

3.5 Planning Area No. 5 – Mountain Creek

3.5.1 Location and Role

This Planning Area includes the lands at Mountain Creek and Glenfields which are allocated “Urban” in the Strategic Plan.

The Planning Area also includes what were formerly known as the “Moreton Mill lands” which are located in flat, unconsolidated sands in the south-western part of the area between the Sunshine Motorway and Mountain Creek. These lands have a rich diversity of vegetation and one of the highest concentrations of rare and threatened species in South East Queensland.

3.5.2 Vision Statement

(1) It is intended that:

Mountain Creek remain as a predominantly residential area, buffered from the Sunshine Coast Motorway to the east by land extensive public purposes, with existing levels of amenity protected and enhanced, including through the development of an open space corridor along Mountain Creek itself; and that

the significant environmental values of the waterway corridor as well as the core conservation lands in the south-western part of the Planning Area be protected with the lands managed in a way similar to a National Park.

(2) Accordingly, Mountain Creek will be a place where:

- (a) existing streets, parks and other public places are further developed to be attractive, comfortable and accessible;
- (b) high standards of visual amenity and buffering are provided along the Sunshine Coast Motorway corridor;
- (c) the area’s significant environmental and open space values are conserved and enhanced;
- (d) infill development is consistent with the scale and density of existing housing;
- (e) new residential development provides for housing choice and high standards of amenity; and
- (f) land at the eastern end of the Planning Area adjoining the Motorway is developed and used as educational premises or for other compatible public/community purposes.

3.5.3 Key Character Elements

(1) Location of Uses and Activities

- (a) The predominant use of land within the central parts of this Planning Area will be for low density residential purposes which will occur as urban

expansion mainly to the west, and on smaller infill sites elsewhere.

- (b) A small area suitable for medium density housing is located immediately to the south of the Sunshine Motorway.
- (c) At the eastern end of the Planning area, the existing node of educational, recreational and other complementary community uses is recognised and is expected to be further developed.
- (d) Local commercial and community facilities are intended to be provided at the existing centres at Cootamundra Drive and Karawatha Drive. Additional convenience centre facilities may be favourably considered at appropriate locations to serve the urban expansion areas.
- (e) The significant environmental values of the lands in the south-western part of the Planning Area, along Mountain Creek and beside the Mooloolah River are to be conserved or enhanced.

(2) Design Intent

- (a) New development will reflect the physical characteristics of the land on which it is located and will protect remnant vegetation, sensitive landforms, creeks and drainage lines. The extent to which development achieves protection of the environmental values of the area will be a critical consideration in assessment of development applications, particularly on sites adjoining the core conservation areas of Mountain Creek or the Mooloolah River.
- (b) Streets, parks and other public spaces are to be developed to be attractive, comfortable and accessible and should use design and landscape themes which already exist within the Planning Area.
- (c) In established residential areas, new buildings should be consistent with the scale and density of existing development.
- (d) New development of community facilities in the eastern part of the Planning Area should provide for high standards of design, building finish and landscaping treatment, so as to present attractively in views from the surrounding residential areas and the Motorway.
- (e) Other premises along the Motorway should incorporate buffering measures that are effective and visually attractive (eg. the use of landscaped mounds in preference to long, high walls).

(3) Environmental Values

- (a) Mountain Creek and the Mooloolah River are important waterways within and adjoining this Planning Area. New development will maintain or

enhance the visual, hydraulic and ecological functions of these waterways through such measures as dedication of adjoining lands as open space or as drainage reserve, use of proper erosion control measures to prevent unacceptable amounts of sedimentation from entering the waterways, and use of natural filtration elements (vegetation and natural drainage lines) as much as possible.

- (b) The former “Moreton Mill lands” are richer in rare plants than the nearby Mooloolah River National Park and include stands of the endangered Swamp Stringybarks, Christmas bells, Wide Bay Boronia and Attenuate Wattle which need to be protected. These lands will therefore be managed for conservation values, with development of adjoining lands to be carried out to maintain natural drainage patterns into the area, prevent polluted runoff from entering the area and to control risks of fire and weed invasion. Links between this area and the nearby Mooloolah River National Park are to be maintained and strengthened.

(4) Access and Movement

- (a) The Sunshine Motorway is the major road providing access to the area. New development is to recognise and protect the function, capacity and efficiency of this road in accordance with the requirements of the relevant State Government Department and Council.
- (b) Karawatha Drive and Mountain Creek Road are the major road connections through the Planning Area, their function as efficient, attractive tree-lined boulevards is intended to be protected and enhanced. Other significant local access roads are Musgrave Drive, Cootamundra Drive, Bundilla Boulevard and Prelude Drive. Development along these roads should recognise and protect their function and capacity to Council’s satisfaction.
- (c) Pedestrian and cycle linkages to educational and commercial facilities are important and should be enhanced, especially where they can be provided in conjunction with open space corridors.

3.5.4 Statements of Desired Precinct Character

(1) Mountain Creek East (Educational Establishment, Hospital and Outdoor Recreation) (Precinct Class = Special Purpose)

Intent

This Precinct accommodates a number of land extensive educational uses being the Mountain Creek High School and Primary School, a Sunshine Coast Institute

of TAFE campus, and a private hospital, together with sporting facilities including a tennis club.

These uses are intended to continue and intensify if necessary to an extent acceptable to Council having regard to road and other infrastructure capacity and the amenity of the nearby residential area.

The TAFE grounds currently include a small but significant remnant of wallum heathland vegetation which is an endangered plant community in the Shire. Any future development should minimise clearing of this vegetation.

Preferred and Acceptable Uses

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

Other land extensive uses compatible with the established community uses in the Precinct and the nearby residential area may be acceptable where an appropriate type and scale of development is proposed.

Landscape and Built Form

Any new premises should provide for high standards of building siting, design and finish, and landscaping, which has regard to the relatively high visibility of the Precinct from the Motorway and from the residential areas to the west.

(2) Mountain Creek Central (Precinct Class = Neighbourhood Residential)

Intent

This Precinct comprises the established residential suburbs of Mountain Creek and Glenfields and additional areas which are intended to be developed predominantly for low density detached housing. The landform is relatively gently sloping and dissected by Mountain Creek and numerous small tributaries. Substantial stands of mature trees and attractive habitats exist along the creek lines but most of the land elsewhere has been cleared of mature vegetation. However some of the land allocated for future development contains substantial vegetation which warrants conservation.

The overall form of existing development is typical of that generally found in contemporary suburban residential areas. In some areas there are grid or modified grid pattern streets while in others there is a proliferation of cul-de-sac. The pattern and character of established areas have been influenced mainly by the Precinct’s creek lines and dependency on car usage.

The established areas are relatively new and little change is expected other than the maturing of the introduced landscape. If infill development occurs it should be compatible with the scale and siting of existing housing.

Development in future residential areas should provide for a pattern of streets, lots, open spaces and built form which conserves existing creeks and mature vegetation and habitats of conservation value. Such development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks.

A variety of housing types should be provided in future residential areas. The locations of different forms of accommodation should be influenced by considerations of terrain, accessibility to public transport and Local Centre facilities, and public open space. Development within the new residential areas should achieve a gross density of some 9 to 12 dwellings per hectare.

Development adjoining Mountain Creek and the former “Moreton Mill lands” should be carried out in ways which protect the environmental values of these areas.

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, and predominantly Traditional houses on lots greater than 600m² in area.

Some smaller lot detached housing, lower density multi-unit dwellings and/or retirement village accommodation may be appropriate on suitable sites which are within easy walking distance (not more than about 250 to 400m) of commercial/community facilities, public transport and/or larger areas of useable open space.

The continued use of the medical centre facilities on Karawatha Drive at McLaren Place is intended.

Shops, Fast Food, Restaurants, Offices, Medical centres and Veterinarian clinics may also be appropriate in the local neighbourhood centre located on the corner of Karawatha Drive and Golf Links Road.

In addition, the following uses may be considered appropriate when located in the local convenience centre situated on Karawatha Drive (near Molokai Drive)

- Fast food store
- Medical centre
- Shop

Otherwise, industrial, rural and other than local/convenience commercial and community uses are generally not considered consistent with the desired character of this Precinct.

Landscape and Built Form

New premises in established residential areas should be compatible with the scale and character of premises in their environs. Development of new premises in new residential areas should be responsive to their terrain,

available views and climate. Development should provide attractive tree-lined streets as well as useable and easily accessible public parks. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new areas.

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. New buildings should preferably be sited and designed to create amenity for their residents and neighbours and enhance public streets and parks.

(3) Mountain Creek West Environmental Area *(Precinct Class = Special Purpose)*

Intent

This Precinct comprises the former “Moreton Mill lands” which contain a rich diversity of vegetation and a range of rare and endangered species of flora and fauna. The area is intended to be managed to protect its significant environmental values in ways similar to a National Park. Where possible, it is intended to provide for or strength ecological linkages between this area and the nearby Mooloolah River National Park.

Preferred and Acceptable Uses

Conservation is the preferred use of land in this Precinct.

(4) Mountain Creek South *(Precinct Class = Mixed Housing)*

Intent

This Precinct comprises a small corridor of land adjoining the Sunshine Motorway where the continued development of a mix of housing types is intended. New premises developed on amalgamated sites is to be encouraged in order to minimise the number of vehicle access points onto Bundilla Boulevard (which provides southbound access onto the Motorway) and maximise opportunities for buffering measures.

Given the constrained nature of the land in this Precinct, a relatively low residential density is intended.

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.

Landscape and Built Form

New premises should be low-rise and contribute to a high standard of residential amenity. New buildings should be designed to maximise buffering to the nearby Motorway, while contributing to the creation of

attractive streetscapes. Dwellings should be set in well-landscaped grounds. New planting should take account of site-specific terrain and soil conditions yet seek to increase the extent of taller shade species where practicable.

Preferred Maximum Density

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	178
1000 to 1099	1.0	176
1100 to 1199	1.0	174
1200 to 1299	1.0	172
1300 to 1399	1.0	171
1400 to 1499	1.0	169
1500 to 1599	1.0	167
1600 +	1.0	165

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 (all premises)

- 2 storeys (but not more than 8.5 metres)

(5) Mountain Creek Waters (Precinct Class = Neighbourhood Residential)

Intent

This Precinct is situated around the mouth of Mountain Creek where it enters the Mooloolah River and comprises an established residential area around Cootamundra Drive and additional relatively low-lying land intended to be developed predominantly for low density detached housing. The undeveloped land remains with a significant extent of vegetation cover.

The overall form of existing development is typical of that generally found in contemporary suburban residential areas, with a proliferation of culs-de-sac. The pattern and character of established areas have been influenced mainly by the Precinct's waterside location.

Vehicle access to the Precinct is limited.

The established areas are relatively new and little change is expected other than the maturing of the introduced landscape. If infill development occurs it

should be compatible with the scale and siting of existing housing.

Development in the future residential area should provide for a pattern of streets, lots, open spaces and built form which conserves existing drainage patterns and mature vegetation. Such development should also have regard to the potential for acid sulfate soils.

Development should be carried out in ways which protect the environmental values of creek and river, while taking advantage of the views across these waterways. Maximum public access to the waterfront should be maintained having regard to the ecological sustainability of the waterways and the vegetation along waterways.

Effective buffering to the adjoining Motorway should also be provided.

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, and predominantly Traditional houses on lots greater than 600m² in area.

Other forms of residential use may be acceptable where a form and scale of development compatible with the area's environmental setting and its constrained access.

Industrial, rural and other than local/convenience commercial and community uses are generally not considered consistent with the desired character of this Precinct.

Landscape and Built Form

New premises in established residential areas should be compatible with the scale and character of premises in their environs. Development of new premises in new residential areas is to be responsive to their terrain, available views and environmental setting. Development should provide attractive tree-lined streets as well as waterside public parkland.

A 'soft' streetscape character of verges and pavements is desirable, with treatments used to provide an acceptable quality of stormwater runoff entering the adjoining waterways.

The siting, orientation and landscaping of premises should assist in providing an effective buffer to the Sunshine Motorway.

(6) Cootamundra Drive Centre (Precinct Class = Local Centre)

Intent

This Precinct comprises local shopping facilities and parkland serving that part of the Planning Area situated to the east of the Motorway. The facilities in the Precinct are intended to continue serving the day-to-day shopping needs of the local residents and provide useable parkland. Little, if any, intensification of the centre is expected given the limited size of the catchment and limited accessibility.

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

Premises in the Precinct should be compatible with the scale and character of premises in their environs. Any intensification of commercial uses should have regard to maintaining the amenity of the surrounding residential area.

The local parkland should be maintained and if possible improved to enhance its useability, access and attractiveness for nearby residents.

