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# Part I Introduction

## 1.1 Preliminary

### 1.1.1 Citation and Commencement

- (1) This Planning Scheme may be cited as Caloundra City Plan 2004.
- (2) The Planning Scheme was adopted by the Council of the City of Caloundra on 25 August, 2004.
- (3) The commencement date for the Planning Scheme was 29 September, 2004.

### 1.1.2 Application of Planning Scheme

- (1) The Planning Scheme applies to the Planning Scheme Area of the Caloundra City Council, as shown on **Map CCCI (Planning Scheme Area)** including all premises, roads and internal waterways.
- (2) The Planning Scheme includes in respect of:
  - (a) the planning scheme area (other than that part of the planning scheme area referred to in paragraph (b)):
    - (i) the desired environmental outcomes in Part 2 and Part 12 of the planning scheme; and
    - (ii) the planning scheme provisions in Parts 3 to 9 and Part 12 of the planning scheme;
    - (iii) the priority infrastructure plan in Part 10 of the planning scheme; and
    - (iv) the planning scheme maps; and
  - (b) that part of the planning scheme area within Development Control Plan I Kawana Waters which is the subject of the Kawana Waters Development Agreement as shown on **Map CCCI**, Development Control Plan I Kawana Waters.<sup>1</sup>
- (3) In this section:

**“Development Control Plan I Kawana Waters”** means the Development Control Plan I Kawana Waters made under the repealed Act which was in existence immediately prior to the commencement of the Planning Scheme and includes all amendments to Development Control Plan I Kawana Waters made pursuant to section 6.1.45A (Development Control Plans under the repealed Act) of the *Integrated Planning Act 1997*.

**“Kawana Waters Development Agreement”** means the development agreement dated 6 September 1996 between Kawana Estates Pty Ltd (ACN 009 693 556), Buddina Estates Pty Ltd (ACN 009 682 384), the Caloundra City Council and the Minister for Natural Resources and includes all amendments to the development agreement.

### 1.1.3 Relationship to the Act

- (1) Caloundra City Council (the Council) has prepared the Planning Scheme as a framework for managing development in a way that advances the purpose of the Act by:
  - (a) identifying self-assessable development and assessable development; and

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<sup>1</sup> Section 6.1.45A (Development control plans under repealed Act) of the Integrated Planning Act 1997 provides that the repealed Act, the transitional planning scheme and any transitional planning scheme policies continue to apply to the extent necessary to administer Development Control Plan I Kawana Waters.

- (b) identifying outcomes sought to be achieved in the Caloundra City local government area (the planning scheme area) as the context for assessing development.
- (2) The Planning Scheme functions as part of the Integrated Development Assessment System established in the Act and must be read in conjunction with the Act.
- (3) The Planning Scheme regulates the following aspects of development as defined in the Act:
  - (a) material change of use;
  - (b) reconfiguring a lot;
  - (c) building work; and
  - (d) operational work.



## **1.2 Planning Scheme Aspirations**

### **1.2.1 Purpose**

- (1) Section 1.2 provides an overview of the Council's vision for Caloundra City in a planning context and the sources from which this vision has been derived. The Vision Statement is reflected in increasing detail in the Desired Environmental Outcomes in Part 2 (Desired Environmental Outcomes) and the Planning Area Codes in Part 6 (Planning Area Codes). Part 12 (Palmview Structure Plan) also reflects the Vision Statement as relevant to the Palmview Master Planned Area.
- (2) Section 1.2 is extrinsic material and does not regulate self-assessable development or assessable development.

### **1.2.2 Background**

- (1) The Planning Scheme is an integrated and comprehensive response to managing the challenges presented by rapid population growth in a diverse local government area.
- (2) In 2003, Caloundra City had a population of approximately 79,600 residents. This is expected to increase to more than 120,000 residents by 2016, an increase in population of over 40,000 (or approximately 50%) over a 13 year period. This growth requires careful management in order to ensure that Caloundra City's character, lifestyle and environment are maintained.
- (3) The following Vision Statement provides a word picture of the desired long term development of Caloundra City. It seeks to reflect the common values and aspirations of the Caloundra City community, and incorporates relevant parts of the Council's Corporate Plan.

### **1.2.3 Vision Statement**

*In 2016, Caloundra City will be known for its prosperous and sustainable economic growth, its great natural beauty and its high quality of life.*

*Caloundra City's most significant natural assets, including Pumicestone Passage, the Glass House Mountains, the Mooloolah, Mary (including Obi Obi Creek) and Stanley Rivers and the significant ecosystems which support biodiversity will be sustainably managed.*

*Caloundra City will be distinctly part of the Sunshine Coast Sub-region with a significant inter-urban break remaining between the Caloundra coastal urban area and the Caloundra City – Caboolture Shire local government boundary. The extent of urban development will be consolidated and clear urban boundaries will be defined.*

*The hinterland townships of Beerburrum, Glass House Mountains, Beerwah, Landsborough, Mooloolah, Peachester, Maleny and Conondale will all retain distinct and discrete identities and will be celebrated for their uniqueness. Each will have a town centre which serves as a safe and attractive business and community node. Beerwah will have clearly established itself as Caloundra City's principal hinterland business and community centre.*

*The Caloundra coastal urban area will be a dynamic and diverse urban environment offering a range of housing and lifestyle choices. Emerging communities at Pelican Waters, Caloundra West and Kawana Waters will be completed or near completion. The Palmview transit oriented community will have recently commenced. These communities will accommodate the majority of Caloundra City's projected population growth. Urban renewal and infill development will be occurring in older parts of the Caloundra coastal urban area, at Golden Beach, Kings Beach and in parts of Kawana Waters. The intimate scale and character of Caloundra's original coastal villages located in parts of Shelly Beach, Moffat Beach, Dicky Beach and Currimundi remain intact.*

*Local communities will be cohesive, active in community life and have the capacity to address their needs. They will have access to learning, employment, health and leisure options and identify strongly with a local sense of place.*

*Community services and facilities required to support the wellbeing of residents and visitors will be coordinated and integrated with urban development.*

*Urban improvement programs will be contributing to the refurbishment of Caloundra City's established business centres with new development designed to complement these programs and to respect the family friendly and casual lifestyle that makes Caloundra City distinct.*

*Caloundra City's economy will be broadly based and will include high technology industries and services, ecological and experiential based tourism activities, cultural development and the arts, as well as the City's traditional sectors of construction and tourism.*

*A new regional business and industry park located in Caloundra South will have commenced operation and will be attracting major exporting industries. A new business centre at Kawana Waters will also be a major focus of employment growth, as will the revitalised Caloundra Regional Business Centre, which will remain the City's principal business centre.*

*Planning for the Sunshine Coast Transit System will be finalised and a supportive land use pattern adjacent to transit stations will provide opportunities for innovative mixed use development. Home based businesses will still be growing and will account for a significant portion of Caloundra City's small businesses.*

*Caloundra City's rural industries will have diversified with value adding and processing becoming an important part of farming. Good quality agricultural land will be protected for use by future generations and dairying will still be occurring on the Maleny Plateau and in the Mary River Valley.*

*The fundamental reliance of Caloundra City's continued economic prosperity on the retention of natural and rural character will be fully appreciated by the community.*

*In 2016 Caloundra City will be recognised as one of Australia's most liveable Cities – A City which has created its own destiny and which continues to refine its future on a regular basis.*

## **1.3 Towards Ecological Sustainability**

### **1.3.1 Purpose**

- (1) Section 1.3 provides an overview of how the Planning Scheme seeks to fulfil the requirements of the Act in relation to seeking to achieve ecological sustainability.
- (2) Section 1.3 is extrinsic material and does not regulate self-assessable development or assessable development.

### **1.3.2 Object of the Planning Scheme**

- (1) The Planning Scheme seeks to achieve ecological sustainability. Ecological sustainability is defined in the Act as "a balance that integrates -
  - (a) protection of ecological processes and natural systems at local, regional, State and wider levels;
  - (b) economic development; and
  - (c) maintenance of the cultural, economic, physical and social wellbeing of people and communities."

- (2) The Act requires the Planning Scheme to coordinate and integrate the “core matters” of land use and development, infrastructure and valuable features as a means of reaching an appropriate balance.
- (3) Ecological sustainability is also identified as central to the vision for Caloundra City in the Council’s Corporate Plan.
- (4) The Planning Scheme is one important means by which the Council is seeking to achieve ecological sustainability.

### **1.3.3 Achievement of the Object**

- (1) Part 2 (Desired Environmental Outcomes) identifies six Desired Environmental Outcomes (DEOs) that relate to the whole of the planning area.
- (2) Part 12 (Palmview Structure Plan) identifies a further eleven DEOs (Strategic Outcomes) that are specific to the Palmview Master Planned Area.
- (3) The DEOs (Strategic Outcomes) contained in the planning scheme are the expression of the end state / outcomes for the planning scheme area that, if met, will move Caloundra City toward achieving ecological sustainability.
- (4) The balance between the DEOs varies between different parts of Caloundra City having regard to economic, social and environmental characteristics and pressures.
- (5) The following tables describe the Planning Scheme measures of particular relevance to each of the DEO’s in Part 2 that relate to the whole of the planning scheme area.

<b>Economic Development</b>	
<b>Overview of Desired Environmental Outcome No. 1 (DEO 1)</b>	<p><i>Caloundra City has a diverse, dynamic and sustainable economy based on:</i></p> <ol style="list-style-type: none"> <li><i>(1) a hierarchy of multi-purpose and special-purpose business centres;</i></li> <li><i>(2) emerging and refurbished business and industry areas;</i></li> <li><i>(3) a range of tourism attractions, facilities and accommodation types;</i></li> <li><i>(4) the sustainable use of natural economic resources and rural enterprise which combines production with processing;</i></li> <li><i>(5) a creative and diverse arts and culture industry; and</i></li> <li><i>(6) the limitation of negative impacts of development.</i></li> </ol>
<b>Planning Scheme Reference</b>	<b>Summary of Primary Measures to Achieve DEO 1</b>
<b>Part 2 (Desired Environmental Outcomes)</b>	<p>DEO 1 is contained in Part 2 of the Planning Scheme and includes measures which address:</p> <ul style="list-style-type: none"> <li>• business centres;</li> <li>• business and industry areas;</li> <li>• tourism;</li> <li>• rural resources and enterprise;</li> <li>• arts and culture;</li> <li>• home based business;</li> <li>• environmental resources; and</li> <li>• economic impacts.</li> </ul>
<b>Part 3 (Interpretation)</b>	<p>A range of use definitions has been developed to reflect the variety of economic activities expected to continue, and to develop into the future in Caloundra City.</p>
<b>Part 4 (Development in Planning Areas)</b>	<p>The Planning Scheme has divided Caloundra City into 17 precincts based on preferred land use. Precinct mapping in Part 4 of the Planning Scheme:</p> <ul style="list-style-type: none"> <li>• identifies land in precincts intended to facilitate Caloundra City's economic development;</li> <li>• promotes a business centre hierarchy and uses which are most suitable to the particular centres having regard to their position in the hierarchy; and</li> <li>• limits the intrusion of incompatible uses by requiring a higher level of assessment for those uses which are not consistent with the business centre hierarchy.</li> </ul>
<b>Parts 5 – 9 (Precincts and Other Elements Code) (Planning Area Codes) (Overlay Codes) (Use Codes) (Other Codes)</b>	<p>The following codes contained in Parts 5 – 9 of the Planning Scheme are of particular relevance:</p> <ul style="list-style-type: none"> <li>• Precinct and Other Elements Code;</li> <li>• Planning Area Codes;</li> <li>• Business Code;</li> <li>• Home Based Business Code;</li> <li>• Rural Service Industry Code; and</li> <li>• Industry Code.</li> </ul>
<b>Part 10 (Priority Infrastructure Plan)</b>	<p>Part 10 of the Planning Scheme contains provisions which guide and implement the timely and cost effective development of infrastructure and services necessary for Caloundra City's growth and economic development. Development which is not envisaged by the Planning Scheme and which brings forward the provision of infrastructure is strongly discouraged.</p>
<b>Part 11 (Planning Scheme Policies)</b>	<p>The following Planning Scheme Policies provide guidance and assist in the implementation of DEO 1:</p> <ul style="list-style-type: none"> <li>• Caloundra Regional Business Centre Urban Design Master Plan Planning Scheme Policy;</li> <li>• Economic Impact Assessment Planning Scheme Policy;</li> <li>• Glass House/Beerburum Streetscape Masterplan Planning Scheme Policy;</li> <li>• Landsborough Urban Design Guidelines Planning Scheme Policy; and</li> <li>• Maleny Main Street Masterplan Planning Scheme Policy.</li> </ul>
<b>Part 12 (Palmview Structure Plan)</b>	<p>Part 12 of the Planning Scheme contains the Palmview Structure Plan. The Palmview Structure Plan includes specific measures that provide for the economic development of the Palmview Master Planned Area in a manner that recognises the role and requirements of the Palmview transit oriented community and strengthens existing and emerging functional relationships.</p>

<b>Community Life and Well-being</b>	
<b>Overview of Desired Environmental Outcome No. 2 (DEO 2)</b>	<p><i>Caloundra City has socially just, cohesive and identifiable communities with a high level of amenity, strong sense of vitality, fairness and capacity for self help, reflected in:</i></p> <ol style="list-style-type: none"> <li><i>(1) defined urban growth boundaries which create distinct urban and rural township communities;</i></li> <li><i>(2) the integration of new communities with existing communities;</i></li> <li><i>(3) safe, healthy and pleasant living environments;</i></li> <li><i>(4) access to appropriate and affordable housing;</i></li> <li><i>(5) business centres that contribute to a sense of community life and belonging; and</i></li> <li><i>(6) development which maintains enduring social networks, positive community identity, and services which support individual and family wellbeing and economic security.</i></li> </ol>
<b>Planning Scheme Reference</b>	<b>Summary of Primary Measures to Achieve DEO 2</b>
<b>Part 2 (Desired Environmental Outcomes)</b>	<p>DEO 2 is contained in Part 2 of the Planning Scheme and includes measures which address:</p> <ul style="list-style-type: none"> <li>• urban growth boundaries and integration of communities;</li> <li>• safe and healthy living environments;</li> <li>• appropriate and affordable housing; and</li> <li>• business centres.</li> </ul>
<b>Part 3 (Interpretation)</b>	<p>A range of use definitions has been developed to reflect the variety of community based activities expected to continue, and to develop into the future (such as childcare centre, community centre, educational establishment, emergency service and hospital).</p>
<b>Part 4 (Development in Planning Areas)</b>	<p>The Planning Scheme has divided the City into 17 precincts based on preferred land use. Precinct mapping in Part 4 of the Planning Scheme:</p> <ul style="list-style-type: none"> <li>• allocates land for community purposes; and</li> <li>• limits the intrusion of incompatible development on land for community purposes (such as hospitals, schools, and railways).</li> </ul>
<b>Parts 5 – 9 (Precincts and Other Elements Code) (Planning Area Codes) (Overlay Codes) (Use Codes) (Other Codes)</b>	<p>The following codes contained in Parts 5 – 9 of the Planning Scheme are of particular relevance:</p> <ul style="list-style-type: none"> <li>• Precinct and Other Elements Code;</li> <li>• Planning Area Codes;</li> <li>• Nuisance Code;</li> <li>• Business Code;</li> <li>• Multi Unit Code;</li> <li>• Community Use Code; and</li> <li>• Structure Planning Code</li> </ul>
<b>Part 10 (Priority Infrastructure Plan)</b>	<p>Part 10 of the Planning Scheme contains provisions which guide and implement the timely and cost effective development of infrastructure and services, including the designation of community infrastructure (such as schools).</p>
<b>Part 11 (Planning Scheme Policies)</b>	<p>The following Planning Scheme Policies provide detailed guidance and assist in the implementation of DEO 2:</p> <ul style="list-style-type: none"> <li>• Community Impact Assessment Planning Scheme Policy.</li> </ul>
<b>Part 12 (Palmview Structure Plan)</b>	<p>Part 12 of the Planning Scheme contains the Palmview Structure Plan. The Palmview Structure Plan includes specific measures that provide for the maintenance of defined urban growth boundaries and the development of a new transit oriented community within the Palmview Master Planned Area that is integrated with existing and planned communities at Kawana Waters, Sippy Downs and Chancellor Park.</p>

<b>Natural Assets and Systems</b>	
<b>Overview of Desired Environmental Outcome No. 3 (DEO 3)</b>	<p><i>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 include:</i></p> <ol style="list-style-type: none"> <li><i>(1) ecosystems and the species they support;</i></li> <li><i>(2) landscape features such as Bribie Island, the Glass House Mountains, Maleny Plateau, ridgelines, escarpments, beaches, headlands and mountain peaks;</i></li> <li><i>(3) water resources such as the Pumicestone Passage, the Mooloolah, Mary and Stanley Rivers and their tributaries; and</i></li> <li><i>(4) water and air quality.</i></li> </ol>
<b>Planning Scheme Reference</b>	<b>Summary of Primary Measures to Achieve DEO 3</b>
<b>Part 2 (Desired Environmental Outcomes)</b>	<p>DEO 3 is contained in Part 2 of the Planning Scheme and includes measures which address:</p> <ul style="list-style-type: none"> <li>• ecosystems;</li> <li>• landscape features;</li> <li>• river systems and water resources;</li> <li>• water and air quality; and</li> <li>• environmental impacts.</li> </ul>
<b>Part 3 (Interpretation)</b>	<p>A small number of administrative definitions have been developed to assist in the implementation of environmental outcomes (such as significant vegetation, waterway and wetland).</p>
<b>Part 4 (Development in Planning Areas)</b>	<p>The Planning Scheme has divided the City into 17 precincts based on preferred land use. Precinct mapping in Part 4 of the Planning Scheme:</p> <ul style="list-style-type: none"> <li>• identifies 3 different open space precincts to reflect different existing and preferred open space uses of certain land in the City; and</li> <li>• limits the intrusion of incompatible uses on land intended for passive and active recreation and conservation purposes.</li> </ul> <p>Part 4 also contains overlay mapping, which identifies land with environmental constraints, such as habitat and biodiversity values, flooding, bushfire hazard and land within water resource catchment areas.</p>
<b>Parts 5 – 9 (Precincts and Other Elements Code) (Planning Area Codes) (Overlay Codes) (Use Codes) (Other Codes)</b>	<p>The overlay codes contained in Part 7 of the Planning Scheme have particular relevance to the implementation of DEO 3. Other codes which assist in implementation include:</p> <ul style="list-style-type: none"> <li>• Precinct and Other Elements Code;</li> <li>• Planning Area Codes;</li> <li>• Stormwater Management Code; and</li> <li>• Structure Planning Code;</li> </ul>
<b>Part 10 (Priority Infrastructure Plan)</b>	<p>Part 10 has relevance in the implementation of DEO 3 in as much as the appropriate specification, design and construction of infrastructure can promote achievement of DEO 3.</p>
<b>Part 11 (Planning Scheme Policies)</b>	<p>The following Planning Scheme Policies provide detailed guidance and assist in the implementation of DEO 3:</p> <ul style="list-style-type: none"> <li>• Ecological Assessment/Environmental Impact and Environmental Management Planning Scheme Policy.</li> </ul>
<b>Part 12 (Palmview Structure Plan)</b>	<p>Part 12 of the Planning Scheme contains the Palmview Structure Plan. The Palmview Structure Plan includes specific measures to protect and enhance biodiversity, ecological processes, character, lifestyle, and community wellbeing within the Palmview Master Planned Area and the Mooloolah River catchment.</p>

<b>Character and Identity</b>	
<b>Overview Desired Environmental Outcome No. 4 (DEO 4)</b>	<p><i>Caloundra City's character and identity is maintained and strengthened, and remains distinctive from the rest of the Sunshine Coast. Key elements of Caloundra City's character and identity are:</i></p> <ol style="list-style-type: none"> <li>(1) <i>The natural heritage, including:</i> <ol style="list-style-type: none"> <li>(a) <i>the large areas of 'greenspace' which provide separation between urban communities and which reinforce the distinction between the Sunshine Coast Sub-region and the greater Brisbane metropolitan area;</i></li> <li>(b) <i>the rural landscape and scenic amenity of hinterland areas such as the Maleny Plateau, Mary River Valley, Stanley River Valley, and the productive rural lands around the Glass House Mountains which provide a dramatic contrast to the coastal urban area; and</i></li> <li>(c) <i>other landscape features such as Bribie Island, Pumicestone Passage, ridgelines, escarpments, beaches, headlands and mountain peaks which provide or are part of outstanding views and vistas;</i></li> </ol> </li> <li>(2) <i>the built form and streetscape of the City's hinterland townships featuring examples of traditional Queensland architecture and "main street" design;</i></li> <li>(3) <i>areas of traditional seaside housing in older parts of the coastal urban area;</i></li> <li>(4) <i>the places and features of cultural heritage significance; and</i></li> <li>(5) <i>the individual character and diversity of communities within Caloundra City.</i></li> </ol>
<b>Planning Scheme Reference</b>	<b>Summary of Primary Measures to Achieve DEO 4</b>
<b>Part 2 (Desired Environmental Outcomes)</b>	<p>DEO 4 is contained in Part 2 of the Planning Scheme and includes measures which address:</p> <ul style="list-style-type: none"> <li>• greenspace;</li> <li>• scenic amenity and landscape values;</li> <li>• rural townships;</li> <li>• coastal villages; and</li> <li>• cultural heritage.</li> </ul>
<b>Part 3 (Interpretation)</b>	Part 3 has limited relevance in the implementation of DEO 4.
<b>Part 4 (Development in Planning Areas)</b>	Part 4 contains overlay mapping, which identifies land subject to geographical constraints. Of particular relevance is the identification of land subject to the Cultural Heritage and Character Areas Code and the Visual Management Code.
<b>Parts 5 – 9 (Precincts and Other Elements Code) (Planning Area Codes) (Overlay Codes) (Use Codes) (Other Codes)</b>	<p>The following codes contained in Parts 5 – 9 of the Planning Scheme are of particular relevance:</p> <ul style="list-style-type: none"> <li>• Precinct and Other Elements Code;</li> <li>• Planning Area Codes;</li> <li>• Cultural Heritage and Character Areas Code;</li> <li>• Landscaping Code; and</li> <li>• Visual Management Code.</li> </ul>
<b>Part 10 (Priority Infrastructure Plan)</b>	Part 10 has limited relevance in the implementation of DEO 4.
<b>Part 11 (Planning Scheme Policies)</b>	<p>The following Planning Scheme Policies provide detailed guidance and assist in the implementation of DEO 4:</p> <ul style="list-style-type: none"> <li>• Masterplan and Urban Design Guideline Planning Scheme Policies; and</li> <li>• Cultural Heritage and Character Areas Planning Scheme Policy.</li> </ul>
<b>Part 12 (Palmview Structure Plan)</b>	Part 12 of the Planning Scheme contains the Palmview Structure Plan. The Palmview Structure Plan includes specific measures to protect the sub-regional intra-urban break, establish integrated urban and non-urban open space infrastructure networks and provide for the retention of key character and identity elements associated with the Palmview Master Planned Area and the Mooloolah River catchment.

<b>Access and Mobility</b>	
<b>Overview of Desired Environmental Outcome No. 5 (DEO 5)</b>	<p><i>Caloundra City is served by efficient, safe and convenient movement systems which:</i></p> <ol style="list-style-type: none"> <li><i>(1) support, and are supported by, orderly and sequenced development;</i></li> <li><i>(2) ensure the continued operation and expansion of the major movement networks;</i></li> <li><i>(3) match high activity generating uses with a choice of transport modes;</i></li> <li><i>(4) provide for equitable transport opportunities;</i></li> <li><i>(5) protect residential amenity; and</i></li> <li><i>(6) provide for sustainable use of Caloundra City's natural resources.</i></li> </ol>
<b>Planning Scheme Reference</b>	<b>Summary of Primary Measures to Achieve DEO 5</b>
<b>Part 2 (Desired Environmental Outcomes)</b>	<p>DEO 5 is contained in Part 2 of the Planning Scheme and includes measures which address:</p> <ul style="list-style-type: none"> <li>• urban form and land use; and</li> <li>• built environment design.</li> </ul>
<b>Part 3 (Interpretation)</b>	Part 3 has limited relevance in the implementation of DEO 5.
<b>Part 4 (Development of Premises)</b>	The Dedicated Transit Corridor (CAMCOS) and the Multi Modal Transport Corridor are identified on precinct maps for forward planning purposes. Where practicable, land next to planned public transport routes and stations is allocated to higher intensity land uses.
<b>Parts 5 – 9 (Precincts and Other Elements Code) (Planning Area Codes) (Overlay Codes) (Use Codes) (Other Codes)</b>	<p>The following codes contained in Parts 5 – 9 of the Planning Scheme are of particular relevance:</p> <ul style="list-style-type: none"> <li>• Precinct and Other Elements Code;</li> <li>• Planning Area Codes;</li> <li>• Parking and Access Code; and</li> <li>• Structure Planning Code.</li> </ul>
<b>Part 10 (Priority Infrastructure Plan)</b>	Part 10 of the Planning Scheme contains provisions which guide and implement the timely and cost effective development of infrastructure and services necessary for Caloundra City's growth and economic development. Development which is not envisaged by the Planning Scheme and brings forward the provision of infrastructure is strongly discouraged.
<b>Part 11 (Planning Scheme Policies)</b>	<p>The following Planning Scheme Policies provide detailed guidance and assist in the implementation of DEO 5:</p> <ul style="list-style-type: none"> <li>• Transport, Parking and Access Management Planning Scheme Policy.</li> </ul>
<b>Part 12 (Palmview Structure Plan)</b>	Part 12 of the Planning Scheme contains the Palmview Structure Plan. The Palmview Structure Plan includes specific measures that provide for the establishment of an integrated transport infrastructure network which supports transit oriented development, prioritises and promotes pedestrian, cycle and public transport modes over private vehicle use and connects the Palmview Master Planned Area to the sub-regional transport network.

<b>Infrastructure</b>	
<b>Overview of Desired Environmental Outcome No. 6 (DEO 6)</b>	<i>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.</i>
<b>Planning Scheme Reference</b>	<b>Summary of Primary Measures to Achieve DEO 6</b>
<b>Part 2 (Desired Environmental Outcomes)</b>	DEO 6 is contained in Part 2 of the Planning Scheme.
<b>Part 3 (Interpretation)</b>	A range of use definitions has been developed to reflect the variety of infrastructure expected to continue, and to develop into the future.
<b>Part 4 (Development in Planning Areas)</b>	The Planning Scheme has divided Caloundra City into 17 precincts based on preferred land use. The precincts reinforce the most appropriate and efficient use of land having regard to infrastructure availability and capacity.
<b>Parts 5 – 9 (Precincts and Other Elements Code) (Planning Area Codes) (Overlay Codes) (Use Codes) (Other Codes)</b>	The following Planning Scheme codes contained in Parts 5 – 9 of the Planning Scheme are of particular relevance: <ul style="list-style-type: none"> <li>• Precinct and Other Elements Code;</li> <li>• Planning Area Codes;</li> <li>• Civil Works Code;</li> <li>• Community Uses Code;</li> <li>• Structure Planning Code;</li> <li>• Telecommunication Tower Code; and</li> <li>• Utility Code.</li> </ul>
<b>Part 10 (Priority Infrastructure Plan)</b>	Part 10 of the Planning Scheme contains provisions which guide and implement the timely and cost effective development of infrastructure and services necessary for Caloundra City's growth and economic development. Development which is not envisaged by the Planning Scheme and which brings forward the provision of infrastructure is strongly discouraged.
<b>Part 11 (Planning Scheme Policies)</b>	Part 11 has limited reference in the implementation of DEO 6.
<b>Part 12 (Palmview Structure Plan)</b>	Part 12 of the Planning Scheme contains the Palmview Structure Plan. The Palmview Structure Plan includes specific measures that provide for the efficient delivery of physical and social infrastructure to the Palmview Master Planned Area. The Palmview Structure Plan is supported by infrastructure arrangements.

## 1.4 Planning Scheme Structural Elements

### 1.4.1 Caloundra City divided into Planning Areas

- (1) The Planning Scheme divides Caloundra City into 16 planning areas which are identified in [Table 4.1.1 \(Planning Areas and Applicable Planning Area Codes\)](#) and on [Map CCC2 \(Planning Areas\)](#) in Part 4 (Development in Planning Areas).

### 1.4.2 Certain land subject to Structure Plan

- (1) The Planning Scheme identifies certain land as being subject to a Structure Plan. Land subject to a Structure Plan is identified in [Table 4.1.2 \(Master Planned Areas\)](#) and is shown on Map [CCC2 \(Planning Areas\)](#) and the Planning Area Precinct Maps in Part 4 (Development in Planning Areas).
- (2) Structure Plans have been prepared for particular regional development areas identified by the SEQ Regional Plan 2009-2031.
- (3) Structure Plans provide a largely self contained planning framework which to the extent provided for in the particular Structure Plan prevails over the provisions contained in the other parts of the planning scheme.
- (4) There is currently one master planned area identified for the planning scheme area being the Palmview Master Planned Area. The Palmview Master Planned Area is located in the Mooloolah Valley Planning Area and is a declared master plan area<sup>1</sup>.

### 1.4.3 Planning Areas and Master Planned Areas divided into Precincts and contain Other Elements

- (1) The Planning Scheme divides each planning area and master planned area into precincts.
- (2) In the case of land subject to a Structure Plan, precincts are identified on the relevant planning scheme maps forming part of the Structure Plan.
- (3) In the case of land not subject to a Structure Plan, precincts are identified in [Table 4.1.3 \(Precincts, Precinct Classes and Applicable Precinct Class Code\)](#) and on the Planning Area Precinct Maps in Part 4 (Development in Planning Areas).
- (4) The Planning Scheme also identifies other elements.
- (5) In the case of land not subject to a Structure Plan, the other elements comprise the following:
  - (a) the Dedicated Transit Corridor (CAMCOS) Element;
  - (b) the Local Transit, Bicycle and Pedestrian Corridor (GREENLINK) Element;
  - (c) the Major Road Corridor Element;
  - (d) the Tourist Attractions and Services Area Element;
  - (e) the Powerlink Transmission Line Corridor Element;
  - (f) the ENERGEX 110kV Subtransmission Line Corridor Element; and
  - (g) the Gas Pipeline Corridor Element.
- (6) These other elements are identified on the Planning Area Precinct Maps in Part 4 (Development in Planning Areas).

<sup>1</sup> The December 18 2009 Issue of the Queensland Government Gazette (Gazette No 113) incorporates the Minister's declaration for the Palmview Master Planned Area.

#### **1.4.4 Planning Scheme has Overlays**

The Planning Scheme has 14 overlays which are identified in [Table 4.1.4 \(Overlays and Applicable Overlay Codes\)](#) and on the Planning Area Overlay Maps in Part 4 (Development in Planning Areas). The overlays have limited applicability to a master planned area.

#### **1.4.5 Determining if Development is Assessable or Self-Assessable under Planning Scheme**

- (1) Development assessment tables are:-
  - a. in respect to land subject to a Structure Plan, contained in the relevant Structure Plan; and
  - b. in respect to land not subject to a Structure Plan, contained in Part 4 (Development in Planning Areas).
- (2) The Development assessment tables identify development that is assessable, self-assessable or exempt under the Planning Scheme.
- (3) The development assessment tables also identify assessable development under the Planning Scheme that is code assessable or impact assessable.
- (4) The development assessment in the case of land subject to a Structure Plan relate to precincts only.
- (5) The development assessment tables in the case of land not subject to a Structure Plan relate to precincts and overlays.
- (6) The development assessment tables for land not subject to a Structure Plan are identified in [Table 4.2.1 \(Development Type and Development Assessment Tables\)](#) in Part 4 (Development in Planning Areas).

#### **1.4.6 Types and Names of Codes**

- (1) There are codes for:
  - (a) precincts and other elements of the Planning Scheme (Precincts and Other Elements Code);
  - (b) each planning area (Planning Area Codes);
  - (c) each type of overlay (Overlay Codes);
  - (d) development for a stated purpose (Use Codes); and
  - (e) development of a stated type (Other Codes); and
  - (f) development in the Palmview Master Planned Area (Palmview Structure Plan Area Code)
- (2) The Precincts and Other Elements Code is contained in Part 5 (Precincts and Other Elements Code).
- (3) The Planning Area Codes are contained in Part 6 (Planning Area Codes).
- (4) The Overlay Codes are contained in Part 7 (Overlay Codes).
- (5) The Use Codes are contained in Part 8 (Use Codes).
- (6) The Other Codes are contained in Part 9 (Other Codes).

- (7) The Palmview Structure Plan Area Code is contained in Part 12 (Palmview Structure Plan).

#### **1.4.7 Codes Applicable to Ongoing Use**

- (1) A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change<sup>1</sup>.

#### **1.4.8 Planning Scheme Seeks to Achieve Outcomes**

- (1) The Planning Scheme seeks to achieve outcomes that are identified according to the following levels:
- (a) desired environmental outcomes;
  - (b) overall outcomes for and purpose of a code;
  - (c) specific outcomes for a code; and
  - (d) probable solutions for a specific outcome, or acceptable solutions for complying with a self-assessable code.

#### **1.4.9 Probable Solutions for Code Assessable Development**

- (1) A probable solution for a specific outcome provides a guide for achieving that outcome in whole or in part, and does not limit the assessment manager's discretion under the *Integrated Planning Act 1997* to impose conditions on a development approval<sup>2</sup>.

#### **1.4.10 Planning Scheme has Priority Infrastructure Plan**

- (1) The Planning Scheme has a Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
- (2) The anticipation of future development in an area by the Priority Infrastructure Plan does not limit the assessment manager's discretion under the *Sustainable Planning Act 2009* to refuse, approve or approve subject to condition, a development application<sup>3</sup>.

### **1.5 Performance Indicators**

- (1) The performance indicators are a tool for the Council to use in reviewing the performance of the Planning Scheme in achieving the desired environmental outcomes.
- (2) The performance indicators are not used in development assessment.
- (3) The performance indicators are the following:
- (a) where development has occurred, has it adversely affected the significant natural features of Caloundra City?
  - (b) where development has occurred, has it resulted in inappropriate clearing of natural vegetation, soil degradation or water pollution?

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<sup>1</sup> The *Integrated Planning Act 1997*, section 2.1.23(3) (Local planning instruments have force of law) relates with respect to regulating the use of premises, and also section 4.3.4 (Compliance with identified code for use of premises) with respect to an offence under the Act.

<sup>2</sup> The *Integrated Planning Act 1997*, Chapter 3 (Integrated Development Assessment System (IDAS)), part 5 (Decision Stage), division 6 (Conditions).

<sup>3</sup> The *Sustainable Planning Act 2009*, Chapter 6 (Integrated Development Assessment System (IDAS)), Part 5 (Decision Stage), Division 3 (Decision).

- (c) has development which contributes to economic growth occurred in appropriate locations in Caloundra City?
- (d) where development has occurred, has it reduced availability of resources?
- (e) where development has occurred, has it met established standards for the built environment?
- (f) where significant new business and community development has occurred, has it been located within Caloundra City's business centres?
- (g) where new housing, services or facilities have been provided, do they reflect community need?
- (h) where development has occurred, is it in the priority infrastructure area of Caloundra City, and has it avoided adverse effects on existing and planned transport infrastructure?
- (i) where development has occurred, has it been located away from areas subject to natural or other hazards, or designed to mitigate adverse impacts?
- (j) where non-residential development has occurred, has it been designed and located to minimise impacts on adjoining residential uses?
- (k) Where development has occurred, has it adversely affected significant cultural heritage features?
- (l) where development has occurred, has it adversely impacted on access to, and the availability of, public spaces or places?