

3.21 Planning Area No. 21 Eudlo Creek Valley

Note: (Ministerial Advice – Amendment No. 20)

Whilst the “Maroochy Plan” is deemed compliant with “State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide”, the Queensland Floods Commission of Inquiry (the Commission) is currently investigating the 2010/2011 flood disaster that caused widespread devastation across Queensland.

The Commission is likely to review the existing town planning provisions related to flooding and flood risk mitigation. The final report of the Commission may recommend changes to the State Planning Policy which may have implications for the “Maroochy Plan 2000”.

Consequently the provisions of the “Maroochy Plan 2000” with respect to the management of flooding and flood risk mitigation may be subject to change at the direction of the Queensland Government or Sunshine Coast Regional Council in the near future. This should be taken into account by applicants and assessment managers when considering development in this neighbourhood plan area. Applicants are advised to make relevant enquiries regarding the status of the provisions relating to flooding.

3.21.1 Location and Role

This Planning Area comprises the rural lands within the catchment area of Eudlo Creek, including the village of Eudlo, in the southern part of the Shire's coastal hinterland and Forest Glen, at the junction of Maroochydore Road and Nambour Connection Road.

This Planning Area is intended to provide for:

- Eudlo to remain a small country town, serving as the hub of a supportive and co-operative local rural community,
- the protection of good quality agricultural land as identified on the Strategic Plan map,
- the protection of the area's significant environmental values including those of Eudlo Creek, the Eudlo Creek National Park, and the Eudlo Creek Conservation Park,
- Forest Glen to develop to include a business and industry node located on the eastern side of the Bruce Highway and a local convenience centre to service the workers in the area and the surrounding local community,
- on-going ecologically sustainable rural residential development and use at appropriate locations,
- appropriately located, sited, designed and operated tourist and extractive industry uses, and
- general rural activities elsewhere in the area.

3.21.2 Vision Statement

(1) It is intended that:

the valley maintain a predominantly rural landscape, accommodating a range of rural activities, rural residential development, conservation parks, extractive industry, the small country township of Eudlo, low-key

tourist facilities, and a business and industry node at Forest Glen.

(2) This will be achieved by:

- (a) the continued use of land for rural activities, with no encroachment by urban residential development;
- (b) Eudlo retaining its role as a small country town providing a limited but convenient range of goods and services to its small resident population and immediate rural hinterland community, with Rosebed Street remaining the commercial and community focus;
- (c) the urban boundaries of Eudlo remaining predominantly in their current form consistent with the maintenance of the town's rural setting and discrete character, with limited infill development occurring on isolated lots within the town where new dwellings will complement the traditional building form;
- (d) allowing for development at Forest Glen that:
 - is limited to defined areas that are free from high biodiversity value, slope, bushfire hazard and flood constraints;
 - ensures high quality built form and landscaping outcomes, recognising the high visibility from the Bruce Highway and other major roads;
 - ensures best practise sustainability in design and operation;
 - manages and enhances the local transport network, including pedestrian and bicycle paths and roads;
 - ensures development is connected to reticulated water supply and sewerage service networks and is provided with appropriate telecommunications infrastructure;
 - ensures that the potential impacts of development on the local community and environment are appropriately managed;
 - provides for limited local convenience centre facilities, without significantly increasing its gross floor area;
 - recognises the existence of the Sunshine Coast Grammar School whilst protecting the onsite environmental values;
 - recognises the potential for Forest Glen Retirement Village Precinct to be developed for a residential care facility and / or retirement village.
- (e) maintaining the setting of the Bruce Highway generally as a densely vegetated scenic corridor;
- (f) retaining and reinforcing areas of remnant native vegetation, especially in the designated conservation parks, along Eudlo Creek and along the area's other major drainage lines and ridgelines;
- (g) providing for further sustainable rural residential development on suitable lands to the east of the highway at Mons and Rosemount;

- (h) allowing for the consolidation of existing areas of low-key land extensive tourist facilities at suitably accessible sites; and
- (i) allowing for the on-going working of the identified extractive resources in the area in ways which are environmentally responsible.

3.21.3 Key Character Elements

(1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and open space characteristics supporting a range of sustainable agricultural and other rural activities, and providing an attractive setting for the township of Eudlo, the business and industry node at Forest Glen, the tourist facilities at Tanawah and the Bruce Highway.

(2) Settlement Pattern

- (a) (i) At Eudlo, the overwhelming desire of community is to retain the township at about its current population, physical size and service capacity. Apart from some open space and youth facility requirements, the community wishes to remain small, and accepts that people will need to travel outside the area to obtain higher order goods and services.

(ii) The strong edges to the town provided by the railway line and Eudlo Creek are intended to be maintained.

(iii) It is also desired to retain such important small country town characteristics as:

- small-scale services and facilities concentrated along the main street,
- a low-density, low-rise built form,
- a strongly rural setting, and
- extensive vegetation surrounding the town centre.

- (b) East of the Highway, further rural residential development and development for a residential care facility and / or retirement village in Precinct 21 should be sensitive to and in keeping with the locality's high natural environmental values, particularly the dense lush vegetation and the steep topography.

- (c) (i) Development is intended to be set back, attractive and well landscaped when viewed from the Bruce Highway and other major roads.

(ii) Business and industry uses are intended in areas free from high biodiversity value, high scenic amenity value, slope, landslip, bushfire hazard and flood constraints.

(iii) The local centre is to serve workers in the area and the local community.

(iv) Further development of the Sunshine Coast Grammar School may only occur on land free from flooding constraints and high biodiversity values. It is not intended for the school to obtain access via Gardenia Place.

(v) It is not intended that there be further urban development west of the Bruce Highway due to flooding and access constraints.

(vi) Due to significant biodiversity values and flooding constraints, urban development is not intended in rural precincts that surround Forest Glen, despite their location within the urban footprint.

- (d) At the outskirts of Palmwoods, land either side of Nicklin Road immediately south of the Woombye-Montville Road already accommodates a small number of transport/storage/ distribution industries. The location is very central to the Sunshine Coast and does not require access through Palmwoods to get to the Highway.

(e) Elsewhere along the highway and the Nambour Connection Road, low-key, land extensive tourist facilities have been developed. The continuation or redevelopment of existing facilities and some further development of similar activities is supported where suitable access can be obtained, the facilities reflect and strengthen the Shire's desired character, a low intensity, land extensive form of development is proposed, and the premises provide for a well landscaped, high quality road frontage treatment.

(f) Any intense animal industries are intended to be located away from urban areas, on sites where any significant adverse environmental impacts can be effectively managed.

(g) The Forest Glen Retirement Village precinct provides the opportunity for a modern integrated residential care facility and / or retirement village which preserves the on-site environmental values.

(3) Environmental Values

(a) The existing highly natural character of most of this Planning Area is intended to be conserved. The conservation parks are to be protected, while the riparian vegetation along Eudlo Creek is to be maintained, enhanced and, where necessary, restored.

(b) The remnant vegetation mosaic through this Planning Area provides an ecological connection with the Mooloola Range in the adjoining Caloundra City to the south. This linkage should be retained and strengthened, especially through revegetation along waterways and major drainage lines.

(c) Development should avoid treed ridgelines or ensure buildings and other structures remain below the vegetation canopy where on steeper (and especially more visible) lands. Roadside and major natural drainage line vegetation should be retained as much as possible.

(d) The extraction of sand and gravel resources should be carried out in accordance with best management practices, including effective rehabilitation of disturbed areas.

(e) An acceptable quality of water entering Eudlo Creek is sought by Council, given that Eudlo Creek is an important tributary to the Maroochy River. This may require development proposals to demonstrate effective land management practices for both construction and operational activities, retention and enhancement of vegetation within the riparian corridor or provision of a vegetated buffer where currently lacking, increased erosion and sediment control measures, and control of stormwater runoff.

- (f) Some parts of the Planning Area are either in or adjacent to a declared Fish Habitat Area. These Fish Habitat Areas are located along major waterways in the Shire and are declared by the State government as being critical breeding and feeding areas for fish. The values of Fish Habitat Areas are to be protected, and any development that could affect any such area is to meet State government requirements.
- (g) The existing mature native vegetation within and adjacent to the Mons Road and Parsons Road reserves shall be preserved to provide a natural visual entrance to Buderim and maintain a buffer to land uses on adjoining sites.

3.21.4 Statements of Desired Precinct Character

(1) Eudlo Village Centre (Precinct Class = Local Centre)

Description

Eudlo is situated in the south of the Shire between the towns of Mooloolah and Palmwoods. It lies beside Eudlo Creek in a secluded valley at the intersection of the North Coast Railway and the Old Gympie Road.

Eudlo is a small country town and its proximity to Palmwoods and Mooloolah limit the range of services Eudlo is able to support. Eudlo provides only convenience level goods and local services to its small resident population and immediate rural hinterland community.

Intent

Because Eudlo is small, the location of community and commercial services and facilities needs to be carefully considered. It is necessary to ensure that future development does not fragment the existing structure of the township.

Accordingly, new commercial and community services are to be concentrated in the existing village centre, along Rosebed Street, as a community focal point. Within the village centre, infill development and redevelopment should be small-scale and designed, sited and built to respect and enhance the attractive aspects of the town's existing character. Rosebed Street is intended to remain a wide, open, traditional country town "main street".

The Rosebed Street/Corlis Avenue/Highlands Road intersection is recognised as the township's central node. The provision of entry/exit statements, (which can act as traffic calming devices) at the south end of Rosebed Street, the east end of Corlis Avenue and the intersection of Anzac and McGilchrights Roads, is desirable. The road under the rail line at the north end of Rosebed Street acts as a natural traffic calming device and its retention is supported.

It is intended to achieve a relaxed and friendly village centre by providing places for socialising and enhancing the visual quality and amenity of the main street. This is expected to include:

- improving the railway station entry;
- improving visitors' facilities such as upgrading the existing park to provide BBQs and public toilets;
- retaining the large gum tree and tennis court in the park;

- retaining buildings and places having cultural heritage and townscape significance;
- retaining the timber bridge at the north end of Rosebed Street as an entry/exit statement to the township's centre, and
- providing a hitching rail.

The retention of vistas from Rosebed Street:

- to the south of tall trees with treed hills forming a distant backdrop; and
- to the north of the Eudlo Creek treeline and timber bridge with nearby hills forming a backdrop panorama, is also desired.

Improvements to the town's environment would result from a reduction in air pollution levels from the sawmill and replacement of the camphor laurels over time.

The visual and physical linkages between the separate open space components of the Eudlo Creek tree line, the railway reserve and the existing small park and tennis court will be enhanced to provide Eudlo with a linked system of open space. This will include the possible acquisition of additional public open space in town and the improvement of the Council-owned park adjoining the tennis court and rail line.

A pedestrian crossing is required on Anzac Road and a bikeway should be constructed to run along Highlands Road, linking the town centre area with the showgrounds and youth centre.

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.

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

Site Area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
All sites	0.5	200

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

Maximum building height

- 2 storeys (but not more than 8.5 metres)

(2) Eudlo Village Residential **(Precinct Class = Neighbourhood Residential)**

Description

Eudlo is a small country town in a rural/forested setting. The residential precinct accommodates housing to the north and east of the township's centre. Residential development is characterised as low density detached housing on large suburban lots, with a number of vacant lots. The extent of the township is defined by Eudlo Creek and the North Coast railway line.

Intent

The urban boundaries of Eudlo will remain in their current form consistent with the maintenance of the town's discrete character. Low-lying flood prone land and the lack of reticulated water and sewerage will continue to limit further development of Eudlo.

This precinct is intended to be characterised by low density, mainly "tin and timber" houses on traditional suburban-sized lots. Less traditional housing forms may be acceptable on sites not fronting Rosebed Street or Corlis Avenue. Limited infill development is expected occur on vacant and some redeveloped lots within the town where new dwellings will complement the traditional building form.

The natural vegetation and rural landscape framing the town will continue to be an important feature contributing to the town's discrete character.

The timber plank road bridge over the rail line at the south end of Eudlo, along the Palmwoods-Mooloolah Road, will be retained as an entry/exit statement to the town. Entry/exit statements acting as traffic calming devices should be provided at the Acrobat Creek crossing of Rosebed Street, the east end of Corlis Avenue and the intersection of Anzac Road and McGilchrights Road.

The road under the rail line at the north end of Rosebed Street will be retained as a natural traffic calming device.

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.

Preferred Maximum Density

- Traditional and Hillslope Housing

(3) Eudlo Hinterland **(Precinct Class = Sustainable Horticultural Lands)**

Description

This precinct contains the gently sloping side-slopes and alluvial floodplain of Eudlo Creek surrounding the township of Eudlo to the east, west and south. The lands are predominantly under pastures, with some part-time/hobby farming. Much of the area has been identified as having "good quality agricultural land" which is indicated on the Strategic Plan map.

Some fragmentation of land holdings has occurred.

Eudlo Creek crosses the precinct from west to east. The creek's floodplain has been extensively cleared, with a thin linear strip of waterway corridor vegetation typically remaining. The Strategic Plan recognises that the creek has extractive resources. The creek eventually flows into the

environmentally sensitive Eudlo Creek Conservation Park, so issues of maintaining or improving water quality are important.

Intent

The land in this precinct is intended to be used predominantly for horticultural production. The precinct adjoins urban areas and there is the potential for land use conflicts to arise. It is intended that such conflict potential be addressed through use of best land management practices and through buffering measures incorporated in any new urban development in the adjoining precincts.

No further significant fragmentation of land holdings is intended in this precinct.

Any new development should provide for the protection of the environmental values of Eudlo Creek. This is intended to include preservation of the quality of water in and entering the creek, preservation of the creek banks from erosion, and maintenance of a sustainable vegetation corridor along the creek.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Sustainable Horticultural Lands precinct class, provided they are undertaken in a manner which respects or enhances the environmental values of the area.

Extractive industry may also be an acceptable use of land in this precinct where a community benefit and acceptable environmental impacts can be demonstrated by the proponent to Council's satisfaction.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this precinct.

(4) Eudlo National Park **(Precinct Class = Special Purpose)**

Description

This precinct comprises the Eudlo Creek National Park on the Palmwoods-Mooloolah Road halfway between the townships of Palmwoods and Eudlo.

Intent

The National Park 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 cultural resources and values;
- presents the area's cultural and natural resources and their values;
- ensures that the only use of the area is nature-based and ecologically sustainable.

To this end, the primary goal for management of land within the precinct will be nature conservation. Management will be specifically aimed at protecting species diversity, populations of wildlife (particularly species listed as rare or threatened), rare or threatened bio-regional ecosystems and habitat values.

The National Park's management objectives will be best achieved by the exclusion of most forms of development from this precinct. Low intensity nature-based recreation, educational and scientific uses may be favourably considered, along with uses connected with fire management and ecosystem monitoring.

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 a National Park.

(5) Eudlo Uplands (Precinct Class = General Rural Lands)

Description

This precinct contains distinctive ridgelines which separate the townships of Eudlo and Palmwoods. Houses have been established along the roads running along the ridges and are set in a disturbed forest landscape. Some part-time tree cropping is carried out.

The precinct contains significant, if somewhat fragmented, areas of remnant lowland forest, including rainforest and blackbutt areas.

Intent

While much of the land in this precinct is relatively remote from urban areas, the land holdings within the precinct are probably too extensively fragmented and too steep to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure. Any development for non-rural purposes should provide for the development to be sensitively integrated into its rural setting.

The preservation and longer term restoration of the remnant vegetation mosaic is intended to strengthen the ecological linkage between the Blackall Range and areas to the south and east.

Urban or rural residential development is not intended on land in this precinct.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this precinct.

(6) Blackall Range Southern Foothills (Precinct Class = General Rural Lands)

Description

This precinct contains mostly steep and some geologically unstable lands which has been extensively cleared for low

productivity pastures and forestry in the past. Low density rural living uses predominate.

The precinct contains significant, if somewhat fragmented, areas of remnant and regrowth forest, including rainforest and blackbutt areas. Thickets of lantana dominate the landscape and will require active management if the former environmental values of the native escarpment vegetation communities are to be realised.

The area provides a "green" backdrop in views across the creek valleys from the settled areas to the east and includes the headwaters of Eudlo Creek.

Intent

The land in this precinct is too steep and geologically constrained to allow for commercial rural production.

It is intended to allow for a range of rural activities within this precinct which are consistent with the geological constraints and environmental values of the area. Any development of new premises should provide for the premises to be sensitively integrated into their rural setting and to take into proper account the issue of land instability.

Any new development should provide for the protection of rainforest and blackbutt areas, and the maintenance and/or enhancement of the existing diversity of vegetation types.

Any new development should provide for the protection of the environmental values of Eudlo Creek. This is intended to include preservation of the quality of water in and entering the creek, preservation of the creek banks from erosion, and maintenance of a sustainable vegetation corridor along the creek and major drainage lines.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this precinct.

(7) Southern Coastal Uplands (Precinct Class = General Rural Lands)

Description

This precinct comprises a complex mosaic of residual farms (mainly growing pineapples and smaller tree crops), small hobby farm lots and copses of native plant communities, along the precinct's south-western boundary.

The Bruce Highway passes through the eastern end of the precinct at Forest Glen.

Intent

While much of the land in this precinct is relatively remote from urban areas, the land holdings within the precinct are probably too extensively fragmented to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure. Any development for non-rural purposes should provide for the development to be sensitively integrated into its rural setting.

The preservation and longer term restoration of the remnant vegetation mosaic is intended to strengthen the ecological linkage between the Blackall Range and areas to the south and east.

It is intended that the form and function of the floodplain is protected and potential risks to development from flooding are reduced by limiting development to those parts of the precinct that are above the Q100 flood.

Urban or rural residential development is not intended on land in this precinct.

Any development of premises within the vicinity of the Bruce Highway should set any buildings and structures well back from the road and maintain the Highway's generally rural/forested setting. No individual property access should be obtained from the Highway.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this precinct.

(8)Woombye-Palmwoods East (Precinct Class = General Rural Lands)

Description

This precinct comprises a complex mosaic of residual farms (mainly growing pineapples and smaller tree crops), small hobby farm lots, areas of remnant native plant communities, and regional tourist attractions (principally the "Big Pineapple") and supporting uses.

The precinct extends south-west from the Bruce Highway along the Eudlo Creek floodplain to the town of Palmwoods and the Eudlo Creek National Park, and includes the eastern end of the Nambour Connection Road.

Some areas of "good quality agricultural land" and extractive resources along Eudlo Creek have been identified as indicated on the Strategic Plan map.

Fragmentation of land holdings has occurred throughout the precinct.

The precinct contains significant, if somewhat fragmented, areas of remnant lowland forest, including rainforest and blackbutt areas. The preservation and longer term restoration of this vegetation mosaic would strengthen the broad corridor linkage between the Blackall Range area in the west and the coastal lowland areas around the Maroochy River in the east. This represents a broad-scale connectivity for fauna movement and representation of the different vegetation communities across the Shire.

Eudlo Creek crosses the precinct from south-west to north-east. The creek's floodplain has been extensively cleared, with a thin linear strip of waterway corridor vegetation typically remaining. The creek eventually flows into the environmentally sensitive Eudlo Creek Conservation Park, so issues of maintaining or improving water quality are important.

Intent

The land holdings within the precinct are probably too extensively fragmented to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure. The precinct adjoins urban areas and there is the potential for land use conflicts to arise. It is intended that such conflict potential be addressed through use of best land management practices and through buffering measures incorporated in any new urban development in the adjoining precincts.

It is intended to allow for opportunities to consolidate tourist attractions at the north-eastern part of the precinct to be realised where they can prove to be compatible with a rural/rural residential setting, do not require urban services and infrastructure, have proper regard to the area's natural environmental values and are unlikely to cause environmental harm or nuisance.

Any development of premises within the vicinity of the Bruce Highway and the Nambour Connection Road should set any buildings and structures well back from the roads and maintain the road's generally forested/rural setting. Where vehicle access is to be sought from the Highway or road, the approval of the relevant State government department will need to be obtained.

Any new development should provide for the protection of rainforest and blackbutt areas, and the maintenance and/or enhancement of the existing diversity of vegetation types and desired ecological linkages.

Any new development should provide for the protection of the environmental values of Eudlo Creek. This is intended to include preservation of the quality of water in and entering the creek, preservation of the creek banks from erosion, and maintenance of a sustainable vegetation corridor along the creek.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

Proposals to develop land surrounding known extractive industry resources, and along existing or likely future haul routes, will be assessed having regard to the compatibility of the proposed development and use with extractive industry activities.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which respects or enhances the environmental values of the area and which avoids or minimises potential land use conflicts.

Extractive industry may also be an acceptable use of land in this precinct where a community benefit and acceptable environmental impacts can be demonstrated by the proponent to Council's satisfaction.

The following uses may also be considered consistent with the desired character of this precinct where appropriately sited and designed:

- Bed and breakfast
- Caravan park
- Outdoor recreation.

(9) Forest Glen Business and Industry (Precinct Class = Business and Industry)

Description

This precinct is located either side of the Bruce Highway at the intersection with Mons Road, with the majority of the land being west of the Highway and accessed via Chevallum Road. It offers a range of industrial lot sizes and good proximity to a local convenience centre.

Most of the precinct is undeveloped land. The established activities are currently located either side of, and in close proximity to, the Bruce Highway. The main industrial uses are express freight services and depots, rural supplies covering farm sheds, a tractor and mower sales outlet, timber and carpentry yards and workshops and automotive yards and repair outlets.

The express freight services are located here because it is the central point on the Bruce Highway to the whole Sunshine Coast. The freight line haul services between Brisbane and the parts of the State to the north pass through Forest Glen, creating an important regional freight transport hub.

The precinct's significant attributes are:

- a location abutting the Bruce Highway, the major arterial road through the Sunshine Coast between Brisbane and the State's northern coastal areas,
- a location central to the Sunshine Coast Region,
- a range of industrial lot sizes from small, to medium, to large,
- the availability of flat land (but in some areas subject to drainage and flooding), and
- close proximity to a local convenience centre.

Intent

This precinct is intended to accommodate:

- business and industry uses which have sub-regional and regional markets (covering the Sunshine Coast) rather than predominantly district or local markets,

- major freight and transport depots which could form a regional transport hub for line haul operation freight transfers to smaller express freight operations for distribution on the Sunshine Coast,
- construction industry depots accommodating large machinery and haulage trucks,
- medium to large scale storage, distribution and transport depots for rural produce,
- medium to large scale automotive, truck and farm machinery sales, services and repairs outlets,
- a range of rural equipment suppliers, rural services agencies and rural equipment hirers for the surrounding rural districts,
- a range of medium to large scale service trades outlets servicing the construction, transport and rural industries, including rural processing and manufacturing establishments.

Development in this precinct is intended to:

- demonstrate best practise sustainability in design and operation;
- improve visual amenity, particularly when viewed from the Bruce Highway and other major roads;
- minimise impacts on biodiversity and waterways;
- minimise impacts from natural hazards in areas constrained by landslip, flood constraints and bushfire hazard;
- provide safe, efficient and convenient pedestrian, cycle, public transport and vehicle access and movement;
- make provision and dedicate land for a link road between Mons Road and Sunshine Coast Grammar School in the general road layout as show in Figure 3.21.4 (a) with east west connections off the link road servicing business and industrial development;
- minimise the impacts from industrial uses and heavy vehicle traffic on adjoining and surrounding sensitive uses including the Sunshine Coast Grammar School and future retirement village on the eastern side of the new link road;
- site and design buildings to reduce the acoustic, visual and environmental impacts such as odour, noise and light spill on site and to adjoining sensitive landuse;
- provide landscape buffering to adjoining sensitive uses and attractive landscape treatments to the new link road between Mons Road and Sunshine Coast Grammar School;
- connect to the reticulated water supply and sewerage service network; and
- provide on site telecommunications infrastructure and services.

It is not intended that this precinct provide for shops, showrooms or a supermarket.

It is not intended for any development to have direct access to Parsons Road or Mons Road, between Owen Creek Road and Parsons Road.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Business and Industry precinct class.

The following uses may also be considered consistent with the intent and desired character of this precinct where appropriately sited and designed:

- Special uses (in the form of depots, sub-stations and the like).

(10) Mons North (Precinct Class = Rural Residential)

Description

This precinct comprises an area which is developing for rural residential purposes on the south-western foothills to the Buderim Plateau to the north and west of the Bruce Highway. The southern part of the precinct also includes a range of tourist facilities sited along the Old Bruce Highway.

The area comprises a semi-natural bushland setting characterised by rolling to hilly terrain dissected by numerous ridgelines, creeks and drainage lines. The landscape includes a significant mosaic of vegetated ridgeline areas and fragmented remnant forests, and a scattering of pasture and cropping lands, with the majority of development focussed on the existing road system

The landscape serves as habitat for a wide range of fauna species as well as a broad corridor for fauna moving east and south from the Blackall Range to Caloundra City. Remnant groupings of native plant communities include several rare and threatened plant species.

Retention and enhancement of this habitat vegetation would assist to maintain the area's scenic amenity and improve the setting for important adjacent rainforest remnants of Buderim Forest Park. It would also reinforce the precinct's scenic landscape value as a bushland backdrop to the Bruce Highway.

Intent

The intent for the area is that it remain predominantly used for rural residential purposes in ways that are sustainable in terms of the area's environmental values and physical capacities. This requires consideration of issues of:

- environmentally sustainable waste and effluent management;
- protection of sensitive habitats;
- minimisation of landform alteration, potential for groundwater contamination, bushfire hazard, vegetation clearing, and erosion; and
- management of declared and other environmental weeds.

The precinct is intended to provide for semi-rural living in a bushland setting which is easily accessible to commercial, community services and other urban facilities at Buderim and Sippy Downs.

The northern and western edges of the precinct are adjacent to existing and preferred cane farming and industrial lands. As a result, there is a potential for land use conflicts to arise.

It is intended that such conflicts be avoided or minimised through the incorporation of adequate buffering measures in development which creates additional lots or new premises on land adjoining productive rural or industrial land.

Preferred and Acceptable Uses

Preferred uses within the Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential precinct class. Detached housing and ancillary uses, including domestic-scale rural activities, on lots generally without reticulated water and sewerage, are expected to predominate.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impacts on landscape values and rural residential amenity.

A limited range of rural activities, and a consolidation of outdoor recreation facilities (along the Old Bruce Highway at Tanawha) may be considered in the precinct, where they are developed and operated:

- on larger lots to maintain rural residential amenity and avoid land use conflicts, and
- in accordance with best management practices.

Some local community and convenience shopping uses serving day-to-day needs of the local community and visitors may be appropriate in the precinct subject to any use being compatible with or complementary to the local character and amenity, fulfilling a community need at a conveniently accessible location and being environmentally sustainable.

Landscape and Built Form

The location, siting and design of premises should provide for the ecologically sustainable development and use of land by providing that:

Environment

- development is sympathetic to the characteristics and capacity of the physical and natural environment through environmentally sensitive design and construction techniques,
- development occurs as much as possible in existing cleared areas and minimises further fragmentation of remnant native and other mature vegetation,
- rainforest and blackbutt areas and rare and threatened species are protected,
- significant areas of remnant and habitat vegetation are retained as far as practical, particularly on steep slopes, slip prone areas and along ridgelines, roadways and waterways,
- fragmented vegetated areas are progressively restored;

Amenity and Character

- rural residential amenity is maintained,
- the area's scenic and natural forested character is respected,
- development remains subordinate to the natural landscape and unobtrusive when viewed from major roads and prominent public vantage points,
- landscape treatment to the highway and Mons Road screens development and retains the bushland character currently experienced along these scenic routes,
- colours and building materials minimise visual contrast and reflectivity;

Hazard Management

- adequate measures are incorporated in the layout, design and construction of lots, buildings and roads, to avoid or minimise the risk of bushfire,
- development on land which slopes more than 20% or otherwise on lands prone to erosion or instability, is limited to that established as sustainable in geotechnical assessments,
- habitable areas, waste disposal sites, accessways and the like are sited on flood free and stable land,
- earthworks are minimised and run-off and sediment controls prevent unacceptable off-site movement of sediment and contaminants,
- effective visual buffering, noise attenuation and other separation measures are used to minimise the impact of nearby major roads, incompatible uses, and sensitive landscapes and environments;

Access and Servicing

- direct property access to the Highway and other major roads is minimised and new roads contribute to achieving a safe and efficient road network which is set respectfully in the landscape,
- wastewater and runoff treatment and disposal is by way of on-site systems which are environmentally sustainable,
- provision is made for a reliable potable water supply including adequate reserves for fire fighting purposes,
- power and telecommunication services are provided to premises, preferably underground.

(11) Kiels Mountain East (Precinct Class = General Rural Lands)

Description

This precinct includes the eastern part of the Kiels Mountain ridgeline and lower lying lands along the floodplain of Eudlo Creek, north of Maroochydore Road. It comprises a mixture of forested and cleared lands with some residual farming and extractive industry use.

Some pockets of "good quality agricultural land" and extractive resources along Eudlo Creek have been identified as indicated on the Strategic Plan map.

Fragmentation of land holdings has occurred throughout the precinct.

Eudlo Creek's floodplain has been extensively cleared, with a narrow but significant strip of waterway corridor vegetation typically remaining. The creek eventually flows into the environmentally sensitive Eudlo Creek Conservation Park, so issues of maintaining or improving water quality are important.

Intent

The land holdings within the precinct are probably too extensively fragmented and steep to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure. The precinct adjoins rural residential areas and there is the potential for land use conflicts to arise. It is intended that such conflict potential be addressed through use of best land management practices and through buffering measures incorporated in any new development on land in this precinct or in the adjoining precincts.

Any development of premises within the vicinity of the Bruce Highway and Maroochydore Road should set any buildings and structures well back from the roads and maintain the roads' generally forested/rural setting. Where vehicle access is to be sought from the Highway or road, the approval of the relevant State government department will need to be obtained.

Any new development should provide for the protection of the environmental values of Eudlo Creek. This is intended to include preservation of the quality of water in and entering the creek, preservation of the creek banks from erosion, and maintenance of a sustainable vegetation corridor along the creek.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which respects or enhances the environmental values of the area and which avoids or minimises potential land use conflicts.

Extractive industry may also be an acceptable use of land in this precinct where a community benefit and acceptable environmental impacts can be demonstrated.

(12) Kiels Mountain South (Precinct Class = Rural Residential)

Description

This precinct comprises a developing rural residential community on the foothills to Kiels Mountain, set above the Eudlo Creek floodplain. Kiels Mountain provides a steep, densely vegetated backdrop to the precinct.

The precinct is contained by Kiels Mountain Road, the Bruce Highway and preferred cane and other rural lands associated with Eudlo Creek. The precinct is highly visible from the Bruce Highway.

The area comprises an attractive, hilly semi-rural setting characterised by open landscapes along the roads, cleared land on the lower slopes (generally in use for pastures and small cropping) and dense vegetation on the upper ridges. The precinct is documented as the largest, most eastern extent of Blackbutt forest in the Shire. It also represents an important geological and cultural heritage feature making up the landscape character in the Shire.

Retention or enhancement of the remnant forest would help maintain the environmental values of the desired regional environmental linkage between the Blackall Range to the west and the Maroochy River to the east.

Intent

The intent for the area is that it remain predominantly used for rural residential purposes in ways that are sustainable in terms of the area's environmental values and physical capacities. This requires consideration of issues of:

- environmentally sustainable waste and effluent management;
- protection of sensitive habitats;
- minimisation of landform alteration, potential for groundwater contamination, bushfire hazard, vegetation clearing, and erosion; and
- management of declared and other environmental weeds.

It is intended that the character and amenity associated with the precinct's semi-rural lowlands and forested upper slopes be retained and reinforced. Commercial and community services are expected to be provided in nearby urban precincts.

Preferred and Acceptable Uses

Preferred uses within the Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential precinct class. Detached housing and ancillary uses, including domestic-scale rural activities, on lots generally without reticulated water and sewerage, are expected to predominate.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impacts on landscape values and rural residential amenity.

A limited range of rural activities may be considered in the precinct, where they are undertaken:

- on larger lots to maintain rural residential amenity and avoid land use conflicts, and
- in accordance with best management practices.

Some local community and convenience shopping uses serving day-to-day needs of the local community and visitors may be appropriate in the precinct subject to any use being compatible with or complementary to the local character and amenity, fulfilling a community need at a conveniently accessible location and being environmentally sustainable.

Landscape and Built Form

The location, siting and design of premises should provide for the ecologically sustainable development and use of land by providing that:

Environment

- development is sympathetic to the characteristics and capacity of the physical and natural environment through environmentally sensitive design and construction techniques,
- development occurs as much as possible in existing cleared areas and minimises further fragmentation of remnant native and other mature vegetation,
- rainforest and blackbutt areas and rare and threatened species are protected,
- significant areas of remnant and habitat vegetation are retained as far as practical, particularly on steep slopes, slip prone areas and along ridgelines, roadways and waterways,
- fragmented vegetated communities are progressively restored;

Amenity and Character

- semi-rural and rural residential amenity is maintained,
- the area's scenic and natural forested character is respected for its landscape and cultural heritage values,
- development remains subordinate to the natural landscape and unobtrusive when viewed from the Highway, other major roads and prominent public vantage points,
- landscape treatment to Kiels Mountain Road and the Highway screens development and retains the bushland character currently experienced along these scenic routes,
- colours and building materials minimise visual contrast and reflectivity;

Hazard Management

- adequate measures are incorporated in the design and construction of lots, buildings and roads, to avoid or minimise the risk of bushfire,
- development on lands with slopes of more than 20% or otherwise prone to erosion and landslip is limited to that established as sustainable by competent geotechnical and engineering assessments,
- earthworks are minimised, and erosion and sediment controls prevent unacceptable off-site impacts,
- effective visual buffering, noise attenuation and other separation measures are used to minimise the impact of nearby major roads, incompatible uses, and sensitive landscapes and environments;

Access and Servicing

- no direct property access is provided to the Highway, and any new roads contribute to achieving a safe and efficient road network that is respectfully set within the landscape,
- wastewater and runoff treatment and disposal is by way of on-site systems which are environmentally sustainable,
- provision is made for a reliable potable water supply with adequate reserves for fire fighting purposes,
- power and telecommunication services are provided to premises, preferably underground.

(13) Eudlo East Canelands ***(Precinct Class = Sustainable Cane Lands)***

Description

This precinct contains coastal lowlands within the floodplain of Eudlo Creek, to the east of the Bruce Highway between Kunda Park and Forest Glen. These lowlands are predominantly under sugar cane production. Much of the area has been identified as having "good quality agricultural land" which is indicated on the Strategic Plan map. Little fragmentation of land holdings has occurred.

The Strategic Plan recognises extractive resources along Eudlo Creek. The creek's floodplain has been extensively cleared, with a narrow but significant strip of waterway corridor vegetation typically remaining. The creek eventually flows into the environmentally sensitive Eudlo Creek Conservation Park, so issues of maintaining or improving water quality are important.

The precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Intent

The land in this precinct is intended to be used predominantly for cane and other agricultural production. The precinct adjoins rural residential and urban areas and there is the potential for land use conflicts to arise. It is intended that such conflict potential be addressed through use of best land management practices and through buffering measures incorporated in any new rural residential or urban development in the adjoining precincts.

No further significant fragmentation of land holdings is intended in this precinct.

Any new development should provide for the protection of the environmental values of Eudlo Creek and significant waterway corridor vegetation communities in the precinct. This is intended to include providing for acceptably high standards of water draining from farmlands, prevention or minimisation of sedimentation and erosion, maintenance of sustainable vegetation corridors along the creek and major drainage lines, and protection of areas of ecologically significant vegetation communities from disturbance or other adverse impacts.

Development is to have regard to the declared Fish Habitat Area within, or close to, the precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State government.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Sustainable Cane Lands precinct class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

Extractive industry may also be an acceptable use of land in this precinct where a community benefit and acceptable environmental impacts can be demonstrated.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this precinct.

(14) Diddillibah ***(Precinct Class = Rural Residential)***

Description

This precinct comprises a small rural residential hamlet having a semi-formal rural character created through hedges and avenue planting. The precinct is located west of Eudlo Creek Conservation Park on the south-eastern ridge line spur extending from Kiels Mountain. This Conservation Park forms part of the core conservation area of the Maroochy River system and comprises a mosaic of mangrove, melaleuca and coastal heath.

The precinct adjoins existing and preferred cane lands to the north, south and east, and the Conservation Park and Eudlo Creek to the east. Development and use of land along these boundaries requires careful management.

The western part of the precinct contains the largest, most eastern area of Blackbutt forest in the Shire. Together with waterway corridor eucalypt and rainforest communities located in adjoining areas, this area contributes to the ecological diversity of an increasingly urbanised part of the Shire.

The precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Intent

The intent for the area is that it remain as a rural residential hamlet managed to protect the outlook and views to the coastal plains and to reinforce the area's traditional semi-formal, semi-rural amenity and character. As part of maintaining the precinct's hamlet character, it is intended to encourage the creation of a central character focus and planted gateways. Commercial and community facilities at Maroochydore are expected to serve the residents in this precinct.

Development is intended to be sustainable in terms of the environmental values and physical capacities of the area. This requires consideration of issues of:

- environmentally sustainable waste and effluent management;
- protection of sensitive habitats;
- minimisation of landform alteration, potential for groundwater contamination, bushfire hazard, vegetation clearing, and erosion;
- management of declared and other environmental weeds; and
- protecting or improving the quality of water in or entering Eudlo Creek and the Conservation Park.

It is intended that potential land use conflicts with surrounding rural and natural conservation areas be avoided or minimised through the incorporation of adequate buffering measures in development which creates additional lots or new premises on land adjoining productive rural land or land with significant environmental values.

Preferred and Acceptable Uses

Preferred uses within the Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential precinct class. Detached housing and ancillary uses, including domestic-scale rural activities, on lots generally without reticulated water and sewerage, are expected to predominate.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impacts on water quality and landscape values and rural residential amenity.

A limited range of rural activities may be considered in the precinct, where they are undertaken:

- on larger lots to maintain rural residential amenity and avoid land use conflicts, and
- in accordance with best management practices for water quality protection and sustainable land management.

Landscape and Built Form

The location, siting and design of premises should provide for the ecologically sustainable development and use of land by providing that:

Environment

- development is sympathetic to the characteristics and capacity of the physical and natural environment

through environmentally sensitive design and construction techniques,

- development occurs as much as possible in existing cleared areas and minimises further fragmentation of remnant native and other mature vegetation,
- scattered remnants of blackbutt forest are protected,
- significant areas of remnant and habitat vegetation are retained as far as practical, particularly on steep slopes and along ridgelines, roadways and waterways,
- the ecological integrity of nearby declared Fish Habitat Area is protected, and
- fragmented vegetation along waterways and other areas are progressively restored;

Amenity and Character

- rural residential amenity and hamlet character is maintained,
- development remains subordinate to the natural landscape and unobtrusive when viewed from major roads and prominent public vantage points,
- landscape treatment to Diddillibah Road screens development and retains the bushland character currently experienced along this scenic route,
- the distinctive character of the precinct's avenues is protected;

Hazard Management

- adequate measures are incorporated in the design and construction of lots, buildings and roads, to avoid or minimise the risk of bushfire,
- development on lands prone to erosion, acid sulphate soils and drainage problems, is limited to that established as sustainable by competent geotechnical and engineering assessments,
- earthworks are minimised, and erosion and sediment controls prevent unacceptable off-site impacts,
- effective visual buffering, noise attenuation and other separation measures are used to minimise the impact of nearby major roads, incompatible uses, and sensitive landscapes and environments;

Access and Servicing

- any new roads contribute to achieving a safe and efficient road network that is respectfully set within the landscape,
- wastewater and runoff treatment and disposal is by way of on-site systems which are environmentally sustainable,
- provision is made for a reliable potable on-site water supply with adequate reserves for fire fighting purposes which does not place a demand on the Town Water Supply Scheme,
- power and telecommunication services are provided to premises, preferably underground.

(15) Eudlo Creek East (Precinct Class = Special Purpose)

Description

This precinct includes the Eudlo Creek Conservation Park at the mouth of the creek where it enters the Marooch River.

This park protects extensive areas of mangrove, melaleuca and coastal heath. The precinct also includes creek-side public open space on the eastern side of the creek mouth.

The precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Intent

The Conservation Park and other parkland 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 cultural resources and values;
- presents the area's cultural and natural resources and their values;
- ensures that the only use of the area is nature-based and ecologically sustainable.

To this end, the primary goal for management of land within the precinct will be nature conservation. Management will be specifically aimed at protecting species diversity, populations of wildlife (particularly species listed as rare or threatened), rare or threatened bio-regional ecosystems and habitat values.

The Conservation Park's management objectives will be best achieved by the exclusion of most forms of development from this precinct. Low intensity nature-based recreation, educational and scientific uses may be favourably considered, along with uses connected with fire management and ecosystem monitoring.

Development is to have regard to the declared Fish Habitat Area within, or close to, the precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State government.

The public parkland is intended to be developed to allow for informal recreational use and public access to the creek. Suitably sited and designed picnic, car parking, and walking and cycling facilities would be appropriate.

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 a Conservation Park and public open space.

(16) Maroochy River Resort (Precinct Class = Master Planned Community)

Intent

This precinct comprises the approved Maroochy River Resort and the site of proposed future development for residential and sporting purposes. The current and future approvals are intended to guide development and use of premises in this precinct.

Future approvals which are compatible with the existing approvals may provide for further development. Any such development is intended to be carried out to be sustainable by respecting the environmental and landscape values of the area and ensuring the availability of development infrastructure

with sufficient capacity to accommodate any additional demand.

The precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Preferred and Acceptable Uses

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

Landscape and Built Form

Building form, height, siting and setbacks, together with landscaping, are to be in accordance with current approvals for land in the precinct.

Development is to have regard to the declared Fish Habitat Area within, or close to, the precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State government.

Preferred Maximum Density

Development in accordance with current approvals for land in the precinct.

(17) Sippy Creek Plains West (Precinct Class = General Rural Lands)

Description

This precinct contains mostly gently undulating lands with a significant mosaic of remnant forest, with some clearing for low productivity pastures and small scale horticultural cropping. Small areas of "good quality agricultural land" (suited to sugar cane growing) have been identified in the southern part of the precinct and are indicated on the Strategic Plan map.

Fragmentation of land holdings has occurred extensively along Wilsons, Ilkley, Cunning, Foleys and Palm Creek Roads.

The precinct contains significant, if somewhat fragmented, areas of remnant lowland forest, including rainforest and blackbutt areas. These areas are known to be visited by many rainforest birds and koalas. The preservation and longer term restoration of this vegetation mosaic would strengthen the corridor linkage between the Blackall Range and areas to the south and east in the adjoining Caloundra City.

The area's vegetation forms an important part of the southern gateway to the Shire.

This precinct adjoins the Maroochy Shire Bushland Botanic Gardens.

Intent

While most of the land in this precinct is relatively remote from urban areas, the land holdings within the precinct are probably too extensively fragmented to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure.

It is Council's intent to undertake investigations of the area to the south-east of this precinct for future regional level industrial uses as identified on the Strategic Plan.

Any development of premises within the vicinity of the Bruce Highway should set any buildings and structures well back from the road and maintain the Highway's generally forested/rural setting. Where vehicle access is to be sought from the Highway, the approval of the relevant State government department will need to be obtained.

Any new development should provide for the protection of rainforest and blackbutt areas, the Bushland Botanical Gardens, and the maintenance and/or enhancement of the existing diversity of vegetation types.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class.

The following uses may also be considered consistent with the desired character of this precinct where appropriately sited and designed:

- Bed and breakfast
- Garden centre
- Landscape supplies
- Outdoor recreation

(18) Forest Glen Local Centre (Precinct Class = Local Centre)

Description

Forest Glen Local Centre is situated on the eastern side of the Bruce Highway, north of Mons Road. It is highly visible to passing highway traffic.

The local centre comprises predominantly small scale shops oriented to Mons Road with on-street parking to the front. The scale of the shops servicing the local community and businesses by providing a range of goods such as bakery, fruit and vegetables, newsagency, butcher, takeaway, bottle shop, small grocer, pharmacy. It is intended to retain the local scale and general range of shopping with a total gross floor area of all uses combined being approximately 3500 square metres. In the interests of safety some off-street parking is also appropriate although this should be situated to the rear and vehicular access to Mons Road should be limited.

The small surrounding community and function of Forest Glen as a convenient stop to passing highway traffic limit the range of services that it can support. Forest Glen local centre provides convenience level goods and local services to workers in the area and the local community.

Intent

This precinct is intended to provide local convenience centre facilities, serving workers in the area and the local community.

In this precinct it is intended that:

- tenancies maintain a fine grain pattern, with no single retail use having a gross floor area greater than 450 square metres;

- the centre is limited to serve only a local convenience function, with a maximum gross floor area of 3500 square metres;
- development has a high quality built form that enhances the visual amenity and pedestrian environment through appropriate setbacks and landscaping;
- access and facilities for pedestrians, cyclists, public transport and vehicles is improved;
- there is a network of safe and convenient pedestrian and cycle paths, linking to existing networks, public transport and local shops to minimise private car usage;
- development connects to reticulated water supply and sewerage service systems; and
- development provides on site telecommunications infrastructure and services.

It is not intended that this precinct provide for a full line supermarket or showrooms.

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. Shops are expected to predominate.

(19) Forest Glen School (Precinct Class = Special Purpose)

Description

This precinct consists of land occupied by the Sunshine Coast Grammar School, which caters for children from prep to year 12. It also accommodates a child care centre.

The precinct has significant biodiversity values and some areas affected by the high hazard of the Q100 flood, landslip and bushfire hazard.

All access to the precinct is via one location on Mons Road.

Intent

It is intended that this precinct provides for the continued operation of the Sunshine Coast Grammar School in a manner which meets the educational needs of its students while:

- protecting areas of significant biodiversity values by containing development within existing cleared areas;
- progressively restoring areas of significant biodiversity values;
- protecting the form and function of the floodplain and reducing potential risks to development from flooding by limiting development to those parts of the precinct that are above the Q100 flood;
- minimising impacts from natural hazards in areas constrained by landslip, flood constrains and bushfire hazard;
- ensuring development does not detract from the safe and efficient operation of the local road network;
- improving access for pedestrian, cyclists, public transport and vehicles through provision of a second access to the school, by way of a north-south road, connecting to Mons Road, forming a four-way intersection at Owen Creek Road, prior to any growth in student population (based on 2008 enrolments)

- connecting new development to the reticulated water supply and sewerage service system; and
- providing on site telecommunications infrastructure and services.

It is not intended that vehicular or pedestrian access is provided to the school from Gardenia Place.

Preferred and Acceptable Uses

Preferred use within the Precinct is an educational establishment.

Other appropriately sited and designed community facilities may also be considered where they have a nexus with the school or whose co-location with the school is consistent with the intent and desired character of this Precinct.

**(20) Forest Glen Neighbourhood Residential
(Precinct Class = Neighbourhood Residential)**

Description

Forest Glen neighbourhood residential is located in a largely rural setting but within close proximity to Kunda Park Industrial Precinct and adjacent Maroochydore Road, Parsons Road and Vise Road. The residential precinct is intended to accommodate traditional suburban housing lots.

Intent

This precinct is intended to be characterised by low density houses on traditional suburban-sized lots.

The natural vegetation and rural landscape framing the development will continue to be an important feature contributing to the rural character of the area.

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.

**(21) Forest Glen Retirement Village
(Precinct Class = Special Purpose)**

Description

The precinct is located on the eastern side of the proposed link road to the Sunshine Coast Grammar School and includes land on the northern side of Mons Road and to the west of Parsons Road. The precinct includes areas of mature native vegetation.

Intent

It is intended that this precinct provide for a modern, integrated, aged care living and retirement village that:

- provides for the retention of significant native vegetation within the site adjacent to the Mons Road and Parsons Road reserves;
- provides for the retention of significant vegetation on Lot 1 on RP 28272;
- provides safe, efficient and convenient pedestrian, cycle, public transport and vehicle access and movement;
- provides vehicular access to the Retirement Village Precinct only from the new link road between Mons Road and Sunshine Coast Grammar School with east west linkages contained within the precinct;

- respects the landscape setting and is developed with consideration of the local rural residential character and density of surrounding areas;
- takes advantage of panoramic views to the north and western hinterland;
- minimises impacts from natural hazards in identified bushfire hazard areas;
- does not adversely impact on the safe and efficient operation of the local road network;
- creates a scale, character and built form that reflects and responds to the environmental constraints of the land and creates a high standard of amenity;
- sites buildings to be oriented to maximise their energy efficiency;
- complements and supports the viability of the Forest Glen Local Centre; and
- connects to the reticulated water supply and sewerage service systems.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Supplementary Table of Development Assessment (refer Vol 1) for the Forest Glen Retirement Village.

Landscape and Built Form

Any new development should achieve high standards of siting, design and effective buffering where it adjoins educational, rural or business and industry land and Mons Road and Parsons Road to retain the rural character. Such buffering may be by way of landscaping and or screen fencing that has regard to potential impacts on visual amenity, privacy and noise, odours and light spill.

Development within the precinct should protect existing areas of significant native vegetation and mature trees adjacent to established roads.

Preferred Maximum Density

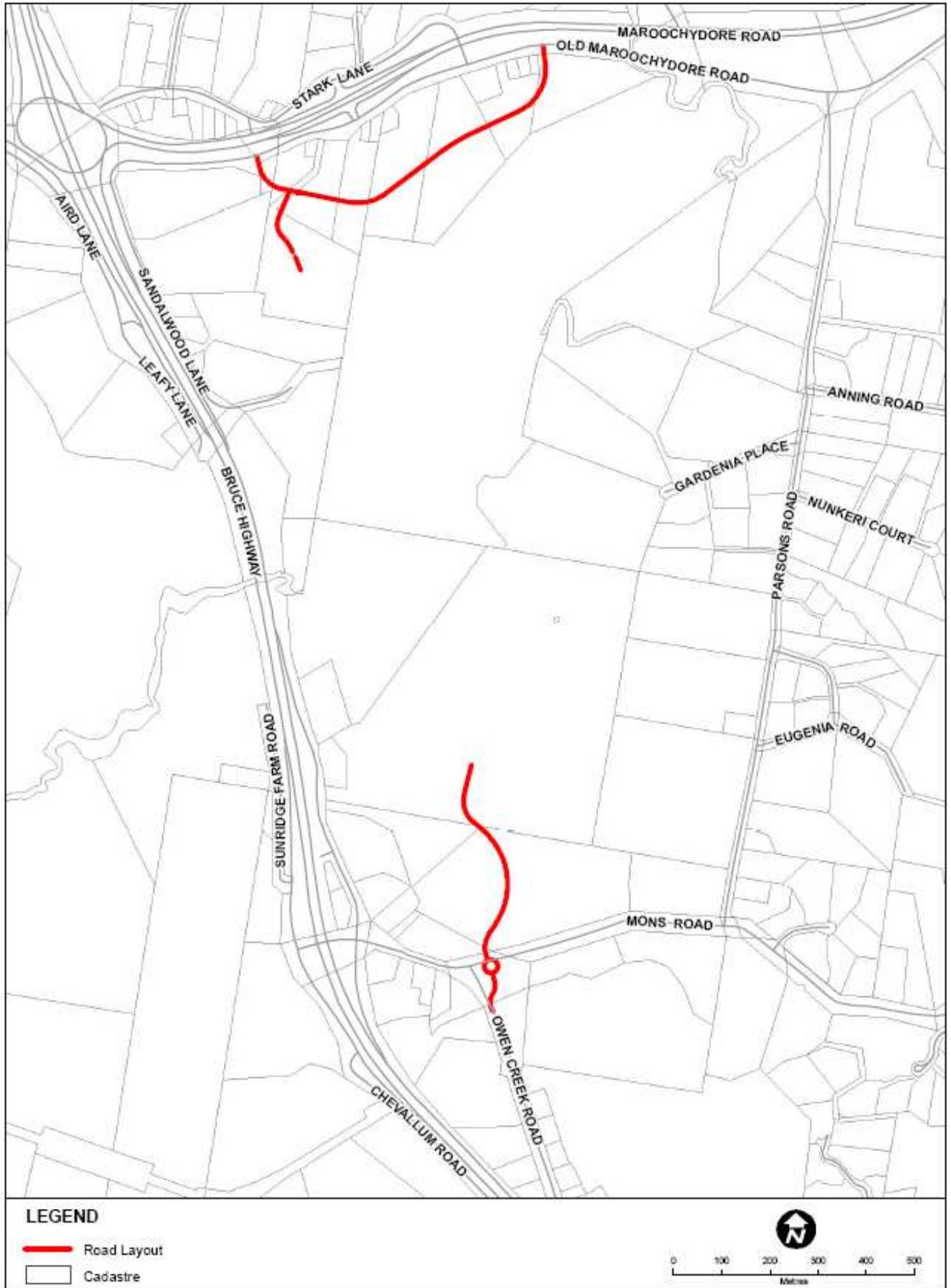
Site Area (m2)	Slope	Maximum plot ratio	Site area per dwelling for calculating the DUF1
All sites	0-15 %	0.6	180
All sites	16 % +	0.6	300

IDUF = Dwelling Unit Factor (as defined in Section 3.2 of this planning scheme)

Maximum Building Height

3 storeys (but not more than 12 metres) as code assessable development.

Figure 3.21.4 (a) - Road Layout



Date Created: Tuesday, 12 July 2011

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