

### 3.11 Planning Area No.11 – Coolum Beach

#### 3.11.1 Location and Role

This Planning Area is located in the north-east of the shire and includes the coastal township of Coolum Beach and land immediately north and south of the township. The Planning Area is framed by a picturesque natural setting, including the South Peregrian section of the Noosa National Park to the north, cane lands in the west, Mount Coolum in the south and the Pacific Ocean in the east. The rocky shoreline, including Point Perry and Point Arkwright and associated bays, is recognised as a valued and uncommon natural feature of the Shire's coastline.

The key role of this Planning Area is to consolidate the existing residential neighbourhoods of Coolum Beach, Point Arkwright and north Yaroomba, whilst continuing to provide visitor accommodation in accordance with the planning area's designation as a tourist node. The commercial centre will be developed to a level consistent with Coolum Beach's *village centre* designation on the Strategic Plan.

It is also the role of this Planning Area to:

- protect the inherent natural values which make the Planning Area an attractive and desirable place to live and contribute to the Shire's biodiversity;
- provide for Coolum Beach to remain a small scale tourist centre;
- provide for the Coolum Beach Village Centre to retain a small scale providing goods and services to residents of and visitors to Coolum.

#### 3.11.2 Vision Statement

(1) It is intended that:

*Coolum will remain a small coastal community focussed on its seaside location.*

*The Planning area will continue to be a popular place to live and visit on the Sunshine Coast, where the topography, vegetation and beaches contribute to a beautiful, diverse and livable residential environment.*

*The Coolum Beach township will continue to develop as an attractive coastal village, with a growing number of boutique eateries, shops and tourist facilities. The township will have a compact village centre and will provide only a limited range of goods and services to meet the immediate needs of residents and visitors to the locality.*

*The residential neighbourhoods of Coolum Beach and surrounding areas will be characterised by houses set in landscaped grounds containing native*

*coastal species. Visitor accommodation will be allowed for in specific locations, provided it is of a relatively low density and includes design features such as stepped building forms and active street frontages and integrates with adjacent premises.*

*The important landscape features within the Planning Area, such as the South Peregrian section of the Noosa National Park, the Coolum Environmental Park, Stumers Creek, the rocky headlands of Point Perry and Point Arkwright, the beach and hillside vegetation will be protected for their ecological and scenic values.*

(2) This means that:

- (a) Coolum Beach will remain a casual, seaside village serving local retail, business, dining and entertainment needs only. The residents of Coolum have indicated they are prepared to forgo the provision of higher order and larger scale retail and commercial services in order to maintain local character and identity. Infill development within the Village Centre but only is to be compatible with the small scale function of the centre and contributes to the casual beachside atmosphere of the locality.
- (b) New residential development will be designed to reflect the physical characteristics and constraints of the land on which it occurs. The extent to which development proposals achieve protection of sensitive slopes, remnant vegetation and downstream water quality will be key considerations in Council's assessment of development proposals. Proposals which do not respond to natural land attributes will not be supported.
- (c) The predominant form of residential development will be detached dwellings on relatively large lots. The protection of views and view corridors has been identified by local residents as an important value to be retained in this Planning Area and new development will be designed so that it does not compromise views either to or from important landscape features.
- (d) A range of higher density accommodation forms is allowed for within Mixed Housing Precincts, and, where appropriately sited and designed in mixed use premises in the Village Centre. New premises in these areas will be of a modest height and will include design features which maximise natural lighting and capture prevailing ocean breezes.
- (e) The South Peregrian section of Noosa National Park, the Coolum Environmental Park and other identified conservation areas within the Planning Area will be protected. Areas of natural bushland and landscape significance will be enhanced by sensitive siting and design of new premises and best management development practices. New

development occurring adjacent to or within the immediate catchment of Stumers Creek will seek to retain the creek's drainage functions and environmental values, and to provide for stormwater entering the creek to be of an acceptably high quality.

#### 3.11.3 Key Character Elements

##### (1) Location of Uses and Activities

- (a) Commercial and business activities will be concentrated in the area north of Beach Road, south of Margaret Street and east of Sunrise Street. This will be a small scale Village Centre, accommodating a mix of boutique retail, business and community facilities. Within this Planning Area, the scale of retail and commercial activities will be limited to serving the immediate catchment area of Coolum and will not serve a district or higher order function.
- (b) The existing small local centre facilities at the western end of the Yandina-Coolum Road is intended to continue its convenience centre role. Some light industrial uses may also be considered appropriate in this centre.
- (c) The residential areas of Coolum Beach will provide a mix of housing types to accommodate permanent residents and visitors.

##### (2) Design Intent

- (a) New residential premises in this Planning Area will incorporate the following elements:
  - new lot layouts and designs which respond to the natural characteristics of the land on which they occur and provide protection to significant landform features, natural vegetation, creeks, major drainage lines and preferred open space linkages;
  - buildings which use light-weight building materials and provide for climatically efficient design;
  - building designs which use 'soft' footing systems to reduce the impact on the natural landforms and landscapes;
  - building designs and features which minimise the visual impact of structures on views and view corridors. In particular, views to and from Eugunder Hill and from Lows Lookout will not be further compromised by insensitive building designs.
- (b) New premises in the Village Centre will reflect the relaxed character and seaside location of the area. In particular, the following design elements will be incorporated:

- active street frontages which create a comfortable, attractive and interesting pedestrian environment and include features such as landscaping, outdoor dining areas and awnings;
- a building form, scale and character which successfully integrates with surrounding premises and the informal, low-key seaside character of the area. Setbacks should be consistent with adjacent buildings and awnings, paving and landscape themes should be designed to integrate effectively with works already completed in accordance with the Coolum Master Plan;
- modern interpretations of traditional beach house design which provide high quality but informal and relaxed commercial environments.

##### (3) Environmental Values

- (a) The Coolum Beach Planning Area has a number of important environmental assets which contribute to its character, amenity and biodiversity. These include its beaches, foreshore, creeks, National and Conservation Parks and areas of remnant bushland. These environmental assets should be protected from the adverse impacts of development. Opportunities to expand and extend the National/Conservation Park system within this Planning Area will be investigated.
- (b) The area contains an important remnant vegetation mosaic in the Point Arkwright locality. This mosaic includes small forest remnants and beach vegetation that supports rainforest, a stand of paperbark rainforest and the only recorded site in the Shire of the species *Cryptocarya foetida*.
- (c) Stumers Creek is the major waterway traversing the Planning Area. Although the function and values of the waterway have been significantly degraded in the past, it is intended that the creek corridor be restored as an attractive drainage and open space feature. Development occurring adjacent to or upstream of Stumers Creek will be required to contribute to the restoration of this waterway and to the improvement of water quality within the creek system.
- (d) Eurungunder Hill is the major landform feature in the Planning Area and makes an important contribution to the character and appearance of Coolum. Whilst some parts of the hill have been identified as being suitable for residential development, it is intended that this development recognise the visual significance of the hill and be sensitively sited and designed to minimise adverse visual and other environmental impacts.
- (e) The recreational/sports facility north of Coolum Beach is an important recreational area for the

locality and for other areas outside the Planning Area. This facility will be retained for these purposes and upgraded to meet the ongoing needs of the community.

- (f) The coastal foreshore between Point Arkwright and Point Perry contains regionally significant rocky shore ecosystems. In particular the rocky shore includes deep pools that contain coral species that are not typically found on mainland intertidal rocky shores. These areas are subject to number of pressures which are of concern, including:
- easy access and being popular with tourists and recreational anglers; and
  - stormwater discharges.

#### (4) Access and Movement

- (a) The Sunshine Motorway, David Low Way and Coolum-Yandina Road are the major road links within the Planning Area. New development is to recognise and protect the function, capacity and efficiency of these roads.
- (b) Within the Coolum Beach urban area, the David Low Way, or Coolum Esplanade, will be managed to provide a slowed speed environment conducive to safe pedestrian movement. Ultimately it is intended that the Sunshine Motorway will be the major north-south road link in this part of the Shire.
- (c) Pedestrian and cycle linkages along the David Low Way and Stumers Creek should be encouraged where it can be shown that these links will not adversely impact upon environmental or visual values to an unacceptable level.
- (d) linked system of bikeways and pedestrian paths to link the Recreation Reserve and High School in the North, linkages to the south throughout the residential areas and along South Coolum Road will be encouraged.
- (e) Safe, convenient and attractive links to the beach and foreshore areas, through the open space network and to local centres will be provided and/or strengthened.

#### 3.11.4 Statements of Desired Precinct Character

##### (1) Coolum Beach Village Centre (Precinct Class = Village Centre)

###### *Intent*

Coolum Beach is to remain a small beachside village. The Village Centre Precinct is located at the core of the Coolum Beach tourist and business area and includes that section of the David Low Way known as the Coolum Esplanade. The intent for this Precinct is to

provide a range of retail goods and services that provide for the everyday needs of the local population and visitors to the Centre.

The Coolum Esplanade presents a bustling area with a mix of shops and boutique eateries. Small scale retail outlets and a variety of small scale restaurants and cafes will be encouraged in this Precinct. The Coolum Esplanade will be the focus for the Village and accommodate a variety of shopping and dining experiences for the local community and tourist population. New development will be accompanied by appropriate landscaping and will be consistent with Council's urban improvement works.

The Birtwill Street area currently operates as the main convenience shopping area of Coolum Beach and caters for a range of commercial, retail and eating premises.

It is not expected that any further convenience restaurants will establish in this Precinct, instead smaller boutique restaurants and eateries will be encouraged.

Redevelopment opportunities for mixed accommodation, commercial and entertainment uses of the caravan park site in Elizabeth Street will be encouraged.

The community has identified a need for an increased range of entertainment facilities. Such facilities will be supported in this Precinct where appropriately sited and designed. The library and community hall are located in this Precinct. The Precinct could provide a social focus and future urban improvement works could include a public meeting place with increased shade, adequate seating and bicycle parking.

Vehicular parking is a major issue in this Precinct. There is a recognised need for public parking, provided it does not interrupt views to the beach and is designed to be unobtrusive from the street.

###### *Preferred and Acceptable Uses*

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

“Shop-top” residential uses may also be considered consistent with the intent and desired character of the Precinct where appropriately sited and designed.

###### *Landscape and Built Form*

Any redevelopment or new development in this Precinct must provide off-street car parking preferably behind the building line to remove traffic from the David Low Way frontage.

Street trees, shade devices and inner block pedestrian paths will be provided or encouraged to provide shade, weather protection and assist in creating and maintaining the preferred “small township” character of Coolum Beach.

### 3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

Council will seek the establishment of eating terraces, courts and verandahs on the ground and first levels. Lightweight awnings and deep shade structures should be used throughout all buildings and within the landscape.

Buildings fronting the Esplanade should be designed to address the issue of noise attenuation with the inclusion of elements such as double glazing and/or other appropriate measures in order to minimise the loss of amenity for residents and visitors at such premises.

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

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

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

#### Maximum building height

- 3 storeys (but not more than 12 metres)

#### Preferred Maximum Density for multi-unit residential premises

SLOPE	0-15%		16-25%		
	Site area (m <sup>2</sup> )	Max. plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>	Max. plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
600 to 699 <sup>2</sup>		1.0	250	1.0	300
700 to 799		1.0	237	1.0	300
800 to 899		1.0	225	1.0	300
900 to 999		1.0	214	1.0	276
1000 to 1099		1.0	204	1.0	255
1100 to 1199		1.0	195	1.0	237
1200 to 1299		1.0	187	1.0	221
1300 to 1399		1.0	180	1.0	208
1400 to 1499		1.0	173	1.0	196
1500 to 1599		1.0	166	1.0	185
1600 to 1699		1.0	160	1.0	185
1700 to 1799		1.0	155	1.0	185
1800 to 1899		1.0	150	1.0	185
1900 to 1999		1.0	145	1.0	185
2000 +		1.0	140	1.0	185

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

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m<sup>2</sup>

#### (2) Coolum Beach East (Precinct Class = Mixed Housing)

##### Intent

The Precinct has a relaxed residential character reflecting its association with the beach and seaside holidays. Although there has been some medium density housing development, the majority of the accommodation consists of detached houses. Numerous dual occupancy dwellings exist and a number of apartment buildings have been constructed recently.

A gradual increase in demand for housing close to the beach is expected to occur. This may result in the redevelopment of some modest single dwellings for more intensive residential accommodation.

The vacant land behind the Catholic church is intended to be mixed use, with some boutique retail, commercial or office uses located on the ground storey level. Any redevelopment of this site should be for predominantly residential purposes.

##### Preferred and Acceptable Uses

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

**Landscape and Built Form**

New development should contribute to a high standard of residential amenity. Where medium-density dwellings are proposed, provision of small lot housing, dual occupancy dwellings and small clusters of units is preferred to large groups of units.

- For multi-unit residential premises:

Buildings should exhibit a ‘seaside’ residential character and be designed to take advantage of coastal views and the climate. The location and massing of new buildings should respect the scale and amenity of adjacent existing premises. Premises should incorporate attractive landscaping that complements the character of the Precinct’s established gardens and the landscape along the foreshore as may be appropriate. Any substantial existing trees or areas of garden considered to be of significance to the character of the Precinct should be retained and incorporated within the new premises. The Precinct’s streetscapes should be enhanced with additional planting of native coastal species.

**Maximum building height (all premises):**

- 3 storeys (but not more than 12.0 metres)

**(3) Coolool Beachside  
(Precinct Class = Mixed Housing)**

**Intent**

The Coolool Beachside Precinct is located to the south of the Coolool Beach Village Precinct. Existing development consists of two high rise tourism accommodation towers, low scale tourism accommodation and some remaining detached dwellings.

This Precinct presents opportunities for innovative tourism, residential and business development. Mixed use development should comprise predominantly residential accommodation directed mainly to the short stay tourism market.

The primary purpose of the Precinct is to provide for medium density residential and tourist accommodation, with a small mix of other (tourist and business) uses, with a high level of amenity.

**Preferred and Acceptable Uses**

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

The following uses (at ground storey level) may also be considered consistent with the intent and desired character of this Precinct where appropriately designed and sited:

- Art and craft centre
- Restaurant

**Landscape and Built Form**

Buildings should address the main street frontage as well as internal access streets and main pedestrian areas. Cafes and tourism orientated shops should be located at street level around appropriately designed entrances and internal spaces.

Buildings should be designed to take advantage of the climate and incorporate generous verandahs, balconies and terraces.

Landscaping should acknowledge the coastal setting of the Precinct and make maximum use of native plant species.

**Preferred Maximum Density**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
600 to 699 <sup>2</sup>	1.0	250
700 to 799	1.0	168
800 to 899	1.0	127
900 to 999	1.0	102
1000 +	1.0	85
Non-residential gross floor area	Up to a maximum plot ratio of 0.1	

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

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m<sup>2</sup>

**Maximum preferred building height**

- 3 storeys (but not more than 12 metres)

**(4) Coolool West Local Centre  
(Precinct Class = Local Centre)**

**Intent**

This Precinct is located on the western boundary of Coolool Beach. The Precinct currently comprises a small shopping complex and is adjacent to a roundabout which forms an important entry feature to the Coolool Beach township. The Precinct also includes some light industrial uses.

Council will not favour any proposals for this Precinct that may adversely affect the commercial viability of existing convenience retail or commercial and light industrial land uses in the Village Centre Precinct.

Any redevelopment of this Precinct must consider drainage and flooding issues.

*Preferred and Acceptable Uses*

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

*Landscape and Built Form*

It is important that this local centre provides an attractive entrance in the Coolum Beach township. Any redevelopment of this centre is intended to provide appropriate landscaping, paving and shade facilities.

Attractive seating should also be included so the centre becomes an attractive ‘hub’ of activity.

*Preferred Maximum Density mixed use premises*

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

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

*Maximum building height*

- 3 storeys (but not more than 12 metres)

**(5) Coolum Beach North**  
(Precinct Class = Neighbourhood Residential)

*Intent*

This Precinct comprises the north western residential portion of the Planning Area. The Precinct has a relaxed character due to its suburban streetscapes and low density housing, association with the beach, and having few non-residential premises. The Precinct compromises almost entirely single detached dwellings with a small number of multi-unit residential premises.

The existing Coolum State School is intended to remain in this Precinct and should be appropriately linked with the surrounding residential areas through a network of pedestrian and cycle links.

The Precinct’s proximity to the beach and the increasingly popularity of the locality will lead to a general increase in demand for housing and some pressure for redevelopment.

Within this Precinct a number of drainage lines exist, some of which are well vegetated and form significant wildlife corridors. It is intended for these vegetated corridors to be maintained, and where appropriate, enhanced.

*Preferred and Acceptable Uses*

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

for the Neighbourhood Residential Precinct Class.

*Landscape and Built Form*

New development should contribute to a high standard of residential amenity. Buildings should exhibit a residential character and respect the scale and amenity of adjacent existing premises.

The Precinct’s streetscapes should be enhanced with additional planting of appropriate trees.

**(6) Stumers Creek Environmental Area**  
(Precinct Class = Special Purpose)

*Intent*

This Precinct comprises the open space waterway corridor known as Stumers Creek along the north western boundary of the Planning Area. Although almost the entire course of this waterway was excavated for drainage purposes it is predominantly in a natural vegetated state. The natural characteristics of this area are to be maintained. Any development in the Precinct will be limited to that which maintains or enhances the environmental values of the creek and its adjoining open space, improves accessibility or provides for high quality areas for passive recreation (including picnicking).

Active use of the creek corridor will only be encouraged when Council is of the opinion that water quality issues have been properly addressed and managed.

*Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class, in this case being nature conservation and recreation management of the creek and its open space corridor.

Council will investigate the establishment of quality parks along the creek, linked to the pedestrian and cycling networks, in locations which will not create amenity problems with the adjoining residential development.

Council will also investigate pedestrian and cycle path crossings of the creek to improve accessibility to and useability of lands in adjoining Precincts.

**(7) Coolum West Gateway (Precinct Class = Master Planned Community)**

*Intent*

This Precinct is located on the western boundary of the Planning Area and provides an important entry into the Coolum Beach township. The Precinct is bounded by a conservation area to the north and prime agricultural land to the south. The area is primarily flat and low lying. Existing development in this Precinct consists of a few commercial ventures, the most notable being a Llama Farm, amusement centre and coffee shop.

Council considers that a Local Area Master Plan, overall master plan or other Development Plan for this precinct is required if the precinct were to be redeveloped.

Showrooms would be an appropriate use for this precinct, provided the following criteria were met to Council's satisfaction:

- buildings set within well landscaped grounds;
- carparking located behind the buildings and not visible from the Sunshine Motorway and the Coolum-Yandina Road which forms the main entrance into the township;
- a range of goods and services which does not compete with the range of goods and services available in the Village Centre Precinct. Items for sale in this precinct should be restricted to larger scale items such as bulky goods.

Provision should be made in this precinct for an entry statement which introduces the motorist to the Coolum Beach township. This entry statement could be in the form of a small park with appropriate signage.

Any redevelopment of land in this precinct needs to address flooding and drainage problems and have proper regard to the sensitive surrounding land uses.

In this precinct, Council would also support the establishment of a "Government facility" node housing ambulance, police, fire and other necessary functions serving Coolum Beach and beyond.

### ***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Master Planned Community precinct class.

The following uses may be considered consistent with the intent and desired character of this precinct, and suitable for inclusion in detailed master planning, where appropriately located, sited and designed:

- showrooms
- indoor recreation, where an indoor sports centre
- outdoor recreation
- government facilities.

### ***Landscape and Built Form***

Development should be sited and designed to avoid loss of mature vegetation, erosion and extensive earthworks. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the lowlands and softening the visual impact of urban development. Filling of natural drainage areas should be minimised.

Any master planning would have to include a Landscape Plan and appropriate design measures to minimise the visual impact of development from the Sunshine Motorway and Yandina-Coolum Road.

## **(8) Coolum-Peregrin Recreation (Precinct Class = Special Purpose)**

### ***Intent***

This precinct is situated at the northern edge of the Coolum urban area and includes a sports complex and licensed club facilities.

Land in this precinct is intended to be developed and used for recreation and community facilities, and any related and compatible special uses. A separate study of the future development options of the site will influence the form and timing of future development which may include redevelopment as a major district facility.

Access to and around the precinct needs to be improved. A safe and secure area near the sporting facilities needs to be provided to store bicycles while users are engaged in sporting activities. This area should then be linked to pedestrian and cycling path network serving the wider area. Increased accessibility across Stumers Creek also needs to be investigated, particularly the possibility of the construction of a narrow bridge that adequately provides for safe and convenient pedestrian and cyclist access.

Any development in this precinct is to have proper regard to protecting or enhancing the environmental and landscape values of the waterways which run through the precinct. The precinct presently presents a natural landscape image when entering the Planning Area along the David Low Way from the north. This image should be retained and strengthened as an appropriate entry statement.

### ***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purposes precinct class, in this case recreation and community facilities, provided any development respects the area's environmental values and provides for adequate infrastructure services.

## **(9) Coolum Beach Hills (Precinct Class = Neighbourhood Residential)**

### ***Intent***

This precinct comprises areas of generally sloping lands that have been, or are intended to be, developed for low density housing. The overall form of established development is similar to that found in many contemporary suburban residential areas. Its pattern and character are influenced by the precinct's terrain, considerable pockets of valued remnant vegetation and availability of good views of the coast and hinterland. In some areas the pursuit of views from housing has occurred at the expense of vegetation that existed previously. This has affected

the character of the hillslope and image of Coolum Beach as well as this part of the Shire and Sunshine Coast. In the long term, new vegetation may redress some of the visual scarring of such development.

The splendid views available from many parts of the precinct have prompted the redevelopment of some of the older dwellings for more substantial houses. This process may increase in the future. Any new premises in established areas should be compatible with the scale and siting of existing housing. New premises should also be designed to be sensitive to the precinct's terrain, conservation of mature vegetation and prevailing climate.

The pattern of streets, lots, open space and built form in proposed new residential areas (or extensions of established areas) should conserve existing creeks as well as mature vegetation and habitats of conservation value. Development should not occur on steep slopes.

The precinct includes the Grandview Drive Bushland Park. The Bushland Park is the breeding habitat for the Richmond Birdwing Butterfly. The vegetation type (rainforest) and the presence of *Parastolochia praevenosa* vines are both requirements of the butterfly breeding. The conservation of this butterfly is identified as high priority and of greatest management concern by Council's Remnant Vegetation Study. The Grandview Drive Bushland Park Management Plan was adopted by Council in May 1998, and ensures the ongoing management of this bushland area.

An important component of this precinct is the Luther Heights Youth Camp. This area of land forms an significant area of bushland vegetation and is recognised as part of the Point Arkwright Bushland Mosaic. Council supports the continued use of this land for the youth camp. The existing vegetation on this land will be maintained.

### ***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, mainly Traditional and Hillslope houses where the landscape and environmental values of the area can be protected.

### ***Landscape and Built Form***

New buildings should be low rise and contribute to a high level of residential amenity. New dwellings or redevelopment of existing dwellings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. New planting should complement the remnant vegetation to contribute to some re-forestation of the escarpment and reduce the visual impact of urban use.

Existing mature vegetation should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

For new development, a 'soft' streetscape character of verges and pavements is desirable and street trees should complement the character of remaining bushland.

Two of the most critical considerations for residential design in this precinct are the height of buildings and protection of views. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds.

New residential premises in this precinct should incorporate the following elements:

- new lot layouts and designs which respond to the natural characteristics of the land on which they occur and provide protection for significant landform features, natural vegetation, creeks, major drainage lines and preferred open space linkages;
- buildings which use light-weight building materials and provide for climatically efficient design;
- building designs which use 'soft' footing systems to reduce the impact on the natural landforms and landscapes;
- building designs and features which minimise the visual impact of structures on views and view corridors. In particular, views to and from Eurungunder Hill and from Lows Lookout will not be further compromised by insensitive building designs.

## **(10) Coolum Beachfront North Environmental and Outdoor Recreation Area (Precinct Class = Special Purpose)**

### ***Intent***

This precinct includes the beachfront coastal management area, stretching from Point Arkwright in the south to the mouth of Stumers Creek and the southern end of the Noosa National Park in the north, and adjoining ecologically significant land. The precinct also includes a caravan park, surf life saving club facilities and associated car parking and parkland facilities.

Tickle Park is one of the Shire's most popular foreshore parks and is heavily used particularly during holiday periods. Council will continue to monitor and upgrade facilities in this Park. The provision and maintenance of

a safe pedestrian link between the Park and the businesses in the Village Centre Precinct is important.

The land in this Precinct should be managed in a manner which:

- provides, to the greatest possible extent, for the permanent preservation of the area's natural condition and the protection of the area's environmental resources and values;
- presents the area's natural resources and their environmental values;
- provides for the dominant uses of the area to be nature-based and ecologically sustainable.

Dune and beach areas are intended to remain as strictly conservation zones, and any works will need to have consideration for Beach Protection Authority requirements. No new permanent structures or other built elements are intended in the Precinct which may impede natural coastal or estuarine processes, or which significantly restrict views of the beach and ocean.

The intended nature conservation management of the landscapes in this Precinct will be best achieved by the exclusion of most forms of development and maintenance of its predominantly natural setting. Accordingly, such proposals as artificial botanical gardens are not appropriate within this Precinct. Low key informal recreation uses are to be continued and enhanced, along with uses connected with ecosystem monitoring.

Few if any new buildings or substantial structures are expected in this Precinct with greater priority given to managing pedestrian access and activity over time. Some boardwalk facilities are required behind the frontal dunes with access to controlled viewing points. A network of pedestrian and cycling paths is intended to link a safe and secure area near the surf life saving club with a separate set of networks to the north and south. This network should be visible but separate from the David Low Way, with dedicated crossings to the Precincts to the west at controlled points.

Capacity limitations on the surf life saving club facilities need consideration in relation to the entertainment facilities of the club and the resultant car parking demand this gives rise to and access considerations arising from the club's location at a critical and congested intersection on the David Low Way.

The existing caravan park and related facilities are intended to continue but may be reviewed periodically. No eastern expansion is supported because of the ecological sensitivities of the foreshore and dunal systems. Some boardwalk facilities are required behind the frontal dunes with access to controlled viewing points.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purposes Precinct Class, in this case nature conservation management, caravan park and outdoor recreation facilities.

Informal and low key recreation, education and scientific uses may also be considered to be consistent with the intent and desired character of this Precinct.

#### *Landscape and Built Form*

New development in this Precinct should be in keeping with the seaside landscapes and natural landforms of the locality. Any public buildings and other structures erected in the Precinct should be minimal, low rise and have a very small site coverage. Tree planting and other landscaping treatments should be in keeping with the natural open space character of the Precinct.

Any new development should also frame or enhance important views and vistas, or at least not intrude upon them.

#### **(11) Point Arkwright** *(Precinct Class = Mixed Housing)*

##### *Intent*

This Precinct includes a small area of multi-unit residential and traditional detached housing. The Precinct also includes some recent residential development. The most significant feature of this Precinct is the natural vegetation that covers the Point Arkwright headland and foreshore.

The Precinct forms the Point Arkwright core which is part of the Point Arkwright Bushland Park Mosaic. Point Arkwright provides access to the beach and passive recreational opportunities. A lookout and shelter afford spectacular views of the Pacific Ocean and coastline. This area has been identified as a priority for the development of a Management Plan because it is significant in the conservation of the natural values and landform and vegetation characteristic of Maroochy's Coast. It is an area coming under heavy recreational and tourist demand and identified as in need of a weed management plan to halt invasion by introduced plants. The Point Arkwright Bushland Mosaic Management Plan was adopted by Council in December 1998 and ensures the ongoing management of this bushland.

The Precinct forms an important entry statement to the township of Coolumb Beach from the south. It is imperative that as much as possible of the existing vegetation in this Precinct be retained.

The Point Arkwright Bushland Park provides boardwalks for public access to the beach. It is important that the use

and any construction of further boardwalks do not compromise the integrity of this area of bushland.

The Precinct is adjacent to the Luther Heights Youth Camp. This area of land contains significant vegetation which forms part of the Point Arkwright Bushland Mosaic which is intended to be conserved.

#### *Preferred and Acceptable Uses*

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

#### *Landscape and Built Form*

New development should contribute to a high standard of residential amenity. Where medium-density dwellings are proposed, provision of small lot housing, dual occupancy dwellings and small clusters of units is preferred to large groups of units. Due to the extensive changes in grades of the land east of the David Low Way in this Precinct, new development will have to address the maintenance of viewlines and avoidance of overlooking

and overshadowing. On the steep grades west of the David Low Way particular attention will need to be given to reducing the visual impact of housing on the residents, pedestrians and motorists below.

Buildings should exhibit a 'seaside' residential character and be designed to take advantage of coastal views and the climate. The location and massing of new buildings should respect the scale and amenity of adjacent existing premises. Premises should incorporate attractive landscaping that complements the character of the Precinct's established gardens and the landscape along the foreshore as may be appropriate. Any substantial existing trees or areas of garden considered to be of significance to the character of the Precinct should be retained and incorporated within the new premises. The Precinct's streetscapes should be enhanced with additional planting of native coastal species.

#### *Maximum building height (all premises):*

- 3 storeys (but not more than 12.0 metres)

#### *Preferred Maximum Density for multi-unit residential premises*

SLOPE	0-15%		16-25%	
	Max. plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>	Max. plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
600 to 1199 <sup>2</sup>	0.5	240	0.45	300
1200 to 2399	0.6	200	0.45	275
2400 +	0.65	180	0.5	250

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

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m<sup>2</sup>

#### **(12) Point Arkwright Foreshore Environmental Area** *(Precinct Class = Special Purpose)*

This Precinct includes the land along the foreshore at Point Arkwright. The Precinct contains significant vegetation and includes a series of boardwalks that provide public access to the beach.

The Precinct includes the Yinneburra Bushland Park which is a small coastal park south of Point Arkwright. The Bushland Park has suffered from neglect and misuse over many years.

Yinneburra Bushland Park makes an important contribution to the mosaic of natural bushland in the

Point Arkwright area. The Bushland Park has considerable local community significance and recognition, and it is intended that the parkland be maintained and rehabilitated/enhanced as necessary.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purposes Precinct Class, in this case nature conservation management.

Informal and low key recreation, education and scientific uses may also be considered to be consistent with the intent and desired character of this Precinct.

#### (13) Yaroomba (Precinct Class - Neighbourhood Residential)

##### *Intent*

This Precinct comprises areas of generally flat or gently sloping lands that have been, or are intended to be, developed for low density housing. The neighbourhood is dominated by single detached dwellings on larger well landscaped lots. The Yaroomba Bushland Reserve and the Hyatt Regency Resort contribute to the 'green' atmosphere of this neighbourhood.

The pattern of streets, lots, open space and built form in proposed new residential areas (or extensions of established areas) should conserve existing creeks as well as mature vegetation and habitats of conservation value.

A small scale local convenience centre provides for some of the daily needs of the residents of this area, and is located on the corner of David Low Way and Warragah Parade. The centre comprises a convenience store and real estate office. Other tenancies are vacant at present. It is not intended that this centre expand further.

The Precinct includes Birrahl Park on the foreshore. The opportunity exists for the establishment of limited public facilities in this park.

##### *Preferred and Acceptable Uses*

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

The following uses may be considered appropriate where located in the local convenience centre, situated on the corner of the David Low Way and Warragah Parade.

- Fast food store
- Medical Centre
- Shop

##### *Landscape and Built Form*

New buildings should be low rise and contribute to a high level of residential amenity. New dwellings or redevelopment of existing dwellings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks.

Existing mature vegetation should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and

- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

In new developments a 'soft' streetscape character of verges and pavements is desirable and street trees should complement the character of remaining bushland.

Two of the most critical considerations for residential design in this Precinct are the height of buildings and protection of views. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds.

