

3.8 Planning Area No. 8 – Kuluin/ Kunda Park

3.8.1 Location and Role

This Planning Area includes land at Kuluin bounded by the Sunshine Motorway, Maroochydore Road, Eudlo Creek and lots fronting the David Low Way, and at Kunda Park. It includes areas shown as “Urban” and “Industrial” on the Strategic Plan Map.

The central part of the area will continue as a pocket of residential use characterised by high levels of amenity and accessibility, while the north-eastern and south-western parts will continue as significant employment areas based on industrial development and use.

3.8.2 Vision Statement

(1) It is intended that:

Kuluin continue to provide a tranquil pocket of residential use, together with a suitably buffered industrial area, all set within a park system focused on protection of the area's creeks and their corridor vegetation; and that

Kunda Park be consolidated as a major employment area providing for efficient and environmentally responsible business and industrial operations in well landscaped premises, with buildings of high quality design and suitable buffered from the adjoining residential areas of Kuluin and Tyrone Heights.

(2) This means that:

- (a) Kuluin's residential neighbourhood will continue to be characterised by tree-lined streets and attractive open space corridors;
- (b) the community will be focused on the primary school and existing local centres;
- (c) new residential development is to provide more housing choice;
- (d) the natural vegetation and low-lying lands framing the area will continue to be an important feature contributing to the discrete character, and providing buffering to the surrounding major roads and rural uses;
- (e) the significant environmental values of Eudlo Creek and its associated corridor and marine vegetation and fisheries habitat will be respected as part of any new development;
- (f) the industrial areas along Fishermans and Commercial Roads will operate efficiently, be oriented to the north (away from the residential area) and maintain effective buffering so that the amenity of the nearby residential area, and the

environmental values of the waterways in the locality, are protected;

- (g) the Kunda Park industrial estate will operate efficiently and environmentally responsibly, and will maintain effective buffering to the nearby residential area; and
- (h) the capacity of the Maroochydore Road will be protected, with high standards of visual amenity sought along the road corridor.

3.8.3 Key Character Elements

(1) Location of Uses and Activities

- (a) The central part of the Planning Area is to remain residential with appropriate buffering to the boundary roads to the south and east, the industrial areas to the north and west, and the creeks to the west. The residential area is to be focused on the centrally situated school, local centre and open space. It is preferred that infill development increase housing choice in the locality by providing a greater mix of dwelling types.
- (b) The commercial development at the intersection of Maroochydore and Main Roads is expected to accommodate services and facilities which are more vehicle oriented and serve both local and passing traffic.
- (c) The low-lying land in the northern part of the area is intended to remain in non-urban use for the life of this Planning Scheme.
- (d) The industrial areas along Commercial and Fishermans Roads and at Kunda Park are to be consolidated and may expand northwards.

(2) Design Intent

- (a) The existing character of Kuluin's residential neighbourhood is intended to be maintained with any new infill development being consistent with the nature, scale and amenity of existing housing.
- (b) The centrally located Kuluin Local Centre and school facilities are to be maintained and enhanced as much as possible.
- (c) Any new premises in the commercial centre at the intersection of Main and Maroochydore Roads will be required to demonstrate satisfactory access arrangements and effective buffering to surrounding residential land. This centre is not intended as a primary shopping area.
- (d) The nature and intensity of industrial development should take into account proximity to residential uses in the neighbouring Kuluin and Tyrone Heights localities and the proximity to the sensitive Eudlo

Creek corridor. Higher standards of environmental performance will be sought for development and use on sites which are nearer to dwellings and/or near the creek corridor. If required, measures to prevent the intrusion of industrial traffic into the residential neighbourhood will be put in place.

(3) Environmental Values

- (a) An open space system is intended to be developed along Eudlo Creek and the other waterways in the area. Such a system should conserve and enhance the important environmental values of the waterways.
- (b) An acceptable quality of water entering Eudlo Creek is sought by Council. This will require that adequate erosion and sediment control measures be adopted for development activities and that no off-site discharges of polluted wastewater occur.
- (c) New development should respect the area's natural landform, vegetation and drainage patterns as much as possible.
- (d) Development will be required to implement suitable measures for erosion and sediment control, the management of stormwater runoff, and vegetation management.
- (e) 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 Maroochydore Road, the Sunshine Motorway, Main Road, Fishermans Road, Commercial Road and Tallow Wood Drive are the major road links into, through and past the Planning Area. New development is to recognise and protect the function, capacity and efficiency of these roads. In particular, access arrangements to Maroochydore Road should ensure that the existing function and capacity of the road are maintained.
- (b) Within the residential area, the higher order streets should be managed to provide suitable amenity for adjoining housing, including appropriate speed environments and landscaping of the road reserves.
- (c) Council will liaise with the responsible State Government Department to enhance the operation and visual qualities of the Maroochydore Road through suitable landscaping treatment and other road reserve works.

3.8.4 Statements of Desired Precinct Character

(1) Kuluin Gateway

(Precinct Class = Town Centre Frame)

Intent

This Precinct is situated at a "gateway" location central to the residential and industrial area of Kuluin to the north, the industrial area of Kunda Park to the west, the residential areas of Tyrone Heights and Buderim to the south, and the residential and commercial areas of Maroochydore to the east. It contains a small range of commercial uses oriented to visitors and passing vehicle traffic. It is intended that such uses be consolidated within the Precinct in low rise well landscaped premises, but that they do not expand beyond the current Precinct boundaries.

Land in this Precinct may also be suitable for development for motel purposes.

Preferred and Acceptable Uses

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

Landscape and Built Form

New development in the Precinct should achieve high standards of siting, design and landscaping befitting the visual prominence of the site. Effective buffering should be provided to adjoining residential lands by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts and light spill.

Vehicle access to sites needs to be carefully considered, and measures such as sharing access points will be encouraged.

Buildings should not exceed a height of two storeys (and no more than 8.5 m).

(2) Kuluin Central

(Precinct Class = Local Centre)

Intent

This Precinct is primarily intended to provide for the day-to-day convenience shopping and personal services needs of surrounding Kuluin residents. Shops, some offices, and community and recreation facilities are appropriate in the Precinct.

Traffic access should be primarily achieved via Tallow Wood Drive and adjacent collector streets. Within the Centre, pedestrian movement should have priority over vehicular traffic.

Wherever possible, parking facilities should be shared among uses in the Centre. Large areas of open paved

car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

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.

Landscape and Built Form

Significant elements of the desired landscape and built form include:

- Public and semi-public spaces: Any redevelopment of the Centre should incorporate a small public or semi-public outdoor area for the benefit of visitors and employees. This should be a focus of the Centre. After hours use should be encouraged by the appropriate location of a cafe and other suitable uses around the space.
- Siting and setbacks: Buildings should be located close to the street frontages.
- On-site landscaping: Planting should enhance the sub-tropical image and character desired for the Centre.
- Building height: Buildings should not exceed two storeys (but no more than 8.5 m) in height.
- Building form: Buildings should establish an attractive landmark and be designed to create an intimate and 'user-friendly' Centre that maintains the amenity of surrounding dwellings.

Preferred Maximum Density for multi-unit residential or mixed use premises

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
All sites	1.0	150

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

(3) Kuluin Residential (Precinct Class = Neighbourhood Residential)

Intent

This Precinct comprises an area of established low-density housing north of Buderim. The Precinct is notable for the native vegetation that has been retained despite the extent of suburban development that has occurred. Significant pockets of this vegetation have been conserved in parks and school grounds and augmented by planting in private gardens. As a consequence the Precinct is 'greener' than most of the

coastal areas and its character is more related to Buderim North than to nearby Maroochydore. Some hillier land offers dramatic views and contributes to the Precinct's popularity. This elevation and the vegetation combine to influence the character of a wider area and provide an attractive background when viewed from the northern side of the Maroochy River.

The majority of the housing has been built within the past two decades. Gardens are well-established and the Precinct has a verdant suburban character. Some recent development has occurred in the lower western slopes adjacent to Martins Creek. In the longer term some redevelopment may be expected of more modest houses that enjoy good views.

Future development should be for the purposes of traditional houses that conserve and enhance the Precinct's well-vegetated suburban character. Future residential development should be more responsive to the Precinct's climate and potential views than older residential development.

Preferred and Acceptable Development

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class.

Landscape and Built Form

New premises should be low scale and contribute to a high standard of residential amenity. Development of new premises or redevelopment of existing dwellings should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably be of traditional framing construction to minimise its impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. New planting should complement the existing significant remnant vegetation.

(4) Kuluin Creek (Precinct Class = Mixed Housing)

Intent

This Precinct comprises one of the most significant areas of native vegetation in Kuluin. It contains an attractive creek and wildlife habitat. The extensive tree cover enhances the amenity of surrounding residential areas and a brief but important view from Main Road.

It is intended that the majority of the significant remnant vegetation should be conserved and the vegetation along the waterway corridor protected from disturbance by urban development. Consequently future development should be carried out in ways which achieve these aims and minimise potential detrimental impacts on both the natural environment

and established housing in and adjacent to the Precinct. A range of residential dwelling types will be considered providing the total amount of land developed for urban uses is relatively small and conservation aims are achieved.

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, and which take into proper account the environmental values of the Precinct.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed having particular regard to the locality’s environmental values and the amenity of surrounding established housing:

- Detached house being a Cottage house or Group housing
- Display home
- Retirement village.

Landscape and Built Form

New premises should be designed and located such that its visual and physical impacts on the environment and landscape character of the Precinct and adjacent residential areas are minimal. Development should conserve and enhance the creek and vegetation of high conservation and amenity value. Development will be preferred on sites where vegetation has previously been cleared, slopes are reasonable and access can be achieved without detrimental impact on the landscape character or the safety and amenity of the locality. Development should also be sited and designed to avoid erosion and extensive earthworks.

A range of alternative forms and patterns of lots and built form may be considered. This range may include compact groupings of small lot housing and attached or detached dwellings on very large lots. Proposals should respond to the locality’s environmental values and adjacent residential areas.

Clearing of native vegetation should be minimised other than for approved sites for dwellings and ancillary buildings and necessary infrastructure.

Preferred Maximum Density for multi-unit residential premises

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
All sites	0.35	400

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)

(5) Kuluin West
(Precinct Class = Neighbourhood Residential)

Intent

This Precinct allows for some urban expansion at the western edge of the existing residential area. The Precinct comprises sloping and flat land adjoining the Eudlo Creek immediately upstream of the Eudlo Creek Conservation Park near where the creek flows into the Maroochy River.

It is intended that the land be developed for urban residential purposes in a manner which respects the significant environmental values of the locality, and which integrates with the existing developed areas particularly in respect of road patterns, drainage, pedestrian access and open space. A well vegetated open space corridor along the creek is essential to assist in stormwater management and enhance the visual amenity of the locality.

Given that the Maroochy River and the Eudlo Creek Conservation Park are important resources within the Shire, any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and/or creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the waterways, and of the environmental values of the conservation park.

The Precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State Government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class.

Landscape and Built Form

New premises should be low density and contribute to a high standard of residential amenity. New development should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably be of traditional framing construction to minimise its impact on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. New planting should complement the existing remnant vegetation, particularly along the creek.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the creek.

Development is to have regard to the declared Fish Habitat Area within, or close to, the Precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State Government.

(6) Commercial Road West *(Precinct Class = Core Industry)*

Intent

This Precinct accommodates a wide range of industrial activities in an area close to, but physically separated from, the Kuluin residential area. It includes the Maroochy Shire Council's Sewage Treatment Plant north of Commercial Road and a quarry to the south of Commercial Road. The quarry site is available for re-use once quarry operations cease. It could be used for locating industry with high environmental impact potential due to the proximity of the sewage treatment plant and the buffering provided by the ridgeline the northern face of which is being worked.

Part of this Precinct is situated along Eudlo Creek, just upstream from the Eudlo Creek Conservation Park.

The Precinct's significant attributes are:-

- its relative proximity to the Maroochy urban area;
- its relative accessibility via secondary roads to the Sunshine Motorway and Maroochy Road, which provide regional access; and
- its relative isolation from residential areas due to its orientation and topography.

It is intended that this Precinct accommodate:

- mainly industries which have sub-regional and district (rather than local) markets,
- sewage treatment plant operations,
- quarry operations until the extractive resource is depleted,
- re-use of the quarry site for industrial activities having higher impact potential and requiring a relatively isolated site, buffered from residential and other incompatible use areas.

Given that the Eudlo Creek Conservation Park and nearby Maroochy River are important resources within the Shire, any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and/or creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the waterways, and of the environmental values of the conservation park.

The Precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State Government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Core Industry Precinct Class, including waste recycling establishments.

The continuation of the extractive industry use is also considered consistent with the intent and desired character of this Precinct.

Landscape and Built Form

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby creek.

A well vegetated open space corridor along the creek is desired to assist in stormwater management and enhance the visual amenity of the locality.

Development is to have regard to the declared Fish Habitat Area within, or close to, the Precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State Government.

(7) Kuluin Business and Industry (Precinct Class = Business and Industry)

Intent

This Precinct comprises land at the eastern end of Commercial Road and other land along Fishermans Road to the south of Commercial Road. These two areas are almost fully developed with a wide range of industrial activities. Re-development of industrial sites is likely to occur given that many industrial buildings are older shed-type structures. The existing range of uses include services trades, construction industry trades, the sales and service of many industrial products and some retail showrooms, particularly of products for both business and household use.

Part of this Precinct is situated beside Eudlo Creek, just upstream from the Eudlo Creek Conservation Park.

The Precinct's significant attributes are:

- its relative proximity to the Maroochy urban area,
- its relative accessibility via secondary roads to the Sunshine Motorway and Maroochy Road, which provide regional access, and
- the availability of flat land on sites along Fishermans Road.

It is intended that this Precinct accommodate:

- mainly uses which have markets covering the Sunshine Coast and the Maroochy/Nambour urban areas,
- small-scale manufacturing,
- small to medium scale automotive repairs and maintenance,
- light engineering activities,
- small-scale construction industry operations and suppliers,
- building trades, services trades and domestic services to businesses and households,
- showrooms for the display and sale of products for both businesses and households,
- local convenience services comprising a convenience store and/or snack bar facilities.

Given that the Eudlo Creek Conservation Park and nearby Maroochy River are important resources within

the Shire, any new development in the area beside the creek will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and/or creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the waterways, and of the environmental values of the conservation park.

The Precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State Government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

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.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Fast-food store (in a Local (convenience) Centre)
- Indoor recreation
- Shop (in a Local (convenience) Centre)
- Showroom.

Landscape and Built Form

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby creek.

A well vegetated open space corridor along the creek is desired to assist in stormwater management and enhance the visual amenity of the locality.

Development is to have regard to the declared Fish Habitat Area within, or close to, the Precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State Government.

(8) Kuluin North (Precinct Class = General Rural Lands)

Intent

This Precinct is intended to remain in rural use and includes small areas of identified Good Quality Agricultural Land on the floodplain of the Maroochy River/Eudlo Creek. A portion of land in the north of the Precinct fronting Fishermans Road may be investigated by Council for the purposes of open space/sport and recreation. As a part of any investigations a clear community benefit and overriding need will be required to be demonstrated.

The Precinct is in close proximity to the Maroochy River and the Eudlo Creek Conservation Park which are important resources within the Shire. Any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and/or creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the waterways, and of the environmental values of the conservation park.

The Precinct is also adjacent to urban residential and industrial areas. Any new development will be assessed having particular regard to potential adverse impacts on the residential areas and/or established industrial uses, and any measures proposed to avoid or minimise such impacts.

The Precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State Government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands Precinct Class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

Landscape and Built Form

Any development in the Precinct is to provide for:

- buffering measures and/or best management practices which can avoid or minimise land use conflicts with any adjacent incompatible uses;
- any activities to respond sensitively to the environmental values of their rural setting;
- measures to ensure an acceptable level of flood immunity and a no-worsening or improvement of flooding conditions in the area; and

- a landscaped treatment which screens or enhances the visual impacts of development.

Development is to have regard to the declared Fish Habitat Area within, or close to, the Precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State Government.

(9) Kunda Park North (Precinct Class = Core Industry)

Intent

This Precinct is located either side of Maroochy Road, west of the Maroochy urban area and almost half way between the coast and Nambour. Part of this Precinct is situated beside East Eudlo Creek.

Much of the land in the Precinct is developed, with limited industrial sites remaining for further new development. Some additional lands are available for expansion to the north of Hoopers Road Reserve and to the south of the Hi-Tech Drive area.

There are a wide range of activities in the Precinct covering many construction industry materials suppliers, small to medium scale transport, storage and distribution depots, light engineering firms with some small scale manufacturing, plus automotive industry suppliers, distributors, repairs and auto wreckers. In the more recently developed parts of the Precinct, smaller industrial unit buildings have been established and occupied by small scale manufacturers (e.g. boat builders), building trades and builders premises and supplies.

The Precinct's significant attributes are:

- its central location to the major coastal urban areas and Nambour,
- a well-established industrial infrastructure,
- the availability of mostly flat lands with some undulating land south of Maroochy Road, and
- its location on a major east/west access road which links to the Bruce Highway and the Sunshine Motorway.

It is intended that this Precinct accommodate:

- mainly industrial uses which have subregional and regional markets covering the Sunshine Coast,
- small to medium scale manufacturing,
- construction Industry depots for materials processing and supplies,
- light engineering activities,
- automotive industry repairs and maintenance, including automotive wrecking and spare parts,

- small to medium scale transport, storage and distribution depots and transport depots, and
- building and service trades to businesses and households.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Core Industry Precinct Class.

More commercial-oriented uses may also be considered consistent with the intent and desired character of this Precinct where situated on land fronting the Maroochydore Road opposite land in the Business and Industry Precinct. Development for any such uses needs to achieve high standards of siting, design and landscaping, with vehicle access arrangements to the satisfaction of the relevant State Government department and Council.

Landscape and Built Form

New development in the Precinct should achieve high standards of siting, design and landscaping especially along Maroochydore Road.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby East Eudlo Creek.

A well vegetated open space corridor along the creek is desired to assist in stormwater management and enhance the visual amenity of the locality.

(10) Kunda Park South *(Precinct Class = Business and Industry)*

Intent

This Precinct accommodates a wide range of industrial activities in those parts of the Kunda Park industrial area, adjoining residential areas, south of Maroochydore Road. Most of the Precinct is developed, with limited industrial sites remaining for further new development. expanded northwards.

There are a wide range of activities in the Precinct including automotive car and truck sales, small manufacturers, especially in engineering, small distribution firms, construction industry suppliers, and furniture and cabinet makers, mini storage, some retail showrooms along Maroochydore Road, and local services covering service station, convenience store and snack bar facilities.

The Precinct's significant attributes are:

- its central location to the major coastal urban areas and Nambour,
- a well-established industrial infrastructure,

- the availability of mostly flat lands with some undulating land south of Maroochydore Road, and
- its location on a major east/west access road which links to the Bruce Highway and the Sunshine Motorway.

It is intended that this Precinct accommodate:

- business and industry uses with sub-regional and district markets covering the Sunshine Coast and the Maroochydore/Nambour urban areas,
- small-scale manufacturing,
- small-scale construction industry operations and suppliers,
- light engineering activities,
- automotive and vehicle sales,
- small-scale transport storage and distribution,
- building trades, service trades and domestic services to businesses and households.
- showrooms, and
- local convenience services including service station, convenience store and snack bar facilities.

This Precinct also includes a large area of environmentally significant remnant vegetation located along Maroochydore Road between Altone Ave and Whites Road. It is intended that this area be maintained for its aesthetic and conservation value. Any development adjoining this site should have regard to maintaining and enhancing these inherent values.

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.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Adult products shop
- Fast-food store (in a Local (convenience) Centre)
- Indoor recreation
- Shop (in a Local (convenience) Centre)
- Showroom.

Landscape and Built Form

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

New development in the Precinct should also achieve high standards of siting, design and landscaping along Maroochydore Road.

