uses in highly accessible and appropriately serviced areas.

Implementation

The Council will have regard to the following criteria when assessing relevant applications for development in the centres classified below.

Principal Activity Centre (Maroochydore)

- (1) Development in the Maroochydore Principal Activity Centre is to contribute to the primacy of Maroochydore as the Principal Activity Centre for the Sub-region by providing for the highest order and widest range of retail, commercial and community uses to be established.
- (2) Development in the Maroochydore Principal Activity Centre provides for the city centre core to be established within the Maroochydore Central Precinct (Master Plan Unit) in conjunction with the transit station and interchange (CAMCOS), main street, civic plaza, transit plaza and other urban open space and community facilities infrastructure in the Maroochydore Central Precinct (Master Plan Unit) as specified in the Maroochydore PAC Structure Plan.
- (3) Development in the Maroochydore Principal Activity Centre contributes to the achievement of transit oriented development which provides a high degree of accessibility and permeability and provides for the establishment of the infrastructure specified on the Maroochydore PAC Structure Plan maps.
- (4) Development in the Maroochydore Principal Activity Centre provides for the establishment of mixed use development.
- (5) Development in the Maroochydore Principal Activity Centre does not comprise showrooms, other than in the Dalton Drive West, Aerodrome Road and Maroochy Boulevard Precincts in accordance with Maroochydore PAC Structure Plan.

- (6) Development in the vicinity of Maud Canal, Cornmeal Creek and Maroochy River has regard to the visual amenity and public access opportunities which they provide, as well as the retention of and rehabilitation of vegetation along the waterways, including the provision of water quality buffers to the banks of these waterways. Development is to relate to the waterways and respond to the opportunities they offer. Expansive public access to and along waterways is to be provided with the access along the waterways being in public ownership.

Major Activity Centre (Nambour)

- (8) Consolidation of commercial and retail development in the Town Centre Core and Frame is encouraged.
- (9) With respect to retail showrooms and other land consumptive uses which would fragment the continuity of retail shop-fronts at street level, the Council will favourably consider applications which provide for the grouping of such premises along Coronation Avenue north of Lowe Street.
- (10) The Council will actively encourage Government Departments and substantial private operators to locate their rural oriented activities in Nambour.
- (11) Development of mixed use premises is facilitated and encouraged, where individual uses are permitted to operate independently of each other and where proposals will not compromise street level shop-front objectives.
- (12) All development in the Town Centre Core is to contribute towards a continuous retail shopfront at street level. The Council will generally not support applications in the Core for retail showrooms or other uses the ground floor activities of which may fragment this objective.
- (13) All applications in the Town Centre Core are to be designed to maximise pedestrian accessibility between premises. Development along or adjacent to Petrie Creek should provide for water quality buffers through the retention or rehabilitation of vegetation. Public access to and along waterways will be sought with access to waterways being in public ownership where practical.

Major Activity Centre (Sippy Downs)

- (14) Council will not support development applications proposing the expansion of day-to-day retailing and commercial activities beyond the existing extent of the Town Centre Core Precinct.
- (15) Development of the Sippy Downs Town Centre Core Precinct shall be in accordance with the provisions of the Planning Area and Precincts in Volume 3 and the Code for Development in the Sippy Downs Town Centre in Volume 4 of this Planning Scheme.
- (16) The Sippy Downs Town Centre Core Precinct will have the form, characteristics and qualities evident in the main streets of traditional

townships and will ensure that there is a strong relationship between retail uses and the main streets.

- (17) The Council will not support development applications proposing development in the form of a "Shopping centre" which provides an indoor retail shopping environment. Instead, the Council will support the incremental growth of a widerange of mixed use developments and building types focussed on the main streets.
- (18) Mixed use development is facilitated and encouraged, where individual uses are permitted to operate independently of each other and where proposals will not compromise street level shopfront objectives.

District Centres

- (19) District level centres may be allowed if it can be established that the existence of such a centre is necessary to cater for unsatisfied demand or to allow systematic development of a particular area.

Village Centres

- (20) All retail and commercial development in the rural towns will enhance and link with the existing business areas. The Council will not support applications seeking to expand the area of an existing centre unless such areas are fully and satisfactorily utilised. Support is not envisaged for retail or commercial development, other than a General store, in areas outside the Village centres.
- (21) Development in Village centres is to contribute towards a compact street level centre in which it is easy for the public to walk between all convenience retail and commercial facilities and car parking areas. The Council may seek modification of premises which consume an excessive amount of street frontage.
- (22) Showrooms and other land consumptive uses, which would fragment the continuity of retail shopfronts at street level, are generally considered at odds with the achievement of compact Village centres.
- (23) The existing David Low Way based facilities at Cooloom are the Village centre. Retail and commercial activities in Cooloom Beach will be concentrated between Beach Road in the south and Margaret Street in the north, to be consistent with the Cooloom Beach Village centre Precinct in the Cooloom Beach Planning Area in Volume 3 of this Planning Scheme

- (24) The location of the centres intended to meet the needs of the Planning Areas are shown on the Planning Areas maps (or nominated in the specific provisions).
- (25) Development within Village centres will be consistent with established scale and character of small shopfronts unless otherwise specifically provided for in the Statements of Desired Character for Planning Areas and Precincts (in Volume 3).

Local Centres

- (26) In most cases, sufficient land has already been allocated for Local centres at the sites identified in the Planning Area provisions, either by designation as a Local centre Precinct or by site-specific identification in the text of the provisions. The Council does not intend to approve applications to establish Local centres at other locations, to expand Local centres beyond their intended scale as set out in section 4.3.5 above, or to establish retail or commercial development beyond the scale of a Local centre at any locations except those designated in the Planning Area provisions for higher order centres.
- (27) Even if genuine public demand for additional or higher order retail or commercial facilities is demonstrated, it is intended that the Council should consider that matter in terms of whether it justifies a review of the relevant Planning Area provisions to accommodate that demand, and it is not intended that such demand should be met by the ad hoc approval of new or expanded facilities contrary to the structure of the Retail and Commercial Centres Hierarchy as set out in section 4.3 above, and as reflected in the Planning Area provisions.
- (28) In Mooloolaba, with respect to retail showrooms and other land consumptive uses which would fragment the continuity of retail shop-fronts at street level, the Council will only support applications which provide for the grouping of such premises on the periphery of the retail cores.
- (29) Existing scattered commercial uses exist on Eumundi-Noosa Road in the Doonan, Eumundi, Verrierdale and Weyba Downs localities. The expansion of the existing uses or the establishment of new uses along Eumundi-Noosa Road is not encouraged due to impacts upon the visual amenity, rural character, traffic function, the tourist experience and the established retail hierarchy in the Shire. In particular commercial development that attracts customers from outside the local area and relies on exposure to Eumundi-Noosa Road and passing trade are not appropriate along this road eg. retail showrooms. However, Council may give consideration to some commercial uses in the area between Beddington Road and the Shire boundary which provide a community focus, are designed to improve the Shire's image in the gateway location, contribute to the rural character, provide a favourable tourist experience consistent with the rural character and do not degrade traffic function. Any development should properly consider the

environmental values and protection of water quality in Doonan Creek, including the provision of adequate buffers to Doonan Creek.

- (30) A Local Neighbourhood Centre will be provided within the Lakelands/Coolum Ridges area in Planning Area No. 12 (South Peregrin). The centre is intended to serve the day-to-day needs of the residents of this area and shall be centrally located within the area to be easily accessible by a range of transport modes. The centre should not be located to serve passing trade from the Sunshine Motorway.
- (31) Development in Local centres is to be complementary to the residential scale of the locality; the intended character and Statements of Desired Precinct Key Character Elements (in Volume 3) of the Planning Areas; and the provisions of the Code for Local Centres and General Stores.

Tourist Centres

- (32) Tourist centres are intended to be developed in accordance with the implementation criteria of Section 8.0, of the Strategic Plan.

General Stores

- (33) In residential, rural and rural residential areas, the Council will encourage small general or "corner" store facilities; only in very limited circumstances, and of a scale set out in the Code for Local centres and General stores, and consistent store facilities; only in very limited circumstances, and of a scale set out in the Code for Local centres and General stores, and consistent with the residential scale of its locality

4.4.2 To Minimise the Extent of Ribbon Commercial Development

The corollary of consolidating and encouraging growth in the retail and commercial centres is the limiting of ribbon commercial development. Limiting such development also has amenity implications for adjoining land uses (including residential and industrial) and implications for traffic management.

Implementation

- (1) The principal advantage to the community of ribbon commercial development is that commercial activity is collectively located in a highly visible and therefore well known location. The Council intends to maintain the concentration, but divert it from major arterial roads where it creates traffic, aesthetic, amenity and image problems.
- (2) Land consumptive uses such as showrooms, service activities, car yards and service stations are provided for in specific locations. Development involving the extension of commercial activity along major arterial roads outside these areas is not intended.
- (3) The assessment of applications for such development will have regard to their impact on traffic safety and efficiency, the impact of signage, cluttered activity and rows of buildings and parking areas on the character of an area and the potential for intrusion into the amenity of residential, commercial or tourist Precincts.

4.4.3 Retail and Commercial Centres are to be Readily Accessible to a Range of Transport Modes

Considerable emphasis has been given to the importance of centrally located, highly accessible, community nodes. This requires the integration of public transport facilities, good access for private vehicles and the encouragement of a safe, accessible environment for pedestrians and cyclists. This, along with contained areas of higher density residential uses can result in considerable environmental and energy efficiency gains.

Implementation

- (1) The Principal Activity Centre, Major Activity Centre and Town and Village centres have defined retail cores, the intention of which is to concentrate day-to-day activity into compact areas in which all facilities can be easily reached on foot.
- (2) Pedestrian links are to connect regularly patronised retail and commercial facilities with each other and with parking areas, public transport terminals, parks, government and cultural facilities and places of natural interest.
- (3) All substantial premises are to provide for public transport terminals if required to do so by the Council.
- (4) Local centres are to be adequately accessible to transport infrastructure used by motor vehicles, pedestrians and bicycles. The design of Local centres is to promote a pedestrian friendly and convenient environment, minimising the visual

impact of car parking servicing and manoeuvring areas.

- (5) The relationship of retail, commercial and service centres to transport modes in new residential neighbourhoods is to be adequately addressed when planning the neighbourhood.
- (6) The Council is committed to traffic management schemes aimed at improving vehicular accessibility, public transport facilities and the pedestrian and cyclist environments in major centres.

4.4.4 To Establish Retail and Commercial Centres as the Focus of Community Activity

Considerable emphasis has been given to the establishment or creation of communities within urban areas. The location and design of an appropriate array of land uses is of central importance in creating a focus of community activity.

Implementation

- (1) When master-planning residential estates, developers are expected to adequately plan for the location and scope of retail, commercial, service and community centres required to service the planned local populations.
- (2) Local Centres are to act as a focus for local community interaction and should be readily accessible, by car, bicycle and foot, to the whole area, and be so designed to encourage safe and convenient movement by pedestrians in the environs of the centre.
- (3) The centres are to allow for an appropriate range of facilities which may include shops, commercial services, formal recreation space, cultural facilities and in some cases, schools. Sufficient land is to be set aside for all activities.
- (4) Appropriate attention is to be paid to issues such as building scale, shared parking, streetscaping and traffic management, and the integration of public transport, walking and cycling.
- (5) Council will ensure that the public components of the centre are developed and maintained in the spirit and character of the centre and where relevant shall undertake works which are culturally, environmentally and aesthetically appropriate.

4.4.5 To Facilitate High Standards of Urban Design in Retail and Commercial Centres

The principal retail and commercial centres, particularly the Maroochydore Principal Activity Centre and the centres in the tourist areas of Mooloolaba, Coolum and Montville, have a major influence on people's perception of the Shire as a place to live and visit. In the same way, the smaller retail and commercial facilities also contribute to the image of the urban fabric albeit in a more general sense.

Implementation

- (1) All retail and commercial facilities are to be designed to facilitate convenient pedestrian access to others in the same vicinity. Accessways are to be designed to provide a safe, attractive and efficient means for able-bodied and disabled people to travel from one part of a centre to another. The Council may require the provision of suitable inter-site pedestrian links.
- (2) Buildings are to respect the street level scale of adjoining premises.
- (3) Development of new premises is to demonstrate street level design cohesion with that on adjoining property and is to provide for similar streetscaping treatment.
- (4) Development is to utilise natural attractions, such as waterways, foreshores, creeks and open spaces to enhance the environment of the centre. The Council may require or encourage pedestrian plazas, open spaces or building design which enables natural features to be appreciated from street level.
- (5) Landscaping is to be used to soften the impact of hard paving and building surfaces or to enhance street environments and the cohesion of adjoining premises.
- (6) In the Principal Activity Centre, Major Activity Centre, and Town and Village Centres, parking and vehicular manoeuvring areas and accesses are to be shared wherever possible and landscaped to minimise their visual impact on surrounding areas and the buildings on the site shall be designed to provide a focus to an external road which is not undermined by establishment of the car parking areas.
- (7) Sun and rain shelters of a compatible design to that on adjoining properties are to be incorporated into new premises.
- (8) Premises are to present a generally continuous shop-front appearance at street level unless it can be demonstrated that an alternative proposal has urban design merit in keeping with the intent of this objective.
- (9) Development in rural town centres is to maintain their existing village characters. In fulfilling this objective, the Council may require management of building height and bulk, the provision of awnings, sensitivity in the presentation of facades and signage and specific building and site development strategies.
- (10) Negotiation is encouraged by the Council as a useful tool in assuring appropriate development for a particular centre. Alternative solutions to normal development requirements may be appropriate in return for development which epitomises the Council's intentions.
- (11) Detailed local area planning has been carried out with the outcomes reflected in relevant Planning Area, Precinct and Planning Scheme code provisions for centres in Volumes 3 and 4 of this Planning Scheme. Sites in centre Precincts or nominated in the Planning Area provisions as sites for Local centres and found in Volume 3 are intended to be the only Local centre for the particular Planning Area.
- (12) Council will ensure that the public components of the centre are developed and maintained in the spirit and character of the centre and where relevant shall undertake works which are culturally, environmentally and aesthetically appropriate.
- (13) Development of new premises along the State controlled road network, and in particular, on sites abutting the Bruce Highway and the Sunshine Motorway, is to recognise the potential impacts and provide means for attenuation of 'traffic noise' emissions and dust, and use building and site design and landscaping to improve visual amenity and minimise those impacts.

13. TRANSPORT

13.1 Explanation

“Transport” covers the land, air and water based networks which move people and goods around Maroochy Shire and which link to areas outside the Shire.

13.2 Key Issues

The key issues forming the basis for a Transport strategy include:

Roads

- the need to develop a road hierarchy which meets the following objectives:
 - to ensure the orderly grouping of roads and streets in a framework around which state and local governments can plan and implement various construction, maintenance, environmental management schemes and projects;
 - to assist Council to identify the effects of decisions in and on surrounding areas and streets within the hierarchy;
 - to preserve areas where through traffic is discouraged;
 - to assist the State Government and Council with the adoption of appropriate standards of construction of traffic routes and Local Area Traffic Management Schemes for various roads and streets;
 - to allow orderly planning of heavy goods vehicle routes including dangerous goods;
 - to ensure control over access onto roads to ensure safe operation for through traffic;
 - to ensure land uses and activities that are incompatible with traffic flow be restricted from routes where traffic movement should predominate;
 - to reduce overall environmental impact of traffic by concentrating longer distance flow onto routes in less sensitive locations;
 - to identify treatments such as barriers, buffers and landscaping to preserve amenity for adjacent land;
 - to ensure activities most closely related to frontage development, including social interaction and parking, can be given more space when environmental and access functions are allowed to predominate;
 - to assist in the identification and preservation of public transport routes;
 - to assist in the identification of bicycle routes; and
 - to identify appropriate facilities for pedestrians, bicycles and public transport.
- the substantial consequences of the two major north-south arterial roads, the Bruce Highway

and Sunshine Motorway, for the growth patterns of urban and tourist activity;

- the need to optimise the efficiency of arterial and other traffic distributing roads, thereby minimising travel times and expenditure on upgrading, duplication and by-passes;
- the impact of the Shire’s arterial roads, particularly those along the coast, on the image of the Shire, affecting perceptions of the Shire’s tourist reputation and livability;
- the visual amenity of the Shire’s rural arterials enhancing the image of the rural areas as interesting places to live in and visit;
- recognising that street design can enhance or detract from the amenity of an area and in some cases, adding to available recreation space; and
- the impact of construction and operation of new arterial roads in the Shire on environmental values, for example, water quality, soil erodibility and land stability and on natural resource values, for example, loss or disturbance to significant vegetation communities, disturbance to fauna populations, fragmentation of areas of natural vegetation.

Rail

- the influence of the North Coast Railway on the growth of the Shire’s railway towns for commuters to Brisbane and for industry;
- the potential for the existing rail infrastructure to provide intra- regional transportation;
- the potential impact of State government initiatives such as the Caboolture - Maroochydoore Corridor Options Study (CAMCOS) investigating the feasibility of a public transport corridor on the Sunshine Coast; and
- recognition of the cane rail network as an effective and cost efficient mode of transport for cane haulage.

Air

- the importance of the Sunshine Coast Airport at Mudjimba, being the only one on the Sunshine Coast capable of accommodating commercial jet aircraft;
- the Airport Master Plan, commissioned by the Council, which recommends expansion to cope with anticipated increased passenger movements including the development of an east-west runway;
- the need for appropriate planning control in the surrounding area and the implications of the State Planning Policy 1/02 on Development in the Vicinity of Certain Airports and Aviation Facilities on Planning for Aerodromes and Other Aeronautical Facilities which requires controls on building height, lighting and bird hazards and appropriate consideration being given to the air pollution, noise and community safety impacts;
- recognition of the part played by the Airport’s location which will continue to facilitate the development of single destination resorts, such as the Hyatt Coolum and Novotel Twin Waters Resorts; and

- the need to plan for future uses which are complementary to and associated with the longer term development of the airport, and will require a location in close proximity to this activity centre.

Water

- the scope to consider water transport, particularly along and across the Maroochy and Mooloolah Rivers and Coolum Creek with continued urban development;
- the opportunities for waterfront development, mainly on the Maroochy River and its implications for water based transport facilities; and
- the need to protect the water quality and ecological values of waterways associated with transport use.

Public Transport

- the generally poor provision of public transport especially in and between coastal towns being served by a number of private bus services linking the major coastal population centres with each other and with Brisbane;
- the complications of the existing public transport network (in areas other than the coast), particularly to the unemployed and underprivileged, who already tend to suffer from poor accessibility;
- the impact that land use planning can have on the public transport system ensuring that new development can adequately accommodate the possibility in their design and through the creation of nodes, around which are concentrated commercial and community facilities and higher density residential development, generating demand for public transport services; and
- the impact on local and regional bus services resulting from the introduction of a dedicated line haul public transport system within the CAMCOS corridor.

General

- the significant opportunities throughout the Shire to develop and enhance the range of scenic drives, long distance paths and other endeavours which create or reinforce tourism opportunities in the Shire, such as horse riding holidays, day trips from the coast to the hinterland and boat cruises; and
- the need to continue the Council's work in improving and creating access to the Shire's water bodies, especially the ocean and rivers.

13.3 Transport Strategy

The spatial components of the Transport Strategy are indicated on the Strategic Plan Map and Road Hierarchy Map and include:

- a hierarchy of major roads;
- the location of the North Coast Railway line;
- the proposed location of the dedicated transit corridor (CAMCOS); and
- the Specialist Activity Centre (Sunshine Coast Airport) (recognised in the South East Queensland Regional Plan 2005-2026 as a Specialist Activity Centre) and the Airport Affected Area.

The following outlines the planning strategy developed to address the key issues:

13.3.1 Roads

- Council is currently developing a road hierarchy that will ensure the orderly grouping of roads and streets throughout the shire and assist Council in making land use decisions. This road hierarchy will reflect the following:
 - a classification of roadways according to their functional objectives;
 - the identification of Performance Criteria to ensure that the functional objectives of each element of the hierarchy can be achieved;
 - the identification of a urban and rural framework within which various elements of the hierarchy can be incorporated while preserving amenity for the land uses they serve;
 - flexibility to enable the classification of an existing road network according to the hierarchy structure; and
 - flexibility to enable the incorporation of new elements into the road network whilst maintaining the integrity of the hierarchy.
- additional land has been allocated for urban development in Palmwoods, Nambour, Yandina and along the north-eastern coast in recognition of their

PREFACE

Potential Inconsistencies between Statements of Policy or Intent

The statements of strategic and local policy contained in this volume, Volume 2 (Strategic Plan) and Volume 5 (Structure Plans) may include somewhat different statements of policy or intent for the same areas of land. This will generally be an unintended outcome, as the detailed local planning provisions contained in Volumes 3 and 5 are intended to be based upon and reflective of the general principles in Volume 2. However, it may occur due to the diversity of character of the Shire.

In any such cases, Volume 3 and Volume 5 provisions represent Council's specific planning intent for the relevant locality or master planned area, and are not intended to be weakened or overridden by anything in the Strategic Plan.

Where there is no direct inconsistency in those statements, but merely different or additional outcomes or requirements indicated, Volume 3 and Volume 5 constitutes the primary basis for assessment, but all elements of the policy or intent in Volumes 2, 3 and 5 are expected to be satisfied in order that development does not conflict with the Planning Scheme.

If the different statements are inconsistent, statements in Volume 3 and Volume 5 prevail over inconsistent statements in Volume 2. This reflects the fact that Volume 2 provisions are either broad strategic statements or statements of general principle, whereas Volume 3 and Volume 5 provisions state specific and considered planning intents for identified localities and Master Planned Areas. It is an incorrect use of the Strategic Plan, and an incorrect interpretation of this Planning Scheme, to rely on anything in the Strategic Plan to support or justify as being consistent with the Planning Scheme, an outcome which is contrary to the Planning Area provisions or the provisions of a Structure Plan.

1. INTRODUCTION

1.1 Purpose of this Volume

This Volume of the Planning Scheme contains the statements of intent and desired character (comprising the Location and Role, Vision Statement and Key Character Elements) for each of the Planning Areas, the Statements of Desired Character for the Precincts, and the General Statements of Intent for the classes into which the precincts have been categorised.

It is intended that these statements be used in the following ways.

- (1) To assist the determination of levels of assessment (only in a limited number of specific cases where the preferred maximum densities in individual Precincts are referenced in the Tables of Development Assessment in Volume 1 of this Planning Scheme)).
- (2) As assessment criteria (as their primary function) for the preparation and assessment of applications for impact assessable development (to determine if the proposed development and/or use is compatible with the desired character of the locality).

1.2 Explanation

As explained in Volume 1 of this Planning Scheme, development is intended to be responsive to the individual character and needs of the many different localities across the Shire. This has been reflected in the way the Shire has been divided for the purposes of this Planning Scheme.

This Volume of the Planning Scheme includes descriptions of the following for the whole Shire:

- Precinct Classes,
- Planning Areas, and
- Precincts.

As previously described, the planning scheme area has been divided into 30 Planning Areas. These Planning Areas have been divided into over 300 Precincts. For easier use, these Precincts have been categorised into 18 Precinct Classes.

The geographical divisions reflect the broad land use strategy for the Shire as shown in the Strategic Plan in Volume 2 of this Planning Scheme.

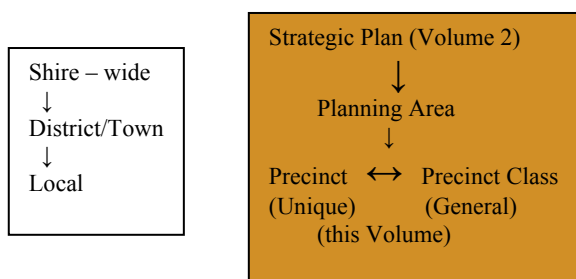
Each **Precinct Class** identifies a general intent for individual Precincts which are similar in nature throughout the Shire, eg low density residential.

Each **Planning Area** provides an overall description of the character and relevant issues for the district or local area eg Nambour, the Mary River catchment area.

Each individual **Precinct** describes the unique character of the particular locality within the relevant Planning Area.

The applicable Precinct Class intent should be read in conjunction with the relevant Planning Area and specific Precinct description when an application for development requires impact assessment.

Relationship Between the Various Levels of Planning Intent Described in this Planning Scheme



1.3 Areas Subject to Structure Plans

Structure plans have been prepared for declared master planned areas, included in some planning areas. In these instances the area subject to the structure plan has been shaded white on the relevant planning area map and a reference included to the applicable structure plan contained in Volume 5 (Structure Plans).

Structure Plans provide a largely self-contained planning framework for each master planned area. Structure plan areas are not subject to the provisions of this volume.

3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

3.1 Planning Area No. 1 - Maroochydore

The Maroochydore Principal Activity Centre is subject to the Maroochydore PAC Structure Plan. The statements of desired character for planning areas and precincts contained in this section therefore relate to the area adjoining and surrounding the Maroochydore Principal Activity Centre. Guidance regarding the planning and development of the Maroochydore PAC master planned area is provided in the Maroochydore PAC Structure Plan.

3.1.1 Location and Role

The Maroochydore Planning Area is located in the south-eastern corner of the planning scheme area on the banks of the Maroochy River and includes the neighbourhoods adjacent to and surrounding the Maroochydore Principal Activity Centre.

The Maroochydore Planning Area provides a diverse range of residential accommodation for permanent residents and tourists as well as business and industry areas that complement the regional function of the Principal Activity Centre.

3.1.2 Vision Statement

- (1) It is intended that:

Maroochydore accommodate a range of conveniently located permanent and tourist residential areas on the periphery of the Maroochydore Principal Activity Centre and in close proximity to major foreshore public open space areas and community facilities. Limited areas of business and industry that provide opportunities for the establishment of showrooms and other large format retail, commercial and community uses that complement the regional function of the Principal Activity Centre are also established in this Planning Area.

- (2) This means that:-

- (a) Tourist accommodation and mixed use development will be established in areas proximate to the Maroochy River Foreshore and designed to take maximum advantage of the coastal setting and north-easterly aspect and to create attractive and convenient beach side living environments;
- (b) The majority of the Planning Area will be maintained as permanent, low to medium density residential neighbourhoods that provide a range of affordable living opportunities with high levels of access to the Maroochydore Principal Activity Centre and to the employment, transport and other facilities and services provided there.

- (c) A range of business and light industrial uses such as storage-sales use and transport uses as well as a limited range of commercial uses will continue to be located to the south of the Maroochydore Principal Activity Centre on either side of Sunshine Motorway. This area is also the preferred location for the establishment of showrooms.
- (d) The Planning Area's built form and landscaping will be functional distinctive and attractive. It will have a strong sense of place and reflect the unique character of the Sunshine Coast. High quality building and landscape design will contribute and add to the attraction and character of the Maroochydore Principal Activity Centre.
- (e) Attractively landscaped and useable parks and public spaces will be provided in accessible and prominent locations, providing open space for recreational activities, and protecting natural environmental assets, to complement increasing development in the Maroochydore Principal Activity Centre.
- (f) The design of development in Maroochydore will integrate the area's natural attributes, such as the Maroochy River, Cornmeal Creek, significant vegetation and sensitive habitats, in a way which protects their ecological integrity, enhances their aesthetic value, and secures them as features contributing to the centre's identity and quality of place.
- (3) It is also intended that in respect of Precincts 1 to 3 development occurs in accordance with a Local Area Structure Plan adopted by Council, and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the *Integrated Planning Act 1997*.

3.1.3 Key Character Elements

(1) Location of Uses and Activities

- (a) The predominant land use within this Planning Area will be residential development of varying types and densities occurring on the undeveloped parts of the Wises Farm greenfield site in the south-western part of the Planning Area and on smaller infill sites distributed throughout existing neighbourhoods.
- (b) As the Planning Area takes in land immediately surrounding the Maroochydore Principal Activity Centre there will be an emphasis on providing medium density housing in those areas closest to or with the highest levels of access to the Principal Activity Centre core, focused on the Maroochydore Central Precinct (Master Planned Unit), with lower density housing provided in those areas further away or with comparatively lower levels of access to the Principal Activity Centre. Areas close to the Maroochy River Foreshore will continue to provide predominantly for tourist related residential accommodation.
- (c) Residential uses established with the Planning Area will include:-
- Detached dwellings;
 - Dual occupancy developments;
 - Multiple dwelling units;
 - Retirement villages;
 - Accommodation buildings; and
 - Motels.
- (d) The existing Wises Road and Sugar Road business and industrial areas located immediately to the south of the Maroochydore Principal Activity Centre will be further consolidated and will support a range of industrial and commercial uses that support and complement the role of the Maroochydore Principal Activity Centre.
- (e) Industrial and commercial uses established within this part of the Planning Area will include:-
- Car washing station;
 - Funeral parlour;
 - Garden centre;
 - Landscape supplies;
 - Light industry;
 - Sales or hire yard;
 - Service station;
 - Showroom
 - Storage yard;
 - Vehicle depot;

- Vehicle repair workshop; and
 - Warehouse.
- (f) The Maroochy River Esplanade Park and the State government land immediately north of the Sunshine Motorway and south of Wises Farm will be retained for open space recreation and environmental purposes.

(2) Design Intent

Built Form

- (a) The built form will be designed to reflect the lifestyle, climate, and character of the Sunshine Coast. Elements to be incorporated in the design of buildings and spaces around buildings include:-
- promotion of the sub-tropical climate and character of the region;
 - climate conscious / energy efficient design;
 - useable outdoor / open spaces;
 - human scale buildings to the streetscape;
 - incorporation of light and air;
 - composite construction using a variety of materials, and avoiding the dominant use of single materials such as reflective glass;
 - the articulation of facades and structures to create shade and shadow;
 - a high degree of architectural interest through the use of colour, angles of planes, and shadows;
 - integrating built form with landscape planting and generous landscape treatment; and
 - where possible, integrating water features/design motifs.
- (b) Built form will provide interesting, functional and attractive facades that contribute to the waterside setting and pedestrian experience.
- (c) Built form will be designed to provide physical connections and linkages to other buildings, and public spaces, including public parks, to encourage pedestrian movement throughout Maroochydore.
- (d) Built form is to respect 'gateway' locations. There are significant views and vistas approaching the Principal Activity Centre which are important to its image and legibility. At these important locations, particular regard to design will be required, to create focal points in the streetscape.
- (e) Signage is to be clear and well designed, and appropriate to its use and setting to ensure that it does not detract from the quality of the built environment. In particular, large poorly designed signage at 'gateway' locations and along principal vehicle routes is inappropriate, as it degrades the image of Maroochydore and the Maroochydore Principal Activity Centre.
- (f) Residential areas will be designed to be pleasant,

safe and attractive and have high levels of amenity. Such residential areas are to provide for a variety of residential densities and accommodation styles, for tourists, permanent residents, the elderly and disadvantaged socio - economic groups.

- (g) The Wisers Rd and Sugar Rd locality business and industrial areas will provide opportunities for the establishment of a wide range of primarily industrial uses. The uses in this area will be encouraged to consolidate, with an emphasis on:
- better urban design, signage and landscaping requirements to ensure a more attractive presentation; and
 - orderly layout and traffic arrangements to ensure legibility for customers and the minimisation of traffic conflicts.
- (h) Built form throughout the Planning Area is to be designed and positioned to respect development on adjoining lots, particularly where non-residential development adjoins residential development. Where appropriate, measures will be implemented to reduce any potential adverse impacts.

Public Spaces

- (a) Existing public areas located along the foreshore, which provide Maroochydhore with its distinct character, are to be retained and enhanced for the use of the general public for recreational purposes.
- (b) Linkages to the major open space network established throughout the Maroochydhore Principal Activity Centre and surrounds are to be provided in the Wisers Farm greenfield site and in other appropriate locations throughout the Planning Area. This open space system is a prominent feature of the Principal Activity Centre and the Planning Area focused on Cornmeal Creek, the Maroochy River, Cotton Tree Esplanade, future waterways south-west of the town centre, and the remnant bushland adjacent to the Sunshine Motorway.
- (c) The waterways system in the Planning Area is intended to be significantly expanded as development occurs to the south and south-west of the Principal Activity Centre in the Wisers Farm greenfield. The waterways system will resolve drainage constraints and provide an attractive waterside setting for the Maroochydhore Principal Activity Centre and a number of new neighbourhoods to be established in the Planning Area. Land located adjacent to the waterways is to be primarily in the public realm, rather than the private realm, so that continuous linkages can be provided adjacent to the waterways.
- (d) Waterside areas will be protected and enhanced. In particular, public access to the riverfront of the Maroochy River will be protected, and additional access sought, where appropriate.

(3) Environmental Values

- (a) The existing natural attributes of Maroochydhore, such as significant waterbodies and vegetation, are to be retained and enhanced, as important environmental and character elements.
- (b) Public and private spaces within the Planning Area are to be landscaped with indigenous species, particularly species which provide shade, to enhance the spaces' attractiveness and encourage pedestrian movement.
- (c) The natural environment will be enhanced by minimising air pollution from vehicle emissions through efficient road network planning, improved public transport, increased use of pedestrian and cycle movements, and overall design efficiency.
- (d) The built form will have a high degree of climatic efficiency to minimise the use of fossil fuels for heating and cooling purposes.
- (e) The natural drainage and flooding characteristics of Cornmeal Creek and the Maroochy River are to be recognised as a constraint to the built form.
- (f) The presence of any acid sulphate soils will also be recognised as a potential constraint to development that requires careful environmental management..
- (g) Some parts of the Planning Area are either in or adjacent to a declared Fish Habitat Area. These Fish Habitat Areas are located along major waterways in the Shire and are declared by the State government as being critical breeding and feeding areas for fish. The values of Fish Habitat Areas are to be protected, and any development that could affect any such area is to meet State Government requirements.

(4) Access and Movement

- (a) The Sunshine Motorway, Maroochydhore Road, Aerodrome Road, Wisers Road, Sugar Road, Maud Street and Bradman Avenue are the major roads providing access to and through the Planning Area. New development is to recognise and respect the function, capacity, and efficiency of these roads in accordance with the requirements of the relevant State Government Department and the Council.
- (b) There are also a number of key road connections that are not currently in place but which are necessary to provide for the establishment of an integrated road network to service the Maroochydhore Principal Activity Centre. These connections are specified on Map 5.8 (Maroochydhore PAC Master Planned Area Road Transport Infrastructure Network) of the Maroochydhore PAC Structure Plan and are to be provided in conjunction with new development.
- (c) Frequent bus services are intended to serve the Planning Area and provide convenient access to the Maroochydhore Principal Activity Centre and to

the interim transit interchange and the major transit station and interchange located there.

- (d) The proximity of the Planning Area to the Maroochydore Principal Activity Centre and the topography of the Planning Area combine to provide significant opportunities for walking and cycling. Pedestrian paths, bikeways and bicycle facilities are to be provided throughout the Planning Area in accordance with the Bikeways Plan and the Pedestrian and Bicycle Infrastructure Network for the Maroochydore Principal Activity Centre. The provision of these connections and facilities will promote walking and cycling as convenient and efficient ways to access and move around the Principal Activity Centre.

3.1.4 Statements of Desired Precinct Character

(1) Wise Farm Mixed Residential (Precinct Class = Master Planned Community)

Intent

This precinct is located adjacent to the Sunshine Motorway, south-west of the Maroochydore Principal Activity Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm".

The land has been included in the Master Planned Community Precinct, as this precinct provides for large greenfield sites which are intended to be developed for urban purposes. As this land is located on the periphery of the Maroochydore Principal Activity Centre, it is considered particularly suitable for residential development.

Due to the land's proximity to the Maroochydore Principal Activity Centre, a range of residential accommodation types is preferred. This includes detached houses, dual occupancies, multiple dwelling units, and accommodation buildings.

This will require the provision of a range of residential lot sizes. Whilst it is anticipated that some traditional sized residential lots, 600m² and above, will be provided in this precinct, they will not exceed 25% of the total number of lots provided in the precinct.

Additionally, one shop to serve the day-to-day needs of the local residents is considered appropriate within this precinct. It is desirably located on a corner lot or adjacent to public parkland, or both. It is anticipated that a shop of around 100m² would adequately service the needs of the local residents.

It is not anticipated that community uses will locate within this precinct, however, if a community need can be justified, and it can be demonstrated that the use will not have an adverse impact on the amenity of the local residents, then it may be supported.

Non-residential development is not considered desirable within this precinct, except for one convenience shop to serve the day-to-day needs of the local residents.

There is an existing band of remnant vegetation located centrally within this precinct which is considered worthy of retention. It has value as a dense natural green belt and buffer, which enhances the amenity of the locality. The land will, therefore, be subdivided in a manner which ensures the retention of this band of remnant vegetation.

Preferred and Acceptable Uses

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Detached House (where in the form of "traditional" houses for up to 25% of the total number of Detached Houses in the precinct, or "courtyard" and/or "cottage" houses otherwise).
- Accommodation Building, Dual Occupancy, Home Based Business and Multiple Dwelling Units.

Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.

Preferred Maximum Density

For multi-unit residential premises			
Site Area Range	600m ² - 1599m ²	1600m ² - 2399m ²	More than 2400m ²
Site area per dwelling (m ²) for calculating the DUF ¹	160	140	120
Maximum Plot Ratio	1.0	1.0	1.0

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

Landscape and Built Form

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented toward and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways will be provided along waterways within this precinct, linking this precinct to adjoining precincts and ultimately to the Town Centre Core.

The band of existing remnant vegetation located within this precinct contains remnant tall Melaleuca Forest, a pocket of Tall Palm Forest, and a range of more recent introduced species. It has value as a dense natural green belt and buffer which enhances the amenity of the locality, and for this reason should be retained. Management measures will need to be implemented to ensure that the integrity of the vegetation is not compromised in any way when the land is subdivided.

Development will be designed to reflect emerging Sunshine Coast vernacular architecture, incorporating the use of good quality materials, with a high quality finish, including wide eaves, verandahs, balconies, and breezeways. Where possible, verandahs and balconies will be oriented to take advantage of views to waterways, significant areas of vegetation, open spaces or the Buderim escarpment.

Attractive, vegetated streetscapes will be provided which distinguish this precinct from other surrounding precincts. Whilst landscaping will be distinctive, it will be compatible with existing remnant vegetation located within this precinct. Significant gateway / entrance statements will also be provided into the precinct.

Given this precinct borders the Sunshine Motorway, adequate acoustic and privacy buffers will be provided along this boundary.

Maximum Building Height

- 3 storeys (but not more than 12 metres)

(2) Wises Farm Low / Medium Density Residential (Precinct Class = Master Planned Community)

Intent

This precinct is located adjacent to existing residential development south-west of the Maroochydoore Principal Activity Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm".

The land has been included in the Master Planned Community Precinct, as this precinct provides for large greenfield sites which are intended to be developed for urban purposes. As this land is located adjacent to the Maroochydoore Principal Activity Centre, it is considered particularly suitable for residential development.

Due to the precinct's proximity to the Maroochydoore Principal Activity Centre, a range of residential accommodation types is preferred. This includes Detached houses, Dual occupancies, and Multiple dwelling units. However, land developed adjacent to the existing residential housing will be of a similar scale and density.

A range of residential lot sizes will be provided in the remainder of the precinct. Whilst some traditional sized residential lots, 600m² and above, may also be provided in the remainder of the precinct, the total number of traditional sized lots will not exceed 25% of the total number of lots provided in the precinct.

Non-residential development is not considered desirable within this precinct, except for the provision of convenience shops to service the day-to-day needs of the local residents, including a coffee shop, which do not exceed a combined total gross floor area of 250m².

There are existing remnant vegetation communities located along the northern edge of this precinct which

are worthy of retention, particularly given they will buffer development within this precinct from adjoining residential development located to the north of this site.

To ensure the amenity of the adjoining residents' is protected, buildings located adjacent to the established residential area should not exceed 2 storeys (8.5 metres) in height. Premises in the remainder of the precinct may be developed to 3 storeys (12 metres) in height.

Preferred and Acceptable Uses

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Detached House (where in the form of "traditional" houses for up to 25% of the total number of Detached Houses in the precinct, or "courtyard" and/or "cottage" houses otherwise).
- Dual Occupancy, Home Based Business and Multiple Dwelling Units (where on a site not adjoining an existing residential lot in the precinct immediately to the north).

Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.

Additionally, convenience shops to service the day-to-day needs of the local residents may be constructed within this precinct at ground storey level. The shops will be located away from the established residential area to the north and preferably on a corner lot, adjacent to either a public park or the waterway, or both. They may also form part of mixed-use development, containing residential accommodation. Any coffee shop provided will not exceed a gross floor area of 100m² with the combined total gross floor area of the shops not exceeding 250m².

Whilst a Retirement Village has not been identified as a preferred use within this precinct, a Retirement Village may be permitted where it is located away from the established residential area to the north and is satisfactorily designed to complement other forms of residential development within the precinct. The traffic implications of the development will also be required to be satisfactorily resolved.

It is not anticipated that community uses will locate within this precinct, however, if a community need can be justified, and it can be demonstrated that the use will not have an adverse impact on the amenity of the local residents, then it may be supported.

As this is a residential precinct, other non-residential uses are undesirable.

Landscape and Built Form

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented toward and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways will be provided along waterways within this precinct, linking this precinct to adjoining precincts and ultimately to the mixed use retail core area in the Maroochydore Principal Activity Centre.

There are three different remnant vegetation communities located within the northern portion of this precinct. Whilst two of the vegetation communities (Eucalyptus microcorys Open Forest and Melaleuca quinquenervia Woodland / Open Woodland) have been disturbed to varying degrees, one community (the Melaleuca quinquenervia Open Woodland with Lepironia articulata and Blechnum indicum) which is a small wetland environment, is undisturbed. As the wetland community is undisturbed, it should be retained, and the surrounding vegetation retained as a buffer, to ensure its protection. The remaining two vegetation communities contain vegetation worthy of retention, consequently, development within this area will be designed and managed to ensure the maximum amount of vegetation is retained, and where possible enhanced.

Premises will be designed to reflect emerging Sunshine Coast vernacular architecture incorporating the use of good quality materials, with a high quality finish, including wide eaves, verandahs, balconies, and breezeways. Where possible, verandahs and balconies will be oriented to take advantage of views

to waterways, significant areas of vegetation, open spaces or Buderim.

Attractive, vegetated streetscapes will be provided, which distinguish this precinct from other surrounding precincts. Whilst landscaping will be distinctive, it will be compatible with existing remnant vegetation located within this precinct. Significant gateway / entrance statements will also be provided into the precinct.

Preferred Maximum Density

For multi-unit residential premises			
Site Area Range	600m ² -1599m ²	1600m ² -2399m ²	More than 2400m ²
Site area per dwelling (m ²) for calculating the DUF ¹	160	140	120
Maximum Plot Ratio	1.0	1.0	1.0

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

Maximum Building Height

- Adjacent to the established residential precinct to the north: 2 storeys (but not more than 8.5metres)
- In the remainder of the precinct: 3 storeys (but not more than 12 metres)

(3) Wises Farm Medium / High Density Residential (Precinct Class = Master Planned Community)

Intent

This precinct is located adjacent to existing residential development south-west of the Maroochydore Principal Activity Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm".

The land has been included in the Master Planned Community Precinct, as this precinct provides for large greenfield sites which are intended to be developed for urban purposes. As this land is located adjacent to the Maroochydore Principal Activity Centre, it is considered particularly suitable for residential development.

Due to the precinct's proximity and its accessibility to the Maroochydore Principal Activity Centre, a range of medium to high density residential accommodation types are preferred. This includes Dual occupancies, Multiple dwelling units and Accommodation buildings. Detached dwellings are not a preferred form of development within this precinct.

Buildings at the centre of the precinct may be constructed to a maximum height of 6 storeys (25 metres). Buildings will be graduated down in height from the centre of the precinct, to the perimeter of the precinct, at the waterways. Premises are intended to be a maximum of 2 storeys in height (8.5 metres) adjacent to the waterways.

Non-residential development is not considered desirable within this precinct, except for the provision of a small local convenience centre, to service the day-to-day needs of the local residents. The convenience centre will be either centrally located or located adjacent to a waterbody and limited in size to a gross floor area of 700m².

Preferred and Acceptable Uses

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Detached House (where in the form of "traditional" houses for up to 50% of the total number of waterfront allotments in the precinct, provided the pedestrianised network along the edge of the waterfront is continuous and uninterrupted)
- Accommodation Building, Dual Occupancy and Multiple Dwelling Units (where on a site not adjoining an existing residential lot in the precinct immediately to the north)

Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.

Additionally, a small local convenience centre may be provided, to service the day-to-day needs of the local residents. The convenience centre will be located at ground storey level, in a central location. It will be designed to reflect emerging Sunshine Coast vernacular architecture consistent with surrounding residential development. The convenience centre will be limited in size to a gross floor area of 700m² and any associated convenience shop will not exceed a gross floor area 150m². A coffee shop and restaurant may also be incorporated into the centre.

It is not anticipated that community uses, except for community recreation facilities, will be provided within this precinct. However, if it can be demonstrated that a need exists for other community facilities, then they may be supported. Community facilities will only be supported where it can be demonstrated that the use will not have an adverse impact on the amenity of the local residents.

As this is a residential precinct, other non-residential uses are undesirable.

Landscape and Built Form

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented towards, and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways must also be provided along waterways within this precinct, linking this precinct to the adjoining precincts and ultimately to the Town Centre Core.

Preferred Maximum Density

For multi-unit residential premises			
Site Area Range	< 1600m ²	1601--2400m ²	> 2400m ²
Site area per dwelling (m ²) for calculating the DUF ¹	140	120	100
Maximum Plot Ratio	0.8	1.1	1.35

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

Buildings will be constructed such that the taller buildings (not exceeding 6 storeys in height) are located at the centre of the precinct. Buildings will be graduated down in height from the centre of the precinct, to the perimeter of the precinct at the waterways. Development with frontage to the waterways will not exceed two storeys in height. However, it is not anticipated that the Landscape and Built Form will strictly conform to this requirement. The height and bulk of buildings may vary to create interest, as long as the height of buildings provide a transition from higher to lower descending towards the water and do not exceed two storeys in height at the water's edge.

This precinct will be exclusive in that it will accommodate high quality development of a distinct form. However, it will not be exclusive in the sense that access to the precinct is restricted by security gates or security personnel.

Attractive, vegetated streetscapes will be provided which distinguish this precinct from other surrounding precincts. Whilst landscaping will be distinctive, it will be compatible with existing remnant vegetation located within this precinct. Significant gateway entrance statements will also be provided into the precinct.

Premises will be designed to reflect emerging Sunshine Coast vernacular architecture, incorporating the use of good quality materials, with a high quality finish, including wide eaves, verandahs, balconies and breezeways. Where possible, verandahs and balconies will be oriented to take advantage of views to waterways, open spaces or the Buderim escarpment.

Maximum Building Height

- Buildings located at the centre of the precinct:
6 storeys (but not more than 25 metres)
- Buildings located at the perimeter of the precinct:
2 storeys (but not more than 8.5 metres)
- Buildings located between the centre and perimeter of the precinct :
3 storeys (but not more than 12 metres) to 5 storeys (but not more than 20 metres) and not more than one storey (or 4 metres) difference between buildings on adjoining sites.

(4) Maroochydore Business and Industry (Precinct Class = Business and Industry)

Intent

This precinct is situated on the northern and southern side of the Sunshine Motorway near its interchange with Wisers Road and Sugar Road, consequently, parts of the precinct are highly visible from the Sunshine Motorway. This precinct adjoins established and developing residential areas to the north and south.

The precinct currently accommodates a wide range of activities. These activities include automotive sales, services and repairs, transport and storage depots, printing and publishing, a wide range of service trades, including services to the tourism industry, construction industry trades and offices, a wide range of showrooms, and direct retailing of a wide range of industrial product, and a range of professional offices associated with the construction and development industries. A Council works depot, a sports complex, and local parkland are also located in this precinct.

There are a number of new industrial and commercial buildings in this precinct, which reflects a continuing interest in the redevelopment of sites and the location of business and industrial activities in this precinct.

The precinct's significant attributes include:

- high accessibility, via the Sunshine Motorway, to the Sunshine Coast region;
- close proximity to the premier retail and commercial centre on the Sunshine Coast - the Maroochydore Key Regional Centre;
- a central location with respect to the major coastal urban areas of the Sunshine Coast, both north and south of the Maroochy River;
- flat to undulating land;
- a range of industrial lot sizes;
- an increasing quality of business and industry premises for a wide range of user; and
- established industry infrastructure.

The precinct is intended to generally accommodate:

- mainly uses which have district, sub-regional and regional markets rather than local markets due to the complementary role of this precinct to the Maroochydore Principal Activity Centre; and
- a broad, dynamic and flexible mix of light industry, service trades and land consumptive business uses that are appropriately located on the periphery of the Maroochydore Principal Activity Centre and consistent with the general intent of the Business and Industry Precinct.

Uses considered appropriate in the precinct include:

- automotive sales, services, and repairs, servicing both business establishments and households;
- small to medium scale service trades outlets servicing a wide range of industries, businesses and households;
- business and commercial equipment repairs and service outlets (covering computers, office machines, communications equipment, office furniture and fittings, and shop fittings);
- small to medium scale tourism industry service providers covering linen cleaning and hire services, catering equipment hire and repair services, printing and publishing services, general cleaning, maintenance, repairs and landscape services, specialist tourism resort transport vehicle repairs and maintenance services, including golf buggies;
- small to medium scale manufacturing establishments;
- small to medium scale transport, storage and distribution depots;
- showrooms retailing both industrial and household products;
- service stations;
- some professional offices associated with industrial sector activities such as the construction and development industries, tourism industry support and supply line services and manufacturing; and
- limited local convenience services including, convenience stores, fast food stores and snack bar facilities.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Business and Industry precinct class.

Undesirable uses are most commercial uses, as commercial uses are more desirably located in the Maroochydore Principal Activity Centre.

Notwithstanding the above, the following commercial uses may also be appropriate in the precinct:

- Adult product shops;
- Fast-food stores where it can be demonstrated that they serve a direct need for the surrounding Business and Industry Precinct only, and the total gross floor area does not exceed 150m²;

- A Shop for convenience goods and purposes only, where it can be demonstrated that it serves a direct need for the surrounding Business and Industry Precinct only, and the total gross floor area does not exceed 150m²; and
- Offices, where the office is directly allied with other enterprises in the precinct, and is appropriately located in close proximity to these uses, rather than in commercial centres such as Maroochydhore.

Some indoor recreation uses such as indoor sports centres and gyms may also be appropriately located in this precinct.

Landscape and Built Form

New development in the Precinct should achieve high standards of urban design, siting, landscaping and signage to reflect an area of dynamic enterprise, associated with the Maroochydhore Regional Centre.

Development on land which is adjacent to residential land is to incorporate measures to reduce land-use conflicts and impacts upon residential amenity. Such measures include landscape screening, building siting and orientation, and/or screen fencing, that has regard to visual amenity, privacy, noise impacts, odours, and light spill.

Where adjacent to residential areas, building heights for new development should also have respect to adjacent residential building heights, particularly for land with frontage to Trinder Avenue and Comstar Court, which is surrounded by residential development.

New development in the vicinity of the Sunshine Motorway should particularly achieve high standards of urban design, siting, landscaping and signage, to ensure a pleasant and favourable view from the motorway.

Maximum Building Height

For land with at least one frontage to Trinder Avenue or Comstar Court:

- 2 storeys (but not more than 8.5 metres)

For other land within the precinct:

- 3 storeys (but not more than 12 metres)

(5) Maroochydore Drive-in Theatre Site (Precinct Class = Master Planned Community)

Intent

This precinct comprises the site of the former Maroochydore Drive-in Theatre. The precinct is ideally suited for a master planned community development due to its locational and physical attributes and the substantial size of the land (approximately 5 hectares) in single ownership.

The precinct is close to the Maroochydore Principal Activity Centre, beaches and riverfront parklands. The precinct is bounded to the north by traditional housing in Precinct 6 and a large open stormwater drainage channel. A large medium density housing development is located adjacent to the majority of the eastern boundary. Land abutting the southern boundary and remaining part of the eastern boundary is in Precinct 4 - Maroochydore Business and Industry. Maud Street forms the western boundary of the precinct.

The precinct presents an outstanding opportunity to achieve a predominantly medium density residential project that demonstrates best practices in urban planning, design and development. Accordingly, development should occur in accordance with a Local Area Master Plan approved by Council that is consistent with the Intent for the precinct, the Preferred and Acceptable Uses and Landscape and Built Form requirements.

Preferred and Acceptable Uses

The preferred uses comprise:

- residential development on the majority of the land
- a mixed use development incorporating housing and appropriate retail, commercial or community uses on a site adjacent to Maud Street and Precinct 4; and
- open space and public parklands

Residential development

Residential development should predominantly comprise medium density housing. However development of all proposed residential land for medium density housing should be discouraged as a wider variety of housing forms and densities is preferred. Consequently residential development should comprise a mix of multiple dwelling units and group houses as well as courtyard and cottage houses on smaller allotments.

Mixed use development

Mixed-use development should be located on a site abutting Maud Street and Precinct 4. This site should form the southern edge of the main entrance to the precinct from Maud Street. Mixed-use development should comprise small-scale retail and/or office uses and possibly community uses at ground level with multiple dwelling units above (and adjacent subject to the size of the site). The total amount of non-residential floor space should be limited to 1000 square metres GFA and any retail space within this amount should be limited to 500

square metres GFA.

Open Space and Parklands

A minimum of 20 % of the precinct should be allocated for publicly accessible open space and parklands for use by residents within the precinct and the locality.

Alternative uses

The size and location of the precinct are such that some alternative uses to the preferred uses may be appropriate. Such uses may include, for example, a retirement village and a child care centre. Proposals for such uses should:

- demonstrate that potential benefits to the community would be greater than those that would be generated by the preferred forms of development; and
- provide a minimum of 20% of the total precinct as publicly accessible open space and parklands for use by residents within the precinct and the locality.

Development of the precinct, or large sites within it, for 'gated' residential accommodation is discouraged.

Expansion of the commercial and showroom uses in Precinct 4 into this precinct and other uses that would be detrimental to the amenity of residential development is also discouraged.

Preferred Maximum Density

The preferred maximum density of residential development - if all of the precinct is developed in a manner consistent with the preferred uses as described above - should not exceed the total generated by applying an Dwelling Unit Factor (DUF1) of 285. If this DUF figure were applied over the total precinct area of 5.193 hectares, the maximum dwelling yield for the precinct would be 182 two-bedroom dwellings - or an equivalent yield of a wider range of dwellings (as may be derived by applying the DUF).

The most appropriate mix of housing products and densities should be determined by Council and development proponents having regard to this maximum density for the precinct as a whole, the desired future character of the precinct and market needs.

One example of a scenario that Council would find acceptable envisages:

- 20% of the site (1.04 hectares) being public open space
- 1 hectare being developed with a DUF of 400 = 25 dwellings
- 2 hectares being developed with a DUF of 250 = 80 dwellings
- 1 hectare being developed with a DUF of 180 = 55 dwellings
- a site of approximately 0.15 hectares being allocated for mixed use development (with a DUF of 120 generating 12 dwellings)

This scenario would generate a total of 172 two-bedroom dwellings. It illustrates one possible outcome consistent with the preferred maximum density provisions.

It is intended that some flexibility be available to

(11) Maroochy River Esplanade Park and Outdoor Recreation (Precinct Class = Special Purpose)

Intent

This precinct includes areas of esplanade parkland with Esplanade frontage to the Maroochy River. It extends from Fishermans Road, north/west of the town centre, to Cotton Tree Park, located to the east of the Town Centre and also includes Chambers Island. Chambers Island is located to the north of the town centre.

There are currently few commercial uses within this area, as the retention of this land as primarily passive open space is considered very important, particularly given the limited amount of open space available within Maroochydhore.

Chambers Island should be managed in a manner which:

- provides, to the greatest extent possible, for the permanent preservation of the area's natural condition and the protection of the area's environmental resources and values;
- presents the area's natural resources and their environmental values; and
- provides for the only uses of the area to be nature-based and ecologically sustainable.

Dune and beach areas are intended to remain as strictly conservation zones, and any works will need to give consideration to Beach Protection Authority requirements. No new permanent structures or other built elements are intended in this precinct which may impede natural coastal or estuarine processes, or which significantly restrict views of the beach and ocean.

Low key informal recreation, and educational and scientific uses may be allowed for, along with uses connected with ecosystem monitoring. Few, if any, new buildings or substantial structures are expected in this precinct with greater priority given to managing pedestrian access and activity over time. Consequently, the retention of this land as passive open space, free of commercial intrusion, will serve to balance and provide respite from surrounding developed areas. As the opportunity arises or redevelopment of sites adjoining the Maroochy River occurs, provision for public access in a continuous line along the Maroochy River from Fishermans Road to Cotton Tree should be provided. It is intended to eventually establish a link along the Maroochy River and Alex foreshore to the Mooloolaba Spit.

The land also serves as a gateway feature into the Maroochydhore Principal Activity Centre and consequently, its scenic value should not be compromised by development.

This precinct also includes land which is part of or located adjacent to a declared Fish Habitat Area. These

Fish Habitat Areas are located along major waterways in the precinct, and are declared by the State Government as being critical breeding and feeding areas for fish. Consequently, it is important that the values of these Fish Habitat Areas be protected.

Preferred and Acceptable Uses

The preferred use for land within this precinct is for Public park and associated passive recreation facilities, that do not intrude upon the scenic quality of the area, as well as the existing Outdoor recreation - public swimming pool located within Cotton Tree Park.

In many instances, there is generally opportunity for Commercial uses such as Restaurants and Fast food stores to serve users of the Esplanade to be located in adjacent Precincts. Consequently, commercial intrusion into the parklands and on the island is unwarranted.

Undesirable uses are all other forms of development, in particular Commercial uses such as: Shops, Restaurants and Fast food stores.

Landscape and Built Form

Landscaping within this area should maximise the riverside setting, and be of the highest quality. Preference will be given to local endemic species. Any buildings such as shelters and other park facilities, should not intrude upon and compromise the scenic quality of the precinct.

Development is to have regard to the declared Fish Habitat Area within or near the precinct. Development over or close to these areas is to protect the qualities of these areas and comply with the relevant requirements of the State Government.

(12) Maroochy Waters Local Centre (Precinct Class = Local Centre)

Intent

This precinct is located adjacent to the Sunshine Motorway, where the Sunshine Motorway crosses the Maroochy River. It is occupied by a neighbourhood commercial centre that provides for local and convenience shopping for the residents of the northern and eastern parts of the Maroochydore Planning Area. This precinct provides a range of other facilities including a Hotel, Shops and Fast food stores.

The centre has a high standard of design that has elements of desirable Sunshine Coast vernacular architecture. The high standard of design is to be maintained for any new development within the precinct.

Preferred and Acceptable Uses

Preferred Uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Local Centre precinct class.

The establishment of a Convenience restaurant in this precinct may also be appropriate where a high standard of building, landscape, and signage design is maintained.

In addition, Community uses, such as Child care centres, and Special Uses may also be suitable, where a high standard of building, landscape and signage design is maintained, and a local community need can be demonstrated.

Landscape and Built Form

New premises are to be of a construction that reflects the Sunshine Coast character and lifestyle aspirations, and be sited and designed to provide user efficiency, and promote a community focus.

The site is located adjacent to an important gateway into the Maroochydore Principal Activity Centre. Consequently, development is not to detract from this gateway experience, through inappropriate building form and signage. In particular, large and garish signage which is orientated towards the motorway is inappropriate.

This precinct is located in proximity to the Maroochy River, consequently, parts of the precinct may be subject to the effects of river flooding and storm surge.

(13) Maroochydore North-West Mixed Housing (Precinct Class = Mixed Housing)

Intent

This precinct comprises pockets of land located to the north and east of the Maroochydore Principal Activity Centre and a strip of land on the south of Aerodrome Road which support a diverse range of low rise housing forms and residential densities. Existing premises vary from older and more modern detached dwellings to older apartment buildings and more recent 'home unit' style buildings.

The precinct also includes two caravan parks located along the Maroochy River Esplanade, and a large parcel of vacant land located between the two caravan parks.

This precinct is intended for mixed density residential development, providing diversity in residential accommodation, including detached houses, multiple dwelling units, and retirement villages.

This precinct is intended to provide a range of residential accommodation types in a high quality urban environment close to the Maroochy River and its associated parks. Development in the precinct should create a transition in scale, form and intensity between the medium scale and medium density development in the Maroochy Riverfront Precinct to the north and surrounding Neighbourhood Residential precincts. This precinct has the capacity to absorb new high quality low to medium density residential premises which over time are expected to replace some of the older residential housing stock of detached dwellings. New development should contribute to the creation of cohesive and relatively informal streetscapes, characterised by low to medium rise buildings set in well landscaped grounds.

There is also the opportunity for integrated resorts (for residents or tourists) or retirement villages, to be located on the vacant land between the two caravan parks. The site's proximity to the riverfront makes it particularly desirable for residential use.

The existing caravan parks provide valuable accommodation facilities close to the Maroochydore Regional Centre, but should they be redeveloped, they would also be ideal for integrated resorts or retirement villages.

An existing local convenience centre is located on the corner of Broadmeadows Road and Ann Marie Court. It is intended that this centre should remain the focus of local convenience shopping for the surrounding community.

which enhance the residential amenity of the precinct.

New development will incorporate attractive tree-lined streets as well as fine public parks. These should comprise of informal and formal parks, strategically located within the precinct, to take advantage of any waterside setting. A 'soft' streetscape character of verges and pavements is desirable, and street trees should complement the character of remaining bushland. New streets should incorporate appropriately designed footpaths and street furniture.

A significant landscape buffer is to be provided to the Sunshine Motorway and Maroochydore Road frontages of the precinct, to buffer residential development from adjacent transport corridors, as well as providing an attractive vegetated appearance to this gateway location. This landscaping is to include predominantly local rainforest species to reinforce the existing rainforest remnants on the southern boundary of the precinct.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
all site	0.6	180

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

Maximum Building Height

- 2 storeys (but not more than 8.5 metres)

(16) Maroochydore Road (Precinct Class = Mixed Housing)

This precinct is intended to provide a range of residential accommodation close to the Maroochydore Principal Activity Centre. Development in this precinct should provide a transition between the high intensity retail, commercial and residential development present in the Maroochydore Principal Activity Centre and low rise residential development to the north and west.

The precinct has the capacity to absorb a substantial amount of high quality medium density residential redevelopment that over time, is expected to replace the older residential housing stock of detached dwellings. New development should contribute to the creation of attractive streetscapes characterised by buildings set in well landscaped grounds.

This precinct also includes a number of large sites, which have the potential for alternative uses, suitable to be located outside of the Maroochydore Principal Activity Centre. These sites include the Primary School Grounds, located to the north of Maroochydore Road.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing precinct class.

Should the Primary School grounds become available for development due to the relocation or closure of the school, then there are a number of suitable options for the redevelopment of the site. The school grounds are considered suitable for alternative uses such as educational facilities, Outdoor recreation, or Multi-unit residential development.

The Sunshine Homemaker Centre site is subject to a current approval for showrooms and related uses and should continue to operate in accordance with this approval.

Undesirable uses within the precinct are those uses which disrupt residential amenity, and buildings higher than building heights nominated in the table provided below.

Uses considered particularly undesirable within this precinct include Industrial uses, and Commercial uses such as shops and shopping complexes.

Landscape and Built Form

New buildings should preferably be designed and constructed to reflect the Sunshine Coast character and lifestyle aspirations and be sited and designed to contribute to attractive streetscapes.

Many of the properties located within the precinct have front or rear frontage to Maroochydore Road, which is at a gateway location to the Maroochydore Principal Activity Centre. Consequently, development is to exhibit a high standard appropriate to a gateway location, providing a favourable impression on entry and exit to the Principal Activity Centre.

For any non-residential development proposed on the Primary School grounds the applicants will be required to prepare comprehensive design guidelines for the site which address such issues as the siting and design of buildings; and the location and design of carparking, landscaping, and signage.

Development on this site will be designed to incorporate the following design principles:

- a high standard of architectural design, particularly to street frontages;
- suitable building setbacks from adjoining residential development, to minimise the impact of the proposed development;
- a high standard of landscaping, particularly around the perimeter of the site;
- a singular vehicular access point onto Maroochydore Road from the site;

- smaller carparks separated by landscaping features; and
- only one advertising sign on the Maroochydore Road frontage of the site.

New premises should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. Any substantial existing trees or areas of garden, considered to be of significance to the character of the precinct, are to be retained and incorporated within the new developments.

Any development proposed with frontage to Evans Street is to be designed to accommodate the widening of Evans Street to a dual carriageway.

Preferred Maximum Density for Multi-unit Residential

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	177
1000 to 1099	1.0	174
1100 to 1199	1.0	171
1200 to 1299	1.0	169
1300 to 1399	1.0	166
1400 to 1499	1.0	164
1500 to 1599	1.0	161
1600 +	1.0	160

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

- 3 storeys (but not more than 12 metres)

(17) Anzac Avenue Mixed Housing (Precinct Class = Mixed Housing)

Intent

This precinct is intended to provide a range of residential accommodation close to the Maroochydore Principal Activity Centre and riverfront areas. Development in this precinct should create a transition in scale, form and intensity between high rise development in the Picnic Point area and low rise residential development to the west.

The precinct has the capacity to absorb a substantial amount of high quality medium density residential redevelopment that over time, is expected to replace some of the older residential housing stock of detached dwellings in this location. New development should contribute to the creation of attractive streetscapes, characterised by low-rise buildings set in well landscaped grounds.

It is recognised that some parcels of land on the western side of Duporth Avenue have existing commercial use rights. However, the preference is for this land to be used for residential and tourist accommodation so as to:-

- ensure appropriate gateway treatment into the Maroochydore Principal Activity Centre, along a major access road;
- prevent of commercial ribbon development; and
- consolidate commercial activities within the Principal Activity Centre.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing precinct class.

For land within the precinct and fronting Duporth Avenue, Motels are also encouraged, as the locality is ideal for tourist accommodation, due to its exposure along the coastal tourist route and proximity to the attractions of the Maroochydore Principal Activity Centre and the riverfront.

Undesirable uses are those which disrupt residential amenity, including Commercial and Industrial uses and buildings higher than building heights nominated in the table provided below.

There is potential for small scale Commercial uses to be provided in adjacent Precinct 9, in proximity to the riverfront areas, consequently, the expansion of any existing Commercial uses in this precinct is not favoured, rather the sites should be redeveloped for Multi-unit residential development.

Landscape and Built Form

New buildings should preferably be of a construction that reflects the Sunshine Coast character and lifestyle aspirations and be sited and designed to create attractive streetscapes which enhance the residential amenity of the precinct.

New buildings should exhibit a residential character and respect the scale and amenity of adjacent existing development. New premises should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. Any substantial existing trees or areas of garden considered to be of significance to the character of the precinct should be retained and incorporated within the new development.

The expansion of any existing Commercial uses is not favoured, rather sites should be redeveloped for Multi-unit residential purposes. Consequently, any alterations to existing commercial premises in the precinct should not involve expansion, and should:

- minimise impacts upon adjacent residential amenity;
- minimise traffic conflicts along Duporth Avenue;
- improve building appearance through architecture which is similar to adjacent residential building scale and form;
- provide a high standard of landscaping; and
- provide minimal signage at a residential scale.

This precinct is located in proximity to the Maroochy River and its tributaries, consequently, properties within this precinct may be subject to the effects of river flooding and storm surge.

Preferred Maximum Density for Multi-unit residential

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	200
900 to 999	1.0	191
1000 to 1099	1.0	183
1100 to 1199	1.0	176
1200 to 1299	1.0	169
1300 to 1399	1.0	163
1400 to 1499	1.0	157
1500 to 1599	1.0	152
1600 to 1699	1.0	147
1700 to 1799	1.0	142
1800 to 1899	1.0	138
1900 to 1999	1.1	134
2000 +	1.1	130

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

- 3 storeys (but not more than 12 metres)

(18) Sunshine Motorway Significant Vegetation (Precinct class = Special Purpose)

Intent

This precinct is located to the south of the Maroochydore Principal Activity Centre, adjacent to the Sunshine Motorway. It accommodates significant vegetation which has been identified as worthy of preservation. This vegetation is to be retained and protected, and where possible, enhanced.

Preferred and Acceptable Uses

It is not intended that this land be developed, other than as a bushland forest town park. Public access in the form of interpretive walks may be provided into and throughout the site, as long as no harm is caused to the environment.

Landscape and Built Form

Any public access provided to the site will ensure that the significant vegetation contained on the site is not compromised in any way.

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