

VOLUME THREE

Planning Areas, Precincts and Precinct Classes

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MAROOCHY PLAN MAPS VOLUME 3

TITLE	REFERENCE NUMBER	RELEVANT SCHEME REFERENCE
Planning Area Maps	Planning Area Maps No. 3.1-3.30	Sections 3.1 to 3.30
Maroochy Core Frontages	Figure 3-3.1.3 (a)	Sections 3.1.3 (1) (b) and 3.1.3 (2) (b)
Sippy Downs Structure Plans	Figure 3-3.3.3 (a) Figure 3-3.3.3 (b) Figure 3-3.3.3 (c)	Section 3.3.3 (2) (a) Section 3.3.3 (2) (a) Section 3.3.3 (2) (b)
Mooloolaba Esplanade Concept Plan	Figure 3-3.4.4 (a)	Section 3.4.4 (1)

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.

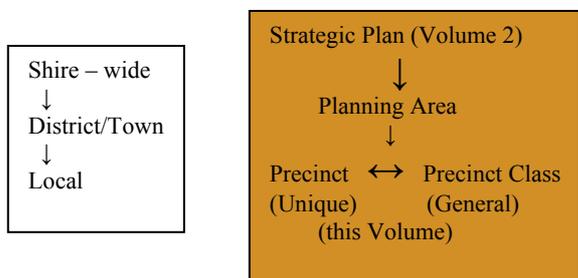
Each **Precinct Class** identifies a general intent for individual Precincts which are similar in nature throughout the Shire, eg low density residential.

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.

2. GENERAL STATEMENTS OF INTENT FOR PRECINCT CLASSES

For the purposes of this Planning Scheme, the following 18 precinct classes have been identified:

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

These precinct classes provide the general intent for those precincts throughout the Shire which are of a similar nature. Therefore, the relevant precinct class intent should be read in conjunction with the desired character statement for the individual precinct in which a development is being proposed. The Planning Scheme Maps and individual precinct descriptions identify the relevant precinct class.

As the precinct classes provide the general intent for similar areas, they reflect and implement the broad strategy for the development and use of premises within the Shire as identified in the Strategic Plan provisions (found in Volume 2 of this Planning Scheme). *For example, rural Precinct Classes are based on the protection of good quality agricultural and other rural land, and areas with significant environmental values, from inappropriate development.*

2.1 General Intent for Rural Precincts

(1) Sustainable Cane Lands

These Precincts recognise those areas that are predominantly used for sugar cane growing or identified as suitable for commercial sugar cane growing. The existence of sugar cane in these areas forms an important part of the rural character of the Shire as do other agricultural pursuits. It is primarily intended that lands in these Precincts be protected for sugar cane and other agricultural activities due to the agricultural values of the land, which have been identified by the Strategic Plan (in Volume 2 of this Planning Scheme) and State Planning Policy 1/92.

Incompatible and urban uses, and fragmentation of land holdings, other than to enhance their long term viability or provide for supporting infrastructure, are not considered desirable or consistent with the intent for these Precincts.

Certain lands within these Precincts may be physically constrained for cane growing (eg. by poor drainage or steep slopes) and/or have significant environmental values (eg. along waterway corridors). Cane growing and other agricultural use should be carried out in accordance with best industry and land management practices to ensure the long term sustainability of the land, water and other environmental resources of the area.

Many of these Precincts are located within regionally significant vegetation complexes which support valuable species or communities of fauna and native vegetation. Melaleuca forests/wetlands are the most common vegetation association. The diversity and mosaic of species, the vegetation structure, habitat values, existing drainage patterns and relatively unfragmented nature of many of these vegetated areas are intended to be protected.

(2) Sustainable Horticultural Lands

These Precincts recognise areas of good quality agricultural land which are identified through the Strategic Plan (Volume 2 of this Planning Scheme refers) and State Planning Policy 1/92. It is primarily intended that lands in these Precincts be for protected commercial cropping, horticulture and other agricultural production.

Incompatible and urban uses, and fragmentation of land holdings, other than to enhance their long term viability or provide for supporting infrastructure, are not considered desirable or consistent with the intent for these Precincts.

It is intended that those rural uses which, because of smell, noise or other reasons, may be unsuitable to a location close to a settled area be limited on land in the environs of the Shire's towns, villages and urban areas.

Certain lands within these Precincts may be physically constrained for horticultural or other agricultural use (eg. by poor drainage or steep slopes) and/or have significant environmental values (eg. along waterway corridors). Horticulture or other agriculture should be carried out in accordance with best industry and land management practices to ensure the long term sustainability of the land, water and other environmental resources of the area. The retention of waterway and in-stream vegetation and other significant habitat will contribute to the sustainability of agriculture in these Precincts.

(3) Sustainable Pastoral Lands

These Precincts recognise areas of good quality grazing land. It is primarily intended that lands in these Precincts be protected for use by the dairy industry and other commercial pastoral activities.

Incompatible and urban uses, and fragmentation of land holdings, other than to enhance their long term viability or provide for supporting infrastructure, are not considered desirable or consistent with the intent for these Precincts.

It is intended that those rural uses which, because of smell, noise or other reasons, may be unsuitable to a location close to a settled area be limited on land in the environs of the Shire's towns, villages and urban areas.

Certain lands within these Precincts may be physically constrained for pastoral use (eg. steep slopes) and/or have significant environmental values (eg. along waterway corridors). Pastoral activities should be carried out in accordance with best industry and land management practices to ensure the long term sustainability of the land, water and other environmental resources of the area. The retention of waterway and in-stream vegetation and other significant habitat will contribute to the sustainability of pastoral activities in these Precincts.

(4) Water Resource Catchment Areas

Land use and development in these Precincts is to be managed to maintain or improve:

- the quality of the water in the water supply storages in and outside the Shire and in Lake Weyba,
- the ecological functions of the natural waterways and major drainage paths within the water catchment areas, and
- areas of remnant native vegetation having significant habitat or landscape value.

Catchment management plans are intended to guide the future development and use of premises in these areas.

Best land management practices are intended to apply throughout these catchments. These include:

- development for intensive animal husbandry purposes or other intensive animal, or other intensive rural, industries being discouraged, with the environmental impacts of any such development being strictly controlled;
- any clearing of vegetation being very limited;
- the retention and rehabilitation of native vegetation along major drainage lines and waterways, particularly to minimise erosion potential, maximise buffering and filtering processes, and maintain or enhance ecological values;
- the limitation of grazing animal numbers to avoid

overgrazing, and the planting of appropriate pastures and crops to limit nutrient inputs;

- sourcing water supplies such that the overall catchment yield is not significantly diminished or otherwise adversely affected;
- controlled fertiliser and chemical applications; and
- the implementation of sustainable bushfire management and weed control strategies.

Further fragmentation of rural land holdings is generally considered inappropriate as it is not likely to result in the protection of water quality and environmental values.

A second dwelling on one lot is also generally not supported in water supply catchment areas due to the possible impact of additional on-site disposal of wastewater, and especially considering potential cumulative impact.

Development for some land-consumptive tourism or recreational purposes, based on the area's environmental values, may be favourably considered in these Precincts. Any development is only likely to be supported for:

- conservation or open space purposes;
- rural uses which are unlikely to adversely affect water quality, the landscape, and/or any vegetation having environmental significance, or
- land-consumptive environmental-based recreational, tourism or education activities,

where the applicable provisions of this Planning Scheme, including the Strategic Plan, are satisfied.

(5) General Rural Lands

These Precincts apply to the balance rural areas of the Shire (outside catchment areas of the water supply lakes and Lake Weyba) which have not been identified as Sustainable Cane Lands, Sustainable Horticultural Lands and Sustainable Pastoral Lands but play an important role with regard to rural activities in the Shire. These Precincts may contain good quality agricultural land as identified by the Strategic Plan provisions (Volume 2 of this Planning Scheme) and State Planning Policy 1/92. It is primarily intended that these Precincts be protected for appropriate agricultural, rural and ancillary activities.

These Precincts are suited to a range of rural activities whether or not at a commercial scale. Development and use of these lands should maintain or enhance any significant environmental values (including any areas of remnant native vegetation), maintain a rural/non-urban landscape and provide for buffering between urban areas and incompatible rural activities.

Some lands in these Precincts may be suitable for land extensive non-rural use where any such use is

compatible with activities in the surrounding area and is not likely to adversely affect the amenity of the locality. Uses, such as Rural service industry and transport depots, which serve or otherwise support rural activities and/or communities may also be approved at suitable sites within these areas.

Necessary public utility infrastructure is also intended to be allowed for on lands within these Precincts.

It is intended that those rural uses which, because of smell, noise or other reasons, may be unsuitable to a location close to a settled area be limited on land in the environs of the Shire's towns, villages and urban areas.

Certain lands within these Precincts may have significant environmental values (eg. along waterways and forested ridgelines). Rural activities should be carried out in accordance with best industry and land management practices to ensure the long term sustainability of the land, water and other environmental resources of the area.

2.2 General Intent for Residential Precincts

(1) Hillslope Residential

These Precincts provide for mainly detached houses in urban areas with land generally having slopes greater than 15% (about 1 in 6). However, the development of lands with slopes greater than 25% (1 in 4) is generally considered inconsistent with Council's planning intent for the Shire.

Development in these Precincts is intended to minimise impacts on natural landforms, remnant native vegetation and natural drainage patterns. Built forms should be subservient to the natural landscape, and visually integrated into their landscape settings. As much as possible, buildings and other structures should be located on already cleared land, and the extent of the following activities minimised:

- disturbance to existing vegetation;
- earthworks;
- changes to natural stormwater flow patterns; and
- paved and other hard surfaces.

To facilitate these outcomes, it is intended that the density of development be relatively low (less than 4 to 6 dwellings per hectare). Quite large and wide lots are intended to enable the siting of buildings, driveways, etc., to be sensitive to the landscape, create attractive streetscapes and maintain high standards of local amenity. This intent may also be achieved by a clustering of buildings on a relatively small area of land where such area is physically and environmentally more suitable to development than other parts of the site.

Urban residential development will be subject to Council being prepared to make water supply and sewerage services available to the land, and the

developer being prepared to meet all reasonable and relevant costs of providing services.

Few, if any, non-residential purposes are considered appropriate on land in these Precincts.

(2) Neighbourhood Residential

These Precincts recognise existing low density residential areas throughout the Shire, which comprise predominantly detached houses.

"Greenfield" areas expected to accommodate future new residential neighbourhoods are also recognised and include infill development sites, other lands expected to accommodate population growth over the next 10 to 15 years and beyond.

These Precincts are intended to provide for development for low density urban, town and village residential purposes and for compatible purposes which directly service residents in the locality. The establishment of quality residential neighbourhoods in a cost-effective manner, is desired and the provision of choice in housing is encouraged. Housing densities are to be consistent with the desired character of individual Precincts.

While an overall average density of around 8 to 9 dwellings per hectare is envisaged, pockets of higher density (ie. 9 to 12 dwellings per hectare) residential development may be located within easy walking distance of shopping, public transport and/or school facilities, and/or close to major public open space.

Lower density development (ie. less than about 8 dwellings per hectare), or clustered pockets of higher density development, may be alternative means of achieving minimum environmental impact on land which may be steeper or low-lying, have significant remnant vegetation, or adjoin productive rural land.

Council supports opportunities to widen the range of housing choices available throughout the Shire. A mix of housing types and densities that enables people to find suitable accommodation through all stages of their lives at appropriate locations will be encouraged.

Urban residential development will be subject to Council being prepared to make water supply and sewerage services available to the land, and the developer being prepared to meet all reasonable and relevant costs of providing services.

Council intends that all residential development should respond to and respect local climate, landscape and character. This includes the provision of continuous and linked open space corridors along rivers, creeks and other major drainage lines intended to be developed for multiple use purposes which may include:

- contributing to the conservation of habitat and scenic areas;
- serving floodway and drainage functions, and protect water quality;

- providing recreational opportunities;
- providing opportunities for the development of a network of paths and trails for walking, horse-riding, cycling and bushfire management; and
- providing a buffer between incompatible land uses (eg. between urban development and surrounding rural activities).

It is desired that all residents be within easy walking distance (ie about 400 metres) of attractive parkland suitable and available for informal use.

It is highly desirable that residential estates, be laid out in such a way that allows for:

- maximum physical public access to open space,
- casual surveillance of public open space from passersby and dwellings;
- open space not to be encroached upon, “privatised” or used as dumping areas by residents of adjoining dwellings; and
- as appropriate, open space used most effectively for stormwater management.

Residential estates should also be laid out to enable convenient access for residents to public transport.

Some of these Precincts comprise older residential areas containing buildings, groups of buildings and streetscapes which have heritage and character values. This value is intended to be recognised through either conservation of the existing buildings, structures and spaces or sympathetic new development.

Where residential development is proposed on land adjoining productive rural land, Council will require buffering measures to be incorporated in the development to minimise any conflicts with nearby agricultural activities. Such measures could include:

- a generous and suitably treated boundary road reserve; or
- larger lots that could, if suitably sized and shaped, be laid out in a way that allows for lot reconfiguration should a future need or opportunity for consolidation ever arise.

Non-residential purposes that may be appropriate on land in these Precincts include parks, churches, general stores, community facilities, and businesses carried out by residents in their own homes where such business activity does not adversely affect the amenity of the locality by way of noise, traffic generation or otherwise.

Commercial uses other than general stores are not intended to be established on land in these Precincts, except on sites which are specifically identified in Planning Area provisions as suitable and intended for Local centre development. The Planning Area provisions may describe such sites as suitable or intended for “Local centre”, “Local Neighbourhood Centre”, “Local Commercial Centre”, or “Local commercial and community” development.

Provisions which refer to “convenience centre”, “Local convenience centre” or “Local (convenience

centre” development refer only to development for general stores, and must be interpreted and applied accordingly.

In the absence of such specific identification, commercial uses are intended to be established only in centre Precincts. Accordingly, where the Planning Area provisions for a Neighbourhood Residential Precinct are silent about commercial development, that does not indicate planning policy neutrality on the matter, but rather indicates a strong planning policy position that Local centres (or higher order retail or commercial development) are not supported on any site within the Precinct.

Where Local centre development is envisaged or supported by Planning Area provisions, those provisions are to be interpreted as referring only to development which, when considered with any existing or other development at the same locality, meets the size limits specified in the strategic plan and code provisions about Local centres. It is an incorrect interpretation of this Planning Scheme to rely on anything in the text of the Planning Area provisions for a Neighbourhood Residential Precinct to support or justify, as being consistent with the Planning Scheme, the development of any higher order retail facilities on any land within that Precinct.

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.

Apart from conflict with the hierarchy, the other reasons why neither industrial nor higher order commercial uses are intended to be established on these Precincts are that such uses:

- are unlikely to focus solely or primarily on servicing an identifiable local community; and
- are likely to have an adverse impact on residential amenity; and
- should therefore be located in other, more appropriate, Precincts.

(3) Mixed Housing

These Precincts are intended to accommodate a wide range of housing forms at low to medium densities and offer housing choices to meet the needs of their respective communities.

Most of these Precincts were originally developed as traditional low density residential areas. However medium density housing has replaced traditional housing to varying degrees. This has occurred in response to changing community housing needs and the proximity of these Precincts to centres and community facilities as well as attractions such as beaches, rivers and parklands.

Additional medium density residential development will be encouraged, however it is not intended that all traditional houses be redeveloped. Rather a variety of accommodation should be provided in environments that offer high amenity for existing and future residents.

It is envisaged that housing forms would include traditional houses, group, courtyard and cottage houses, dual occupancy dwellings, multiple dwellings and retirement villages. The mix of housing types and densities that may be appropriate in the respective Precincts will be influenced by the location and character of the Precincts and market preferences for particular forms of accommodation.

The majority of land within these Precincts is relatively flat or undulating and suitable for conventional medium density residential development. However parts of some Precincts include steeper sites, many of which enjoy fine views. Development on sloping and steeper sites tends to have greater impacts than development on flatter sites, particularly with respect to visibility, amenity, loss of trees, access and erosion. Therefore residential densities are intended to diminish in proportion to increases in slope and greater attention will be required to resolve design and amenity issues on steeper land.

The amalgamation of existing lots on steeper slopes will also be encouraged to facilitate desirable development outcomes.

In addition some Precincts contain houses and townscapes of historic character or significance that warrant conservation. Consequently the potential densities of infill medium density development in these areas are also intended to be less than in other newer areas in order to reduce pressures for redevelopment and encourage infill development that is compatible with their historic character.

Where sites are fronting heavily trafficked roads or other noise sources, buildings should be suitably located on the site, designed and finished in ways which minimise noise intrusion while still providing opportunities for some casual surveillance of the street from the dwellings.

Non-residential purposes that may be appropriate on land in these Precincts include parks, churches,

general stores, community facilities, and businesses carried out by residents in their own homes where such business activity does not adversely affect the amenity of the locality by way of noise, traffic generation or otherwise.

Commercial uses other than general stores are not intended to be established on land in these Precincts, except on sites which are specifically identified in Planning Area provisions as suitable and intended for Local centre development. The Planning Area provisions may describe such sites as suitable or intended for “Local centre”, “Local neighbourhood centre”, “Local commercial centre”, or “Local commercial and community” development.

Provisions which refer to “convenience centre”, “Local convenience centre” or “Local (convenience) centre” development refer only to development for general stores, and must be interpreted and applied accordingly.

In the absence of such specific identification, commercial uses are intended to be established only in centre Precincts. Accordingly, where the Planning Area provisions for a Mixed Housing Precinct are silent about commercial development, that does not indicate planning policy neutrality on the matter, but rather indicates a strong planning policy position that Local centres (or higher order retail or commercial development) are not supported on any site within the Precinct.

Where Local centre development is envisaged or supported by Planning Area provisions, those provisions are to be interpreted as referring only to development which, when considered with any existing or other development at the same locality, meets the size limits specified in the strategic plan and code provisions about Local centres. It is an incorrect interpretation of this Planning Scheme to rely on anything in the text of the Planning Area provisions for a Mixed Housing Precinct to support or justify, as being consistent with the Planning Scheme, the development of any higher order retail facilities on any land within that Precinct.

Even if factors such as need and community benefit can be demonstrated, and even if sites which are, in themselves, suitable for such development can be identified, it is the Council’s planning policy position that such factors do not have sufficient weight to override maintenance of the intent to limit non-residential development within the parameters set out in this statement of intent.

Apart from conflict with the hierarchy, the other reasons why neither industrial nor higher order commercial uses are intended to be established on these Precincts are that such uses:

- are unlikely to focus solely or primarily on servicing an identifiable local community; and
- are likely to have an adverse impact on residential amenity; and
- should therefore be located in other, more appropriate, Precincts.

(4) Multi-storey Residential

These Precincts are intended to accommodate the highest density residential development within the Shire, together with mainly tourist and leisure oriented commercial development at street level. Both permanent residential and tourist accommodation are encouraged, with any commercial and recreational activity remaining subordinate to the residential component of each premises.

An emphasis on outdoor living, with large balcony areas, verandahs, courtyards and the like is encouraged.

These Precincts are found along the coastal strip at waterside locations near urban centres. While intended to maintain a primarily residential character, a busy holiday atmosphere in an intensely urban setting is envisaged at street level. The preferred form of development includes cafes, restaurants and specialty shops “spilling out” onto well landscaped streets and other public spaces, with either office or residential uses at first floor levels, and residential above. Wholly residential premises are also acceptable.

However, the amount and type of non-residential use should ensure that it does not compete with nearby centres, and that it allows for acceptable levels of amenity to be maintained for both long term and tourist residents.

While buildings of up to six storeys (and in a small number of locations, ten storeys) in height may be developed, such buildings will be required to achieve high design standards, to avoid unacceptable microclimate impacts on surrounding areas and to avoid creating an overpowering unbroken wall effect across sites and whole street blocks.

Neither industrial nor higher order commercial uses are considered consistent with the desired character of these Precincts as such uses are better located in other, more appropriate, Precincts.

(5) Sustainable Rural Residential

These Precincts reflect those areas of existing Rural Residential development and those identified by the Strategic Plan (Volume 2 of this Planning Scheme) as “Permissible Areas for Rural Residential”. Some parts of these Precincts may contain good quality agricultural land or areas with significant environmental values. Any such resources and value must be protected.

It is intended that only land without these resources and value be developed for rural residential purposes ie. in the form of small rural lots.

These areas are generally not sewered and are generally not provided with a reticulated water supply except where they are located within an existing water benefited area.

Where good quality agricultural land is within, or adjoins an area proposed for rural residential development, it must be suitably buffered from the area which will be developed. Buffering should be provided by the rural residential development should be within the confines of the rural residential allotment. Such buffering should be stipulated at the time of the application for material change of use, and be in accordance with the “Planning Guidelines: Separating Agricultural and Residential Land Uses”.

Where relevant to the nature of the development proposal, Council will require applicants to demonstrate that an adequate supply of potable water, and sustainable means of wastewater treatment and disposal are to be provided. It is intended that the areas able to be developed in these Precincts be characterised by a low population density where people can enjoy a semi-rural lifestyle within relatively close proximity to urban facilities.

The nature of these areas is essentially residential and the extent and scale of rural activities will therefore be limited.

Multiple unit forms of residential use are generally not intended in these Precincts. Apart from Home-based businesses, non-residential uses are intended to be of a community or utility, rather than a commercial or industrial, nature, in locations where traffic and other environmental and amenity impacts can be avoided or minimised.

Many Precincts are located within, adjoin or traverse areas of recognised ecological significance, which are identified as Special Management Areas. In these instances, the specific conservation values of vegetated areas, as well as their strategic location in contributing to the Shire’s biodiversity values, are intended to be fundamental factors in influencing the location, design, construction and management of proposed development.

Land in these areas is not intended to be developed where such land has environmental values worthy of conservation. Such areas are typically located within important ecological linkages, vegetation mosaics or are part of extensive, core habitat areas. All of these settings are significant for the Shire’s biodiversity, particularly in retaining the diversity and condition of important vegetation associations (especially rainforest remnants) and the integrity of large, unfragmented tracts of habitat. They are intended to be retained, rehabilitated or enhanced and incorporated into the development.

More generally, the built environment in these Precincts should be sited, designed and finished so that it respects and remains visually subordinate to the natural environment by:

- keeping buildings and other structures generally below the height of the dominant tree canopy,
- retaining as much of the remnant vegetation as possible and revegetating degraded areas,
- maintaining natural drainage flowpaths and flow characteristics as much as possible,

- minimising alteration and other disturbance of natural land form and topography in the design, siting and construction of buildings, other structures, roadways and other engineering works, and
- ensuring bushfire and any geological risks are adequately addressed.

2.3 General Intent for Centre Precincts

(1) Town Centre Core

These Precincts are intended to provide for higher order and intense retail, commercial, community, civic and entertainment uses in Major Activity Centres and Major Tourist Nodes as higher order components of the Shire's hierarchy of centres, serving as major employment areas and the preferred location for specialist retailing, regional and local government offices, and major commercial, cultural and entertainment establishments.

In these Precincts, the design and finish of buildings, the treatment of public spaces, and the relationship between buildings and public spaces are intended to be of a very high standard in order to create vibrant and highly attractive places to work, live and visit.

The scale of development should be appropriate to the level of the Centre in the centres' hierarchy.

Development in these Precincts is intended to reflect a character and image particular to the Sunshine Coast generally and the Centre's individual locality in particular.

These Centres are to be highly accessible, and offer a physically attractive pedestrian-oriented environment. In particular development should provide for:

- the consolidation of pedestrian generating uses and activities,
- an attractive, comfortable and safe street-level environment, and
- the enhancement and promotion of places of heritage and/or social significance, and of vernacular forms and materials.

A consolidation of retail, entertainment, community and civic uses within each of these Precincts is desired to maintain each of these centres as an identifiable and accessible community focus.

Residential uses above ground storey level in these Precincts are encouraged by Council as a means of further supporting, and being supported by, the services and facilities provided in the Centres.

(2) Town Centre Frame

These Precincts are intended to adjoin the Town Centres' Core areas and provide for types of uses and buildings which complement each Core area's functions and environment. These Precincts are expected to have environments which are more vehicle-oriented than the Core Precincts.

The establishment of a wide range of office, service industrial and community uses is primarily intended for land in these Precincts. Non-residential premises should be of a lesser scale and intensity than that in the Centres' Core Precincts. Uses requiring larger site areas, generating higher volumes of traffic and otherwise not needing a central location (such as showrooms, service stations, restaurants with drive-through facilities and the like) are considered more suited to sites in these Precincts.

In these Precincts, residential premises may be approved where Council is satisfied that an acceptable level of amenity can be achieved and is proposed as part of a mixed use development of a site. Generally, dwellings are intended to be situated above ground floor level in a mixed use building.

(3) Village Centre

These Precincts are intended to provide for the continuation and consolidation of the "Main Street" areas of Palmwoods, Woombye, Bli Bli, Yandina, Eumundi, Montville, Mapleton, and Kenilworth, and of the business and community areas at Buderim and Coolum. These centres are intended to accommodate a mix of business, service industry, municipal and community uses which serve the needs of local residents, residents of surrounding rural areas, and tourists and other visitors.

In these Centres, premises are expected to remain relatively small-scale and in buildings mostly one or two storeys high. The Centres are intended to be focused on attractive and comfortable pedestrian oriented street environments. Parking on streets and in small well-landscaped on-site parking areas is intended in locations which allow easy access to nearby establishments.

Appropriate furniture and planting, footpaths with verandahs or awnings, and buildings built up to the road alignment, are intended to create attractive, pedestrian-friendly, street spaces.

A mix of non-residential and residential premises within these Centres is expected, including sites or buildings with shops or other commercial uses at the front and dwellings behind.

(4) Local Centre

These Precincts are intended to provide for shopping, personal service and community facilities at convenient locations to meet the day to day local needs of residents in each neighbourhood. Preferred locations for Local centres are at the centre of or at a gateway/entry to neighbourhoods.

Such centres are intended to remain small, having a gross floor area for commercial uses of no more than 1,000 m². They must be designed and developed in accordance with relevant code provisions. They may contain a small supermarket (consistent with the floor space size limit for the centre), but higher order retail uses, such as standard size (or larger) supermarkets, showrooms and shopping complexes are not intended to be approved. These facilities are intended to be located in higher order centres within the retail and commercial hierarchy set out in the strategic plan.

Local centre Precincts are also the preferred locations for local non-retail 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 3,000 m² (including the gross floor area of commercial uses which must not exceed 1,000 m²).

Premises within these Precincts must be sited and designed to be compatible with surrounding residential areas and to protect the amenity of such areas. As they act as a focus for local community interaction, Local centres must be readily accessible, by car, bicycle and foot, to the relevant local area, and to be designed to encourage safe and convenient movement by pedestrians in the environs of the centre.

2.4 General Intent for Industrial Precincts

(1) Core Industry

These Precincts comprise the major industrial areas in the Shire and are recognised in the Strategic Plan.

While it is generally intended that these Precincts accommodate a wide range of manufacturing, other industrial, storage, distribution, and related activities, the suitability of land for particular uses will vary across the Precincts depending on local conditions.

Each use is intended to locate on a site which enables all applicable performance criteria to be met, and proposals will be considered accordingly.

For example, industries which have potential for serious or material environmental harm and industries that are more hazardous, should seek locations where impacts can be effectively managed or controlled to acceptable levels. Specific locational criteria for such industries may include:

- areas where larger land holdings are available,

- sites on which suitable buffer distances from adjoining uses and areas can be maintained, and/or
- areas having direct access to the major road network or other transport facilities.

Where land adjoins, or is directly visible and close to, residential areas or other sensitive receiving environments, higher standards of siting, design, environmental performance, buffering and screening will apply. On such land, particular consideration will be given to:

- the siting, design and finish of buildings,
- landscaping,
- vehicle access arrangements, and screening and use of open areas on the site, to ensure the amenity of the area is protected.

Similarly, activities generating high volumes of traffic, particularly heavy vehicle traffic, should locate in areas having direct access to a major road network or access other than through residential areas or other sensitive receiving environments. Where traffic from the site may adversely affect residential or other sensitive uses, any development approval may be subject to the implementation of specific impact management measures. Such measures may include:

- installation of local area traffic management devices;
- agreement regarding preferred routes for service and delivery traffic;
- scheduling of deliveries to times that are compatible with surrounding uses; and
- other fleet and vehicle management practices.

Proposals for new development may also be required to demonstrate compatibility with existing uses on adjoining land. This is likely to most commonly apply where any proposed or existing use involves food processing or beverage production.

Public utility works and undertakings are considered consistent with the desired character of these Precincts.

Uses reasonably associated with industrial operations (like the sale of goods resulting from the operations on the site, and branch offices of banks and similar financial institutions), or those directly serving workers (including catering and recreational facilities) may be considered appropriate within these Precincts where a need for any such use can be demonstrated to Council's satisfaction.

It is preferred that such non-industrial uses be consolidated at identifiable nodes which are conveniently accessible to surrounding industries for example, by being situated centrally or at an entry/gateway to the locality.

Residential, community or higher order commercial (including primary retail) uses are generally not considered to be consistent with the desired character

of these Precincts as such uses would reduce the availability of land for industry and introduce activities incompatible with the operations of an industrial area.

Such uses should be located in other, more appropriate, Precincts.

(2) Business and Industry

Land included in these Precincts comprises:

- areas outside the Shire's major industrial areas used or intended for use for industrial purposes and compatible uses, and
- land at the edge of the major industrial areas which can serve as a transition and buffer area for the lands in the Core Industry Precincts.

Within Business and Industry Precincts, preferred uses are small scale operations having a service or light industrial character and little potential for material or serious environmental harm or nuisance.

Such uses include those catering to the service trades needs of the surrounding community, for example service stations, servicing and repairs of household goods and appliances, tyre sales and fitting, plumbers and builders yards, and like activities. In some Precincts of this type, a wider range of industrial and related uses may be appropriate depending on local area conditions.

At suitably accessible and more visible locations across these Precincts, a more commercially-oriented mix of industrial showroom, and compatible activities may be developed. Such locations are envisaged to be framing town or village centres, at the periphery of larger industrial areas, and at locations which are more visible and accessible from major roads.

Where land adjoins or is visible from, and close to, residential uses or fronts a heavily trafficked road, premises are intended to achieve relatively high standards of appearance and environmental performance. On such land, particular consideration will be given to:

- the siting, design and finish of buildings,
- landscaping,
- vehicle access arrangements, and
- screening and use of open areas on the site, to ensure that the amenity of the surrounding area is protected.

Other uses reasonably associated with industrial activities (like the sale of goods resulting from the assembling, repairing, servicing, packing or similar operations on the site, storage facilities and ancillary offices), or those directly serving workers (including catering and recreational facilities), may be considered appropriate on land within these Precincts. It is preferred that such non-industrial uses be consolidated at identifiable nodes which are conveniently accessible to surrounding uses, for example, by being situated centrally or at an entry/gateway to the locality.

Public utility works and undertakings are also intended as necessary on land within these Precincts.

Uses which are characteristically noisy, generate unpleasant odours, usually involve out of hours operations, have a particular risk of fire, explosion or toxic release, or generate more than occasional flows of heavy vehicle traffic, are considered generally unacceptable in these Precincts.

Residential, community, or higher order commercial (including primary retail) uses are generally not considered to be consistent with the desired character of these Precincts as such uses would reduce the availability of land for business and industry activities, and could undesirably compete with (rather than complement) commercial development within centres. Such uses should be located in other, more appropriate, Precincts.

2.5 General Intent for Other Precincts

(1) Special Purpose

These Precincts provide for major land-extensive uses which are in reserves, on designated land (under the Act), or otherwise under the control of Commonwealth, State or Local Government. Included in these Precincts are State Forests, Timber Reserves, National Parks and other conservation parks, as well as particular uses like the Sunshine Coast Airport and the Nambour Hospital.

These Precincts do not include all government purposes.

Some of these Precincts may also include privately owned land used or suitable for use for purposes which are supplementary to and support the primary public/government purpose in the area, or are compatible with the primary public purpose.

These Precincts may comprise only privately owned land used for such land extensive purposes as golf courses. Such existing uses are intended to continue and may be intensified.

(2) Master Planned Community

Lands included in these precincts are intended to provide for the orderly growth of the Shire into “greenfield” areas nominated by the Strategic Plan for “urban” purposes. Most of these lands, are being developed, or will likely be developed, for residential uses and for purposes which are compatible with and support residential uses.

It is intended that master planned communities achieve a balanced community, living and working in an environment which is ecologically and economically sustainable and which provides high standards of amenity and lifestyle opportunities in accordance with basic physical, social and economic needs. A master planned community should involve comprehensive planning, using best contemporary practices integrating the social, physical, natural, built and economic environments.

It is intended that within these Precincts, new communities be developed with a higher degree of self-containment and sustainability than are typically found in dormitory suburbs. A master planned community should be structured into a series of identifiable Precincts with appropriate commercial and community facilities, interconnected with open space, pedestrian and transport corridors.

Residential uses within these Precincts are intended to provide appropriate choices for all people and allow residents the opportunity to remain within their communities during all stages of their life. Retirement villages will therefore be acceptable, along with a range of other housing types, at suitable locations.

It is intended that all new dwellings have good access to transport, open space, schools, shops and community facilities. These support facilities should be provided as early as possible and should, as far as practicable, be co-located in and around centres.

While predominantly low density residential development is intended, sites close to centres and accessible to public transport are the preferred locations for medium density housing and non-residential uses which can contribute to the vitality of the local community.

A master planned community must plan for and facilitate the delivery of services and facilities to meet the needs of the community. Where appropriate a wide range of formal and passive recreation opportunities, and an extensive linked and quality open space system should be provided.

A master planned community should provide high levels of accessibility and mobility through the effective relative location of key facilities supported by an efficient and safe vehicular, cycle and pedestrian network.

Master planned communities should promote a unique identity, strong visual character and special ambience through urban design, landscaping, integration of the natural environment, the built form and public art.

Many Precincts are located within, adjoin or traverse areas of recognised ecological significance, which are identified as special management areas. In these instances, the specific conservation values of vegetated areas, as well as their strategic location in contributing to the Shire’s biodiversity values are intended to be fundamental factors in influencing the location, design, construction and management of proposed development.

Land in these areas is not intended to be developed where such land has environmental values worthy of conservation. Such areas are typically located within important ecological linkages, vegetation mosaics or are part of extensive, core habitat areas. All of these settings are significant for the Shire’s biodiversity, particularly in retaining the diversity and condition of important vegetation associations (especially rainforest remnants) and the integrity of large, unfragmented tracts of habitat.

The development of sites containing or in the vicinity of such lands will require innovative approaches and occasionally lower development yields to ensure the retention of these values.

It is intended that as areas are developed, significant natural features will be retained, rehabilitated or enhanced and incorporated as part of the overall development. In some cases the careful and sensitive development of all or part of sites within these areas may be possible, while for other sites, development would not be possible without detracting from the

significant environmental values of these natural features.

Where the particular Precinct is not subject to an existing development approval, or the approval is to be amended, Council will request a development proponent to carry out master planning for the locality. The outcomes of such planning are intended to be presented as a Local Area Master Plan (LAMP) showing:

- major land use areas,
- any areas with significant environmental values,
- preferred movement corridors,
- major drainage paths, and
- the relationship of the local area to surrounding areas, services and facilities.

An LAMP is intended to guide future development in the locality to which it applies and is expected to be 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 instruments) of the Integrated Planning Act 1997.

Development which may prejudice the implementation of preferred future infrastructure servicing or land use activities is not intended. An infrastructure agreement is to be in place and incorporated into any master planning for these Precincts.

These Precincts also recognise major existing, stand-alone, integrated tourist/residential resorts within the Shire.

An advertised preliminary approval for a master planned community may also contain specific codes.

