

## Contents of Part 2

	<b>Page</b>
2.1 INTRODUCTION .....	2-1
2.2 DESIRED ENVIRONMENTAL OUTCOME NO. 1 – ECONOMIC DEVELOPMENT.....	2-3
2.2.1 DEO No. 1 .....	2-3
2.2.2 DEO No.1 Maps.....	2-4
2.3 DESIRED ENVIRONMENTAL OUTCOME NO. 2 – COMMUNITY LIFE AND WELLBEING.....	2-6
2.3.1 DEO No. 2 .....	2-6
2.3.2 DEO No. 2 Map.....	2-7
2.4 DESIRED ENVIRONMENTAL OUTCOME NO. 3 – NATURAL ASSETS AND SYSTEMS .....	2-9
2.4.1 DEO No. 3 .....	2-9
2.4.2 DEO No. 3 Map.....	2-10
2.5 DESIRED ENVIRONMENTAL OUTCOME NO. 4 – CHARACTER AND IDENTITY.....	2-11
2.5.1 DEO No. 4 .....	2-11
2.5.2 DEO No. 4 Map.....	2-12
2.6 DESIRED ENVIRONMENTAL OUTCOME NO. 5 – ACCESS AND MOBILITY .....	2-14
2.6.1 DEO No. 5 .....	2-14
2.6.2 DEO No. 5 Map.....	2-15
2.7 DESIRED ENVIRONMENTAL OUTCOME NO. 6 – INFRASTRUCTURE .....	2-17
2.7.1 DEO No. 6 .....	2-17

## Maps in Part 2

	<b>Page</b>
DEO 1.1 Business Centres and Other Economic Elements.....	2-4
DEO 1.2 Natural Economic Resources .....	2-5
DEO 2.1 Urban Settlement Strategy .....	2-8
DEO 3.1 Water Catchments, Waterways and Wetlands .....	2-10
DEO 4 Character and Identity Elements.....	2-13
DEO 5 Access and Mobility.....	2-16

## Tables in Part 2

	<b>Page</b>
Table 2.1 DEO and Relevant DEO Map.....	2-1



## Part 2 Desired Environmental Outcomes

### 2.1 Introduction

- (1) This Part provides Desired Environmental Outcomes (DEOs) for the whole of the planning scheme area. Additional DEOs (Strategic Outcomes) specific to the Palmview Master Planned Area are contained in Part 12 (Palmview Structure Plan).
- (2) The DEOs are based on ecological sustainability as defined by the Act and are the basis for the measures contained in this and subsequent Parts of the Planning Scheme.
- (3) There are six DEOs which relate to:
  - (a) economic development;
  - (b) community life and wellbeing;
  - (c) natural assets and systems;
  - (d) character and identity;
  - (e) access and mobility; and
  - (f) infrastructure.
- (4) DEO Maps graphically represent elements of certain DEOs as identified in [Table 2.1 \(DEO and Relevant DEO Map\)](#) and form part of the corresponding DEO.

**Table 2.1 DEO and Relevant DEO Map**

<b>DEO</b>	<b>Relevant DEO Map</b>
DEO 1 Economic Development	<a href="#">Map DEO 1.1 (Business Centres and Other Economic Elements)</a> <a href="#">Map DEO 1.2 (Natural Economic Resource Elements)</a>
DEO 2 Community Life and Well Being	<a href="#">Map DEO 2.1 (Urban Settlement Strategy Elements)</a>
DEO 3 Natural Assets and Systems	<a href="#">Map DEO 3.1 (Water Catchment, Waterway and Wetland Elements)</a>
DEO 4 Character and Identity	<a href="#">Map DEO 4 (Character and Identity Elements)</a>
DEO 5 Access and Mobility	<a href="#">Map DEO 5 (Access and Mobility Elements)</a>
DEO 6 Infrastructure	Not Applicable



## **2.2 Desired Environmental Outcome No. 1 – Economic Development**

### **2.2.1 DEO No. 1**

*Caloundra City has a diverse, dynamic and sustainable economy founded on-*

#### **(1) A hierarchy of multi-purpose and special-purpose business centres, where:**

- (a) Development occurs in accordance with Caloundra City's Business Centre hierarchy and the regional activity centres network, where:
  - (i) Caloundra Regional Business Centre is the dominant major activity centre in the planning scheme area (the Caloundra Major Regional Activity Centre);
  - (ii) Kawana Town Centre Sub-regional Business Centre comprises one part of a major activity centre (the Kawana Major Regional Activity Centre);
  - (iii) Kawana Shoppingworld and Environs Specialist Retail Area comprises one part of a major activity centre (the Kawana Major Regional Activity Centre);
  - (iv) Beerwah District Business Centre is a small major activity centre (the Beerwah Major Regional Activity Centre); and
  - (v) Maleny, Currimundi, Pelican Waters and Palmview District Business Centres are district activity centres.
- (b) Development within a business centre incorporates a high standard of architectural design, consistent with the identified role, setting and preferred character of the business centre in which it is located.
- (c) The development of business centres in Caloundra City does not significantly adversely affect the capacity of the Maroochydore Principal Activity Centre to fulfil its role as the pre-eminent centre for business, commercial and community uses in the Sunshine Coast Sub-region.

#### **(2) Emerging and refurbished business and industry areas, where:**

- (a) The Caloundra regional business and industry park is developed as a modern, high quality, master planned regional business, industry and enterprise area serving the needs of Caloundra City and the southern Sunshine Coast Sub-region.
- (b) Allocated industry and enterprise areas at Caloundra West, Kawana Waters, Moffat Beach, Beerwah, Landsborough, and Palmview are protected and further developed to meet changing industry and technology trends.
- (c) The existing and future operation of Caloundra Aerodrome and any future aerodrome sites identified in the Planning Scheme are protected from incompatible development.

#### **(3) A range of tourism attractions, facilities and accommodation types, where:**

- (a) Tourist attractions and facilities are appropriately located, themed and designed to be compatible with their setting and location.
- (b) A range of tourist accommodation types is developed, compatible with their setting and location.

#### **(4) The sustainable use of natural economic resources and rural enterprises (which combines production with processing), where:**

- (a) Resource areas for extractive industries identified in the Planning Scheme and approved extractive industries are protected for ongoing sustainable use by:

- (i) preventing encroachment or alienation of extractive resources;
  - (ii) maintaining buffers between extractive resources and haul routes and incompatible development; and
  - (iii) ensuring adverse impacts from extractive industries are mitigated to acceptable levels and existing or committed land uses are not prejudiced.
- (b) On-site processing and value adding to rural produce occurs in conjunction with rural activities where compatible with its setting and location and where adverse environmental impacts are avoided.
  - (c) State Forests (excluding designated State Forest Reserves) are protected as multi-purpose forestry resources.
  - (d) Good quality agricultural land remains available for productive use, contributes to the City's scenic amenity and is protected from incompatible development.
  - (e) Natural economic resources used in development are sustainably managed.
- (5) *A creative and diverse arts and culture industry where arts and cultural development is an important part of local economic activity, particularly in hinterland townships, and is encouraged and promoted through the design of business centres and public spaces.***
- (6) *The limitation of negative impacts of development, where:***
- (a) Development is of a type, location, scale and intensity that is compatible with maintenance of the range and standard of services and facilities presently enjoyed by the community or planned for it in the future.
  - (b) Home-based businesses are established, located and designed, compatible with their setting and location.
  - (c) Ecologically sustainable approaches to the efficient use of energy, water and waste recycling are implemented.

### **2.2.2 DEO No.1 Maps**

- (1) **Map DEO 1.1 (Business Centres and Other Economic Elements)** and **Map DEO 1.2 (Natural Economic Resource Elements)** spatially represent elements of DEO No.1.

**DEO 1.1 Business Centres and Other Economic Elements**





**DEO 1.2      Natural Economic Resource Elements**



## **2.3 Desired Environmental Outcome No. 2 – Community Life and Wellbeing**

### **2.3.1 DEO No. 2**

*The wellbeing of the whole community depends on the wellbeing of its members. Caloundra City has socially diverse, cohesive and identifiable communities with a high level of amenity, strong sense of vitality, fairness and capacity for self help, reflected in:*

**(1) Defined urban growth boundaries which create distinct urban and rural township communities, where:**

- (a) Defined urban growth boundaries are maintained and a pattern of development promoted that leads to the creation of identifiable coastal urban and hinterland township communities, with each:
  - (i) separated by greenspace;
  - (ii) displaying a distinctive character; and
  - (iii) being provided with local services, usable open space and access to public transport within convenient walking distance of dwelling units.
- (b) Development in the Palmview Master Planned Area occurs in accordance with the Palmview Structure Plan and provides for urban purposes other than the limited infrastructure specified on the planning scheme maps to occur only within the area specified as being suitable for urban development by the Structure Plan.
- (c) The Palmview Master Planned Area is not developed for urban purposes until such time as the master plans required to be made by the Palmview Structure Plan have been made.
- (d) Further Investigation Areas identified as containing land potentially suitable for urban development beyond the life of the Planning Scheme are protected from land fragmentation and inappropriate land use activities until decisions about long term land use are made.

**(2) The integration of new communities with existing communities, where:**

- (a) Development in newly emerging communities is integrated with the character, scale and movement networks of existing developed areas, and contributes to a sense of community belonging and social cohesion.
- (b) The creation or reinforcement of areas of concentrated disadvantage arising from physical or social isolation and poor accessibility to infrastructure is avoided.
- (c) Increased urban densities are encouraged in areas well served with physical and human services infrastructure.
- (d) The identity of existing communities is retained by careful attention to the location, scale and intensity of new development.

**(3) Safe, healthy and pleasant living environments, where:**

- (a) Closer settlement occurs in locations that avoids, where practicable, and in all cases takes appropriate account of threats to public health and safety.
- (b) Development is responsive to local climatic conditions, is energy efficient and is designed to help reduce the risk and fear of crime.

**(4) Access to appropriate and affordable housing, where:**

- (a) Areas identified as suitable for revitalisation are redeveloped, ensuring increased housing choice, affordable housing for low income households, social diversity and opportunities to meet existing gaps in social infrastructure provision.
- (b) A wide range of housing types is provided across Caloundra City to meet the affordability, life cycle and lifestyle needs of all different households, irrespective of their economic circumstances. The provision of well designed and located affordable housing to meet the needs of low income groups will be encouraged through retaining existing affordable housing stock (such as boarding houses and caravan parks) and promoting new affordable housing.
- (c) Affordable housing and housing for people with special needs is well designed, integrated in residential areas and located in proximity to essential services and public transport.

**(5) Business centres that contribute to a sense of community life and belonging, where:**

- (a) The role of the Caloundra Regional Business Centre as Caloundra City's predominant community and cultural centre is promoted by the continued development and expansion of existing facilities within a dedicated cultural and civic node.
- (b) Development within a business centre incorporates a high standard of architectural design consistent with the role, setting and preferred character of the business centre in which it is located.
- (c) Business centres are multi-purpose centres for community activity, integrating retail, commercial and community services and facilities, general use spaces for social gathering and community events, and promoting opportunities for arts and cultural development.
- (d) Business centres are designed to accommodate the needs of diverse groups in the community (including children, youth and older people).

**(6) Development which maintains enduring social networks, positive community identity, and services which support individual and family wellbeing and economic security, where:**

- (a) Development is of a type, location, scale and intensity that is compatible with maintenance of the range and standard of services and facilities presently enjoyed by the community or planned for it in the future.

**2.3.2 DEO No. 2 Map**

- (1) **Map DEO 2.1 (Urban Settlement Strategy Elements)** spatially represents elements of DEO No. 2.

**DEO 2.1      Urban Settlement Strategy Elements**



## **2.4 Desired Environmental Outcome No. 3 – Natural Assets and Systems**

### **2.4.1 DEO No. 3**

***Caloundra City's natural resources are managed in a sustainable way, to maintain and enhance biodiversity, ecological processes, character, lifestyle, and community wellbeing with the individual and cumulative impacts of development on natural resources comprehensively assessed and effectively managed. These natural resources (including unnatural water supply systems) include:***

***(1) Ecosystems and the species they support where:***

- (a) The natural resources contained within National Parks, Conservation Parks, State Forest Reserves, Environmental Reserves, other conservation areas and natural waterways and wetlands are protected from incompatible land uses and development.
- (b) The impact of new development on local, State and regionally significant ecosystems, vegetation and wildlife and on Caloundra City's Habitat Network is minimised.

***(2) Landscape features such as Bribie Island, the Glass House Mountains, Maleny Plateau, ridgelines, escarpments, beaches, headlands and mountain peaks where:***

- (a) Development in scenic and visually sensitive areas and adjoining scenic routes identified in the Planning Scheme is limited to low-impact activities which complement, rather than dominate their setting.

***(3) Water resources such as the Pumicestone Passage, the Mooloolah, Mary (including Obi Obi Creek) and Stanley Rivers and their tributaries and groundwater where:***

- (a) Except in the limited and specific circumstances provided for by a Structure Plan, the occurrence of filling and excavation works or development for urban purposes is avoided within flood plains and other areas subject to flooding.
- (b) In a master planned area, filling and excavation works, or development for urban purposes other than the limited infrastructure specified on the structure plan maps, is limited to the area specified as being suitable for urban development by the Structure Plan.
- (c) Development incorporates stormwater, erosion and siltation management systems which contribute to the maintenance or improvement of water quality.
- (d) The water quality of Lake Baroon and Ewen Maddock Dam water resource catchments is protected from development that would diminish water quality.
- (e) The principles of any applicable integrated catchment plan or coastal management plan are implemented by development.
- (f) The disturbance of acid sulfate soils is minimised and where disturbance is unavoidable, effective treatment is implemented.

***(4) Water and air quality where:***

- (a) Wastes, emissions and pollution sources are effectively managed to within acceptable environmental limits in accordance with Environmental Protection Policies under the *Environmental Protection Act 1994*.

## 2.4.2 DEO No. 3 Map

- (1) **Map DEO 3.1 (Water Catchment, Waterway and Wetland Elements)** spatially represents elements of DEO No.3.





**DEO 3.1      Water Catchments, Waterways and Wetlands Elements**



## **2.5 Desired Environmental Outcome No. 4 – Character and Identity**

### **2.5.1 DEO No. 4**

***Caloundra City's character and identity are maintained and strengthened, and remain distinctive from the rest of the Sunshine Coast. Key elements of Caloundra City's character and identity, are:***

***(1) The natural heritage, including:***

- (a) the large areas of 'greenspace' which provide separation between urban communities, hinterland townships and which reinforce the distinction between the Sunshine Coast Sub-region and the greater Brisbane metropolitan area;***
- (b) the rural landscape and scenic amenity of hinterland areas such as the Maleny Plateau, Mary River Valley, Stanley River Valley, and the good quality agricultural lands around the Glass House Mountains and Maleny which provide a dramatic contrast to the coastal urban area; and***
- (c) other landscape features such as the Mooloolah River, Bribie Island, Pumicestone Passage, ridgelines, escarpments, beaches, headlands and mountain peaks which provide or are part of outstanding views and vistas where:***

***(i) Urban growth boundaries are maintained and a pattern of development promoted that secures:***

- (A) the significant regional inter-urban break which distinguishes the Sunshine Coast Sub-region from the Brisbane – Caboolture growth corridor, extending from the southern boundary of the planning scheme area to the Bruce Highway – Caloundra Road Interchange;***
- (B) the significant sub-regional inter-urban break which distinguishes the Caloundra coastal urban area from communities on the central Sunshine Coast, extending from the western and northern boundaries of the urban areas contained within the Caloundra West and Kawana Waters Planning Areas to the southern and eastern boundaries of the urban area specified in the Palmview Structure Plan, the eastern boundary of the Sippy Downs urban area and the Sunshine Motorway and Kawana Way road corridors;***
- (C) the scenic amenity and highway acoustic buffer that maintains the appearance of the natural and landscape separation between urban communities, protects the visual amenity of the Bruce Highway as a scenic route with a natural and rural edge and maintains the apparent continuity of the sub-regional intra-urban break within the Palmview Master Planned Area; and***
- (D) the other intra-urban breaks which separate each hinterland township linked by the North Coast Rail Line.***

***(ii) Landscape values contained within National Parks, Conservation Parks, State Forest Reserves, Environmental Reserves and other conservation areas are protected.***

***(iii) Development in scenic and visually sensitive areas and adjoining scenic routes identified in the Planning Scheme is limited to low impact activities which complement, rather than dominate their setting.***

***(iv) Bribie Island remains undeveloped, other than for managed low-key recreational access.***

***(2) The built form and streetscape of the City's hinterland townships featuring examples of traditional Queensland architecture and 'main street' design where:***

- (a) Development in rural townships is sensitive to and enhances their local character, identity, lifestyle and customs, and incorporates architectural design sympathetic to the traditional building form.

**(3) Areas of traditional seaside housing in older parts of the coastal urban area where:**

- (a) Areas of identified character housing at Dicky Beach, Moffat Beach and Shelly Beach are sympathetically re-used and adapted.
- (b) Development is sensitive to and enhances the individual character, identity and family friendly lifestyle of coastal villages.

**(4) The places and features of cultural heritage significance where:**

- (a) Known and registered places of non-indigenous and indigenous cultural heritage significance are protected from inappropriate development.
- (b) Traditional cultural heritage and contemporary cultural diversity are reflected and represented in the built environment.

**(5) The individual character and diversity of communities within Caloundra City where:**

- (a) Development (including associated landscaping and signage) complements and strengthens the key elements of local character reflected in any applicable Planning Area Code.

## **2.5.2 DEO No. 4 Map**

- (1) **Map DEO 4 (Character and Identity Elements)** spatially represents elements of DEO No.4.





## **2.6 Desired Environmental Outcome No. 5 – Access and Mobility**

### **2.6.1 DEO No. 5**

***Caloundra City is an accessible city served by efficient, safe and convenient movement systems offering a choice of transport modes which:***

***(1) Support, and are supported by, orderly and sequenced development where:***

- (a) Urban growth boundaries are maintained and a pattern of development promoted that reduces private vehicle dependency and increases potential for use of public transport, cycling and walking.
- (b) Medium density housing and mixed use development is encouraged around transit stops and stations.
- (c) Beerwah township is developed as the main urban centre in Caloundra City's hinterland and the principal focus for community facilities and service delivery.

***(2) Ensure the continued operation and expansion of the major movement networks where:***

- (a) Major transport corridors, including the dedicated transit corridor (CAMCOS), the dedicated transit, pedestrian and bicycle corridor (GREENLINK) and the Kawana Multi Modal Transport Corridor are protected.
- (b) Development supports the implementation of the Caloundra City Functional Road Hierarchy and the pedestrian and bicycle infrastructure networks.
- (c) The existing and future operation of Caloundra Aerodrome and any future aerodrome sites identified in the Planning Scheme are protected from incompatible development.

***(3) Match high activity generating uses with a choice of transport modes where:***

- (a) Development that generates a significant level of human activity (such as residential, business, community and labour intensive industry uses) is accessible to regular public transport services and pedestrian and bicycle networks.
- (b) Community services and facilities are established in business centres or other locations which provide a high level of accessibility for users by a choice of transport modes.

***(4) Provide for equitable access opportunities where:***

- (a) Non-discriminatory, safe, convenient and equitable access is provided for all groups within development intended for use by the general public, and where development adjoins the public domain.

***(5) Protect residential amenity where:***

- (a) Development adjoining existing and proposed major transport corridors incorporates appropriate acoustic attenuation devices and high quality landscape treatments.

***(6) Provide for sustainable use of Caloundra City's natural resources where:***

- (a) Development maintains and enhances public access to open space, foreshores, riparian esplanades and beaches.



## 2.6.2 DEO No. 5 Map

(1) **Map DEO 5 (Access and Mobility Elements)** spatially represents elements of DEO No.5.





## **2.7 Desired Environmental Outcome No. 6 – Infrastructure**

### **2.7.1 DEO No. 6**

***Caloundra City is supported by physical and social infrastructure systems which meet the differing needs of coastal and rural communities and which provide for the optimum use of resources and existing infrastructure capacities where:***

- (1) Urban growth boundaries are maintained and a pattern of development promoted which optimises the efficient and timely provision of infrastructure and services.
- (2) Increased urban densities are encouraged in areas well served with physical and human services infrastructure.
- (3) Development in urban areas provides essential infrastructure, including connection to reticulated water and sewerage and access to community services and facilities (such as schools, parks, shops and medical services) and telecommunications.
- (4) Development in rural residential settlement and rural areas is provided with a reliable and potable water supply and an ecologically sustainable on-site effluent treatment and disposal system.
- (5) Development contributes a fair and equitable share to the costs of providing physical and human services infrastructure.
- (6) The flood carrying capacity of waterways, wetlands and floodplains is not adversely affected by development.
- (7) Development provides open space, parks and recreation facilities appropriate to the needs of the community and is integrated in accordance with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan) of the Planning Scheme.
- (8) Development maintains the availability of bulk water supply capacities.