

# VOLUME THREE

## Planning Areas, Precincts and Precinct Classes

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## MAROOCHY PLAN MAPS VOLUME 3

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

## PREFACE

### Potential Inconsistencies between Statements of Policy or Intent

The statements of strategic and local policy contained in this volume, Volume 2 (Strategic Plan) and Volume 5 (Structure Plans) may include somewhat different statements of policy or intent for the same areas of land. This will generally be an unintended outcome, as the detailed local planning provisions contained in Volumes 3 and 5 are intended to be based upon and reflective of the general principles in Volume 2. However, it may occur due to the diversity of character of the Shire.

In any such cases, Volume 3 and Volume 5 provisions represent Council's specific planning intent for the relevant locality or master planned area, and are not intended to be weakened or overridden by anything in the Strategic Plan.

Where there is no direct inconsistency in those statements, but merely different or additional outcomes or requirements indicated, Volume 3 and Volume 5 constitutes the primary basis for assessment, but all elements of the policy or intent in Volumes 2, 3 and 5 are expected to be satisfied in order that development does not conflict with the Planning Scheme.

If the different statements are inconsistent, statements in Volume 3 and Volume 5 prevail over inconsistent statements in Volume 2. This reflects the fact that Volume 2 provisions are either broad strategic statements or statements of general principle, whereas Volume 3 and Volume 5 provisions state specific and considered planning intents for identified localities and Master Planned Areas. It is an incorrect use of the Strategic Plan, and an incorrect interpretation of this Planning Scheme, to rely on anything in the Strategic Plan to support or justify as being consistent with the Planning Scheme, an outcome which is contrary to the Planning Area provisions or the provisions of a Structure Plan.

## 1. INTRODUCTION

### 1.1 Purpose of this Volume

This Volume of the Planning Scheme contains the statements of intent and desired character (comprising the Location and Role, Vision Statement and Key Character Elements) for each of the Planning Areas, the Statements of Desired Character for the Precincts, and the General Statements of Intent for the classes into which the precincts have been categorised.

It is intended that these statements be used in the following ways.

- (1) To assist the determination of levels of assessment (only in a limited number of specific cases where the preferred maximum densities in individual Precincts are referenced in the Tables of Development Assessment in Volume 1 of this Planning Scheme)).
- (2) As assessment criteria (as their primary function) for the preparation and assessment of applications for impact assessable development (to determine if the proposed development and/or use is compatible with the desired character of the locality).

## 1.2 Explanation

As explained in Volume 1 of this Planning Scheme, development is intended to be responsive to the individual character and needs of the many different localities across the Shire. This has been reflected in the way the Shire has been divided for the purposes of this Planning Scheme.

This Volume of the Planning Scheme includes descriptions of the following for the whole Shire:

- Precinct Classes,
- Planning Areas, and
- Precincts.

As previously described, the planning scheme area has been divided into 30 Planning Areas. These Planning Areas have been divided into over 300 Precincts. For easier use, these Precincts have been categorised into 18 Precinct Classes.

The geographical divisions reflect the broad land use strategy for the Shire as shown in the Strategic Plan in Volume 2 of this Planning Scheme.

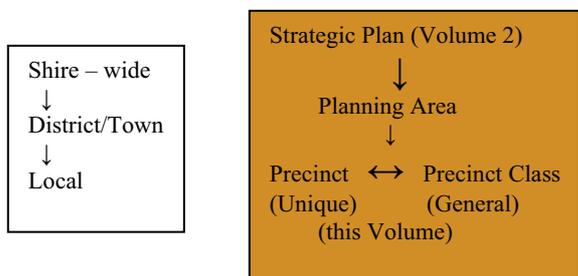
Each **Precinct Class** identifies a general intent for individual Precincts which are similar in nature throughout the Shire, eg low density residential.

Each **Planning Area** provides an overall description of the character and relevant issues for the district or local area eg Nambour, the Mary River catchment area.

Each individual **Precinct** describes the unique character of the particular locality within the relevant Planning Area.

The applicable Precinct Class intent should be read in conjunction with the relevant Planning Area and specific Precinct description when an application for development requires impact assessment.

Relationship Between the Various Levels of Planning Intent Described in this Planning Scheme



## 1.3 Areas Subject to Structure Plans

Structure plans have been prepared for declared master planned areas, included in some planning areas. In these instances the area subject to the structure plan has been shaded white on the relevant planning area map and a reference included to the applicable structure plan contained in Volume 5 (Structure Plans).

Structure Plans provide a largely self-contained planning framework for each master planned area. Structure plan areas are not subject to the provisions of this volume.

## 2. GENERAL STATEMENTS OF INTENT FOR PRECINCT CLASSES

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

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

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

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

### 2.1 General Intent for Rural Precincts

#### (1) Sustainable Cane Lands

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

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

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

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

#### (2) Sustainable Horticultural Lands

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

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

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

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

### (3) Sustainable Pastoral Lands

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

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

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

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

### (4) Water Resource Catchment Areas

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

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

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

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

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

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

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

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

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

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

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

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

### (5) General Rural Lands

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

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

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

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

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

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

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

## 2.2 General Intent for Residential Precincts

### (1) Hillslope Residential

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

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

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

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

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

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

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

### (2) Neighbourhood Residential

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

It is acknowledged that such facilities may be argued to serve day to day needs in a similar way to a Local centre, and that they may therefore serve a community need. It is also acknowledged that it may be argued that sites not contemplated for retail or commercial development by the Planning Area provisions, or contemplated only for Local centre development, may be physically suitable for such higher order development. However, such development would cut directly across the retail and commercial centres hierarchy established by the Planning Scheme. Such development is not intended to be approved regardless of the existence of factors which may otherwise support its approval, if the conflict with the hierarchy were disregarded.

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

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

### (3) Mixed Housing

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### (4) Multi-storey Residential

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

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

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

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

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

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

#### (5) Sustainable Rural Residential

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

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

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

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

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

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

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

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

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

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

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

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

## 2.3 General Intent for Centre Precincts

### (1) Town Centre Core

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

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

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

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

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

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

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

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

### (2) Town Centre Frame

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

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

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

### (3) Village Centre

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

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

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

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

## (4) Local Centre

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

Such centres are intended to remain small, having a gross floor area for commercial uses of no more than 1,000 m<sup>2</sup>. They must be designed and developed in accordance with relevant code provisions. They may contain a small supermarket (consistent with the floor space size limit for the centre), but higher order retail uses, such as standard size (or larger) supermarkets, showrooms and shopping complexes are not intended to be approved. These facilities are intended to be located in higher order centres within the retail and commercial hierarchy set out in the strategic plan.

Local centre Precincts are also the preferred locations for local non-retail facilities which satisfy the needs of the relevant local community, such as community services and recreational facilities. The total gross floor area of a Local centre which includes such facilities may be up to 3,000 m<sup>2</sup> (including the gross floor area of commercial uses which must not exceed 1,000 m<sup>2</sup>).

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

## 2.4 General Intent for Industrial Precincts

### (1) Core Industry

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

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

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

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

- areas where larger land holdings are available,

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

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

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

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

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

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

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

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

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

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

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

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

## (2) Business and Industry

Land included in these Precincts comprises:

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

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

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

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

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

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

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

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

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

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

## 2.5 General Intent for Other Precincts

### (1) Special Purpose

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

These Precincts do not include all government purposes.

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

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

### (2) Master Planned Community

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

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

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

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

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

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

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

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

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

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

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

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

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

significant environmental values of these natural features.

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

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

An LAMP is intended to guide future development in the locality to which it applies and is expected to be incorporated into the Planning Scheme pursuant to Schedule 1 of the Integrated Planning Act 1997 or a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instruments) of the Integrated Planning Act 1997.

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

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

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



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

#### 3.1 Planning Area No. 1 - Maroochydore

The Maroochydore Principal Activity Centre is subject to the Maroochydore PAC Structure Plan. The statements of desired character for planning areas and precincts contained in this section therefore relate to the area adjoining and surrounding the Maroochydore Principal Activity Centre. Guidance regarding the planning and development of the Maroochydore PAC master planned area is provided in the Maroochydore PAC Structure Plan.

##### 3.1.1 Location and Role

The Maroochydore Planning Area is located in the south-eastern corner of the planning scheme area on the banks of the Maroochy River and includes the neighbourhoods adjacent to and surrounding the Maroochydore Principal Activity Centre.

The Maroochydore Planning Area provides a diverse range of residential accommodation for permanent residents and tourists as well as business and industry areas that complement the regional function of the Principal Activity Centre.

##### 3.1.2 Vision Statement

(1) It is intended that:

*Maroochydore accommodate a range of conveniently located permanent and tourist residential areas on the periphery of the Maroochydore Principal Activity Centre and in close proximity to major foreshore public open space areas and community facilities. Limited areas of business and industry that provide opportunities for the establishment of showrooms and other large format retail, commercial and community uses that complement the regional function of the Principal Activity Centre are also established in this Planning Area.*

(2) This means that:-

- (a) Tourist accommodation and mixed use development will be established in areas proximate to the Maroochy River Foreshore and designed to take maximum advantage of the coastal setting and north-easterly aspect and to create attractive and convenient beach side living environments;
- (b) The majority of the Planning Area will be maintained as permanent, low to medium density residential neighbourhoods that provide a range of affordable living opportunities with high levels of access to the Maroochydore Principal Activity Centre and to the employment, transport and other facilities and services provided there.

- (c) A range of business and light industrial uses such as storage-sales use and transport uses as well as a limited range of commercial uses will continue to be located to the south of the Maroochydore Principal Activity Centre on either side of Sunshine Motorway. This area is also the preferred location for the establishment of showrooms.
  - (d) The Planning Area's built form and landscaping will be functional distinctive and attractive. It will have a strong sense of place and reflect the unique character of the Sunshine Coast. High quality building and landscape design will contribute and add to the attraction and character of the Maroochydore Principal Activity Centre.
  - (e) Attractively landscaped and useable parks and public spaces will be provided in accessible and prominent locations, providing open space for recreational activities, and protecting natural environmental assets, to complement increasing development in the Maroochydore Principal Activity Centre.
  - (f) The design of development in Maroochydore will integrate the area's natural attributes, such as the Maroochy River, Cornmeal Creek, significant vegetation and sensitive habitats, in a way which protects their ecological integrity, enhances their aesthetic value, and secures them as features contributing to the centre's identity and quality of place.
- (3) It is also intended that in respect of Precincts 1 to 3 development occurs in accordance with a Local Area Structure Plan adopted by Council, and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the *Integrated Planning Act 1997*.

### 3.1.3 Key Character Elements

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

- (a) The predominant land use within this Planning Area will be residential development of varying types and densities occurring on the undeveloped parts of the Wises Farm greenfield site in the south-western part of the Planning Area and on smaller infill sites distributed throughout existing neighbourhoods.
- (b) As the Planning Area takes in land immediately surrounding the Maroochydore Principal Activity Centre there will be an emphasis on providing medium density housing in those areas closest to or with the highest levels of access to the Principal Activity Centre core, focused on the Maroochydore Central Precinct (Master Planned Unit), with lower density housing provided in those areas further away or with comparatively lower levels of access to the Principal Activity Centre. Areas close to the Maroochy River Foreshore will continue to provide predominantly for tourist related residential accommodation.
- (c) Residential uses established with the Planning Area will include:-
- Detached dwellings;
  - Dual occupancy developments;
  - Multiple dwelling units;
  - Retirement villages;
  - Accommodation buildings; and
  - Motels.
- (d) The existing Wises Road and Sugar Road business and industrial areas located immediately to the south of the Maroochydore Principal Activity Centre will be further consolidated and will support a range of industrial and commercial uses that support and complement the role of the Maroochydore Principal Activity Centre.
- (e) Industrial and commercial uses established within this part of the Planning Area will include:-
- Car washing station;
  - Funeral parlour;
  - Garden centre;
  - Landscape supplies;
  - Light industry;
  - Sales or hire yard;
  - Service station;
  - Showroom
  - Storage yard;
  - Vehicle depot;

- Vehicle repair workshop; and
- Warehouse.

- (f) The Maroochy River Esplanade Park and the State government land immediately north of the Sunshine Motorway and south of Wises Farm will be retained for open space recreation and environmental purposes.

#### (2) Design Intent

##### *Built Form*

- (a) The built form will be designed to reflect the lifestyle, climate, and character of the Sunshine Coast. Elements to be incorporated in the design of buildings and spaces around buildings include:-
- promotion of the sub-tropical climate and character of the region;
  - climate conscious / energy efficient design;
  - useable outdoor / open spaces;
  - human scale buildings to the streetscape;
  - incorporation of light and air;
  - composite construction using a variety of materials, and avoiding the dominant use of single materials such as reflective glass;
  - the articulation of facades and structures to create shade and shadow;
  - a high degree of architectural interest through the use of colour, angles of planes, and shadows;
  - integrating built form with landscape planting and generous landscape treatment; and
  - where possible, integrating water features/design motifs.
- (b) Built form will provide interesting, functional and attractive facades that contribute to the waterside setting and pedestrian experience.
- (c) Built form will be designed to provide physical connections and linkages to other buildings, and public spaces, including public parks, to encourage pedestrian movement throughout Maroochydore.
- (d) Built form is to respect 'gateway' locations. There are significant views and vistas approaching the Principal Activity Centre which are important to its image and legibility. At these important locations, particular regard to design will be required, to create focal points in the streetscape.
- (e) Signage is to be clear and well designed, and appropriate to its use and setting to ensure that it does not detract from the quality of the built environment. In particular, large poorly designed signage at 'gateway' locations and along principal vehicle routes is inappropriate, as it degrades the image of Maroochydore and the Maroochydore Principal Activity Centre.
- (f) Residential areas will be designed to be pleasant,

safe and attractive and have high levels of amenity. Such residential areas are to provide for a variety of residential densities and accommodation styles, for tourists, permanent residents, the elderly and disadvantaged socio - economic groups.

- (g) The Wisers Rd and Sugar Rd locality business and industrial areas will provide opportunities for the establishment of a wide range of primarily industrial uses. The uses in this area will be encouraged to consolidate, with an emphasis on:
- better urban design, signage and landscaping requirements to ensure a more attractive presentation; and
  - orderly layout and traffic arrangements to ensure legibility for customers and the minimisation of traffic conflicts.
- (h) Built form throughout the Planning Area is to be designed and positioned to respect development on adjoining lots, particularly where non-residential development adjoins residential development. Where appropriate, measures will be implemented to reduce any potential adverse impacts.

#### **Public Spaces**

- (a) Existing public areas located along the foreshore, which provide Maroochydore with its distinct character, are to be retained and enhanced for the use of the general public for recreational purposes.
- (b) Linkages to the major open space network established throughout the Maroochydore Principal Activity Centre and surrounds are to be provided in the Wisers Farm greenfield site and in other appropriate locations throughout the Planning Area. This open space system is a prominent feature of the Principal Activity Centre and the Planning Area focused on Cornmeal Creek, the Maroochy River, Cotton Tree Esplanade, future waterways south-west of the town centre, and the remnant bushland adjacent to the Sunshine Motorway.
- (c) The waterways system in the Planning Area is intended to be significantly expanded as development occurs to the south and south-west of the Principal Activity Centre in the Wisers Farm greenfield. The waterways system will resolve drainage constraints and provide an attractive waterside setting for the Maroochydore Principal Activity Centre and a number of new neighbourhoods to be established in the Planning Area. Land located adjacent to the waterways is to be primarily in the public realm, rather than the private realm, so that continuous linkages can be provided adjacent to the waterways.
- (d) Waterside areas will be protected and enhanced. In particular, public access to the riverfront of the Maroochy River will be protected, and additional access sought, where appropriate.

### **(3) Environmental Values**

- (a) The existing natural attributes of Maroochydore, such as significant waterbodies and vegetation, are to be retained and enhanced, as important environmental and character elements.
- (b) Public and private spaces within the Planning Area are to be landscaped with indigenous species, particularly species which provide shade, to enhance the spaces' attractiveness and encourage pedestrian movement.
- (c) The natural environment will be enhanced by minimising air pollution from vehicle emissions through efficient road network planning, improved public transport, increased use of pedestrian and cycle movements, and overall design efficiency.
- (d) The built form will have a high degree of climatic efficiency to minimise the use of fossil fuels for heating and cooling purposes.
- (e) The natural drainage and flooding characteristics of Cornmeal Creek and the Maroochy River are to be recognised as a constraint to the built form.
- (f) The presence of any acid sulphate soils will also be recognised as a potential constraint to development that requires careful environmental management..
- (g) 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.

### **(4) Access and Movement**

- (a) The Sunshine Motorway, Maroochydore Road, Aerodrome Road, Wisers Road, Sugar Road, Maud Street and Bradman Avenue are the major roads providing access to and through the Planning Area. New development is to recognise and respect the function, capacity, and efficiency of these roads in accordance with the requirements of the relevant State Government Department and the Council.
- (b) There are also a number of key road connections that are not currently in place but which are necessary to provide for the establishment of an integrated road network to service the Maroochydore Principal Activity Centre. These connections are specified on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) of the Maroochydore PAC Structure Plan and are to be provided in conjunction with new development.
- (c) Frequent bus services are intended to serve the Planning Area and provide convenient access to the Maroochydore Principal Activity Centre and to

the interim transit interchange and the major transit station and interchange located there.

- (d) The proximity of the Planning Area to the Maroochydore Principal Activity Centre and the topography of the Planning Area combine to provide significant opportunities for walking and cycling. Pedestrian paths, bikeways and bicycle facilities are to be provided throughout the Planning Area in accordance with the Bikeways Plan and the Pedestrian and Bicycle Infrastructure Network for the Maroochydore Principal Activity Centre. The provision of these connections and facilities will promote walking and cycling as convenient and efficient ways to access and move around the Principal Activity Centre.

### 3.1.4 Statements of Desired Precinct Character

#### (1) Wises Farm Mixed Residential (Precinct Class = Master Planned Community)

**Intent**

This precinct is located adjacent to the Sunshine Motorway, south-west of the Maroochydore Principal Activity Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm".

The land has been included in the Master Planned Community Precinct, as this precinct provides for large greenfield sites which are intended to be developed for urban purposes. As this land is located on the periphery of the Maroochydore Principal Activity Centre, it is considered particularly suitable for residential development.

Due to the land's proximity to the Maroochydore Principal Activity Centre, a range of residential accommodation types is preferred. This includes detached houses, dual occupancies, multiple dwelling units, and accommodation buildings.

This will require the provision of a range of residential lot sizes. Whilst it is anticipated that some traditional sized residential lots, 600m<sup>2</sup> and above, will be provided in this precinct, they will not exceed 25% of the total number of lots provided in the precinct.

Additionally, one shop to serve the day-to-day needs of the local residents is considered appropriate within this precinct. It is desirably located on a corner lot or adjacent to public parkland, or both. It is anticipated that a shop of around 100m<sup>2</sup> would adequately service the needs of the local residents.

It is not anticipated that community uses will locate within this precinct, however, if a community need can be justified, and it can be demonstrated that the use will not have an adverse impact on the amenity of the local residents, then it may be supported.

Non-residential development is not considered desirable within this precinct, except for one convenience shop to serve the day-to-day needs of the local residents.

There is an existing band of remnant vegetation located centrally within this precinct which is considered worthy of retention. It has value as a dense natural green belt and buffer, which enhances the amenity of the locality. The land will, therefore, be subdivided in a manner which ensures the retention of this band of remnant vegetation.

**Preferred and Acceptable Uses**

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Detached House (where in the form of "traditional" houses for up to 25% of the total number of Detached Houses in the precinct, or "courtyard" and/or "cottage" houses otherwise).
- Accommodation Building, Dual Occupancy, Home Based Business and Multiple Dwelling Units.

*Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.*

**Preferred Maximum Density**

For multi-unit residential premises			
Site Area Range	600m <sup>2</sup> - 1599m <sup>2</sup>	1600m <sup>2</sup> - 2399m <sup>2</sup>	More than 2400m <sup>2</sup>
Site area per dwelling (m <sup>2</sup> ) for calculating the DUF <sup>1</sup>	160	140	120
Maximum Plot Ratio	1.0	1.0	1.0

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

**Landscape and Built Form**

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented toward and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways will be provided along waterways within this precinct, linking this precinct to adjoining precincts and ultimately to the Town Centre Core.

The band of existing remnant vegetation located within this precinct contains remnant tall Melaleuca Forest, a pocket of Tall Palm Forest, and a range of more recent introduced species. It has value as a dense natural green belt and buffer which enhances the amenity of the locality, and for this reason should be retained. Management measures will need to be implemented to ensure that the integrity of the vegetation is not compromised in any way when the land is subdivided.

Development will be designed to reflect emerging Sunshine Coast vernacular architecture, incorporating the use of good quality materials, with a high quality finish, including wide eaves, verandahs, balconies, and breezeways. Where possible, verandahs and balconies will be oriented to take advantage of views to waterways, significant areas of vegetation, open spaces or the Buderim escarpment.

Attractive, vegetated streetscapes will be provided which distinguish this precinct from other surrounding precincts. Whilst landscaping will be distinctive, it will be compatible with existing remnant vegetation located within this precinct. Significant gateway / entrance statements will also be provided into the precinct.

Given this precinct borders the Sunshine Motorway, adequate acoustic and privacy buffers will be provided along this boundary.

#### **Maximum Building Height**

- 3 storeys (but not more than 12 metres)

## **(2) Wises Farm Low / Medium Density Residential (Precinct Class = Master Planned Community)**

#### **Intent**

This precinct is located adjacent to existing residential development south-west of the Maroochydore Principal Activity Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm".

The land has been included in the Master Planned Community Precinct, as this precinct provides for large greenfield sites which are intended to be developed for urban purposes. As this land is located adjacent to the Maroochydore Principal Activity Centre, it is considered particularly suitable for residential development.

Due to the precinct's proximity to the Maroochydore Principal Activity Centre, a range of residential accommodation types is preferred. This includes Detached houses, Dual occupancies, and Multiple dwelling units. However, land developed adjacent to the existing residential housing will be of a similar scale and density.

A range of residential lot sizes will be provided in the remainder of the precinct. Whilst some traditional sized residential lots, 600m<sup>2</sup> and above, may also be provided in the remainder of the precinct, the total number of traditional sized lots will not exceed 25% of the total number of lots provided in the precinct.

Non-residential development is not considered desirable within this precinct, except for the provision of convenience shops to service the day-to-day needs of the local residents, including a coffee shop, which do not exceed a combined total gross floor area of 250m<sup>2</sup>.

There are existing remnant vegetation communities located along the northern edge of this precinct which

are worthy of retention, particularly given they will buffer development within this precinct from adjoining residential development located to the north of this site.

To ensure the amenity of the adjoining residents' is protected, buildings located adjacent to the established residential area should not exceed 2 storeys (8.5 metres) in height. Premises in the remainder of the precinct may be developed to 3 storeys (12 metres) in height.

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

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Detached House (where in the form of "traditional" houses for up to 25% of the total number of Detached Houses in the precinct, or "courtyard" and/or "cottage" houses otherwise).
- Dual Occupancy, Home Based Business and Multiple Dwelling Units (where on a site not adjoining an existing residential lot in the precinct immediately to the north).

Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.

Additionally, convenience shops to service the day-to-day needs of the local residents may be constructed within this precinct at ground storey level. The shops will be located away from the established residential area to the north and preferably on a corner lot, adjacent to either a public park or the waterway, or both. They may also form part of mixed-use development, containing residential accommodation. Any coffee shop provided will not exceed a gross floor area of 100m<sup>2</sup> with the combined total gross floor area of the shops not exceeding 250m<sup>2</sup>.

Whilst a Retirement Village has not been identified as a preferred use within this precinct, a Retirement Village may be permitted where it is located away from the established residential area to the north and is satisfactorily designed to complement other forms of residential development within the precinct. The traffic implications of the development will also be required to be satisfactorily resolved.

It is not anticipated that community uses will locate within this precinct, however, if a community need can be justified, and it can be demonstrated that the use will not have an adverse impact on the amenity of the local residents, then it may be supported.

As this is a residential precinct, other non-residential uses are undesirable.

**Landscape and Built Form**

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented toward and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways will be provided along waterways within this precinct, linking this precinct to adjoining precincts and ultimately to the mixed use retail core area in the Maroochydore Principal Activity Centre.

There are three different remnant vegetation communities located within the northern portion of this precinct. Whilst two of the vegetation communities (Eucalyptus microcorys Open Forest and Melaleuca quinquenervia Woodland / Open Woodland) have been disturbed to varying degrees, one community (the Melaleuca quinquenervia Open Woodland with Lepironia articulata and Blechnum indicum) which is a small wetland environment, is undisturbed. As the wetland community is undisturbed, it should be retained, and the surrounding vegetation retained as a buffer, to ensure its protection. The remaining two vegetation communities contain vegetation worthy of retention, consequently, development within this area will be designed and managed to ensure the maximum amount of vegetation is retained, and where possible enhanced.

Premises will be designed to reflect emerging Sunshine Coast vernacular architecture incorporating the use of good quality materials, with a high quality finish, including wide eaves, verandahs, balconies, and breezeways. Where possible, verandahs and balconies will be oriented to take advantage of views

to waterways, significant areas of vegetation, open spaces or Buderim.

Attractive, vegetated streetscapes will be provided, which distinguish this precinct from other surrounding precincts. Whilst landscaping will be distinctive, it will be compatible with existing remnant vegetation located within this precinct. Significant gateway / entrance statements will also be provided into the precinct.

**Preferred Maximum Density**

For multi-unit residential premises			
Site Area Range	600m <sup>2</sup> -1599m <sup>2</sup>	1600m <sup>2</sup> -2399m <sup>2</sup>	More than 2400m <sup>2</sup>
Site area per dwelling (m <sup>2</sup> ) for calculating the DUF <sup>1</sup>	160	140	120
Maximum Plot Ratio	1.0	1.0	1.0

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

**Maximum Building Height**

- Adjacent to the established residential precinct to the north: 2 storeys (but not more than 8.5metres)
- In the remainder of the precinct: 3 storeys (but not more than 12 metres)

### (3) Wises Farm Medium / High Density Residential (Precinct Class = Master Planned Community)

**Intent**

This precinct is located adjacent to existing residential development south-west of the Maroochydore Principal Activity Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm".

The land has been included in the Master Planned Community Precinct, as this precinct provides for large greenfield sites which are intended to be developed for urban purposes. As this land is located adjacent to the Maroochydore Principal Activity Centre, it is considered particularly suitable for residential development.

Due to the precinct's proximity and its accessibility to the Maroochydore Principal Activity Centre, a range of medium to high density residential accommodation types are preferred. This includes Dual occupancies, Multiple dwelling units and Accommodation buildings. Detached dwellings are not a preferred form of development within this precinct.

Buildings at the centre of the precinct may be constructed to a maximum height of 6 storeys (25 metres). Buildings will be graduated down in height from the centre of the precinct, to the perimeter of the precinct, at the waterways. Premises are intended to be a maximum of 2 storeys in height (8.5 metres) adjacent to the waterways.

Non-residential development is not considered desirable within this precinct, except for the provision of a small local convenience centre, to service the day-to-day needs of the local residents. The convenience centre will be either centrally located or located adjacent to a waterbody and limited in size to a gross floor area of 700m<sup>2</sup>.

**Preferred and Acceptable Uses**

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Detached House (where in the form of "traditional" houses for up to 50% of the total number of waterfront allotments in the precinct, provided the pedestrianised network along the edge of the waterfront is continuous and uninterrupted)
- Accommodation Building, Dual Occupancy and Multiple Dwelling Units (where on a site not adjoining an existing residential lot in the precinct immediately to the north)

Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.

Additionally, a small local convenience centre may be provided, to service the day-to-day needs of the local residents. The convenience centre will be located at ground storey level, in a central location. It will be designed to reflect emerging Sunshine Coast vernacular architecture consistent with surrounding residential development. The convenience centre will be limited in size to a gross floor area of 700m<sup>2</sup> and any associated convenience shop will not exceed a gross floor area 150m<sup>2</sup>. A coffee shop and restaurant may also be incorporated into the centre.

It is not anticipated that community uses, except for community recreation facilities, will be provided within this precinct. However, if it can be demonstrated that a need exists for other community facilities, then they may be supported. Community facilities will only be supported where it can be demonstrated that the use will not have an adverse impact on the amenity of the local residents.

As this is a residential precinct, other non-residential uses are undesirable.

**Landscape and Built Form**

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented towards, and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways must also be provided along waterways within this precinct, linking this precinct to the adjoining precincts and ultimately to the Town Centre Core.

**Preferred Maximum Density**

For multi-unit residential premises			
Site Area Range	< 1600m <sup>2</sup>	1601--2400m <sup>2</sup>	> 2400m <sup>2</sup>
Site area per dwelling (m <sup>2</sup> ) for calculating the DUF <sup>1</sup>	140	120	100
Maximum Plot Ratio	0.8	1.1	1.35

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

Buildings will be constructed such that the taller buildings (not exceeding 6 storeys in height) are located at the centre of the precinct. Buildings will be graduated down in height from the centre of the precinct, to the perimeter of the precinct at the waterways. Development with frontage to the waterways will not exceed two storeys in height. However, it is not anticipated that the Landscape and Built Form will strictly conform to this requirement. The height and bulk of buildings may vary to create interest, as long as the height of buildings provide a transition from higher to lower descending towards the water and do not exceed two storeys in height at the water's edge.

This precinct will be exclusive in that it will accommodate high quality development of a distinct form. However, it will not be exclusive in the sense that access to the precinct is restricted by security gates or security personnel.

Attractive, vegetated streetscapes will be provided which distinguish this precinct from other surrounding precincts. Whilst landscaping will be distinctive, it will be compatible with existing remnant vegetation located within this precinct. Significant gateway entrance statements will also be provided into the precinct.

Premises will be designed to reflect emerging Sunshine Coast vernacular architecture, incorporating the use of good quality materials, with a high quality finish, including wide eaves, verandahs, balconies and breezeways. Where possible, verandahs and balconies will be oriented to take advantage of views to waterways, open spaces or the Buderim escarpment.

#### ***Maximum Building Height***

- Buildings located at the centre of the precinct:  
6 storeys (but not more than 25 metres)
- Buildings located at the perimeter of the precinct:  
2 storeys (but not more than 8.5 metres)
- Buildings located between the centre and perimeter of the precinct :  
3 storeys (but not more than 12 metres) to 5 storeys (but not more than 20 metres) and not more than one storey (or 4 metres) difference between buildings on adjoining sites.

#### (4) Maroochydore Business and Industry (Precinct Class = Business and Industry)

##### *Intent*

This precinct is situated on the northern and southern side of the Sunshine Motorway near its interchange with Wisers Road and Sugar Road, consequently, parts of the precinct are highly visible from the Sunshine Motorway. This precinct adjoins established and developing residential areas to the north and south.

The precinct currently accommodates a wide range of activities. These activities include automotive sales, services and repairs, transport and storage depots, printing and publishing, a wide range of service trades, including services to the tourism industry, construction industry trades and offices, a wide range of showrooms, and direct retailing of a wide range of industrial product, and a range of professional offices associated with the construction and development industries. A Council works depot, a sports complex, and local parkland are also located in this precinct.

There are a number of new industrial and commercial buildings in this precinct, which reflects a continuing interest in the redevelopment of sites and the location of business and industrial activities in this precinct.

The precinct's significant attributes include:

- high accessibility, via the Sunshine Motorway, to the Sunshine Coast region;
- close proximity to the premier retail and commercial centre on the Sunshine Coast - the Maroochydore Key Regional Centre;
- a central location with respect to the major coastal urban areas of the Sunshine Coast, both north and south of the Maroochy River;
- flat to undulating land;
- a range of industrial lot sizes;
- an increasing quality of business and industry premises for a wide range of user; and
- established industry infrastructure.

The precinct is intended to generally accommodate:

- mainly uses which have district, sub-regional and regional markets rather than local markets due to the complementary role of this precinct to the Maroochydore Principal Activity Centre; and
- a broad, dynamic and flexible mix of light industry, service trades and land consumptive business uses that are appropriately located on the periphery of the Maroochydore Principal Activity Centre and consistent with the general intent of the Business and Industry Precinct.

Uses considered appropriate in the precinct include:

- automotive sales, services, and repairs, servicing both business establishments and households;
- small to medium scale service trades outlets servicing a wide range of industries, businesses and households;
- business and commercial equipment repairs and service outlets (covering computers, office machines, communications equipment, office furniture and fittings, and shop fittings);
- small to medium scale tourism industry service providers covering linen cleaning and hire services, catering equipment hire and repair services, printing and publishing services, general cleaning, maintenance, repairs and landscape services, specialist tourism resort transport vehicle repairs and maintenance services, including golf buggies;
- small to medium scale manufacturing establishments;
- small to medium scale transport, storage and distribution depots;
- showrooms retailing both industrial and household products;
- service stations;
- some professional offices associated with industrial sector activities such as the construction and development industries, tourism industry support and supply line services and manufacturing; and
- limited local convenience services including, convenience stores, fast food stores and snack bar facilities.

##### *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.

Undesirable uses are most commercial uses, as commercial uses are more desirably located in the Maroochydore Principal Activity Centre.

Notwithstanding the above, the following commercial uses may also be appropriate in the precinct:

- Adult product shops;
- Fast-food stores where it can be demonstrated that they serve a direct need for the surrounding Business and Industry Precinct only, and the total gross floor area does not exceed 150m<sup>2</sup>;

- A Shop for convenience goods and purposes only, where it can be demonstrated that it serves a direct need for the surrounding Business and Industry Precinct only, and the total gross floor area does not exceed 150m<sup>2</sup>; and
- Offices, where the office is directly allied with other enterprises in the precinct, and is appropriately located in close proximity to these uses, rather than in commercial centres such as Maroochydore.

Some indoor recreation uses such as indoor sports centres and gyms may also be appropriately located in this precinct.

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

New development in the Precinct should achieve high standards of urban design, siting, landscaping and signage to reflect an area of dynamic enterprise, associated with the Maroochydore Regional Centre.

Development on land which is adjacent to residential land is to incorporate measures to reduce land-use conflicts and impacts upon residential amenity. Such measures include landscape screening, building siting and orientation, and/or screen fencing, that has regard to visual amenity, privacy, noise impacts, odours, and light spill.

Where adjacent to residential areas, building heights for new development should also have respect to adjacent residential building heights, particularly for land with frontage to Trinder Avenue and Comstar Court, which is surrounded by residential development.

New development in the vicinity of the Sunshine Motorway should particularly achieve high standards of urban design, siting, landscaping and signage, to ensure a pleasant and favourable view from the motorway.

#### ***Maximum Building Height***

For land with at least one frontage to Trinder Avenue or Comstar Court:

- 2 storeys (but not more than 8.5 metres)

For other land within the precinct:

- 3 storeys (but not more than 12 metres)

## (5) Maroochydrive Drive-in Theatre Site (Precinct Class = Master Planned Community)

### *Intent*

This precinct comprises the site of the former Maroochydrive Drive-in Theatre. The precinct is ideally suited for a master planned community development due to its locational and physical attributes and the substantial size of the land (approximately 5 hectares) in single ownership.

The precinct is close to the Maroochydrive Principal Activity Centre, beaches and riverfront parklands. The precinct is bounded to the north by traditional housing in Precinct 6 and a large open stormwater drainage channel. A large medium density housing development is located adjacent to the majority of the eastern boundary. Land abutting the southern boundary and remaining part of the eastern boundary is in Precinct 4 - Maroochydrive Business and Industry. Maud Street forms the western boundary of the precinct.

The precinct presents an outstanding opportunity to achieve a predominantly medium density residential project that demonstrates best practices in urban planning, design and development. Accordingly, development should occur in accordance with a Local Area Master Plan approved by Council that is consistent with the Intent for the precinct, the Preferred and Acceptable Uses and Landscape and Built Form requirements.

### *Preferred and Acceptable Uses*

The preferred uses comprise:

- residential development on the majority of the land
- a mixed use development incorporating housing and appropriate retail, commercial or community uses on a site adjacent to Maud Street and Precinct 4; and
- open space and public parklands

### Residential development

Residential development should predominantly comprise medium density housing. However development of all proposed residential land for medium density housing should be discouraged as a wider variety of housing forms and densities is preferred. Consequently residential development should comprise a mix of multiple dwelling units and group houses as well as courtyard and cottage houses on smaller allotments.

### Mixed use development

Mixed-use development should be located on a site abutting Maud Street and Precinct 4. This site should form the southern edge of the main entrance to the precinct from Maud Street. Mixed-use development should comprise small-scale retail and/or office uses and possibly community uses at ground level with multiple dwelling units above (and adjacent subject to the size of the site). The total amount of non-residential floor space should be limited to 1000 square metres GFA and any retail space within this amount should be limited to 500

square metres GFA.

### Open Space and Parklands

A minimum of 20 % of the precinct should be allocated for publicly accessible open space and parklands for use by residents within the precinct and the locality.

### Alternative uses

The size and location of the precinct are such that some alternative uses to the preferred uses may be appropriate. Such uses may include, for example, a retirement village and a child care centre. Proposals for such uses should:

- demonstrate that potential benefits to the community would be greater than those that would be generated by the preferred forms of development; and
- provide a minimum of 20% of the total precinct as publicly accessible open space and parklands for use by residents within the precinct and the locality.

Development of the precinct, or large sites within it, for 'gated' residential accommodation is discouraged.

Expansion of the commercial and showroom uses in Precinct 4 into this precinct and other uses that would be detrimental to the amenity of residential development is also discouraged.

### *Preferred Maximum Density*

The preferred maximum density of residential development - if all of the precinct is developed in a manner consistent with the preferred uses as described above - should not exceed the total generated by applying an Dwelling Unit Factor (DUF1) of 285. If this DUF figure were applied over the total precinct area of 5.193 hectares, the maximum dwelling yield for the precinct would be 182 two-bedroom dwellings - or an equivalent yield of a wider range of dwellings (as may be derived by applying the DUF).

The most appropriate mix of housing products and densities should be determined by Council and development proponents having regard to this maximum density for the precinct as a whole, the desired future character of the precinct and market needs.

One example of a scenario that Council would find acceptable envisages:

- 20% of the site (1.04 hectares) being public open space
- 1 hectare being developed with a DUF of 400 = 25 dwellings
- 2 hectares being developed with a DUF of 250 = 80 dwellings
- 1 hectare being developed with a DUF of 180 = 55 dwellings
- a site of approximately 0.15 hectares being allocated for mixed use development (with a DUF of 120 generating 12 dwellings)

This scenario would generate a total of 172 two-bedroom dwellings. It illustrates one possible outcome consistent with the preferred maximum density provisions.

It is intended that some flexibility be available to

prospective development proponents to determine, in conjunction with Council, the optimal mix and yield within the density limits set for the precinct. However the maximum residential density on any part of the precinct should not exceed the equivalent of a DUF of 120 square metres.

#### **Access**

New streets should be created to provide access to the precinct and development sites within. The main entry should be from Maud Street in approximately the same location as the entry to the former drive-in. A new street in this area should incorporate mature trees in verges where possible to take advantage of their amenity value.

Safe and convenient pedestrian paths should be provided to Maud Street, Gloria Street and Trinder Avenue. Creation of a clear, safe pedestrian path from the northeastern corner of the precinct to Dalby Street should be pursued. This would provide future residents in the precinct with more convenient access to nearby beaches and enable residents in adjacent areas to access proposed parklands within the precinct. Provision of such a link will require consultation and agreement with Council and relevant adjacent landowners and residents.

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

The pattern, scale and character of development should respond to the requirement to conserve the majority of the mature vegetation in the precinct and the nature of existing development on adjoining sites.

Several significant stands of mature and semi-mature trees and a number of individual large trees enhance the character and amenity of the precinct and adjacent residential land. The most important groups of trees are located in the parts of the precinct between Gloria Street and Precinct 4, immediately east of Gloria Street, and, along the northern and eastern edges of the precinct. Development should be arranged so that the need to remove mature trees is minimised. Trees should be incorporated in public parklands, street verges and private landscaped space wherever reasonably practicable.

The preferred landscape character is one that will complement rather than contrast with the existing vegetation. 'Soft landscaping' solutions to stormwater management with respect to flows and water quality from the precinct should be incorporated in development proposals in preference to traditional 'hard' drainage techniques.

Buildings should be located and shaped to minimise the need to remove mature trees. Development on sites adjacent to Maud Street should be designed to create an attractive entrance to the precinct and acknowledge the nature of development in Precinct 4 and along Gloria Street. A mixed-use development on a site adjacent to Precinct 14 and Maud Street should be designed so that any non-residential uses primarily address Maud Street.

Buildings should be located and designed to form attractive and relatively cohesive streetscapes and backdrops to public parklands and private landscaped open space. Development on sites abutting Precinct 4 should be located, designed and landscaped to minimise potentially detrimental impacts of non-residential uses in that precinct on the amenity of future residential development in this precinct.

#### **Maximum Building Height**

- 3 storeys (but not more than 12 metres).

## (6) Maroochydore Residential (Precinct Class = Neighbourhood Residential)

### *Intent*

This precinct comprises predominantly low density, traditional, suburban residential development, consisting of primarily older detached dwellings situated in well-established gardens. However, there are pockets of more recent housing which display more contemporary building and landscaping styles, for example, the housing located adjacent to the Golf Course. The renovation and redevelopment of some of the older existing housing stock is expected to occur as the precinct's proximity to the Maroochydore Principal Activity Centre and coastal environment become more widely appreciated. New development should be compatible with the scale and nature of existing premises and contribute to the creation of cohesive and relatively informal streetscapes characterised by low rise buildings set in well landscaped gardens.

It is recognised that there is land on the corner of Maroochydore Road and Main Road, and Maroochydore Road and Lisbon Street which is used for, or has approval for use as a restaurant, a service station and local shopping. These uses provide a useful service to the entire residential precinct, however, it is not envisaged that these uses will be expanded in any way, or additional uses provided.

In addition, existing residences with frontage to Maud Street and Sugar Road also have potential for low scale professional offices, due to road exposure and low residential 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 Neighbourhood Residential precinct.

Undesirable uses are those which disrupt residential amenity, including commercial and industrial uses and buildings which exceed existing residential building heights.

Expansion of any existing commercial uses within the precinct is not encouraged, except for the provision of low scale offices in existing premises with frontage to Maud Street and Sugar Road, where maintaining a residential amenity and appearance.

### *Landscape and Built Form*

#### Residential areas:

New buildings should be low rise and contribute to a high standard of residential amenity. Where existing dwelling sites are proposed to be redeveloped, new buildings should respect the scale and amenity of development on adjoining lots.

Development sites should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. 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 new developments.

### *Maximum building height*

- 2 storeys (but not more than 8.5 metres)

#### Existing commercial uses:

Any alterations to existing commercial premises in the precinct should not involve expansion, and should:

- minimise impacts upon adjacent residential amenity;
- minimise traffic conflicts along Maroochydore Road;
- improve the appearance of buildings through architecture which is similar to adjacent residential buildings in terms of scale and form;
- provide high standards of landscaping;
- incorporate minimal signage, at a residential scale; and
- not exceed 2 storeys in building height (but not more than 8.5 metres).

#### Land Fronting Maud Street or Sugar Road:

On land fronting Maud Street and Sugar Road, offices may be incorporated into existing buildings, or alternatively, new buildings constructed which are of a similar scale, and exhibit a predominantly residential character.

In addition, any offices to be established along Maud Street or Sugar Road are to:

- be desirably located within existing dwellings on the site;
- provide all required car parking on site;
- provide a minimum of 2 metres of landscaping to the street frontage;
- have a residential style of architecture and building form;
- have minimal signage which does not exceed 1 metre in height;
- minimise impacts upon adjacent residential property through landscape buffers, screen fencing, and anti-glare signage and appropriate site layout;
- incorporate attractive landscaping which enhances this important entrance road to Maroochydore. 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 development; and
- be located in a building that does not exceed 40% site cover, and 2 storeys (or 8.5 metres) in building height.

## (7) Maroochydore North-East (Precinct Class = Mixed Housing)

### *Intent*

This precinct is intended to provide a range of residential accommodation close to the Maroochydore

Principal Activity Centre and the attractions of Cotton Tree. Development in this precinct should create a transition in scale, form and intensity between the commercial development fronting Aerodrome Road and surrounding development. The precinct has the capacity to absorb a substantial amount of high quality medium density residential redevelopment that over time is expected to replace some of the older residential housing stock of detached dwellings. New development should contribute to the creation of attractive streetscapes characterised by low-rise buildings set in well landscaped grounds.

#### ***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.

For land within the precinct situated along Second Ave, Motels are also encouraged, as the locality is ideal for tourist accommodation.

Undesirable uses are those which disrupt residential amenity, including commercial and industrial uses and buildings which exceed existing residential building heights.

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

New buildings should preferably be of a construction that reflects the Sunshine Coast character and lifestyle aspirations and be sited and designed to create attractive streetscapes which enhance the residential amenity of the precinct.

New buildings should exhibit a residential character and respect the scale and amenity of adjacent development. New developments should incorporate extensive and attractive landscaping which complements the character of the precinct's existing streetscapes and established gardens. 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 developments.

#### ***Preferred Maximum Density***

<b><i>Site area (m<sup>2</sup>)</i></b>	<b><i>Maximum plot ratio</i></b>	<b><i>Site area per dwelling for calculating the DUF<sup>1</sup></i></b>
<b>600 to 699<sup>2</sup></b>	1.0	225
<b>700 to 799</b>	1.0	200
<b>800 to 899</b>	1.0	180
<b>900 to 999</b>	1.0	172
<b>1000 to 1099</b>	1.0	164
<b>1100 to 1199</b>	1.0	157
<b>1200 to 1299</b>	1.0	150
<b>1300 to 1399</b>	1.0	144
<b>1400 to 1499</b>	1.0	139
<b>1500 to 1599</b>	1.1	134
<b>1600 to 1699</b>	1.1	129
<b>1700 to 1799</b>	1.1	125
<b>1800 to 1899</b>	1.2	120
<b>1900 to 1999</b>	1.2	117
<b>2000 to 2099</b>	1.2	113
<b>2100 to 2199</b>	1.2	110
<b>2200 to 2299</b>	1.2	106
<b>2300 to 2399</b>	1.2	103
<b>2400 +</b>	1.2	100

<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 building height***

For sites more than 1800 m<sup>2</sup> and a minimum road frontage of 40 metres

- 4 storeys (but not more than 15.0 metres)

All other sites:

- 3 storeys (but not more than 12.0 metres)

## (8) Maroochydore Promenade (Precinct Class = Multi-storey Residential)

### *Intent*

This precinct has been identified as a residential precinct which enjoys a superb frontage to the esplanade of the Maroochy River. Northern views across the river are sought after and have driven the demand for medium and higher density apartment buildings constructed recently, as well as premier office accommodation and medical centres.

Over time, additional high quality mid-rise / medium density residential buildings should be encouraged, to transform the precinct into one of the Shire's most desirable esplanade residential areas.

Future development should contribute to the creation of a distinctive urban environment and a fine esplanade along the riverfront. New premises should provide a range of residential accommodation suitable for permanent and short stay residents. The incorporation of a limited number of small street level cafes and restaurants, and art galleries is appropriate, provided they are subordinate to the desired residential use and character of the precinct.

Whilst premier office accommodation and medical centres have previously been located in this precinct, the highest and best use for the locality is tourist accommodation, due to the setting on the esplanade; proximity to surf beaches; and facilities in the Maroochydore Principal Activity Centre. Further office accommodation is a squandering of an area that provides highest appeal to tourists, and the associated benefits to the Shire's economy.

### *Preferred and Acceptable Uses*

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Multi-storey Residential precinct class.

The incorporation of uses such as street level cafes and restaurants, and art galleries may be appropriate along the Esplanade frontage of the precinct, provided the uses are small scale; subordinate to the predominant desired residential use and character of the precinct; car parking is handled sensitively and without impact upon foreshore areas or adjacent residential areas; and the residential boulevard appearance is maintained through appropriate architecture, dense landscaping and minimal signage.

The following uses (at ground storey level) may also be considered consistent with the intent and desired future character of this precinct where located along the Esplanade frontage and appropriately sited and designed:

- Art and craft centre; and
- Restaurant.

Undesirable uses include other commercial and industrial uses, including shops and showrooms, fast food stores, offices, and medical centres.

### *Landscape and Built Form*

New development should reinforce the image and character of the Esplanade and its adjacent streets as a unique boulevard and form a cohesive and elegant frontage to the Esplanade.

New premises should express the emerging 'Sunshine Coast' vernacular architecture and be designed to take advantage of superb views over the river as well as the temperate climate, by incorporating generous verandahs, balconies and terraces.

Buildings should be of mid-rise construction and may be located close to the street frontages. However, spaces between buildings should be generous to avoid the creation of a continuous 'wall' of buildings, and to enable views and breezes to be shared with buildings set back from the frontage and buildings located in adjacent precincts.

The image and amenity of the precinct, including new buildings and adjacent spaces, should be enhanced by lush subtropical landscaping, located in the spaces between buildings as well as on terraces or roof gardens. The character of new landscaping should complement the adjacent estuary and reflect the precinct's role as a significant tourist precinct.

Mixed-use premises, which incorporate street level shops or cafes, should provide attractively landscaped courtyards which contribute to the desired amenity and image of the precinct.

This precinct is located in proximity to the Maroochy River, consequently, properties within this precinct may be subject to predicted river flooding and storm surge.

Any non-residential uses should:

- be a component of a integrated residential development on the site, rather than a stand alone facility, to ensure activities of the premises are subject to the regulations of a body corporate governing both residential and commercial activity on the site;
- be located on the Esplanade frontage of the precinct only, and not on frontages to Memorial Avenue, Second, Third or Fourth Avenues;
- be inclusive of measures which protect adjacent residential amenity, including but not limited to sound amelioration, restrictive trading hours, non-amplified music, anti-glare lighting, screen fencing and screen landscaping; and
- provide the required car parking on the site, in order to avoid car parking demand on prime esplanade car parking spaces, prevent traffic conflicts along the Esplanade, and to prevent car parking for patrons encroaching into adjacent residential areas.

**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	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 +	1.7	85
<b>Non-residential gross floor area</b>	Up to a maximum plot ratio of 0.2	

<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 building height**

- Overall 6 storeys (but not more than 25 metres)
- Podium level 2 storeys (but not more than 8.5 metres within 10 metres of a street frontage)

**(9) Picnic Point  
(Precinct Class = Multi-storey Residential)**

**Intent**

This precinct is an important contributor to the 'sense of place' of Maroochydore and the townscape character of the main entry to the Maroochydore Principal Activity Centre. The precinct enjoys a superb frontage to the Maroochy River estuary and access to Duporth Avenue. The demand for medium and higher density apartment buildings in this location has been driven by the highly sought after views across the estuary to the distant coast and to the mountains.

The recently developed buildings in this precinct have changed the scale and image of the locality's townscape. The original modest dwellings have been replaced by new apartment buildings of various styles, creating a disparate visual landscape. Over time, additional high quality mid-rise/medium density buildings should be encouraged, to transform the precinct into one of the Shire's most desirable waterfront residential areas.

Future development should contribute to the creation of a distinctive urban boulevard along Duporth Avenue and a fine esplanade along the riverfront. New premises should provide a range of residential accommodation suitable for permanent and short stay residents. The incorporation of a limited number of small street level cafes and restaurants, and art galleries is appropriate, provided they are subordinate to the desired residential use and character of the 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 Multi-storey Residential precinct class.

The incorporation of such uses as street level cafes and restaurants, and art galleries, may be appropriate, provided the uses are small scale; subordinate to the predominant desired residential use and character of the precinct; car parking is handled sensitively and without impact upon foreshore areas or adjacent residential areas; and the residential boulevard appearance is maintained through appropriate architecture, dense landscaping and minimal signage.

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

- Art and craft centre; and
- Restaurant.

Any retail uses should:

- be limited to corner sites along property frontages to the Picnic Point Esplanade and Duporth Avenue;
- be a component of a integrated residential development on the site, rather than a stand alone facility, to ensure activities conducted on the premises are subject to the regulations of a body corporate governing both residential and commercial activity on the site;
- be inclusive of measures which protect adjacent residential amenity, including but not limited to sound amelioration, restrictive trading hours, non-amplified music, anti-glare lighting, screen fencing and screen landscaping; and
- provide the required car parking on the premises in order to avoid car parking demand on prime riverfront car parking spaces; to prevent traffic conflicts along Duporth Avenue and the Picnic Point Esplanade; and to prevent car parking for patrons encroaching into adjacent residential areas.

Undesirable uses include shops for other retail purposes, showrooms, fast food stores, professional offices, medical centres and other forms of commercial development.

**Landscape and Built Form**

**Building line**

New development should reinforce the image and character of Duporth Avenue as a unique boulevard and gateway into Maroochydhore. New development should also form a cohesive and elegant frontage to the Picnic Point Esplanade. New premises should express the emerging 'Sunshine Coast' vernacular architecture and be designed to take advantage of superb views over the river as well as the temperate climate, by incorporating generous verandahs, balconies and terraces.

Buildings should be of mid-rise construction and may be located close to the street frontages. However, spaces between buildings should be generous to avoid the creation of a continuous 'wall' of buildings and to enable views and breezes to be shared with buildings set back from the frontage and buildings located in adjacent precincts.

The image and amenity of the precinct, including new buildings and adjacent spaces, should be enhanced by lush subtropical landscaping, located in the spaces between buildings as well as on terraces or roof gardens. The character of new landscaping should complement the adjacent estuary and reflect the precinct's role as a major entrance to the Maroochydhore Principal Activity Centre. Mixed-use premises, which incorporate street level shops or cafes, should provide attractively landscaped courtyards which contribute to the desired amenity and image of the precinct.

This precinct is located in proximity to the Maroochy River, consequently, properties within this precinct may be subject to predicted river flooding and storm surge.

- Setbacks to street frontages on corner sites fronting Picnic Point Esplanade and Duporth Avenue may be less than 4 metres for up to 25% of that frontage.

**Preferred Maximum Density**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
<b>600 to 699<sup>2</sup></b>	1.0	225
<b>700 to 799</b>	1.0	200
<b>800 to 899</b>	1.0	140
<b>900 to 999</b>	1.0	131
<b>1000 to 1099</b>	1.0	123
<b>1100 to 1199</b>	1.1	115
<b>1200 to 1299</b>	1.2	109
<b>1300 to 1399</b>	1.3	103
<b>1400 to 1499</b>	1.4	98
<b>1500 to 1599</b>	1.5	93
<b>1600 to 1699</b>	1.6	89
<b>1700 +</b>	1.7	85
<b>Non-residential gross floor area</b>	Up to a maximum plot ratio of 0.1 (but not more than 150 m <sup>2</sup> ) on corner sites fronting Duporth Avenue and Picnic Point Esplanade	

<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 building height**

- 6 storeys (but not more than 25 metres)

## (10) Maroochy Riverfront (Precinct Class = Mixed Housing)

### *Intent*

This precinct is one of the most significant contributors to the identity and 'sense of place' of Maroochydhore. The precinct comprises land overlooking the Maroochy River, and having frontage to the David Low Way and Bradman Avenue. The emerging built form and the adjacent estuarine environment combine to form a memorable and important 'gateway' into the Maroochydhore Principal Activity Centre.

Recently developed medium density residential premises have replaced older detached dwellings and commenced a transformation of the scale and image of the precinct's townscape. Additional redevelopment is envisaged. This should be of a similar scale but its form and design should express the emerging 'Sunshine Coast' vernacular architecture. New premises should comprise medium height buildings with extensive and lush landscaping along the frontage to the Maroochy River.

Future development should contribute to the creation of a distinctive urban boulevard or esplanade leading into the Regional Centre. This should consist of a range of medium density residential accommodation suitable for permanent and short stay residents.

The incorporation of some uses consistent with this role and image such as street level cafes and restaurants, and art galleries may be appropriate, provided that:-

- such uses are small scale and subordinate to the predominant use of the land for residential purposes;
- the residential character of the precinct is not compromised;
- car parking is handled sensitively and without impact upon foreshore areas or adjacent residential areas; and
- the residential boulevard appearance is maintained through appropriate architecture, dense landscaping and minimal signage.

### *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 future character of this precinct, where appropriately sited and designed:

- Art and craft centre;
- Restaurant; and

- Shop (for convenience goods only).

Undesirable uses includes shops for other retail purposes, showrooms, convenience restaurants, fast food stores, professional offices and medical centres.

Undesirable uses are those which disrupt residential amenity and character, including other commercial and industrial uses and buildings which exceed existing building heights.

### *Landscape and Built Form*

New development should reinforce the image and character of the David Low Way and Bradman Avenue as a unique riverfront boulevard and gateway into the Maroochydhore Principal Activity Centre. Buildings should be designed to take advantage of superb northern views over the river as well as the temperate climate, by incorporating generous verandahs, balconies and terraces.

Buildings should be of medium scale and height to promote the desired boulevard image. However, spaces between buildings should be generous to avoid the creation of a continuous 'wall' of buildings, and to enable views and breezes to be shared with buildings set back from the frontage and buildings located in adjacent precincts.

The amenity of the boulevard, including new buildings and adjacent spaces, should be enhanced by lush subtropical landscaping in the spaces between buildings as well as on terraces or roof gardens. The character of new landscaping should complement the adjacent estuary, and reflect the precinct's role as a major entrance to the Maroochydhore Principal Activity Centre. Mixed-use premises which incorporate street level shops or cafes should provide attractively landscaped courtyards which contribute to the desired amenity and image of the precinct.

In addition, lot sizes for development sites should provide for a fine grain pattern of subdivision that will support a variety of building forms, and a diversity of architecture. Site amalgamation resulting in larger development sites is not intended as it would result in a continuous facade of large scale development stretching along the boulevard, rather than the desired form of buildings separated by landscaping.

This precinct is located proximate to the Maroochy River and consequently properties within the precinct may be subject to the effects of river flooding and storm surge.

Any non-residential uses should:

- be limited to corner sites along property frontages to the David Low Way and Bradman Avenue;
- be a component of a integrated residential development on the site, rather than a stand alone facility, to ensure activities conducted on the premises are subject to the regulations

of a body corporate governing both residential and commercial activity on the site;

- be inclusive of measures which protect adjacent residential amenity, including but not limited to sound amelioration, restrictive trading hours, non-amplified music, anti-glare lighting, screen fencing, and screen landscaping; and
- provide the required car parking on the site, in order to avoid placing demand on prime riverfront car parking spaces; to prevent traffic conflicts along the David Low Way and Bradman Avenue; and to prevent car parking for patrons encroaching into adjacent residential areas.

**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	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	173
1000 to 1099	1.0	166
1100 to 1199	1.0	160
1200 to 1299	1.0	155
1300 to 1399	1.0	149
1400 to 1499	1.0	144
1500 +	1.0	140
Non-residential gross floor area	Up to a maximum plot ratio of 0.1 (but not more than 150 m <sup>2</sup> ) on corner sites fronting David Low Way and Bradman Avenue	

<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 building height**

- 3 storeys (but not more than 12 metres)

## **(11) Maroochy River Esplanade Park and Outdoor Recreation (Precinct Class = Special Purpose)**

### **Intent**

This precinct includes areas of esplanade parkland with Esplanade frontage to the Maroochy River. It extends from Fishermans Road, north/west of the town centre, to Cotton Tree Park, located to the east of the Town Centre and also includes Chambers Island. Chambers Island is located to the north of the town centre.

There are currently few commercial uses within this area, as the retention of this land as primarily passive open space is considered very important, particularly given the limited amount of open space available within Maroochydhore.

Chambers Island should be managed in a manner which:

- provides, to the greatest extent possible, 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; and
- provides for the only 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 give consideration to Beach Protection Authority requirements. No new permanent structures or other built elements are intended in this precinct which may impede natural coastal or estuarine processes, or which significantly restrict views of the beach and ocean.

Low key informal recreation, and educational and scientific uses may be allowed for, 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. Consequently, the retention of this land as passive open space, free of commercial intrusion, will serve to balance and provide respite from surrounding developed areas. As the opportunity arises or redevelopment of sites adjoining the Maroochy River occurs, provision for public access in a continuous line along the Maroochy River from Fishermans Road to Cotton Tree should be provided. It is intended to eventually establish a link along the Maroochy River and Alex foreshore to the Mooloolaba Spit.

The land also serves as a gateway feature into the Maroochydhore Principal Activity Centre and consequently, its scenic value should not be compromised by development.

This precinct also includes land which is part of or located adjacent to a declared Fish Habitat Area. These

Fish Habitat Areas are located along major waterways in the precinct, and are declared by the State Government as being critical breeding and feeding areas for fish. Consequently, it is important that the values of these Fish Habitat Areas be protected.

### **Preferred and Acceptable Uses**

The preferred use for land within this precinct is for Public park and associated passive recreation facilities, that do not intrude upon the scenic quality of the area, as well as the existing Outdoor recreation - public swimming pool located within Cotton Tree Park.

In many instances, there is generally opportunity for Commercial uses such as Restaurants and Fast food stores to serve users of the Esplanade to be located in adjacent Precincts. Consequently, commercial intrusion into the parklands and on the island is unwarranted.

Undesirable uses are all other forms of development, in particular Commercial uses such as: Shops, Restaurants and Fast food stores.

### **Landscape and Built Form**

Landscaping within this area should maximise the riverside setting, and be of the highest quality. Preference will be given to local endemic species. Any buildings such as shelters and other park facilities, should not intrude upon and compromise the scenic quality of the precinct.

Development is to have regard to the declared Fish Habitat Area within or near the precinct. Development over or close to these areas is to protect the qualities of these areas and comply with the relevant requirements of the State Government.

## **(12) Maroochy Waters Local Centre** **(Precinct Class = Local Centre)**

### *Intent*

This precinct is located adjacent to the Sunshine Motorway, where the Sunshine Motorway crosses the Maroochy River. It is occupied by a neighbourhood commercial centre that provides for local and convenience shopping for the residents of the northern and eastern parts of the Maroochy Planning Area. This precinct provides a range of other facilities including a Hotel, Shops and Fast food stores.

The centre has a high standard of design that has elements of desirable Sunshine Coast vernacular architecture. The high standard of design is to be maintained for any new development within the 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 Local Centre precinct class.

The establishment of a Convenience restaurant in this precinct may also be appropriate where a high standard of building, landscape, and signage design is maintained.

In addition, Community uses, such as Child care centres, and Special Uses may also be suitable, where a high standard of building, landscape and signage design is maintained, and a local community need can be demonstrated.

### *Landscape and Built Form*

New premises are to be of a construction that reflects the Sunshine Coast character and lifestyle aspirations, and be sited and designed to provide user efficiency, and promote a community focus.

The site is located adjacent to an important gateway into the Maroochydore Principal Activity Centre. Consequently, development is not to detract from this gateway experience, through inappropriate building form and signage. In particular, large and garish signage which is orientated towards the motorway is inappropriate.

This precinct is located in proximity to the Maroochy River, consequently, parts of the precinct may be subject to the effects of river flooding and storm surge.

## **(13) Maroochydore North-West Mixed Housing** **(Precinct Class = Mixed Housing)**

### *Intent*

This precinct comprises pockets of land located to the north and east of the Maroochydore Principal Activity Centre and a strip of land on the south of Aerodrome Road which support a diverse range of low rise housing forms and residential densities. Existing premises vary from older and more modern detached dwellings to older apartment buildings and more recent 'home unit' style buildings.

The precinct also includes two caravan parks located along the Maroochy River Esplanade, and a large parcel of vacant land located between the two caravan parks.

This precinct is intended for mixed density residential development, providing diversity in residential accommodation, including detached houses, multiple dwelling units, and retirement villages.

This precinct is intended to provide a range of residential accommodation types in a high quality urban environment close to the Maroochy River and its associated parks. Development in the precinct should create a transition in scale, form and intensity between the medium scale and medium density development in the Maroochy Riverfront Precinct to the north and surrounding Neighbourhood Residential precincts. This precinct has the capacity to absorb new high quality low to medium density residential premises which over time are expected to replace some of the older residential housing stock of detached dwellings. New development should contribute to the creation of cohesive and relatively informal streetscapes, characterised by low to medium rise buildings set in well landscaped grounds.

There is also the opportunity for integrated resorts (for residents or tourists) or retirement villages, to be located on the vacant land between the two caravan parks. The site's proximity to the riverfront makes it particularly desirable for residential use.

The existing caravan parks provide valuable accommodation facilities close to the Maroochydore Regional Centre, but should they be redeveloped, they would also be ideal for integrated resorts or retirement villages.

An existing local convenience centre is located on the corner of Broadmeadows Road and Ann Marie Court. It is intended that this centre should remain the focus of local convenience shopping for the surrounding community.

**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.

In addition, the caravan parks located adjacent to the riverfront, and the vacant land located between the caravan parks, would also be suitable for integrated resorts (for residents or tourists) or a retirement village.

The following uses may be appropriate where located in the local convenience centred situated on the corner of Broadmeadows Road and Ann-Maree Court:

- Fast food store
- Medical Centre
- Shop

Undesirable uses are those which disrupt residential amenity, including commercial and industrial uses, and buildings which exceed existing residential building heights.

**Landscape and Built Form**

New buildings should be low rise and contribute to a high standard of residential amenity. Where existing dwelling sites are proposed to be redeveloped, courtyard and cottage housing, dual occupancies, group houses and town houses are preferred to apartment buildings. New buildings should exhibit a residential character and respect the scale and amenity of adjacent development. New development should provide attractive tree-lined streets as well as fine communal parks and landscaped grounds. New development should also incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. 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 new developments.

New buildings should preferably be of a construction that reflects the Sunshine Coast character and lifestyle aspirations, and be sited and designed to create attractive streetscapes which enhance the residential amenity of the precinct.

If the caravan parks, or adjacent vacant land is to be redeveloped, the sites would ideally be developed as integrated developments that provide diversity in residential accommodation, communal facilities such as swimming pools, tennis courts and meeting rooms, in an attractive landscaped setting that provides significant areas of communal open space.

This precinct is located in proximity to the Maroochy River, consequently, properties within this precinct may be subject to predicted river flooding and storm surge.

**Preferred Maximum Density**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
<b>600 to 699<sup>2</sup></b>	1.0	225
<b>700 to 799</b>	1.0	200
<b>800 to 899</b>	1.0	180
<b>900 to 999</b>	1.0	177
<b>1000 to 1099</b>	1.0	174
<b>1100 to 1199</b>	1.0	171
<b>1200 to 1299</b>	1.0	169
<b>1300 to 1399</b>	1.0	166
<b>1400 to 1499</b>	1.0	164
<b>1500 to 1599</b>	1.0	161
<b>1600 to 1699</b>	1.0	159
<b>1700 to 1799</b>	1.0	157
<b>1800 to 1899</b>	1.0	154
<b>1900 to 1999</b>	1.0	152
<b>2000 +</b>	1.0	150

<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 Building Height (all premises)**

- 2 storeys (but not more than 8.5 metres)

## **(14) Maroochy Waters (Precinct Class = Neighbourhood Residential)**

### ***Intent***

This precinct is distinguished by its extensive canal style waterways. This precinct is intended to mature as a high quality suburban environment that takes advantage of its waterways, the nearby Maroochy River, and its associated parks. Development fronting the waterways is relatively recent and expected to remain for many years. However, renovation and some redevelopment of older existing housing stock is expected to occur as the precinct's attractions become more widely appreciated. New development should be compatible with the scale and nature of existing premises and contribute to the creation of cohesive and relatively informal streetscapes characterised by low rise buildings set in well landscaped gardens.

### ***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.

Undesirable uses are those which disrupt residential amenity, including commercial and industrial uses and buildings which exceed existing residential building heights.

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

New premises should be low rise and low density and contribute to a high standard of residential amenity. Where existing dwellings are proposed to be redeveloped, single detached dwellings should preferably replace them. Buildings should exhibit a residential character and respect the scale and amenity of existing buildings on adjacent premises. Development sites should incorporate extensive and attractive landscaping which complements the character of the precinct's existing streetscapes and established gardens. 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 new premises.

This precinct is located in proximity to the Maroochy River and its tributaries, consequently, properties within this precinct may be subject to predicted river flooding and storm surge.

## **(15) Maroochydore South- West (Precinct Class = Mixed Housing)**

### ***Intent***

This precinct encompasses land situated on the corner of the Sunshine Motorway and Maroochydore Road. However, there is no direct access to the precinct via either of these two roads and consequently, access is obtained via the adjoining Maroochydore Residential precinct, located to the north.

Land within this precinct has been developed for the purposes of a retirement village and residential care facility. As a portion of the land is low lying and subject to floodwater inundation, extensive filling was required to accommodate this development.

Future development should comprise a range of low and medium density residential accommodation. Development should also be designed to facilitate pedestrian and cyclist movement, and to provide access to public transport, community facilities and public parks. The pattern of development should provide for appropriate connections to potential, future development on the adjoining land to the east.

The development should also take advantage of any waterbodies that are created on the site to resolve drainage constraints, by providing attractive waterside settings.

Given the precinct's strategic location in relation to the adjacent main roads, it has been identified as a gateway location. Consequently, appropriate buffers to the main roads are to be provided, including appropriate landscape treatments. This landscaping could enhance and reflect the remnant rainforest in existence on the boundary of 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 Mixed Housing precinct class.

In addition, development for the purposes of a retirement village or integrated resort is also considered consistent with the intent and desired future character of this precinct.

Undesirable development includes all uses which disrupt residential amenity, including Commercial uses such as shops, showrooms, offices and medical centres, and all Industrial uses. Buildings which exceed the height of existing residential buildings are also considered inappropriate.

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

New buildings are to be low rise and contribute to a high standard of residential amenity. New buildings should preferably be of lightweight construction and be sited and designed to create attractive streetscapes

which enhance the residential amenity of the precinct.

New development will incorporate attractive tree-lined streets as well as fine public parks. These should comprise of informal and formal parks, strategically located within the precinct, to take advantage of any waterside setting. A 'soft' streetscape character of verges and pavements is desirable, and street trees should complement the character of remaining bushland. New streets should incorporate appropriately designed footpaths and street furniture.

A significant landscape buffer is to be provided to the Sunshine Motorway and Maroochydore Road frontages of the precinct, to buffer residential development from adjacent transport corridors, as well as providing an attractive vegetated appearance to this gateway location. This landscaping is to include predominantly local rainforest species to reinforce the existing rainforest remnants on the southern boundary of the precinct.

**Preferred Maximum Density**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
all site	0.6	180

<sup>1</sup>DUF = 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)

**(16) Maroochydore Road (Precinct Class = Mixed Housing)**

This precinct is intended to provide a range of residential accommodation close to the Maroochydore Principal Activity Centre. Development in this precinct should provide a transition between the high intensity retail, commercial and residential development present in the Maroochydore Principal Activity Centre and low rise residential development to the north and west.

The precinct has the capacity to absorb a substantial amount of high quality medium density residential redevelopment that over time, is expected to replace the older residential housing stock of detached dwellings. New development should contribute to the creation of attractive streetscapes characterised by buildings set in well landscaped grounds.

This precinct also includes a number of large sites, which have the potential for alternative uses, suitable to be located outside of the Maroochydore Principal Activity Centre. These sites include the Primary School Grounds, located to the north of Maroochydore 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 Mixed Housing precinct class.

Should the Primary School grounds become available for development due to the relocation or closure of the school, then there are a number of suitable options for the redevelopment of the site. The school grounds are considered suitable for alternative uses such as educational facilities, Outdoor recreation, or Multi-unit residential development.

The Sunshine Homemaker Centre site is subject to a current approval for showrooms and related uses and should continue to operate in accordance with this approval.

Undesirable uses within the precinct are those uses which disrupt residential amenity, and buildings higher than building heights nominated in the table provided below.

Uses considered particularly undesirable within this precinct include Industrial uses, and Commercial uses such as shops and shopping complexes.

**Landscape and Built Form**

New buildings should preferably be designed and constructed to reflect the Sunshine Coast character and lifestyle aspirations and be sited and designed to contribute to attractive streetscapes.

Many of the properties located within the precinct have front or rear frontage to Maroochydore Road, which is at a gateway location to the Maroochydore Principal Activity Centre. Consequently, development is to exhibit a high standard appropriate to a gateway location, providing a favourable impression on entry and exit to the Principal Activity Centre.

For any non-residential development proposed on the Primary School grounds the applicants will be required to prepare comprehensive design guidelines for the site which address such issues as the siting and design of buildings; and the location and design of carparking, landscaping, and signage.

Development on this site will be designed to incorporate the following design principles:

- a high standard of architectural design, particularly to street frontages;
- suitable building setbacks from adjoining residential development, to minimise the impact of the proposed development;
- a high standard of landscaping, particularly around the perimeter of the site;
- a singular vehicular access point onto Maroochydore Road from the site;

- smaller carparks separated by landscaping features; and
- only one advertising sign on the Maroochydore Road frontage of the site.

New premises should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. Any substantial existing trees or areas of garden, considered to be of significance to the character of the precinct, are to be retained and incorporated within the new developments.

Any development proposed with frontage to Evans Street is to be designed to accommodate the widening of Evans Street to a dual carriageway.

**Preferred Maximum Density for Multi-unit Residential**

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	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	177
1000 to 1099	1.0	174
1100 to 1199	1.0	171
1200 to 1299	1.0	169
1300 to 1399	1.0	166
1400 to 1499	1.0	164
1500 to 1599	1.0	161
1600 +	1.0	160

<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 building height**

- 3 storeys (but not more than 12 metres)

**(17) Anzac Avenue Mixed Housing (Precinct Class = Mixed Housing)**

**Intent**

This precinct is intended to provide a range of residential accommodation close to the Maroochydore Principal Activity Centre and riverfront areas. Development in this precinct should create a transition in scale, form and intensity between high rise development in the Picnic Point area and low rise residential development to the west.

The precinct has the capacity to absorb a substantial amount of high quality medium density residential redevelopment that over time, is expected to replace some of the older residential housing stock of detached dwellings in this location. New development should contribute to the creation of attractive streetscapes, characterised by low-rise buildings set in well landscaped grounds.

It is recognised that some parcels of land on the western side of Duporth Avenue have existing commercial use rights. However, the preference is for this land to be used for residential and tourist accommodation so as to:-

- ensure appropriate gateway treatment into the Maroochydore Principal Activity Centre, along a major access road;
- prevent of commercial ribbon development; and
- consolidate commercial activities within the Principal Activity 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 Mixed Housing precinct class.

For land within the precinct and fronting Duporth Avenue, Motels are also encouraged, as the locality is ideal for tourist accommodation, due to its exposure along the coastal tourist route and proximity to the attractions of the Maroochydore Principal Activity Centre and the riverfront.

Undesirable uses are those which disrupt residential amenity, including Commercial and Industrial uses and buildings higher than building heights nominated in the table provided below.

There is potential for small scale Commercial uses to be provided in adjacent Precinct 9, in proximity to the riverfront areas, consequently, the expansion of any existing Commercial uses in this precinct is not favoured, rather the sites should be redeveloped for Multi-unit residential development.

**Landscape and Built Form**

New buildings should preferably be of a construction that reflects the Sunshine Coast character and lifestyle aspirations and be sited and designed to create attractive streetscapes which enhance the residential amenity of the precinct.

New buildings should exhibit a residential character and respect the scale and amenity of adjacent existing development. New premises should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. 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 development.

The expansion of any existing Commercial uses is not favoured, rather sites should be redeveloped for Multi-unit residential purposes. Consequently, any alterations to existing commercial premises in the precinct should not involve expansion, and should:

- minimise impacts upon adjacent residential amenity;
- minimise traffic conflicts along Duporth Avenue;
- improve building appearance through architecture which is similar to adjacent residential building scale and form;
- provide a high standard of landscaping; and
- provide minimal signage at a residential scale.

This precinct is located in proximity to the Maroochy River and its tributaries, consequently, properties within this precinct may be subject to the effects of river flooding and storm surge.

**Preferred Maximum Density for Multi-unit residential**

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	225
700 to 799	1.0	200
800 to 899	1.0	200
900 to 999	1.0	191
1000 to 1099	1.0	183
1100 to 1199	1.0	176
1200 to 1299	1.0	169
1300 to 1399	1.0	163
1400 to 1499	1.0	157
1500 to 1599	1.0	152
1600 to 1699	1.0	147
1700 to 1799	1.0	142
1800 to 1899	1.0	138
1900 to 1999	<b>1.1</b>	<b>134</b>
2000 +	<b>1.1</b>	<b>130</b>

<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 building height**

- 3 storeys (but not more than 12 metres)

**(18) Sunshine Motorway Significant Vegetation (Precinct class = Special Purpose)**

**Intent**

This precinct is located to the south of the Maroochydore Principal Activity Centre, adjacent to the Sunshine Motorway. It accommodates significant vegetation which has been identified as worthy of preservation. This vegetation is to be retained and protected, and where possible, enhanced.

**Preferred and Acceptable Uses**

It is not intended that this land be developed, other than as a bushland forest town park. Public access in the form of interpretive walks may be provided into and throughout the site, as long as no harm is caused to the environment.

**Landscape and Built Form**

Any public access provided to the site will ensure that the significant vegetation contained on the site is not compromised in any way.

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### 3.2 Planning Area No. 2 – Nambour

#### 3.2.1 Location and Role

Nambour is located near the geographic centre of the Shire, between the Bruce Highway and the foothills of the Blackall Range system. The town enjoys a picturesque setting shaped by the surrounding hills and hillside vegetation. The Planning Area includes the Nambour Town Centre and the residential areas of Burnside, Highworth, Nambour Heights and Rosemount, as well as sections of Perwillowen and Coes Creek.

Nambour is the traditional business and administration centre of the Sunshine Coast Region. Although many of its functions have in recent times relocated to the Principal Activity Centre of Maroochydore, Nambour serves an important role as a Major Activity Centre providing higher order goods and services to residential community in the hinterland and rural parts of the Shire.

Nambour also remains the regional hub of medical and para-medical services and is the largest residential community in the hinterland and rural parts of the Shire.

#### 3.2.2 Vision Statement

(1) It is intended that:

*Nambour will be a major activity centre, providing higher order goods and services to the hinterland and rural parts of the region. It will also provide a focus for a number of important industry and administration activities as well as accommodating the headquarters of a number of rural focussed State and Commonwealth government agencies.*

*In contrast to its important role in the region, Nambour will continue to develop as a contemporary hinterland town, settled amongst the surrounding forested hills and valleys. The town centre will be the focus for business activity providing a range of services to the surrounding areas. It is envisaged that the Town Centre will be a vibrant and active node encouraging community interaction. Streetscape enhancement and well designed new premises will enhance the appearance and function of the town centre.*

*The town is also expected to become more valued as a pleasant residential location due to the attractive vegetation, topography and “country town” character. The existing facilities and Nambour’s accessibility to Brisbane, offered by an electric rail system and road linkages, contribute to the livability of this Planning Area. The close proximity to the coast and its beaches add further to the attractiveness of Nambour as a residential location.*

*The important environmental features within the Planning Area, such as Ferntree Creek National*

*Park, Koala Park, Cilento Park, and areas of remnant vegetation will be protected for their ecological and scenic values. These values include the strategic importance of remnant vegetation in this area, particularly as a linkage between the inland ranges and the coastal plains vegetation, and as a seasonal corridor for migratory bird species between these parts of the Shire.*

(2) This means that:

- (a) Higher order retail, business and administration uses will locate within the town centre so as to consolidate its form and function. Uses which threaten the consolidation of the Town Centre as a major activity centre (ie larger scale commercial development outside the defined Town Centre area) will not be supported.
- (b) New development in the Town Centre will be sited and designed to address the street and will reinforce the cultural heritage values and contemporary rural character of the town.
- (c) The Nambour Hospital will continue to provide a focus for medical and para medical facilities within the Sunshine Coast Region. This important community service and place of employment will be supported by ancillary medical and related uses which will be encouraged to locate within a defined medical Precinct.
- (d) The Nambour TAFE, together with the existing primary and secondary schools in the town, will be retained so that Nambour remains a key centre for learning in the region.
- (e) Other Government services and activities (especially those with a rural community focus) will be encouraged to locate or remain within the Planning Area.
- (f) New residential premises will be sited and designed to reflect the physical characteristics and constraints of the land on which it occurs. Development should be sensitive to the existing topography along ridges and creek lines, while also protecting sensitive slopes and remnant vegetation.
- (g) Nambour’s areas of significant riparian vegetation, open space and natural bushland are valuable elements to be considered in any future development. It is important that these areas are retained to form a system of natural vegetation, and/or enhanced and restored where necessary. Nambour provides a range of sporting and recreational facilities such as the Showgrounds and numerous clubs and societies which provide a valuable focus for the surrounding hinterland and other areas of the Shire. Ferntree Creek National Park is an important environmental asset to the

Planning Area and the Shire and this National Park, as well as other open space areas, such as Koala and Cilento Parks, will be preserved.

#### 3.2.3 Key Character Elements

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

- (a) Development is to consolidate and strengthen the existing Town Centre in keeping with its desired character. This includes mixed use infill development and mixed use redevelopment of under-utilised sites.
- (b) Retail, business and commercial uses and government services will be located in the Town Centre.
- (c) A range of medical and para medical facilities, and associated services will co-locate around the Nambour Hospital.
- (d) The existing industrial areas and industrial uses throughout Nambour, including the Moreton Sugar Mill and the Sunshine Milk complex, will be retained and consolidated. Ancillary or compatible uses will be encouraged to co-locate in these specific areas.
- (e) It is intended that Nambour build upon its predominantly day-time orientated elements and provide for a range of opportunities equally applicable to evening and night-time usage.
- (f) Restaurants, outdoor eating facilities will be encouraged in the town centre. The provision of a 4 to 6 cinema complex, as part of the redevelopment of the Nambour Central Mall complex to enhance evening and night usage of Lowe Street, will be encouraged.
- (g) Any new residential development will (in the first instance) be encouraged to occur as infill on existing unoccupied subdivided lots or on approved development sites within this Planning Area.
- (h) The use of the Centenary Square complex will be investigated, to determine if community facilities such as the library or other activities can be relocated in order to maximise exposure to the community and be closer to proposed major areas of activity.

##### (2) Design Intent

- (a) Nambour currently displays a contemporary country town image due to its setting amidst forested foothills, surrounding rural activities, the sugar mill and other elements of cultural heritage and townscape significance. A mix of housing types, businesses and recreational opportunities will be encouraged to enhance the present attractiveness and viability of the town.

- (b) Opportunities to achieve increased densities and a range of dwelling types in areas close to the Town Centre will be pursued, while providing for the development to be sensitive to the topography, significant environmental and/or character values of the locality.

- (c) Opportunities to maximise the image, usage and redevelopment options for the Centenary Square complex to introduce community meeting rooms, Council Library and related activities, and improve its linkages to the train station and its streetscape will be sought.

- (d) New development or redevelopment of commercial premises within the Town Centre will be encouraged to address the street and encourage pedestrian usage. This will be achieved through provision of awnings and facade treatments consistent with the character of the town.

##### (3) Environmental Assets

- (a) The vegetated hilltops around Nambour make an important contribution to the visually attractive setting of Nambour and its rural character and identity and also have significant strategic importance for maintaining ecological linkages, particularly between the inland ranges and the coastal lowlands. New development is to ensure that hillsides, ridge-lines and escarpments are protected through responsive and innovative lot layout and building siting and design. Development which is unresponsive to the landscape characteristics of a site will not be supported.

- (b) Remnants of vegetation along drainage lines and on flatter land are also important to the ecological and scenic values of Nambour. New development will seek to protect or enhance such vegetation as ecologically sustainable remnants.

- (c) Petrie Creek is the major waterway traversing the Planning Area. Although its function and values have been degraded in the past, it is intended that Petrie Creek be restored as an attractive drainage, ecological and open space element. New development occurring adjacent to, or upstream of Petrie Creek will be required to contribute to the restoration of this waterway and to the improvement of water quality within the creek system.

- (d) Nambour has a number of important parks and conservation areas including the Ferntree Creek National Park, Koala Park and Cilento Park. These parks, as well as a number of remnant bushland areas and creek lines contain high quality remnant vegetation and will be preserved. New development adjacent to these environmentally sensitive areas should

incorporate adequate buffers and ensure new uses do not impact on the values of any nearby natural areas. It is a key objective to obtain a linked open space system between these parks and other open space areas.

#### (4) Access and Movement

- (a) Nambour is bisected by the Old Bruce Highway. This Highway has been renamed Currie Street through the centre of Nambour. New development is to recognise and protect the function of this road as the main north/south link through the town.
- (b) Within the Town Centre of Nambour, Currie Street and Lowe Street should be managed to provide a slow speed environment conducive to safe pedestrian movement.
- (c) Nambour provides a key interchange connecting the electric rail system from Brisbane to the regional bus network. Opportunities to improve public transport routes and access for the community within and to other destinations will be promoted.
- (d) The provision of accessible off-street parking will be sought.
- (e) Safe and more comfortable pedestrian movement within the Town Centre will be sought through streetscape improvements and enhanced linkages.

#### 3.2.4 Statements of Desired Precinct Character

##### (1) Nambour Central (Precinct Class = Town Centre Core)

This Precinct is located in the central core of Nambour and includes the traditional business and administration centre of Nambour. The section of the Old Bruce Highway known as Currie Street runs through the Town Centre.

In more recent times, many of the traditional functions that were based in Nambour have relocated to Maroochydore. Nambour still serves an important role providing higher order goods and services to residents in the immediate vicinity, nearby rural towns and surrounding rural areas.

The Town Centre core accommodates the key business and retail activities for Nambour. A number of large shopping centres are located in this Precinct. As well as this, there are a range of smaller retail outlets, offices and eateries.

The Town Centre includes the Nambour Railway Station and Interchange which is a very important activity node in the town. The Maroochy Shire Council Chambers and various State Government offices are also located in this Precinct.

A wide range of activities and services will be encouraged in this core Precinct. It is intended that the Precinct remain a compact centre and higher order retail, business and administration uses will be encouraged. Nambour is to become a major activity centre, providing goods and services to the hinterland and rural parts of the region. It is anticipated that the majority of these goods and services locate in this Precinct.

Infill development will be encouraged in this Precinct, provided that it does not compromise the existing character of the traditional buildings. Restaurants and outdoor eating facilities will be encouraged in the Town Centre. The provision of a four to six cinema complex will be encouraged, as part of the redevelopment of the Nambour Central Mall complex to enhance evening and night usage of Lowe Street. Any redevelopment of Centenary Square should provide a link to the train station.

Council recently completed the first stage of an urban improvement project which incorporated street tree planting, new paving along the footpaths of Currie Street and other design features. It is intended that further urban improvements works be completed in this Precinct to encourage local businesses to establish in this location and enhance the pedestrian atmosphere.

#### Preferred and Acceptable Uses

Preferred and acceptable uses are indicated in the Supplementary Table of Development Assessment (refer Vol 1).

In addition, some indoor recreation uses such as a theatre and a private art gallery may be appropriate.

#### Landscape and Built Form

It is intended that this Precinct be the major shopping and entertainment focus for Nambour. New buildings should be designed to complement the traditional architecture of Nambour, incorporating footpath awnings and interesting roof lines.

Buildings should be designed to enhance the existing built-form character and the following elements should be considered in relation to adjacent and nearby development:

- mass and proportion,
- building materials, patterns, colours and decorative elements,
- roof form and pitch,
- verandahs, eaves and parapets,
- landscaping.

New premises should incorporate extensive and attractive landscaping that complements the existing streetworks. Landscaping should use predominantly native species in accordance with Council's Code for Landscaping Design.

New buildings and refurbishment of existing buildings should address the street by incorporating features such as active street fronts, clearly defined "front door" entries and awnings and other elements of Queensland vernacular architecture. Buildings should avoid having large areas of flat blank wall and should use elements such as balconies, verandahs, stepped forms and textured materials to create visual interest and 'soften' the impact to the street.

#### 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>
600 to 699 <sup>2</sup>	1.0	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 to 1799	1.7	85
1800 to 1899	1.8	82
1900 to 1999	1.9	78
2000 +	2.0	75

<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 building height

- 6 storeys (but not more than 25 metres)

#### (2) Nambour Centre Frame (Precinct Class = Town Centre Frame)

This Precinct surrounds Nambour's Town Centre Core. The intent for this Precinct is to provide a range of commercial, business and service activities at a scale and intensity less than the scale and intensity of activities in the core. Uses such as business and professional offices, fast food establishments and service trades requiring proximity to the Town Centre should be located in this Precinct.

Uses that threaten the consolidation of the Town Centre Core Precinct as a major activity centre (ie. large scale commercial development) will not be supported.

There is also a mix of housing in this Precinct. Some reuse of detached dwellings is encouraged provided it does not adversely impact on surrounding residential uses.

**Preferred and Acceptable Uses**

Preferred and acceptable uses are indicated in the Supplementary Table of Development Assessment (refer Vol 1).

**Landscape and Built Form**

Premises should be designed to enhance the existing built-form character and the following elements should be considered in relation to adjacent and nearby development:

- mass and proportion
- building materials, patterns, colours and decorative elements
- roof form and pitch
- verandahs, eaves and parapets
- landscaping.

New premises should incorporate extensive and attractive landscaping that complement the existing streetworks. Landscaping should use native species and be in accordance with Council’s Code for Landscaping Design.

New buildings should address the street by incorporating features such as active street fronts, clearly defined “front door” entries and awnings and other elements of Queensland vernacular architecture. Buildings should avoid having large areas of flat blank wall and should use elements such as balconies, verandahs, stepped forms and textured materials to create visual interest and ‘soften’ the impact to the street.

**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	0.8	200

<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)

**(3) Nambour Village Residential  
(Precinct Class = Mixed Housing)**

**Intent**

The areas comprising this Precinct were originally developed in the late 19th and early 20th centuries. Parts of the Precinct display an appealing and distinctive heritage character that contributes to the identity of the Precinct and Nambour as a whole. Their character is dominated by the existence of numerous pre-1945 detached houses of an historic architectural character - including some of heritage significance - generally set in large gardens together with fine examples of mature native and exotic trees. The majority of the residential lots are small but many of the dwellings have been built over two lots. While examples of visually incompatible infill residential and commercial development have occurred, the townscapes still exhibit a prevailing historic character, particularly in the area east of Collins Street and along Hocking Street.

It is intended that the existing predominant historic townscape character and buildings, fences and vegetation of significance be conserved. Additional redevelopment is envisaged due to the Precinct’s proximity to the centre of Nambour and the fact that some of the housing has little heritage value. Such development should preferably be directed to sites that do not contain buildings or vegetation of historic interest. Future development is intended to conserve pre-1945 buildings - and reuse them for alternative uses if appropriate - or incorporate new buildings which are compatible with the heritage values and townscape character of the locality.

Accordingly, Council’s Planning Scheme code for heritage conservation will apply to development 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 Mixed Housing Precinct Class, in particular, traditional detached houses in well landscaped grounds. Other forms of residential accommodation – such as courtyard, cottage or group houses or multiple dwelling units - are considered most appropriate on relatively flat land in locations close to parks, public transport facilities and shopping facilities.

The conversion of existing pre-1945 dwellings in reasonable condition for Accommodation buildings or Multiple dwelling units are encouraged in preference to their removal or demolition.

**Landscape and Built Form**

The existing townscapes, buildings and places of heritage significance should be conserved and their

conservation values retained and respected. New buildings should be small-scale and enhance the townscape character in their locality. Such development should also contribute to a high standard of residential amenity.

Where existing dwellings or non-residential premises are to be redeveloped, traditional housing should preferably replace them. Small-lot courtyard, villa or group houses may be appropriate in certain locations, however proposals in areas of historic townscape character should demonstrate compatibility with the prevailing character. A variety of design and development concepts should be explored in order to identify the most appropriate development for a particular site and its setting. Such concepts may include conversion of larger existing dwellings for multi-unit purposes, the clustering of compact forms of housing at the rear of lots, and sensitively designed infill buildings.

Development should conserve existing healthy mature vegetation and incorporate extensive and attractive landscaping. Both exotic and indigenous species may be used to ensure that new landscaping complements existing vegetation.

*Preferred Maximum Density for multi-unit residential premises*

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
0-15%	0.8	300
16-20%	0.8	300
21-25%	0.8	400

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

*Maximum building height (all premises):*

- 2 storeys (but no more than 8.5 metres)

**(4) Nambour Central Residential**  
(Precinct Class = Mixed Housing)

*Intent*

This Precinct comprises mainly hillside slopes north-west of the Nambour Town Centre where a wide variety of residential types and densities has been established. These range from traditional single-detached dwellings to semi-detached housing, apartment buildings, some town housing and other multi-residential premises. Several large Multiple dwelling unit premises exist which are inconsistent with the Precinct's predominant scale of development and some of these have been developed on steep land that is better suited to lower density housing.

Some parts of the Precinct are within walking distance to the services in the Nambour Town Centre but others are more remote. The majority of the Precinct comprises undulating or steeply sloping land and fewer flatter areas. Consequently, new medium density development will be constrained by slopes, the extent of existing development, and availability of convenient access to services.

The eastern and steepest portion of this Precinct contains mature, environmentally significant vegetation which provides an important backdrop to the adjacent residential area. A portion of this vegetation is preserved within Koala Park.

Future development should therefore comprise a range of dwelling types of low to medium densities. Medium density development should be located close to Centres, parks and public transport routes and on relatively flat land or gently sloping land. Very large 'tracts' of medium density residential development should be avoided as they conflict with the Precinct's overall townscape character. The conversion of existing pre-1945 dwellings in reasonable condition for Accommodation buildings or Multiple dwelling units is encouraged in preference to their removal or demolition.

Areas containing remnant vegetation should be conserved to maintain the visual amenity qualities of these areas and consolidate the areas of remnant vegetation located within Koala 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 Mixed Housing Precinct Class. In particular, traditional detached houses in well landscaped grounds are preferred on steeper land and in areas that do not have convenient access to Centre or public transport facilities. Other forms of residential accommodation – such as small lot, courtyard, cottage or group houses or multiple dwelling units - are considered more

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

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

SLOPE	0-15%		16-20%		21-25%	
	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>	Max. plot ratio
600 - 899 <sup>2</sup>	0.8	200	0.8	400	0.8	500
900 to 999	0.8	198	0.8	389	0.8	492
1000 to 1099	0.8	195	0.8	379	0.8	484
1100 to 1199	0.8	193	0.8	370	0.8	477
1200 to 1399	0.8	191	0.8	360	0.8	470
1400 to 1599	0.8	187	0.8	343	0.8	456
1600 to 1799	0.8	182	0.8	328	0.8	443
1800 to 1999	0.8	179	0.8	314	0.8	431
2000 to 2199	0.8	175	0.8	300	0.8	419
2200 to 2399	0.8	175	0.8	300	0.8	408
2400 to 2599	0.8	175	0.8	300	0.8	398
2600 to 2799	0.8	175	0.8	300	0.8	388
2800 to 2999	0.8	175	0.8	300	0.8	379
3000 to 3199	0.8	175	0.8	300	0.8	370
3200 to 3399	0.8	175	0.8	300	0.8	361
3400 to 3599	0.8	175	0.8	300	0.8	353
3600 to 3799	0.8	175	0.8	300	0.8	345
3800 to 3999	0.8	175	0.8	300	0.8	338
4000 +	0.8	175	0.8	300	0.8	330

<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>

appropriate on relatively flat land in locations close to parks, public transport facilities and shopping facilities.

#### Landscape and Built Form

New premises should be low-rise and contribute to a high standard of residential amenity. Where existing large lots are to be developed, small lot housing, semi-detached dwellings and small clusters of group houses are preferred to large groups of multiple dwelling units. Buildings should exhibit a residential character and respect the scale and amenity of adjacent existing development.

Premises should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. 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 premises.

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

- 2 storeys (but not more than 8.5 metres)

#### (5) Panorama/Petrie Road (Precinct Class = Neighbourhood Residential)

This Precinct comprises established 'strip development' adjacent to the ridgetop Panorama Drive and Kelks Hill Roads and the lower Petrie Creek Road, all on the eastern side of Nambour. The development consists of Detached houses of varying designs and ages on a variety of lot sizes. The Precinct also contains substantial stands of remnant and exotic mature trees that enhance its landscape character.

The dwellings adjacent to Panorama Road and Kelks Hill Road enjoy some very attractive views over Nambour and its surrounding countryside. The high areas are remote from day to day services. Some dwellings along Petrie Creek Road enjoy pleasant views over the Petrie Creek valley to distant hills. While the land along Petrie Creek Road is closer to services its amenity and potential for residential development is constrained by high traffic volumes. Consequently future development in the Precinct should be limited to single Detached houses on existing lots. The creation of new additional lots and destruction of mature vegetation on land adjacent to these roads is discouraged.

##### *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, in particular traditional and hillslope houses.

##### *Landscape and Built Form*

Any new premises should be of a low density and contribute to a high standard of residential amenity. New premises should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Spaces between buildings should also be generous to minimise the appearance of a 'ribbon' of housing along the road frontages. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain.

New planting should complement remnant vegetation to assist re-forestation of the ridges and hillsides and ameliorate the visual impact of urban development.

Existing mature vegetation habitats 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.

#### (6) Nambour Landscape Residential (Precinct Class = Hillslope Residential)

##### *Intent*

This Precinct comprises hillside land, with several steeply sloping areas, in the outer eastern and western suburbs of Nambour. Much of the Precinct supports extensive remnant vegetation and wildlife habitats. These vegetated slopes are of high conservation, habitat and amenity value and are major contributors to the character and identity of Nambour. They also contribute to the aesthetic qualities of distant views available from the Blackall Ranges east to Nambour and provide a dramatic contrast to the surrounding urban development.

The land's slope, vegetation cover and constraints with respect to infrastructure and community services make much of it unsuitable for urban development. Consequently future development in this Precinct should primarily conserve the habitat values and landscape character of its remnant bushland.

Some development of housing may be suitable in certain locations within the Precinct. However it shall be restricted to forms that do not compromise the landscape and environmental values of the Precinct. Such premises should be sensitively designed, low impact and very low density compared to conventional suburban housing form.

##### *Preferred and Acceptable Uses*

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

Other appropriate forms of residential use may be acceptable or preferred and will be assessed in response to the characteristics and location of specific sites subject to development proposals. Types of housing that may be considered include detached and semi-detached dwellings on a variety of lot sizes and clustered dwellings.

##### *Landscape and Built Form*

Development should be designed and located such that its visual and physical impact on the environment and landscape character of the Precinct is minimal. Development should not be located on steep slopes or areas of high conservation and amenity value. Development will be most favourably considered on sites where vegetation has previously been cleared, slopes are reasonable and access can be achieved without detrimental impact on the landscape character or the safety and amenity of the locality. Development should also be sited and designed to avoid erosion and extensive earthworks.

A range of alternative forms and patterns of built form may be considered. This range may include compact groupings of small lot housing and attached or detached dwellings on very large lots. Proposals should respond to the characteristics of individual sites and demonstrate their appropriateness.

Clearing of native vegetation should be minimised other than for previously approved sites for dwellings and ancillary buildings and necessary infrastructure.

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

#### *Preferred Maximum Density*

- The density of any new lot created in this Precinct shall be in accordance with the Code for Reconfiguring a Lot. However land in the Precinct should not be simply divided into the minimum lot area. Such lots may be appropriate in some parts of the Precinct but inappropriate in others.
- The minimum area per dwelling may be used as an average density that can be applied over a site to derive a maximum Dwelling Unit Factor for alternative forms of residential premises.
- Individual buildings should not exceed a plan envelope area of 300 square metres where the maximum dimension in any single direction is 30 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the Precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
  - degree of exposure to nearby streets and roads and adjacent premises
  - degree of visibility when viewed from further afield
  - opportunities afforded by areas which may be partially cleared or of lower conservation value
  - the need to avoid destruction of significant habitat vegetation.

#### **(7) Nambour Landscape Conservation** *(Precinct Class = Hillslope Residential)*

##### *Intent*

This Precinct comprises steep hillside land that supports extensive remnant bushland and other significant vegetation and wildlife habitats. The vegetated hilltops and slopes are prominent in the landscape and are of very high conservation, habitat and amenity value. They are fundamental to the landscape character and identity of Nambour and also contribute to the distant views available from the Blackall Ranges east to Nambour. The landscapes of this Precinct provide a dramatic contrast to surrounding areas of urban development.

It is intended that future development in this Precinct conserve and enhance the conservation, landscape and habitat values and character of the remnant bushland. Consequently development is to be limited to activities which are consistent with this objective.

Most of the land in this Precinct is not considered suitable for urban development due to its conservation and landscape value, topography and constraints with respect to provision of safe, convenient and economical urban services.

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Hillslope Residential Precinct Class, mainly detached houses on existing lots and where the landscape and environmental values of the area can be protected.

##### *Landscape and Built Form*

Any development should be located and designed such that it has minimal impact on the landscape. Development should be sited and designed to avoid destruction of significant vegetation and habitats, erosion and extensive earthworks. Lightweight structures that complement their dramatic bushland setting are envisaged. Clearing of native vegetation should be minimised other than for previously approved sites for dwellings and ancillary buildings, access and necessary infrastructure.

Existing significant vegetation habitats 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.

#### *Maximum Preferred Density*

- One dwelling per lot as existing on the commencement day.
- Buildings should not protrude above ridgelines in order to maintain the primacy of trees dominating the ridges and skyline.
- Individual buildings should not exceed a plan envelope area of 200 square metres where the maximum dimension in any single direction is 20 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the Precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
  - degree of exposure to nearby streets and roads and adjacent premises
  - degree of visibility when viewed from further afield
  - opportunities afforded by areas which may be partially cleared or of lower conservation value
  - the need to avoid destruction of mature habitat vegetation.

#### **(8) Nambour Hills Residential** *(Precinct Class = Neighbourhood Residential)*

##### *Intent*

This Precinct comprises hilly areas to the north-west of Nambour that have been developed for low-density housing together with a number of larger undeveloped lots. The latter have limited capacity for similar development. The elevated slopes and ridgetops offer attractive views either to Nambour or the surrounding countryside. The slopes vary from quite steep to relatively flat along the broad ridges. Established housing varies in age and style from localities developed several decades ago to recent construction. The majority of premises consist of single dwellings set in large lots with remnant bushland or more formal gardens.

The splendid views available from many parts of the Precinct may prompt some redevelopment of older modest dwellings for more substantial houses in the future. Any new premises in established areas should be compatible with the scale and siting of existing housing. Such development, and future infill development, should also be designed to be sensitive to the Precinct's terrain and conservation of significant vegetation and climate.

The pattern of streets, lots, open space and built form in proposed new residential development areas should conserve existing waterway corridor and mature vegetation and habitats of conservation value. Development should not occur on steep slopes.

An existing local convenience centre is located on the corner of the Nambour-Mapleton Road and Isabella Avenue. The centre comprises a convenience store, bottle shop, butcher and other convenience type uses. It is intended that the use of this site continue however further expansion is not considered appropriate.

There is potential for Lot 9 RP 865282, located on Glenbrook Drive, to be developed for local convenience shopping purposes at some time in the future. It is not envisaged that this site be developed for such purposes until it can be proven that such demand exists.

#### *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 are respected.

The following uses may be considered appropriate where located in the local convenience centre, situated on the corner of the Nambour-Mapleton Road and Isabella Avenue.

- Fast food store
- Medical Centre
- Shop

#### *Landscape and Built Form*

New development should be low density and contribute to a high standard of residential amenity. New development or redevelopment of existing dwellings should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. New planting should complement the remnant vegetation to contribute to re-forestation of the escarpment and ameliorate the visual impact of urban development.

Existing significant vegetation habitats 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.

## **(9) North West Nambour (Precinct Class = Neighbourhood Residential)**

### ***Intent***

This precinct comprises large land holdings that have previously been proposed for low-density residential use but not yet developed. The majority of the land has been cleared and few mature trees remain. The landform generally slopes to the north but includes minor ridges and drainage lines. The elevated slopes allow attractive views to the north and are suited to well-designed low-density housing. The residential capacity of the precinct is constrained by its distance from day to day urban services.

Future development should be predominantly low-density housing. This should be integrated with established residential areas to the south and east, and urban development areas to the north. Development shall be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres, community facilities and public parks.

### ***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 are respected.

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

New premises should be low density and contribute to a high standard of residential amenity. Development should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. New buildings should be sited and designed to create amenity for their residents and neighbours and enhance public streets and parks.

Development should be responsive to the terrain, available views and climate. Attractive tree-lined streets as well as prominent and accessible public parks should be created. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and softening the visual impact of urban development.

Existing significant vegetation habitats 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.

## **(10) Whalleys Creek (Precinct Class = Neighbourhood Residential)**

### ***Intent***

This precinct extends to the west of Nambour between Windsor and Perwillowen Roads. The majority of the land slopes gently to Whalleys Creek in the centre of the precinct and is suitable for conventional residential development. Some land adjacent to Perwillowen Road is very steep and unsuitable for urban development. Mature trees exist along the creek and in stands elsewhere. A linear 'wedge' of housing has established in the eastern apex of the precinct. A group of detached dwellings and medium density housing has also been developed further to the west adjacent to Windsor Road.

Future development areas should be integrated with the established housing areas. Its pattern of streets, lots, open space and built form should conserve existing waterway vegetation along Whalleys Creek and significant vegetation and habitats of conservation value. Such development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks. Small-lot and medium density housing should be located on gentle slopes close to (ie within 200 to 400m of) public transport routes, parks and shopping facilities.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way. An Australia Post is one of the largest industrial uses in this precinct

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

The majority of the precinct should be used for low-density Traditional and Hillslope houses and especially on steeper slopes and in areas that do not have convenient access to Centre facilities. Other forms of residential accommodation such as small lot houses or Multiple dwelling units - may be appropriate on flatter sites close to (ie. within 200 to 400m of) public transport routes, parks and shopping facilities.

In addition, adequate provision should be made for local shopping and community facilities. A Local Centre should be developed in a location conveniently accessible to housing in the precinct and neighbouring areas. The scale, location and design of any Centre should be determined having regard to the availability of a suitable site, accessibility and the size of the likely catchment population.

Accordingly, 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 are respected.

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:

- Display home
- Dual occupancy
- Fast food store (in a Local Centre)
- Medical centre (in a Local Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local Centre).

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

Infill development in established residential areas should be compatible with the scale and character of existing premises in the locality. New development should be responsive to its terrain, available views and climate. It should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

Attractive tree-lined streets as well as attractive public parks should be created. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development.

Existing significant vegetation habitats 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.

### **(11) Coes Creek (Precinct Class = Neighbourhood Residential)**

#### ***Intent***

This precinct comprises the south-western area of Nambour and the hamlet of Coes Creek. It contains established housing as well as rural land, some of which is intended for future residential development. The pattern and character of established areas have been influenced by the precinct's terrain. This is quite fragmented and varies from some steep slopes to flats and wetlands associated with Coes Creek and Petrie Creek. Consequently existing streets are a mix of modified grids and curvilinear patterns with numerous culs-de-sacs.

Extensive vegetation exists along the main waterways and several other drainage lines and stands of significant trees remain. These contribute to the landscape character and amenity of both the immediate precinct and views from the eastern parts of Nambour. However, the majority of land in the established residential areas and the proposed new residential areas has been cleared. Some large scale filling of low-lying land has occurred to the detriment of former drainage and vegetation patterns. Established housing dates from several decades in age to contemporary. Any infill development should be compatible with the scale and siting of existing housing in the locality but ensure that mature vegetation is retained.

New residential development areas should be integrated with the established housing areas. Its pattern of streets, lots, open space and built form should conserve existing waterway corridor and other significant vegetation and habitats of conservation value. Such development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks. Small-lot and medium density housing may be suitably located on gentle slopes close to (ie. within 200 to 400m of) public transport facilities and larger useable parks.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way.

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

The majority of the precinct should be used for low-density Traditional and Hillslope houses and especially on steeper slopes and in areas that do not have convenient access to Centre facilities. Other forms of residential accommodation such as small lot houses or Multiple dwelling units - may be appropriate on flatter sites close to parks and shopping facilities.

In addition, adequate provision should be made for local shopping and community facilities. A Local Centre should be developed in a location conveniently accessible to housing in the precinct and neighbouring areas. The scale, location and design of any Centre should be determined having regard to the availability of a suitable site, accessibility and the size of the likely catchment population.

Accordingly, 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 are respected.

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:

- Display home
- Dual occupancy
- Fast food store (in a Local Centre)
- Medical centre (in a Local Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local Centre).

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

Infill development in established residential areas should be compatible with the scale and character of existing premises in the locality. New development should be responsive to its terrain, available views and climate. It should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

Attractive tree-lined streets as well as attractive public parks should be created. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development.

Existing significant vegetation habitats 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.

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

- 2 storeys (but not more than 8.5 metres where the land slopes generally not more than 15%, or 10 metres on steeper land)

### ***(12) Burnside West (Precinct Class = Neighbourhood Residential)***

#### ***Intent***

This Precinct comprises undulating and hilly rural land. It is to remain in rural use until it is required to accommodate any long-term expansion of Nambour for housing or other appropriate urban uses. The potential of the precinct for urban development is constrained by its topography, areas of significant vegetation and waterways of high habitat and landscape amenity value. Land in the precinct should not be further developed until required for urban use and necessary infrastructure is available. Significant vegetation, creeks and wetlands and habitats should be protected from loss or disturbance that would prejudice their sustainability.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way.

#### ***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 (when infrastructure services are available).

Until such time as the land is required and available for urban development, its continued rural use is intended.

### ***(13) Petrie Creek (Precinct Class = Neighbourhood Residential)***

#### ***Intent***

This precinct comprises gently sloping rural land adjacent to one of the main connections between Nambour and Bli Bli and Maroochydore. Its terrain, landscape character and proximity to the Nambour Town Centre make it suitable for long-term expansion of Nambour for housing or other appropriate urban uses. The precinct is to remain in rural use until such time as it may be required to accommodate any long-term demand for urban development. Land in the precinct should not be further developed until the precinct is required and available for urban use. Significant vegetation, creeks, wetlands and habitats should be protected from loss or disturbance that would prejudice their sustainability.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way.

***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 (when infrastructure services are available).

Until such time as the land is required and available for urban development, its continued rural use is intended.

**(14) Panorama Scarp  
(Precinct Class = Hillslope Residential)**

***Intent***

This precinct comprises mostly steeply sloping rural land adjacent to Petrie Road and overlooking the Petrie Creek valley. Substantial areas of dense vegetation of high amenity and habitat value exist. The vegetation is an important contributor to the amenity of this eastern approach to Nambour and part of the town's essential character.

The precinct is to remain in rural use until required to accommodate any long-term demand for housing or other appropriate urban uses. However its potential for urban uses is substantially constrained by its topography and vegetation of high habitat and landscape amenity value. Conventional residential development would be inappropriate due to the likely impacts on these features. Land in the precinct should not be further developed until the land is required and available for urban use. Significant vegetation, waterways, wetlands and habitats should be protected from loss or disturbance that would prejudice their sustainability.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way.

***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) in the Hillslope Residential precinct class (when infrastructure services are available), and predominantly Hillslope housing or other innovative housing forms that can conserve the precinct's significant landscape and environmental values.

Until such time as the land is required and available for urban development, its continued rural use is intended.

**(15) Tuckers Creek  
(Precinct Class = Hillslope Residential)**

***Intent***

This linear precinct is situated at the northern boundary of Nambour, between elevated residential areas, Cilento Park to the south and the Ferntree Creek National Park to the north. It comprises undulating and steep land fragmented by several well-defined creeks. The ridges and especially the creeks support corridors of significant vegetation. These are of high amenity value and also provide 'green links' between the hilltop conservation parks and other large stands of vegetation to the north.

Existing development is confined to a strip of housing along Image Flat Road at the western end of the precinct and several houses on large properties. The precinct has relatively poor access, is distant from day to day urban services and adjoins the National Park. Consequently future development should be limited to low density residential development which conserves the vegetated waterway corridors and ridgelines and other groups of mature trees and important habitat areas, and consolidates the existing parkland through the incorporation of suitable buffering measures.

***Preferred and Acceptable Uses***

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

***Landscape and Built Form***

New development should be designed to conserve the environmental and landscape values of areas in and adjoining the precinct. It should be responsive to its terrain, available views and climate. It should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. The character of future development should be informal and complement the natural landscape.

Attractive tree-lined streets as well as fine public parks should be created. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development.

Existing significant vegetation habitats 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.

#### (16) Blaxland Road (Educational Establishment) (Precinct Class = Special Purpose)

##### *Intent*

This Precinct is situated in the western suburbs of Nambour Town Centre fronting Blaxland and Windsor Roads. The Precinct comprises the Burnside State High and State Primary Schools, the Nambour Special School and the Nambour campus of the Cooloolah Sunshine Institute of TAFE. The Precinct is intended to continue to be used for educational facilities.

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class, in this case schools, college and university facilities. Other complementary and/or compatible Special uses may also be acceptable in this Precinct subject to appropriate siting and design.

#### (17) Windsor Road (Precinct Class = Business and Industry)

##### *Intent*

This Precinct is located on Windsor Road and eastwards across Perwillowen Road to Petrie Creek, bordering the North Coast Railway Line. Residential areas are situated to the north and south of the Precinct.

There are a number of vacant sites within the Precinct with most of the developed sites centred around the Windsor Road/Perwillowen Road intersection.

Uses in this Precinct with other uses covering service trades, storage and distribution activities, are located in the vicinity of this intersection.

The Precinct's significant attributes are:

- its close proximity to the Nambour Town Centre,
- the availability of small to medium size industrial sites, and
- flat land (although some is constrained by drainage and flooding).

This Precinct is intended to accommodate:

- industrial uses which have sub-regional, district and local markets covering the urban and rural hinterland of the Sunshine Coast,

- small to medium size service trades outlets and domestic services outlets, including hire outlets, servicing both business and households,
- small to medium size storage and distribution outlets,
- business and commercial equipment repairs and services outlets (covering computers, office machines, communications equipment, office furniture and fittings, shop fittings),
- small scale manufacturing establishments,
- small to medium scale tourism industry service providers covering linen cleaning and hire services, catering equipment hire and repair services, printing and publishing services, general cleaning, maintenance, repairs and landscape services, and
- local convenience services including convenience store and snack bar facilities.

Petrie Creek passes beside the Precinct. Any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the creek, and its environmental values.

##### *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:

- Fast-food store (in a Local (convenience) Centre)
- Shop (in a Local (convenience) Centre)
- Special uses (in the form of depots, sub-stations and the like)

##### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby Petrie Creek.

A well vegetated open space corridor along the creek is desired to assist in stormwater management and enhance the visual amenity of the locality.

#### (18) Moreton Mill (Precinct Class = Core Industry)

##### *Intent*

This Precinct is located to the immediate west of the Nambour Town Centre and straddles the North Coast railway line. To the east of the railway line the Precinct is centred upon the Moreton Sugar Mill in Bury Street and Mill Lane. To the west of the railway line the Precinct is centred upon Price Street.

There is limited land for further new development within this Precinct with most opportunities being in the re-development and re-use of existing industrial sites, especially in Price Street.

The Moreton Sugar Mill dominates the eastern part of the Precinct, whilst a range of service trades and automotive trades and services dominate activities in Price Street.

The Precinct's significant attributes are:

- the established sugar mill infrastructure,
- its close proximity to the Nambour Town Centre,
- the proximity of the railway line,
- flat to undulating land, and
- a range of industrial lot sizes.

This Precinct is intended to accommodate:

- industrial uses which have regional and sub-regional markets covering the Sunshine Coast Region and hinterland,
- major sugar industry plant and ancillary industrial activities, including transport operations,
- specialist service trades and automotive services and repairs, and
- business and commercial equipment services and repairs outlets (covering computers, office machines, communications equipment, office furniture and fittings, shop fittings).

Petrie Creek passes beside the Precinct. Any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the creek, and its environmental values.

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Core Industry Precinct Class, and particularly uses related to the sugar industry.

##### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and landscaping given its proximity to the Town Centre.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby Petrie Creek.

A well vegetated open space corridor along the creek is desired to assist in stormwater management and enhance the visual amenity of the locality.

#### (19) Nambour South (Precinct Class = Neighbourhood Residential)

##### *Intent*

This hillside Precinct is situated towards the southern outskirts of Nambour and comprises a mix of established low-density residential development and large land parcels in rural use that are intended for residential use. The land in the Precinct slopes westward down from the Nambour Connection Road to the North Coast railway. The higher eastern parts are quite steep and several tree-lined creeks and stands of significant vegetation exist. The vegetation is of considerable amenity value and contributes to the character of Nambour when viewed from the west and north. The Precinct enjoys very appealing views to the west over Coes Creek and to the ranges beyond.

Most residential development is relatively recent but numerous opportunities exist for both small and large-scale infill developments. Any development of new premises on remaining lots in the established areas should be compatible with the scale and siting of existing housing. Such development, and development proposed in future residential areas, should also be designed to be more sensitive to the natural landform, conservation of mature vegetation and climate.

The pattern of streets, lots, open space and built form in new residential areas (or extensions of the established areas) is to be integrated with established residential areas. Existing creeks and significant vegetation and habitats of conservation value should be conserved. Development should not occur on steep slopes.

##### *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, in particular Traditional and Hillslope houses. Some courtyard, or cottage houses may be considered acceptable on relatively flat land in locations close to parks and/or any public transport facilities.

#### *Landscape and Built Form*

New premises should be generally be low density and contribute to a high standard of residential amenity. They should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. Development in future residential areas should ensure that the pattern of streets, lots, open space and built form conserves existing creeks and mature vegetation and habitats of conservation value. Such development should also be designed to facilitate pedestrian and cyclist movement where reasonably possible (given prevailing topography) and particularly access to public transport, community facilities and public parks.

New street trees and landscaping should complement the remnant vegetation. It should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the western side of Nambour.

Existing significant vegetation habitats shall 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
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing

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

#### **(20) McKenzie Road** *(Precinct Class = Neighbourhood Residential)*

##### *Intent*

This hilly Precinct is situated at the southern outskirts of Nambour, at the town's interface with the Woombye urban area. The Precinct comprises a mix of low-density housing and several land parcels which are either vacant or in rural use. The Nambour Christian College presently occupies a large site in the northern part of the Precinct.

The landform in the Precinct is fragmented with most established housing being located in 'strip developments' adjacent to ridgetop roads. Pockets of mature vegetation remain and the good views are available to the west over Coes Creek and to the ranges

beyond. The residential potential of the Precinct is constrained by limited opportunities for new development, exposure to busy roads and inconvenient access to day to day services.

Future development is intended to be limited to low density housing. This should be developed in a manner that conserves existing creeks and mature vegetation and habitats of conservation value. Development should not occur on steep slopes.

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

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

#### *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, in particular traditional and Hillslope houses.

#### *Landscape and Built Form*

New premises should be low density and contribute to a high standard of residential amenity. Premises should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. New street trees and landscaping should complement the remnant vegetation. It should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the western side of Nambour.

#### **(21) Nambour Hospital** *(Precinct Class =Special Purpose)*

##### *Intent*

This Precinct is centred on the Nambour Hospital.

In addition to the uses indicated in the Supplementary Table of Development Assessment for this precinct (refer Vol 1), the preferred land uses within this Precinct are medical facilities, such as hospitals, medical complexes and medical facilities, as well as accommodation facilities such as aged persons accommodation, community care centres, hostels, multi-unit buildings, motels and

townhouse development, particularly which serve demand generated by medial uses in the area. Carparks and places of worship are also envisaged as acceptable development.

An appropriate range of commercial uses such as restaurants, shops and take-away food premises may be considered when it is demonstrated that they are ancillary to and compatible with the preferred uses on the site and will provide a service to the medical and residential uses in the area.

Given the nature of development primarily intended for the Precinct, particular consideration should be given, in the design of buildings, to access by people with physical disabilities. High levels of such accessibility are intended to be provided.

Direct and safe pedestrian links to the hospital is intended to be provided from any supporting facilities (eg. car parks) established on surrounding sites.

#### *Landscape and Built Form*

The design of residential buildings in the immediate vicinity of the hospital should provide for acceptable levels of on-site amenity by, for example, having habitable rooms above ground floor level or set well back from major street frontages. In such situations, ground floor/street frontage uses should be established which provide appropriate commercial services and facilities.

New development in this Precinct should enhance the area's townscape and streetscape character. The Precinct should progressively become an area with attractive buildings and landscaping along all frontages to the major streets - Hospital Road and Blackall Terrace.

New buildings in the immediate vicinity of the hospital should create active frontages incorporating shops, cafes and inviting entries to medical and ancillary accommodation.

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

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
0-15%	0.5	300
16-20%	0.4	400
21-25%	0.3	500

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

#### (22) Nambour Showgrounds (Precinct Class = Special Purpose)

##### *Intent*

This Precinct is situated north of the Nambour Town Centre fronting Coronation Avenue (which is part of the main road through the town) and the Nambour-Bli Bli Road. The Precinct comprises the Nambour Showgrounds, the Nambour State High and State Primary Schools and a range of sporting facilities. These uses are intended to continue. Should the Nambour Bowls Club relocate of the site be redeveloped, Council may investigate the opportunity to use the site to accommodate other community orientated facilities.

Petrie Creek passes through the Precinct. Any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the creek, and its environmental values.

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class, in this case the following:

- showgrounds
- other outdoor and indoor recreation
- schools.

Other uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed.

##### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and landscaping especially along Coronation Avenue and the Nambour-Bli Bli Road.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby Petrie Creek.

A well vegetated open space corridor along the creek is desired to assist in stormwater management and enhance the visual amenity of the locality.

#### (23) Rigby Street (Precinct Class = Business and Industry)

##### *Intent*

This is a relatively small Precinct situated either side of Rigby Street on the western side of Coronation Avenue (forming part of the Nambour Connection Road). The Precinct has little land remaining to be developed and accommodates a range of small to medium scale industrial uses including automotive sales, servicing and repair establishments, service trades outlets, some small manufacturing firms, transport storage and distribution outlets and some retail showrooms fronting Coronation Avenue.

The Precinct is surrounded by residential areas and is crossed by the North Coast railway line.

The Precinct's significant attributes are:

- small to medium size sites for new developments and re-development/re-use of existing premises,
- flat to undulating land,
- access to the major through road of Nambour, the Coronation Avenue/Nambour Connection Road, and
- close proximity to the Nambour Town Centre for a wide range of support services.

It is intended that this Precinct accommodate:

- industrial uses having sub-regional, district and local markets covering the urban and rural hinterland of the Sunshine Coast,
- a range of small to medium size automotive sales, servicing and repairs establishments,
- a range of small to medium size service trades outlets and domestic services outlets, including hire outlets servicing both businesses and households,
- small to medium size manufacturing establishments,
- small to medium size storage and distribution outlets,
- business and commercial equipment repairs and services outlets (covering computers, office machines, communications equipment, office furniture and fittings, shop fittings),
- showrooms displaying and selling both industrial products and household products with the preferred location of such outlets being Coronation Avenue and the Nambour Connection Road, and
- local convenience services including the facilities of a service station, convenience store and snack bar.

##### *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:

- Fast-food store (in a Local (convenience) Centre)
- Shop (in a Local (convenience) Centre)
- Showroom (on land fronting Coronation Avenue)
- Special uses (in the form of depots, sub-stations and the like).

##### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

New development in the Precinct should also achieve high standards of siting, design and landscaping especially along Coronation Avenue.

#### (24) Nambour Northern Gateway (Precinct Class = Business and Industry)

##### *Intent*

This is a relatively small Precinct situated either side of Nambour Connection Road at the northern outskirts of Nambour, including some land fronting the Nambour-Bli Bli Road. The Precinct has little land remaining to be developed and accommodates a range of small to medium scale industrial uses including automotive sales, servicing and repair establishments, service trades outlets, and some retail showrooms fronting the Nambour Connection Road. The Precinct also includes a Council works depot and a cemetery.

The Precinct adjoins residential areas to the north, south and west.

The Precinct's significant attributes are:

- small to medium size sites for new developments and re-development/re-use of existing premises,
- flat to undulating land,
- access to the Nambour Connection and Nambour-Bli Bli Roads, and
- close proximity to the Nambour Town Centre for a wide range of support services.

It is intended that this Precinct accommodate:

- industrial uses having sub-regional, district and local markets covering the urban and rural hinterland of the Sunshine Coast,
- a range of small to medium size automotive sales, servicing and repairs establishments,

- a range of small to medium size service trades outlets and domestic services outlets, including hire outlets servicing both businesses and households,
- small to medium size storage and distribution outlets,
- business and commercial equipment repairs and services outlets (covering computers, office machines, communications equipment, office furniture and fittings, shop fittings),
- showrooms displaying and selling both industrial products and household products with the preferred location of such outlets being the Nambour Connection Road, and
- local convenience services including the facilities of a service station, convenience store and snack bar.

#### *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:

- Adult product shops
- Fast-food store (in a Local (convenience) Centre)
- Indoor recreation
- Shop (in a Local (convenience) Centre)
- Showroom (on land fronting the Nambour Connection Road)
- Special uses.

#### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

New development in the Precinct should also achieve high standards of siting, design and landscaping especially along the Nambour Connection and Nambour-Bli Bli Roads.

#### **(25) Ferntree Creek National Park** *(Precinct Class = Special Purpose)*

##### *Intent*

This Precinct comprises the Ferntree Creek National Park and the Nambour Golf Club. It is intended that land in this Precinct continue to be managed to protect the natural environmental values of the Ferntree Creek National Park.

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class, in this case a National Park.

#### **(26) Nambour North Quarry** *(Precinct Class = Special Purpose)*

##### *Intent*

This Precinct comprises the established Parklands Quarry. It is intended that land in this Precinct continue to be used for quarrying purposes, in accordance with all relevant approvals, until the resource is depleted.

##### *Preferred and Acceptable Uses*

Extractive industry is the preferred use within this Precinct where the use is carried out in a way which is environmentally responsible and in accordance with all relevant approvals.

#### **(27) Parklands** *(Precinct Class = Neighbourhood Residential)*

##### *Intent*

This Precinct comprises the relatively hilly areas to the north-west of Nambour that have been developed for low-density housing together with a number of larger undeveloped lots. Some of the areas of low density housing overlook the Nambour Golf Course and the Ferntree National Park. Established housing varies in age and style from localities developed several decades ago to recent construction. The majority of premises consist of single dwellings set in large lots with remnant bushland or more formal gardens.

There are also light industry premises fronting the Nambour Connection Road. These include tractor sales and car paint supplies. Any future ribbon development will not be encouraged along the Nambour Connection Road in this Precinct.

Any new premises developed in established areas should be compatible with the scale and siting of existing housing. Such development, and future infill development, should also be designed to be sensitive to the Precinct's terrain, conservation of mature vegetation and climate.

The pattern of streets, lots, open space and built form in proposed new residential development areas should conserve existing waterways and significant vegetation and habitats of conservation value.

### ***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 are respected.

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

New premises should be low density and contribute to a high standard of residential amenity. Development of new dwellings or redevelopment of existing dwellings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. New planting should complement the remnant vegetation to contribute to re-forestation of the escarpment and reduce the visual impact of urban development.

Existing significant vegetation habitats 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.

### **(28) Image Flat (Precinct Class = Master Planned Community)**

#### ***Intent***

This precinct comprises large rural properties that offer the potential to create a compact new community in a most attractive setting in the north-west corner of Nambour. The landform is undulating with few steep slopes and numerous mature trees along creek lines and within the paddocks. The precinct is adjacent to existing strip residential development along Image Flat Road.

The precinct should be developed as an integrated planned residential community that demonstrates environmentally responsible design, in accordance with a Local Area Master Plan or other comprehensive Plan of Development approved by Council. The future patterns of streets, lots, open space and built form should conserve existing waterways and significant vegetation and habitats of conservation value. Future development should also

be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks.

A variety of housing types and appropriate supporting services should be provided. The locations of different forms of accommodation should be influenced by considerations of terrain and accessibility to public transport, Local Centre facilities and public open space.

### ***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 predominant form of residential development should comprise detached housing. However development should provide a mix of dwelling types and densities. These may include small-lot and multi-unit residential accommodation.

Development within the precinct should achieve an overall minimum gross density of 12 dwellings per hectare and maximum of 15 dwellings per hectare. The majority of the area of any site proposed for forms of residential development other than traditional detached dwellings should be located within convenient walking distance - 250 metres - of a Centre as well as public parks of over 4000 square metres in area and public transport facilities.

Adequate provision should be made for local shopping and community facilities. A Local Centre should be developed in a location conveniently accessible to housing in the precinct and neighbouring areas. The scale, location and design of any Centre should be determined through appropriate detailed local area planning, although a convenience level centre is envisaged.

Accordingly, 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:

- Detached houses (Traditional, Cottage, Courtyard and Group)
- Display home
- Dual occupancy
- Fast food store (in a Local (convenience) Centre)
- Home-based business
- Medical centre (in a Local (convenience) Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local (convenience) Centre).

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

Future development should be designed to contribute to environmental sustainability. Housing development should be arranged to encourage pedestrian trips and also be responsive to the locality's terrain, available views and climate. Development should be sited and designed to avoid loss of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

Attractive tree-lined streets as well as fine public parks should be created in new residential developments. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development. Filling of natural drainage areas should be minimised.

Existing significant vegetation habitats 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.

### 3.3 Planning Area No. 3 Sippy Downs

#### 3.3.1 Location and Role

The Sippy Downs Planning Area comprises the site of the University of the Sunshine Coast, lands designated as “Major Activity Centre” and “Urban” by the Strategic Plan, and adjoining lands along the Shire boundary.

Under the South East Queensland Regional Plan 2005-2026, the Sippy Downs Town Centre is identified as a Major Activity Centre. As a Major Activity Centre Sippy Downs Town Centre is subordinate to Maroochydore which is identified in the South East Queensland Regional Plan 2005-2026 as the Principal Activity Centre on the Sunshine Coast.

This Planning Area is intended to provide for the ongoing development of the University of the Sunshine Coast, in conjunction with a new Town Centre for the surrounding residential communities. It is also intended to recognise and provide for the protection of the significant environmental values of the Mooloolah River National Park.

#### 3.3.2 Vision Statement

(1) The University of the Sunshine Coast was created on a 100 hectare greenfield site, near the intersection of the Sunshine Coast’s two major road systems, the Bruce Highway and the Sunshine Motorway. The establishment of the University of the Sunshine Coast is an important milestone in the growth and development of the region, and has become the primary development focus of the Planning Area.

(2) The vision for the Sippy Downs Planning Area is that there is:

*... a discrete, significant, vibrant and ecologically sustainable township at Sippy Downs, focusing on and enhancing the University of the Sunshine Coast and resulting in a richer and more diverse quality of life for the Sippy Downs community and the Sunshine Coast.*

(3) In keeping with this vision, the following is intended.

##### (a) Sunshine Coast Context

##### (i) Sippy Downs Complementing the Maroochydore Principal Activity Centre

The Sippy Downs Town Centre is to function as a Major Activity Centre which:

- services the needs of the Sippy Downs Township and also services the residents and employees in nearby areas south of Sippy Downs, south of Buderim and west of Mooloolaba and that part of the Kawana Estates development in the Planning Scheme area; and

- is subordinate to the function of Maroochydore as the Principal Activity Centre under the South East Queensland Regional Plan 2005-2026; and
- does not have an adverse impact on the function of the Major Activity Centre’s at Kawana Waters and at Nambour, and the identified Major Development Area in Nambour Central.

The University of the Sunshine Coast will provide the focus for education, research and specialist cultural activities on the Sunshine Coast, complementing and supporting Maroochydore’s role as a Principal Activity Centre by stimulating a range of related economic opportunities and activities.

Provision will be made for a range of specialist industrial and employment opportunities, in locations on the university campus, within walking distance of the Town Centre and the university campus, as well as in dwelling units as home-based businesses.

The knowledge-based sector will be targeted (complementing the more traditional and tourist-based economy centred around Maroochydore), working with the university adding technical, intellectual and market value to local products and services, and thereby providing employment for local residents, opportunities for the university and economic linkages to the Principal Activity Centre and the broader Sunshine Coast Region.

Opportunities will also be available in specified locations for retail and cultural activities, drawing on the particular requirements of the anticipated day population of the University of the Sunshine Coast and the daily needs of the anticipated population of the Sippy Downs Township.

##### (ii) Intra-regional Connections

The locational advantages of the Sippy Downs Town Centre (being at the junction of the Bruce Highway and the Sunshine Motorway) will be maximised through the rationalisation of interchanges with the Bruce Highway and Sunshine Motorway. Further access to the Sunshine Motorway will be provided by a new interchange connecting Claymore Road, Dixon Road and Sippy Downs Drive as indicated by the Future Links designation on the Road Hierarchy Map (Map 2.2, Volume 2 refers).

A network of higher order roads and streets will provide good circulation through the Planning Area and allow for a flexible and efficient distribution of buses and increased pedestrian and cycling usage.

(b) Sippy Downs Township

(i) A University Town

This Planning Area may ultimately comprise a number of discrete, but connected communities, each containing a diversity of housing types, a range of business, retail and employment facilities, schools, parks, social and cultural facilities, all within easy walking distance.

The Sippy Downs Township will comprise a Town Centre Core Precinct and a Town Centre Frame Precinct and will be characterised by a strong relationship with the University of the Sunshine Coast.

In addition to the Town Centre Precincts (1 & 2), the Sippy Downs Township will comprise:

- Precinct 3 – University and Other Education (Special Purpose);
- Precinct 4 – Stringybark Road East (Master Planned Community);
- Precinct 5 – Stringybark Road West (Master Planned Community);
- Precinct 6 – Chancellor Park North (Neighbourhood Residential);
- Precinct 7 – Chancellor Park Local Centre (Local Centre); and
- Precinct 8 – Chancellor Park South (Master Planned Community).

The Town Centre Core Precinct will provide the main retail, commercial, cultural, entertainment, and civic uses for the Sippy Downs Township. Adjoining the Town Centre Core Precinct will be a Town Centre Frame Precinct which comprises a number of sub-Precincts that collectively support the Town Centre Core Precinct. These sub-Precincts include the following:

- Sippy Downs West Neighbourhood sub-Precinct – This sub-Precinct will provide most of the residential population within the Sippy Downs Town Centre and will be developed almost exclusively for residential purposes;
- Chancellor Park West sub-Precinct – This sub-Precinct will include a local neighbourhood centre, that provides a support role to the Town Centre Core Precinct by providing for day-to-day shopping and personal services needs of Chancellor Park residents and nearby employees only; and
- Sippy Downs Business and Technology sub-Precinct, – This sub-Precinct will provide a ‘knowledge-based’ employment precinct, which has a strong nexus with the University of the

Sunshine Coast and provides opportunities to incubate and grow businesses.

Connectivity within the Sippy Downs Town Centre will be provided by an appropriately developed street network, providing safe access for pedestrians and cyclists, as well as the efficient movement of vehicles and, in particular, public transport.

In order to maximise the potential of the Sippy Downs Town Centre, the level of interactions with and benefit from the University of the Sunshine Coast and viability of the transportation strategy, the Sippy Downs Township would best be characterised by:

- a wide range, and relatively ‘fine-grain’ mix, of uses with an emphasis on uses complementary to, and synergistic with, the university and serving the residents and employees of the catchment area;
- street focussed development that results in the creation of a traditional Town Centre rather than a ‘shopping centre’ type development;
- relatively high densities of development (particularly residential development) and a wide range of residential types (including the provision of student accommodation);
- high levels of accessibility for pedestrians, cyclists and public transport, and less reliance on private cars;
- high levels of amenity in the public realm and in respect of individual developments;
- physical development which evokes the landscape character of the Sunshine Coast;
- vitality and evidence of enterprise and a rich social/cultural setting; and
- a relatively high degree of self-containment with respect to retail, commercial, other forms of business and employment and community services.

(ii) Efficient Transport Choices

The communities will be served by well designed, interconnected movement networks, increasing connections between local streets and higher order roads in order to improve access to and movement of, in particular, public transport, pedestrians and cyclists.

The resulting network of streets, paths and cycleways is to be safe and interesting, allowing alternative routes and encouraging pedestrian and cycle use by the creation of more intimate, attractive spaces defined by buildings, trees and lighting and avoiding walled roads, thereby allowing constant

passive surveillance and discouraging high-speed traffic.

It is desirable that a public transportation terminus serving residents and students, and providing efficient connections to other Sunshine Coast communities (in particular, the Principal Activity Centre at Maroochydore), be located close to the Sippy Downs Town Centre Core Precinct and preferably on the campus of the University of the Sunshine Coast.

This transport terminus will be supported by a mix of higher density residential and commercial uses within walking distance of the terminus and will increase the efficiency of public transportation.

(iii) An Ecologically Sustainable Network of Habitats

The Sippy Downs Township is to be framed by a network of interlinked, ecologically and culturally significant habitats so as to protect local biodiversity.

This network of habitats, extending across the Planning Area, includes:

- the Mooloolah River National Park (recognised in the Conservation Strategy - Maroochy Shire Vegetation Management Plan as Core Area 1);
- the Mooloolah River and creek systems; and
- areas of remnant rainforest and open forest (some of which are recognised in the Conservation Strategy – Maroochy Shire Vegetation Management Plan as Mosaic 2 Buderim Rainforest Remnants and Mosaic 3 Buderim South - Eudlo/Ilkley).

This network of habitats will be supplemented by conserving locally significant existing remnant vegetation and by rehabilitation and revegetation, thereby increasing the extent and biodiversity of the existing habitat. Development is also to provide for the retention, rehabilitation and maintenance of a considerably wide riparian buffer area throughout all Precincts that Mountain Creek traverses.

In select places within the broad Mooloolah River floodplain, regional recreational uses may be provided, but in such a manner as to preserve the ecological integrity of the surrounding habitats.

(c) **University of the Sunshine Coast**

- (i) The University of the Sunshine Coast is expected to make a major contribution to economic growth on the Sunshine Coast. This growth will occur through:
  - the recognition of the university as the dominant focus of tertiary education on the Sunshine Coast;

- the fostering of the dynamic, expanding knowledge based sectors of the economy by encouraging appropriate forms of business and employment associated with the university activities and research programs; and
- the rapid growth of the university student population and staff, and encompassing a range of complementary retail and commerce, business and employment opportunities.

(ii) The University of the Sunshine Coast has actively promoted itself as a community-based university. This is to be achieved by:

- physically integrating the university with the community through the arrangement of land uses, by maximising transport and access connectivity and through a building and landscape program which encourages the development of a local identity and sense of place;
- establishing strong economic and cultural linkages with the community including the provision of on-campus building and research opportunities, the establishment of a strong telecommunication network, with administrative and academic support systems, and the delivery of community relevant educational, cultural, recreational and sporting programs, with all sectoral groups within the community; and
- facilitating a wide range of quality services, both on campus and within the community, sufficient to attract a high number of students and a high calibre of academic staff.

**3.3.3 Key Character Elements**

(1) **Intent**

Detailed structure plans are intended to assist in determining the appropriateness of proposed land uses and road standards for development.

(2) **District Overview**

(a) **Preferred Dominant Land Uses**

In the Sippy Downs District Structure Plan (Figure 3-3.3.3 {a}), the following preferred dominant land uses have been determined.

(i) Urban

The areas shown as “Urban” are the Sippy Downs Township, the Crosby Hill Road urban area and that part of the Kawana Estates land in the Planning Scheme area.

These are areas considered suitable for residential development of varying densities but provide for in specified locations limited retail, commercial, community service and limited compatible industrial activities that

are required to serve the day-to-day needs of the local community.

Where land within the urban area has significant environmental values, sensitive development options are required to adequately incorporate this land into the urban fabric with minimal impact on the significant environmental values. This may include the reservation of such land for conservation purposes. Development within the 'urban area' should also provide for adequate buffers and separation distances to productive agricultural uses, major roads and uses which may have adverse impacts on amenity.

Development within the urban area is intended to be of a form and character which embraces the concept of an urban village, that is, the development of complete and integrated community containing housing, shops, employment, schools, parks and civic facilities.

The focus of the community is to be the Sippy Downs Town Centre Core Precinct, an easily identifiable central place, which contains retail, commercial, community facilities and civic spaces. An essential ingredient in the design of transit oriented development is the development of public transport options and the central location of a public transport terminus.

In order to maximise the economic viability and vitality of the Town Centre Core Precinct and the public transport terminus and to minimise the use of private vehicles:

- the community must be provided with a high quality interconnected access network which provides a choice of pedestrian friendly streets and focuses on the Town Centre Core Precinct; and
- there is a need to encourage higher densities of development throughout the Sippy Downs Town Centre with an increase in intensity in land use towards the Town Centre Core Precinct.

#### (ii) Rural

While it is intended that rural uses and the retention of valued habitat be the dominant activities, a range of other uses suited to establishing in rural areas may be favourably considered. These uses may include, but are not limited to, rural industries, tourist and accommodation facilities appropriate to a rural area, and limited animal husbandry.

#### (iii) Conservation

Areas requiring environmental protection are shown as "Conservation" both in the Sippy Downs Township Structure Plan and on the Strategic Plan Map. Development approvals will be restricted to legitimate environmental management activities.

#### (iv) Ecological Links

Ecological links have been identified based on corridors which contain significant environmental or scenic values and which are worthy of protection.

These ecological links are to be retained and rehabilitated in a natural state as wildlife habitat to provide for the movement and dispersal of native animal and plant species and to protect the visual amenity.

#### (b) Transport Network

##### (i) Road Network

The road network for the Sippy Downs Township is shown on Figure 3-3.3.3 (b). This Figure shows the Principal Streets that must be provided in the locations shown and Local Access Streets that must be provided generally in the locations shown. An essential component of this inter-connected road network is a new east-west connector street, 'A' Street, that will run roughly parallel to and north of, Sippy Downs Drive.

Other significant features of the proposed road network include:

- The establishment of a number of new connections into the University of the Sunshine Coast, to accommodate peak traffic flows to and from the university.
- A network of Principal and Local Access Streets serving the Sippy Downs Town Centre and proposed public transport routes and stops.
- The retention of the existing interchange with the Sunshine Motorway at the western end of Sippy Downs Drive.
- A new Sunshine Motorway interchange connecting Claymore Road, Dixon Road and Sippy Downs Drive.
- The connection of Dixon Road to Stringybark Road and Stringybark to Crosby Hill Road.
- A new Sunshine Motorway overpass connecting Sippy Downs Drive to Power Road.

##### (ii) Road Hierarchy

The road network (other than the Bruce Highway and the Sunshine Motorway) is to comprise a network of Principal and Local Access Streets as shown on Figure 3-3.3.3 (b) and (c).

A feature of the proposed road layout through the Sippy Downs Town Centre is the location of the Principal Streets and the Local Access Streets one block in from current property boundaries (approximately 30 metres), to allow each lot to develop independently if desired, yet ensure streets are aligned across adjoining lots.

A sequence of open spaces is provided serving recreational and environmental functions. These are located in strategic positions, including areas where vegetation should be retained.

(iii) Road Character

Principal Streets, and Local Access Streets particularly through the Sippy Downs Town Centre, need to develop the character of a vibrant sub-tropical Town Centre. This means that:

- off-street car parking should be hidden and not dominate the streetscape by being located behind buildings and not between buildings and the street frontages; and
- vegetation planting on verges and in the median strip's must be provided.

This should be enhanced by appropriate building form and structure, street furniture and paving.

(iv) Public Transport

The street layout of the Sippy Downs Town Centre provides for a number of direct routes for buses from north, south, east and westerly directions to and within the Sippy Downs Town Centre. A public transport terminus and bus layby is proposed in the campus of the University of the Sunshine Coast, by upgrading the existing bus stop. All buses travelling through the Sippy Downs Township should stop at the public transport terminus.

Major public transport interchanges at the Sunshine Motorway are not needed. Sippy Downs will have access by bus to the proposed Caloundra-Maroochydore rail extension, with potential direct connections to the Mooloolaba and Parrearra rail stations.

(v) Pedestrian and Cyclist Facilities

A network of safe and convenient cycle and pedestrian paths is to be provided to minimise private car usage within the Planning Area. The pathways should directly link major community focal points such as the Sippy Downs Town Centre, local neighbourhood centre and local convenience centres, the University of the Sunshine Coast and schools. Further connections are to be provided to appropriate locations outside the Planning Area.

The cycle and pedestrian paths are to utilise local streets and open spaces, as appropriate, and be enhanced by appropriate street lighting, vegetation, furniture and facilities. Pedestrian and cyclist facilities are to be designed to take into account the needs of people with disabilities.

**3.3.4 Statements of Desired Precinct Character**

The locations of the Precincts are shown on Planning Area Map No 3-3. Figure 3-3.3.3 (b) and Figure 3-3.3.3 (c) show a further break down of these Precincts in the form of a Township Structure Plan and a Town Centre Precinct Plan.

**(1) Sippy Downs Central**  
*(Precinct Class = Town Centre Core)*

*Intent*

This precinct is intended to become the commercial and community centre for the Sippy Downs Township and also serve residents and employees in nearby areas south of Buderim.

The Town Centre Core Precinct is to develop the form, characteristics and qualities evident in the main streets of traditional townships. The central main street for the Sippy Downs Town Centre is to be formed around the intersection of 'A' Street and Stringybark Road. This main street is characterised by the incremental growth of a wide range of integrated uses and building types and an attractive and 'user-friendly' pattern of public and semi-public spaces of high amenity and accessibility. The arrangement and type of land uses, pedestrian spaces and scale of development evident in Hastings Street, Noosa is a more appropriate model than the large scale free-standing developments surrounded by car parking areas that typify many contemporary district and regional shopping centres. The latter are the antithesis of the intent of the Sippy Downs Town Centre.

This Precinct should contain a range of private and public sector uses which allow for the Sippy Downs community to be relatively self-contained with respect to services. The scale and range of uses in the Town Centre Core Precinct are to ensure that the Sippy Downs Town Centre functions as a Major Activity Centre, which is subordinate to Maroochydore as the Principal Activity Centre and the focus of retail, commercial and government services and facilities for the region.

The Sippy Downs Town Centre Core Precinct is to contain people-intensive uses needed to service the Sippy Downs Township and contribute towards activity in the Town Centre. These include both job-intensive and customer-intensive uses and preferably those uses which have extended hours of operation, to ensure that the Town Centre Core Precinct remains an active and safe place beyond traditional trading hours. Major retail facilities and a wide range of smaller shops, as well as local markets, together with government and commercial offices, key civic and community facilities (e.g. town park, community health centre, public library, etc.) and appropriate university uses are to be situated in this Precinct. Cultural and entertainment uses, child-

care, tourist accommodation, restaurants and cafes, taverns and motel are also appropriate.

The Principal Streets within the Town Centre Core Precinct are those parts of 'A' Street, Sippy Downs Drive and Stringybark Road located within the Town Centre Core Precinct. The Principal Streets are to be the focus of the Town Centre Core Precinct in that they are flanked by the retail, civic and community uses.

The University Park is to be located adjacent to the Town Centre Core Precinct south of Sippy Downs Drive, on the eastern corner of the entrance road to the University of the Sunshine Coast. The University Park is to provide a visual and physical link between the Town Centre Core Precinct and the University of the Sunshine Coast.

Stringybark Road is to be the main pedestrian axis that connects the University of the Sunshine Coast with the Town Centre Core Precinct. Development along Stringybark Road is to provide a continuous active frontage at the ground storey with at least two levels of residential or non-residential uses above the ground floor.

Development is to comprise mixed use developments other than along Local Access Streets where development may be entirely residential in use. Mixed use developments should mix uses vertically with medium and high density residential uses being accommodated above compatible non-residential uses but may be mixed horizontally only where a continuous active frontage can be maintained at ground level. Significant development for residential uses is to be provided to support the functions of the Town Centre Core Precinct and to contribute towards the creation of an active and lively Town Centre Core Precinct.

The total gross lettable area of all existing and approved retail premises in the Sippy Downs Town Centre Core Precinct is not to exceed 25,000m<sup>2</sup> gross floor area.

Development within the Sippy Downs Town Centre Core Precinct is to ensure that:

- the siting and design of large floor plate retail uses, associated car parking areas and structured car parking and servicing areas contributes to the achievement of a Main Street Town Centre retail environment;
- large floor plate retail uses are located to provide key anchor points and maximise pedestrian movement to and from the University of the Sunshine Coast;
- pedestrian permeability is maximised by the achievement of pedestrian through block linkages in addition to the street-based pedestrian network;
- public open spaces are provided including a Town Square and Mini Plazas;

- a community facility is provided at a location which has strong connections with other public open spaces; and
- active building frontages with retail premises, cafes, outdoor dining, personal service and other high pedestrian generating uses at street level.

#### *Preferred and Acceptable Uses*

The preferred uses within this Precinct are those referred to in the Supplementary Table of Development Assessment (Refer Vol 1).

The preferred built form is mixed use development including multi-storey buildings where uses are mixed vertically such as apartments above shops and offices. Uses may only be mixed horizontally such as housing behind or next to commercial uses, where a continuous active frontage is to be maintained at ground level. Large scale commercial uses such as a supermarket or a discount department store will be required as the Sippy Downs Town Centre develops and will only be located in specific locations within the Town Centre Core Precinct. Transitional or temporary uses that are land consumptive, are not people intensive and do not provide for active frontages are not preferred in this Precinct.

#### *Access and Movement Network*

Important elements of the desired access and movement network include:

- Streets and traffic: Sippy Downs Drive, Stringybark Road and the new 'A' Street are the Principal Streets in the Precinct and are fixed in their location. Additional Local Access Streets are to be created at approximately 70 metre to 100 metre intervals to link Sippy Downs Drive and Stringybark Road to adjoining Precincts in the locations identified on Figure 3-3.3.3(c). Slightly larger spacings of streets may be required to integrate large scale commercial uses 'sleeved' with other street facing uses.
- Public transport: The design of the Principal Streets throughout the Town Centre Core Precinct should provide for bus stops at regular intervals and taxi ranks in suitable locations. A public transport terminus is to be located on the campus of the University of the Sunshine Coast.
- Pedestrians and cyclists: The design of streets and adjacent development should foster safe and convenient pedestrian and cyclist access throughout the Town Centre Core Precinct.
- Car parking: Development should provide for car parking within the development and in all adjoining streets. Development may also provide for public or shared car parking stations which can serve a variety of nearby uses at the rear of buildings. Development

is not to locate car parking areas between buildings and street frontages. Areas of open paved car park areas are to be generously planted with shade trees and landscaped to minimise environmental and visual impacts.

#### *Landscape and Built Form*

Significant elements of the desired landscape and built form include:

- **Streets:** Sippy Downs Drive, Stringybark Road and 'A' Street should become attractive tree-lined streets with high quality lighting, planting and street furniture. Other new streets should also incorporate avenue tree-planting on their verges.
- **Public and semi-public spaces:** The University Park is to be provided at the entrance to the University of the Sunshine Coast, east of the university entrance road and south of Sippy Downs Drive. It is intended to be the principal open space for the Town Centre Core Precinct. A large paved pedestrian plaza shaded by a large structure is proposed to act as a focal point for the park, contribute to the character of the Sippy Downs Town Centre and to provide a welcoming framed view of the University of the Sunshine Coast from Stringybark Road. The University Park is intended to include bushland, existing trees, gardens and outdoor performance facilities.

A Town Square is to be incorporated on the south-west corner of the intersection of Stringybark Road and 'A' Street. It is to be fronted by active retail and commercial developments at street level with multi-storey residential uses above.

A number of landscaped Mini Plazas are to be located throughout the Town Centre Core Precinct created through articulated building form. These small public urban spaces are to be located along footpaths to provide opportunities for social interaction and refuge within the urban environment.

- **Siting and setbacks:** Sippy Downs Drive and Stringybark Road and 'A' Street should be defined by continuous building frontages punctuated by Local Access Streets, arcades and access ways to internal car parking areas where necessary. Frontages are to incorporate appropriately designed wide verandahs, colonnades or awnings.

Buildings are to be located along or very close to frontages to streets and public and semi-public spaces. A variety of small landscaped spaces are to be provided between adjacent developments to facilitate access to prevailing breezes and contribute to the sub-tropical character of the Sippy Downs Town Centre. Large car parking areas are to have access to street frontages, but are to be located at the rear of buildings, not along the street frontages.

- **On-site landscaping and site coverage:** Wherever reasonably practicable, examples of healthy existing trees are to be retained and incorporated in the design of new development. Landscaping is to generally involve low maintenance groundcovers rather than areas of lawn. New planting is to enhance the sub-tropical image and character desired for the Sippy Downs Town Centre and is to include mature, dense shade trees.

A site's ecological value needs to be ascertained prior to site development and site clearing. Some ecologically significant species, including rare, vulnerable or endangered flora and fauna, and aesthetically significant stands of habitat remain. The retention of such areas may be successfully incorporated within the designated landscaping or within the public open spaces proposed for this precinct.

- **Building form:** Buildings are to demonstrate a practical and appealing response to the Sippy Downs Township's subtropical environment and are to evoke the character of the Sunshine Coast, drawing on the architecture established by buildings within the campus of the University of the Sunshine Coast. The building form is to be a perimeter form of development, as opposed to a tower form of development with the mass of the building spread horizontally with greater site cover rather than vertically.

The built form is to adopt a general principle of an articulated 4 storey wall of buildings with taller 5 and 6 storey elements in strategic locations such as corners, along Principal Streets and at terminating vistas to help emphasise corners as gateways, entries and landmark locations. Buildings are to contribute to varied and interesting streetscapes and demonstrate energy efficiency through appropriate orientation and use of natural light and ventilation. Buildings are also to be designed to communicate their purpose and to achieve a comfortable pedestrian scale and quality in the public realm.

#### *Preferred Minimum Density*

The preferred minimum density provisions for the Town Centre Core Precinct are identified in Volume 4 of this Planning Scheme in Code 7.3, Code for Development in the Sippy Downs Town Centre.

#### **(2) Sippy Downs Mixed Use (Precinct Class = Town Centre Frame)**

##### *Intent*

The Sippy Downs Town Centre Frame Precinct is intended to be developed for a wide range of uses including university related uses, limited retail premises and residential uses that support the Town Centre Core Precinct and the University of the Sunshine Coast.

This Precinct is to be developed for uses that are located within three sub-Precincts including: the Sippy Downs West Neighbourhood sub-Precinct, the Chancellor Park West sub-Precinct and the Sippy Downs Business and Technology sub-Precinct.

Developments with the same land uses are to be of a similar built form and are to be located to face each other across streets, in order to create an appropriate streetscape character.

Developments with different land uses are to have a common rear boundary so that the uses back on to each other, or are to be located around street corners, where Principal and Local Access Streets intersect.

Development of premises which adjoin premises used for or intended to be used for residential uses, are to be sited and designed to protect the visual and general amenity of the adjoining residential premises.

Existing industries which are incompatible with the desired future character of this Precinct should gradually be replaced by more intensive and appropriate uses.

#### *Preferred and Acceptable Uses*

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

In order to ensure uses are appropriately located within this Precinct, a number of sub-Precincts have been identified.

#### *Sippy Downs Business and Technology sub-Precinct*

The Sippy Downs Business and Technology sub-Precinct allows for a range of commercial uses and residential uses as a spill over area from the Town Centre Core Precinct. This sub-Precinct is envisioned to include research facilities, certain types of laboratories, research and technology based industries, offices and consulting rooms, studios, media production facilities, education related uses and tourist and conference accommodation. This sub-Precinct and its uses should have a strong nexus with the University of the Sunshine Coast and provide opportunities to incubate and grow businesses as a result of university activities and enterprises.

A wide range of housing types including the provision of student accommodation and medium-density residential development should also be encouraged throughout the sub-Precinct. Housing should be located along Local Access Streets and as part of mixed use developments. Mixed use developments incorporating residential and non-residential uses either vertically such as apartments above offices or horizontally such as housing behind or next to commercial uses are encouraged. Home based businesses are also encouraged.

A smaller node of activity with a Main Street function is to be located fronting the southern side of the Town

Plaza. This Main Street should be a highly pedestrian oriented space including cafes, some limited retail premises and more intensive commercial uses to create an attractive and social space for business and social networking. The Main Street will terminate with the Town Plaza, which should provide a range and mix of landscaped spaces to allow for passive recreation as well as opportunities for outdoor dining.

#### *Sippy Downs West Neighbourhood sub-Precinct*

The Sippy Downs West Neighbourhood sub-Precinct is to provide most of the residential population within the Sippy Downs Town Centre, generally in the form of long term accommodation such as apartments.

This sub-precinct is to develop into a residential area around a large central park. The retail needs for this area are to be served by the Town Centre Core Precinct and the Neighbourhood Centre in the Chancellor Park West sub-Precinct. Medium density residential development is encouraged throughout the sub-Precinct in preference to low rise detached houses which are not appropriate in this sub-Precinct. Commercial uses are not considered appropriate in this sub-Precinct.

#### *Chancellor Park West sub-Precinct*

The Chancellor Park West sub-Precinct provides for a local neighbourhood centre that supports the Town Centre Core Precinct and comprises a variety of uses including showrooms, supermarket, service industry, bulky goods adjacent to the Sunshine Motorway, medical, small offices, indoor entertainment such as indoor sports facilities and residential uses. Residential uses above and near these facilities should be incorporated along Principal Streets and be designed to avoid unreasonable amenity conflicts.

Buildings should reflect the support role of sub-Precinct. Some mixed use development on the ground level along Chancellor Village Boulevard is acceptable however the building form should be residential in nature.

A central open space corridor which defines a drainage path is to assist in providing amenity and setting for the residential development.

#### *Access and Movement Network*

Important elements of the desired access and movement network include:

- Streets and traffic: Sippy Downs Drive and 'A' Street are Principal Streets within the Town Centre Frame Precinct and are fixed in their location. These streets provide access to the Town Centre Core Precinct and the broader Sunshine Coast area through connections to the Sunshine Motorway and Claymore Road interchanges. Additional Local Access Streets are to be created at approximately 70 metre intervals to link to Sippy Downs Drive and Stringybark Road

and to adjoining sub-Precincts. The pattern and design of streets should discourage heavy vehicles in any predominantly residential streets.

No direct access is to be provided to the Sunshine Motorway or the Bruce Highway.

- Public transport: Bus stops are to be provided at regular intervals along the Principal Streets and where required along other Local Access Streets.
- Pedestrians and cyclists: The design of streets and adjacent development is to foster safe and convenient pedestrian and cyclist access throughout the Town Centre Frame Precinct.
- Car parking: Car parking is to be provided in all public streets and in development sites as the Council may require. Provision of car parking stations integrated with development which can serve a variety of nearby uses is to be encouraged. Large areas of open paved car park are to be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts. Parking is to be placed behind buildings rather than between buildings and street frontages.

#### *Landscape and Built Form*

Significant elements of the desired landscape and built form include:

- Streets: Sippy Downs Drive and 'A' Street are to be the most significant public streets in the Town Centre Frame Precinct and are to be landscaped accordingly. They are to be attractive tree-lined streets with high quality lighting, planting, pedestrian footpaths and street furniture. Additional new Local Access Streets are to be designed to incorporate high quality lighting and landscaped verges and medians (where desirable) and on-street car parking to provide flexibility for both business and residential uses.
- Public and semi-public spaces: Public open space is to be provided within each sub-Precinct in the form of parks, urban plazas or mini plazas to serve the nearby employees and residents. Parks are located in both the Sippy Downs West Neighbourhood sub-Precinct and the Sippy Downs Business and Technology sub-Precinct. These parks are to contain a combination of treed and open areas providing opportunities for both passive and active recreation. All parks are to allow for both pedestrian and cycle access and circulation. A number of urban plazas should be located throughout the sub-Precinct. Created through articulated building form, these are to provide opportunities for a variety of landscaped areas for passive recreation and gathering as well as opportunities for social interaction, refuges from the urban environment and outdoor dining.

- Siting and setbacks: Sippy Downs Drive and 'A' Street are to be defined by relatively continuous building frontages punctuated by Local Access Streets, arcades and access ways for internal car parking areas where necessary. Buildings are to be located along, or very close to, frontages to streets and public and semi-public spaces. A variety of small landscaped spaces may be provided between adjacent developments to facilitate access to prevailing breezes and contribute to the sub-tropical character of the Township. Large car parking areas are to have access to street frontages, but are to be located at the rear of buildings, not along the street frontages.

- On-site landscaping and site coverage: Wherever reasonably practicable, examples of healthy existing trees are to be retained and incorporated in the design of new development. Additional or supplementary planting is to be provided to enhance the subtropical image and character desired for the Sippy Downs Town Centre. A landscaped buffer strip is to be provided along the boundary to the Sunshine Motorway to assist in visual attenuation and stormwater conveyance.

- Building form: Buildings are to demonstrate a practical and appealing response to the Sippy Downs Township's subtropical environment and are to evoke the character of the Sunshine Coast, drawing on the architecture established by buildings within the University of the Sunshine Coast. The building form is to be a perimeter form of development, as opposed to a tower form of development, with the mass of the building spread horizontally with greater site cover rather than vertically.

The built form is to adopt a general principle of an articulated wall of buildings with taller elements in strategic locations such as corners, along Principal Streets and at terminating vistas to help emphasise corners as gateways, entries and landmark locations. Buildings are to contribute to varied and interesting streetscapes and demonstrate energy efficiency through appropriate orientation and use of natural light and ventilation. Buildings are also to be designed to communicate their purpose and to achieve a comfortable pedestrian scale and quality in the public realm.

#### *Preferred Minimum Density*

The preferred minimum density provisions for this Precinct are identified in Volume 4 of this Planning Scheme in Code 7.3, Code for Development in the Sippy Downs Town Centre.

(3) **University and Other Education**  
(*Precinct Class = Special Purpose*)

*Intent*

This Precinct is intended to be a focus of university and education facilities and services on the Sunshine Coast. It should also be a significant focus of cultural and similar facilities which are likely to be extensively used by the University of the Sunshine Coast and the community. The Precinct should develop in the manner of an ‘urban village’ with a distinctive image and character. However, it should also be integrated with respect to uses, streets, paths, open spaces and built form with development in adjoining precincts.

University of the Sunshine Coast academic and administration uses are intended to predominate together with ancillary university uses such as recreation facilities and student housing. Other uses which would serve both students and staff, as well as the wider community, should also be encouraged in appropriate locations. These include cultural and entertainment facilities, research facilities, consulting rooms, offices, a medical centre and child-care facilities, small-scale specialist shops such as computer supplies and technology shop, cafes and a tavern. Additional uses which may be appropriate in certain locations include convention and visitor accommodation, and medium-density housing. Business-related uses should be encouraged along the Sippy Downs frontage, particularly east of Stringybark Road. They should be developed to be a catalyst for business development in the Business and Technology sub-Precinct.

The University Park is intended to be the principal open space and landscape resource for the Sippy Downs Township as well as the University of the Sunshine Coast. It is intended to accommodate a wide range of university-related passive and active recreation and leisure facilities in a predominantly open but diverse landscape. Such uses are expected to include university gardens, sports facilities, park and play areas and areas to be landscaped or planted for research and educational purposes.

The University Park and the majority of its facilities are intended to be used by the local and regional communities, as well as the University of the Sunshine Coast.

The University Park is also required to fulfil a critical role in the retention and treatment of stormwater from the University of the Sunshine Coast and some adjacent land and, through appropriate revegetation, landscaping and design, to retain and enhance its status as a fauna habitat. This will involve the creation of a lake or series of lakes.

This Precinct also includes the State Primary School and Siena Catholic College to the West of the University of the Sunshine Coast.

*Movement Network*

Important elements of the desired access and movement network include:

- Streets and traffic: Claymore Road should be designed to ensure that adverse ecological impacts on the Mooloolah River National Park are minimised. Strategies to be incorporated include:
  - the facilitation of fauna movement between the University of the Sunshine Coast and the adjacent Mooloolah River National Park through appropriately designed fauna underpasses and fauna fencing;
  - appropriate stormwater management techniques which ensure water quantity entering the National Park is maintained at current levels and that water quality is maintained or improved.

The street system should be designed to discourage regional through traffic and inappropriate behaviour by drivers whilst maintaining a high degree of accessibility between Precincts and within the University of the Sunshine Coast.

- Public transport: The main bus stop in the Sippy Downs Town Centre will be an upgraded terminus at the present University of the Sunshine Coast bus stop location. Buses will mainly access the terminus via the University of the Sunshine Coast circular drive, but will also use the proposed street connection south to Chancellor Park.
- Pedestrians and cyclists: Pedestrian movement should have priority over vehicular traffic in the Precinct. The design of streets and adjacent development should foster safe and convenient pedestrian and cyclist access throughout the Precinct.
- Car parking: Open street level car parking areas should be phased out and replaced by well-designed multi-level car parking stations (and parking below buildings where practicable) as the University of the Sunshine Coast matures. Car parking facilities should be shared between the University of the Sunshine Coast and other town centre uses wherever possible. Large open paved car parking areas should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

*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 the University of the Sunshine Coast, schools and other complementary uses.

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

- Accommodation building
- Car park
- Child care centre
- Multiple dwelling units
- Outdoor recreation

#### *Landscape and Built Form*

Significant elements of the desired landscape and built form include:

- **Streets:** Streets should be created in a manner consistent with Figure 7.3.3 (Road/Street Designations) of Code 7.3, Code for Development in the Sippy Downs Town Centre. The main boulevards should incorporate well-lit wide footpaths and facilities for cyclists, as well as high quality lighting, street furniture and planting.
- **Public and semi-public spaces:** A major axial colonnade should be created to link the Town Centre and the University of the Sunshine Coast. This colonnade should start from Stringybark Road, at its intersection with Sippy Downs Drive, follow the curvilinear entrance street to the University of the Sunshine Coast and extend into the heart of the University of the Sunshine Coast. The open space contained within the circular drive should predominantly be retained as open space to serve the whole town, along with the new University Park.

A linear series of landscaped squares should form an axial focus for the University of the Sunshine Coast. The squares should establish a transition from a formal urban environment appropriate to the University of the Sunshine Coast's interface with the Town Centre to the informal landscaped environment of the University Park to the south-east. A range of additional informal squares, courtyards and arcades should also be created to provide a variety of comfortable and attractive outdoor spaces.

- **Siting and setbacks:** Significant buildings should be located such that they define and enclose the principal open space axis of the University of the Sunshine Coast. As the University of the Sunshine Coast matures additional buildings should be developed along the frontages to the peripheral boulevard which forms the interface between the University of the Sunshine Coast's Core and Frame Precincts to create a significant 'sense of address' for the boulevard and the University of the Sunshine Coast. Infill buildings should link those defining the central open space axis to the peripheral development where appropriate.

Buildings should form relatively continuous frontages to the central open space and the peripheral boulevard being punctuated only by small scale pedestrian links and local streets except at the northern end of the axis where larger landscaped open spaces may

be appropriate. Some variations to reflect different functions and enhance interest and identity are desired.

At the University Park, buildings should generally be grouped in small clusters and designed as pavilions in a parkland setting. Buildings should avoid sensitive wetland areas, and particular attention should be given to facilitating safe pedestrian access and screening service areas from valued views.

On the Primary School site, future development of buildings should be located relatively close to Scholars Way to assist access and casual surveillance and reinforce the image of the locality as an annex to the adjacent Chancellor Park Local Centre. On the Catholic College site buildings along Sippy Downs Drive should address the street particularly buildings which are part of the wider community, for example a church.

- **On-site landscaping and site coverage:** Sites intended for development should incorporate a high proportion of landscaped open space. A variety of landscaped spaces should be developed. Wherever reasonable, healthy existing vegetation, including trees, shrubs and groundcovers should be retained and incorporated into the design of new development. Supplementary plantings should include a high proportion of indigenous species. Preference should be given to low maintenance groundcovers over areas of lawn.
- **Building height:**
  - Buildings abutting the central open space axis should be limited to two storeys (but not more than 12 metres).
  - Buildings on sites adjacent to Chancellor Park should be limited to four storeys (but not more than 15 metres) in height.
  - School buildings should be no higher than 3 storeys (but not more than 12 metres).
  - Otherwise buildings within the Precinct may be up to 6 storeys (but not more than 25 metres) provided they are consistent with the desired character of the University of the Sunshine Coast and do not impair the amenity of landscaped open spaces or adjacent development.
- **Building form:** Buildings should demonstrate an intelligent and appealing response to the University of the Sunshine Coast's sub-tropical environment. They should also be designed to communicate their purpose and achieve a comfortable pedestrian scale. Buildings on sites adjacent to Chancellor Park should display a residential character and scale, while clusters or groups of buildings arranged to define courtyards and open spaces are preferred on the school sites.

- **Water Management:** The undergrounding of stormwater should be minimised by using permeable paving grassed swales and natural flow paths to retention lakes and bio-filtration ponds. Pondered stormwater should be used when practical to irrigate planted areas. Water treatment and nutrient stripping functions are to be incorporated into the design of the University of the Sunshine Coast lakes.

#### (4) Stringybark Road East (*Precinct Class = Master Planned Community*)

##### *Intent*

Mountain Creek runs west to east through this precinct through an extensively forested corridor. Urban development should be concentrated on lands to the south of the creek, with little, if any urban residential development occurring north of the creek.

In the area to the north of the creek, the established Matthew Flinders Anglican College and Ballinger Park Sports Complex are intended to remain and expand as appropriate. Both these facilities are set within a well forested landscape setting which is intended to be protected.

To the south of the creek, land in this precinct is intended to develop as a compact 'urban village' which takes advantage of its proximity to the town centre and university. The precinct should contain high quality residential development in accordance with a Local Area Structure Plan or other comprehensive Plan of Development approved by Council. A range of compatible business could also be established in this area. The precinct should be developed in accordance with transit-orientated development principles to establish a robust and legible urban environment which is integrated with development of lands in surrounding precincts.

Any new development should provide for the protection of remnant native forest areas, and the maintenance and/or enhancement of the existing diversity of vegetation types, especially in the area adjoining, and in areas north of, Mountain Creek.

Any new development should provide for the protection of the environmental values of Mountain Creek. This is intended to involve preservation of the quality of water in and entering the creek, preservation of the creek banks from any erosion or other disturbance, and maintenance of a sustainable vegetation/open space corridor along the creek.

Uses in the area south of the creek should comprise a range of dwelling types and densities, business uses and local centre facilities meeting the day-to-day convenience shopping needs of residents. This local (convenience) centre is intended to establish and mature with a focus to a new connecting street passing through the precinct

to link Crosby Hill Road with Dixon Road as shown on Figure 3-3.3.3(c). Business uses that are compatible with housing could also be located within the local centre. These may include research facilities, certain types of service and light manufacturing activities, offices, studios, tourist and conference accommodation provided they are not at a scale which would compete with the University incubator and the Business and Technology sub-precinct in Sippy Downs Town Centre.

Within the local centre, mixed use developments incorporating residential and non-residential uses are encouraged. Medium-density housing, in the form of apartments, terrace houses, retirement villages and unit developments, should be encouraged adjacent to the centre within 400 metres (a five minute walk) where there is high accessibility to commercial and community facilities and public transport routes, but development should be designed to avoid unreasonable amenity conflicts.

Development should incorporate a suitable buffer to the electricity substation determined by relevant industry standards. Generally a landscaped buffer of 50m is considered acceptable.

Large scale uses such as retirement villages and primary schools should be in locations that provide safe and direct pedestrian routes to local centres.

Important elements of the desired access and movement network include:

- **Streets and traffic:** Access should be achieved primarily from Stringybark Road and Dixon Road and a new street connecting these roads. The pattern and design of streets should discourage heavy vehicles and through traffic in predominantly residential streets.
- **Public transport:** Bus access should be provided for services using Stringybark Road, Dixon Road and the proposed new connecting street.
- **Pedestrians:** The design of streets and adjacent development should foster safe and convenient pedestrian access throughout the precinct.
- **Car parking:** Car parking should be provided in all public streets and in development sites as Council may require. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

##### *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:

- Detached houses
- Display home
- Dual occupancy
- Fast food store (in a Local (convenience) Centre)
- Home-based business
- Medical centre (in a Local (convenience) Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local (convenience) Centre)

#### Landscape and Built Form

Significant elements of the desired landscape and built form include:

- Streets: New local streets should be designed to incorporate high quality lighting and landscaped verges and medians (where desirable) and on-street car parking.
- Public and semi-public spaces: The design of the local centre should incorporate a small public or semi-public outdoor area for the benefit of visitors and employees. This should be a focus of the centre. After hours use should be encouraged by the appropriate location of a cafe and other suitable stores around the space. A number of small landscaped parks should be provided in the Precinct to serve residents and nearby employees.
- Siting and setbacks: Buildings should be located close to frontages to streets and public and semi-public spaces: A variety of small landscaped spaces may be provided between developments to facilitate access to prevailing breezes and contribute to the sub-tropical character of the Precinct.
- On-site landscaping: Wherever reasonably practicable, examples of healthy existing trees should be retained and incorporated in the design of new development. A site's ecological values need to be ascertained prior to site development or redevelopment. Ecologically significant vegetation (in particular, swamp stringybark *Eucalyptus conglomerata*) is known to exist in the Precinct. Such areas will need to be retained and incorporated in future development.
- Building Height: Buildings should be 2-3 storeys in height and should not exceed 8.5m for a 2 storey building, or 12m for a 3 storey building. Buildings of 3 storeys are encouraged in the local centre.

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

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
all sites	0.6	180

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

#### (5) Stringybark Road West (Precinct Class = Master Planned Community)

##### Intent

This Precinct comprises relatively new detached housing on large lots. Due to the proximity of the southern part of this Precinct to the town centre and university, and the anticipated future provision of good bus services along Stringybark Road and Crosby Hill Road, it is intended that further new housing and infill development should be allowed in the future to achieve a wider range of residential dwelling types and densities.

Further north, the land is used for a number of low density rural related activities while the land within the Mountain Creek floodplain has been retained in a semi-natural state.

The Precinct should contain high quality residential development in accordance with a Local Area Structure Plan or other comprehensive Plan of Development approved by Council.

Small lot housing should be allowed at suitably accessible locations and medium-density housing development should be located close to the public transport facilities. Any development of this Precinct should be designed to minimise impacts on the surrounding rural residential areas.

The retention and rehabilitation of an ecologically sustainable riparian corridor along Mountain Creek is required for this Precinct. Passive and active recreational facilities should be encouraged where such uses are unlikely to undermine the environmental integrity of the riparian corridor.

Pedestrian and cycling tracks will need to be incorporated for at least part of the corridor, and vehicular access points maximised.

Meads Street after Crosby Hill Road and Stringybark Road will provide the primary points of access to the Precinct. Provision will need to be given to signalling the proposed intersection.

The proposed street network in the northern part of the Precinct will include:

- a new residential street connecting the proposed boulevard with Greenwood Close to be designed in such a way as to minimise any adverse impacts on Greenwood Close;
- an upgrade to Crosby Hill Road incorporating construction of a new interchange and a major bus stop.

A network of paths is to be constructed to facilitate safe and attractive pedestrian and cyclist movement within the Ironbark Road urban area and to provide suitable access between Crosby Hill and Stringybark Roads. This network is to comprise both exclusive paths and utilise the street system. Pedestrian and cyclist facilities shall be designed to take into account the needs of people with disabilities.

A range of significant public or semi-public open spaces is to be created in the area and a number of ecological values preserved or enhanced, including:

- a linear park along Mountain Creek;
- a linear park within the residential area Precinct;
- passive landscaped areas at the interface of the local centre and residential area Precinct with the Mountain Creek Precinct.

In assessing development applications in this Precinct, particular consideration will be given to:

- retention and/or rehabilitation of remnant vegetation, in particular rainforest and eucalypt open forests and interface communities;
- protection of steep slopes and floodplain areas; and
- minimisation of impact on visual 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 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:

- Detached houses
- Display home
- Dual occupancy
- Fast food store (in a Local (convenience) Centre)
- Home-based business
- Medical centre (in a Local (convenience) Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local (convenience) Centre)
- Educational Establishment (Primary School).

#### *Landscape and Built Form*

Significant elements of the desired landscape and built form of the centre include:

- Public and semi-public spaces: A number of small landscaped parks should be provided in the Precinct to serve residents and nearby employees.
- On-site landscaping and site coverage: Planting should enhance the sub-tropical image and character desired for the centre. A minimum of 15% of the site should comprise attractive landscaping.
- Building Height: Buildings should not exceed two storeys (8.5m) for low density residential and three storeys (12m) for the local centre and medium density residential.
- Building form: Buildings should establish attractive landmarks at the intersection of Crosby Hill Road and the proposed new boulevard and be designed to create an intimate and 'user-friendly' Centre.

The pattern and design of the residential neighbourhoods is intended to be in accordance with the provisions of the Planning Scheme codes.

Local parks and recreation facilities should be provided to enhance the character and amenity of the locality and serve nearby residents. Habitat should be retained and areas of cleared land rehabilitated to assist appropriate stormwater management and provide walking and cycling trails.

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

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
all sites	0.6	180

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

**(6) Chancellor Park North (Precinct Class = Neighbourhood Residential)**

**Intent**

This Precinct is intended to continue developing as an attractive, safe and socially integrated residential area with a high degree of amenity and a wide range of residential accommodation.

A wide range of dwelling types and densities should be provided within the Precinct. Small lot housing should be allowed at appropriate locations and medium-density housing development should be located close to centres and public transport.

**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**

Significant elements of the desired landscape and built form include:

- **Streets:** The pattern and design of streets should be consistent with the provisions of the Planning Scheme codes.
- **Public and semi-public spaces:** Local parks and recreation facilities should be provided to enhance the character and amenity of the Precinct and serve nearby residents.

The location and design of open spaces should be consistent with the provisions of Planning Scheme codes.

- **Siting and setbacks:** The location of buildings should be consistent with the provisions of Planning Scheme codes.
- **On-site landscaping and site coverage:** On-site landscaping and site coverage should be consistent with the provisions of Planning Scheme codes.
- **Building form:** Building form should be consistent with the provisions of Planning Scheme codes.

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

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF
All sites	1.0	200

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

**(7) Chancellor Local Centre (Precinct Class = Local Centre)**

**Intent**

This Precinct is primarily intended to provide for the day-to-day convenience shopping and personal services needs of nearby Chancellor Park residents.

Shops, some offices, and community and recreation facilities are appropriate in the Precinct. Residential accommodation above and near these facilities should be encouraged, provided development is designed to avoid unreasonable amenity conflicts. Small-scale tourist accommodation may also be appropriate.

Traffic access should be primarily achieved via University Way and adjacent collector streets, with buses using University Way. Within the centre, pedestrian movement should have priority over vehicular traffic.

Wherever possible, parking facilities should be shared with nearby uses. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

**Preferred and Acceptable Uses**

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 10 for the Local Centre Precinct Class.

**Landscape and Built Form**

Significant elements of the desired landscape and built form include:

- **Public and semi-public spaces:** The design of the centre facilities should incorporate a small public or semi-public outdoor area for the benefit of visitors and employees. This should be a focus of the centre. After hours use should be encouraged by the appropriate location of a café and other suitable stores around the space.
- **Siting and setbacks:** Buildings should be located close to the University Way frontage.
- **On-site landscaping:** Planting should enhance the sub-tropical image and character desired for the centre. A minimum of 15% of the site should comprise attractive landscaping.
- **Building height:** Buildings should not exceed four storeys (15m) in height.
- **Building form:** Buildings should establish attractive landmarks at the intersection of University Way and adjacent streets and be designed to create an intimate and 'user-friendly' centre.

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

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

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF
All sites	1.0	200

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

#### **(8) Chancellor Park South (Precinct Class = Master Planned Community)**

##### *Intent*

This Precinct is intended to develop as an attractive safe and socially integrated residential area with a high degree of amenity and a wide range of residential accommodation. The Precinct is intended to be developed in accordance with a Local Area Structure Plan or other comprehensive Plan of Development approved by Council.

Urban development along Sippy Creek should:

- Be above the 100 year ARI flood level;
- Allow for adequate separation distances between non-agricultural and agricultural uses;
- Allow for the riparian values of the creek to be protected.

A wide range of dwelling types and densities should be provided within the Precinct. Small lot housing should be allowed at appropriate locations and medium-density housing development should be located close to centres and public transport. Depending on the density and scale of residential development which is achieved, an additional school may be required in this area.

Where the Precinct adjoins the Mooloolah River National park adequate buffers should be provided to protect the values of the National 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 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:

- Detached houses
- Display home
- Dual occupancy
- Home-based business
- Multiple dwelling units
- Retirement village
- Shop (in the form of a “corner store”)

- Community uses servicing a local need.

#### *Landscape and Built Form*

Significant elements of the desired landscape and built form include:

- **Streets:** The pattern and design of streets should be consistent with the provisions of the Planning Scheme codes.
- **Public and semi-public spaces:** Local parks and recreation facilities should be provided to enhance the character and amenity of the Precinct and serve nearby residents. Linear open spaces should be developed to assist appropriate stormwater management and, in appropriate locations, provide walking and cycling trails. The ecological

The ecological and environmental functions and values of Sippy Creek and university creeks should be protected and/or enhanced.

The location and design of open spaces should be consistent with the provision of Planning Scheme codes.

- **Siting and setbacks:** The location of buildings should be consistent with the provisions of Planning Scheme codes.
- **On-site landscaping and site coverage:** On-site landscaping and site coverage should be consistent with the provisions of Planning Scheme codes.
- **Building Height:** Buildings should not exceed two storeys (8.5m) for low density residential and three storeys (12m) for medium density residential, in height.
- **Building form:** Building form should be consistent with the provisions of Planning Scheme codes.

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

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF
All sites	0.6	180

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

#### (9) Sippy Downs Rural (Precinct Class = General Rural Lands)

##### *Intent*

This Precinct is located at the edges of the Planning Area between the Mooloolah River and the Mooloolah River National Park, with one area immediately to the south-east of the Sippy Downs residential area and the other at the eastern end of the National Park.

The western area is used for rural purposes and contains land identified as “good quality agricultural land” as indicated on the Strategic Plan map. Rural use of this land is intended.

The Strategic Plan indicates the potential for sewage treatment plant, to be located on this site.

The Precinct is at the edges of areas having significant environmental values which need to be recognised and protected. Buffering to the adjoining National Park will be sought from any new development in the Precinct, while the protection of water quality, and the riparian and aquatic ecosystems of the Mooloolah River is intended. This is intended to include preservation of the quality of water in and entering the river, preservation of the river banks from erosion, and maintenance of a sustainable vegetation/open space corridor along the river and to the National Park.

Within the Precinct there may be opportunities for the establishment of passive recreational facilities provided that such facilities are sustainable and consistent with the area’s environmental values.

##### *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 be considered consistent with the intent and desired character of this Precinct where appropriately located, sited and designed:

- Major utility (relating to the sewage treatment plant).

#### (10) Mooloolah River National Park (Precinct Class = Special Purpose)

##### *Intent*

This Precinct includes the 675ha Mooloolah River National Park. The Precinct results in a substantial physical separation between the Sippy Downs township and the coastal development.

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. Educational and scientific uses may be supported, 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) (refer Vol 1) for the Special Purposes Precinct Class, in this case a National Park.

#### (11) Kawana Estates (Precinct Class = Master Planned Community)

##### *Intent*

This Precinct is located west of the Mooloolah River, east and south of the Sunshine Motorway, and north of a proposed multi-modal transportation link.

This Precinct is intended to be developed as a largely self contained urban community. However, it is to be recognised as part of the much larger Kawana Waters Master Planned Community, which extends as far south as Currimundi, and as being linked to the emerging community of Sippy Downs.

Development of this Precinct is intended to result in the creation of a balanced and mixed community where people live and work, with the opportunity to remain in the community with needs adequately serviced through a number of lifestyle changes. It will have a sense of identity, strong visual character, social contact opportunities, and security.

Whilst being relatively self contained, as an extension of the existing community, it will also share and have ready access to established commercial, educational, recreational, and infrastructure amenities. It is anticipated that the area will accommodate a wide range of urban uses, densities and building types, and encourage the integration of employment opportunities into the community fabric.

The Precinct is intended to be developed in accordance with a Local Area Structure Plan or other comprehensive Plan of Development approved by Council.

Detailed master planning is intended to provide for the following:

- **Neighbourhood centre:** A neighbourhood retail centre with complementary commercial and community uses, with a maximum retail, commercial and business floorspace of 2,500m<sup>2</sup> (lettable area). This centre is intended to be the major non-residential focus for this community.

It is intended to provide for the day-to-day convenience shopping and personal services needs of the community. Shops, offices, community and recreation facilities are appropriate. Residential accommodation above and near these facilities should be encouraged, provided development is designed to avoid unreasonable amenity conflicts. Small-scale tourist accommodation may also be appropriate.

- **Sub-Precinct focus:** A focus should be provided for each sub-Precinct of the community. These should be provided in sufficient number to ensure that all residents are within convenient walking distance of one of the same. They are likely to comprise a park or some other form of open space, which provides a meeting place for the community and a venue for social interaction. These should form key elements of the pedestrian and bicycle network.
- **Medium-density housing,** in the form of apartments, terrace houses and unit developments, should be encouraged throughout the Precinct except along the frontage to the Sunshine Motorway and multi-modal link due to its likely noise impacts. Mixed-use developments incorporating residential and non-residential uses either vertically (e.g. apartments above offices) or horizontally (e.g. housing behind or next to offices) are encouraged.
- **Residential area:** Within this Precinct there is intended to develop an attractive, safe and socially integrated residential area with a high degree of amenity and a wide range of accommodation. A wide range of dwelling types and densities should be provided within the Precinct. Small lot housing should be allowed throughout the Precinct and medium-density housing development should be located close to the neighbourhood centre, sub-Precinct foci, public transport or other areas of higher amenity. Development within the Precinct should achieve an overall minimum gross density of 12 dwellings per hectare and a maximum of 15 dwellings per hectare.
- **Mixed uses:** A range of employment opportunities are supported for this Precinct. Other than as detailed

above for the neighbourhood centre, home business, particularly that which utilises information and communication technology is supported. Similarly, the integration of other employment uses, eg. Offices, into the medium-density areas is encouraged where these will not detract from the desired community amenity.

- **Other uses:** Outdoor recreation (eg. limited to uses which serve a local community need eg. bowling club and golf course) and a primary school are encouraged for the Precinct.

The major vehicular access to the site is to be in accordance with the Transport Infrastructure Agreement between the State Government, Kawana Estates and Buddina Estates.

A network of paths is to be constructed to facilitate safe and attractive pedestrian and cyclist movement. This network is to comprise both exclusive paths and utilise the street system. Pedestrian and cyclist facilities shall be designed to take into account the needs of people with disabilities. This network should link the neighbourhood centre with the sub-Precinct foci and other areas of significant public open space and other recreation opportunities.

A range of significant public or semi-public open spaces are to be created in the area and a number of ecological values preserved or enhanced, including suitable buffering to the Mooloolah River National Park and protection of the values of the Mooloolah River and its riparian corridor.

Important elements of the desired access and movement network include:

- **Traffic:** The neighbourhood centre and the focus of each sub-Precinct, is to be located at a clearly legible node. The Precinct should be served by a high quality interconnective network.
- **Public transport:** The design of the street network should enable the efficient and convenient provision of bus services and, at an appropriate location, public transport interchange facilities.
- **Pedestrians:** Pedestrian movement should have priority over vehicular traffic in the neighbourhood centre, each sub-Precinct foci and other areas offering recreation opportunities. Elsewhere, the design of streets and adjacent development should foster safe and convenient pedestrian access.
- **Car parking:** Wherever possible, parking facilities should be shared with nearby uses. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities which are designed to minimise environmental and visual impacts.

#### *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:

- Detached houses
- Display home
- Dual occupancy
- Fast food store
- Home-based business
- Multiple dwelling units
- Office
- Outdoor recreation (limited to uses which serve local community needs eg. Bowling club and golf course)
- Restaurant
- Retirement village
- Service station
- Shop
- Special use (serving local community needs eg. Primary school).

#### *Landscape and Built Form*

Significant elements of the desired landscape and built form include:

- **Streets:** Streets should be designed to incorporate high quality lighting and landscaped verges and medians (where desirable) and on-street car parking to provide flexibility for both business and residential uses. In general, the pattern and design of streets should be consistent with the provision of the Planning Scheme codes.
- **Public and semi-public spaces:** The design of the neighbourhood centre facilities should incorporate a small public or semi-public outdoor area for the benefit of residents and employees. This should be a focus of the centre. After hours use should be encouraged by the appropriate location of a café and other suitable stores around the space. Elsewhere, small landscaped squares, small and larger parks (located and designed in accordance with the provisions of AMCORD) and recreation facilities should be provided to serve nearby residents and employees. Linear open spaces should be developed to assist appropriate stormwater management and provide walking and cycling trails.
- **Siting and setbacks:** Buildings in the neighbourhood centre should be located close to street frontages and other public and semi-public

spaces. Large car parking areas should not intrude onto street frontages but may be considered along the frontage to the Sunshine Motorway and multi-modal link. Residential buildings should be sited in accordance with the provisions of the Planning Scheme codes.

- **On-site landscaping:** Planting should enhance the sub-tropical image and character desired for the neighbourhood centre. A minimum of 15% of the site should comprise attractive landscaping in the neighbourhood centre, and a minimum of 20% in mixed use developments, and a minimum of 35% in exclusively residential sites. For residential premises, on-site landscaping should be consistent with the provisions of the Planning Scheme codes.
- **Building form:** Buildings should establish attractive landmarks and be designed to create intimate and 'user-friendly' areas. The form of residential buildings should be consistent with the provisions of the Planning Scheme codes.

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amendment to Palmview  
Structure Plan**

#### 3.4 Planning Area No. 4 – Mooloolaba

##### 3.4.1 Location & Role

This Planning Area is located in the south eastern corner of the Shire on the boundary with Caloundra City. It fronts both the Mooloolah River and the Pacific Ocean. Mooloolaba is the major tourist node in Maroochy Shire, providing a comprehensive range of tourist facilities and activities along with business activities and permanent residential areas.

##### 3.4.2 Vision Statement

(1) It is intended that:

*Mooloolaba will be the pre-eminent coastal tourist destination on the Sunshine Coast, both in terms of the natural and built environment. It will be a people oriented place which is focussed on the Esplanade, sea and river and in harmony with its sub-tropical setting. A diverse range of services and activities will be provided to residents, workers and visitors.*

(2) This means that:

- (a) the natural attributes of Mooloolaba, being the sea, beach and river, will be protected and enhanced. These attributes create a setting which accommodates the lifestyle needs of residents and visitors and It is imperative that new development respect these attributes and reflect the natural beauty, subtropical climate and the casual lifestyle inherent within this planning area;
- (b) new development will encourage interaction between people and the place, and will promote a sense of community which is in harmony with the environment. The evolution of Mooloolaba will be dependent upon attracting development which consolidates the existing trade, service and economic base;
- (c) only high quality and innovative development which ensures that Mooloolaba continues to be the focus for tourism in the Shire and on the Sunshine Coast will be encouraged. Development will be carried out in a manner which integrates internal and external environments, pedestrians with vehicles and built environments with living environments;
- (d) Critical to the success of achieving this vision, are the principles of continuity, connectivity, permeability and legibility, which collectively form the cornerstone for livability in Mooloolaba.

##### 3.4.3 Key Character Elements

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

- (a) The structure of Mooloolaba reflects the natural landform of the area, with the most intense uses and activities clustered in the central area along the Esplanade, offering views to the foreshore. The location of the Wharf and Underwater World at the eastern end of the foreshore provides a focus for tourism activities. Residential premises, decreasing in scale and density towards the south and west, surround the centre, while pockets of shops, offices and community facilities exist along Brisbane Road. This structure is intended to be maintained, consolidated and enhanced.
- (b) The Esplanade is to be the primary focus of activity including the most intense development, with tourism-related uses preferred.
- (c) Residential accommodation (both visitor and long term use) is suitable to co-locate with other town centre uses, for example on upper floors of retail premises. Appropriately high densities of residential use which support and are supported by the centre's facilities and services will be encouraged in immediately surrounding areas. Lesser residential densities are provided for in areas further removed from the centre.
- (d) Mooloolaba is identified as a "major tourist node" and a preferred location for "major tourist facilities".
- (e) Accommodation, which caters directly to tourists, is the core economic sector which drives the local economy by generating flow-on expenditure and employment in many other industries (especially cafes and restaurants, retail trade, tourist attractions and transport services). The further development of the accommodation and tourism industries is important to local economic development and the generation of employment opportunities in a range of associated service industries which cater for both locals and visitors.

###### (2) Design Intent

- (a) Mooloolaba, especially the Esplanade, is to evolve into a people-oriented place, focused on the sea and in harmony with its sub-tropical setting. It will provide a diverse range of services and activities in attractive and responsive settings which fulfil the needs of both the local and regional community.
- (b) In essence, future development is to reassert the importance of human values in the centre by:
  - the development of town squares, promenades and a festive mall, which are intimately related with the Esplanade and sea and provide a high amenity address for the area's services and activities;

- fostering the ongoing development of the commercial and services heart of the area in terms of its diversity, intensity and essential role for tourism;
  - providing attractive linkages and continuity to a wide range of living, working, tourism and recreation environments;
  - nurturing a culture for quality design and environmental enhancement; and
  - achieving a gradation of urbanity, activity and complexity from the central area toward the perimeter Precincts, such that formal and organised activities are centred on the Esplanade;
- (c) The key urban design and form elements are the following:
- **Brisbane Road Entry Experience:** It is desired to establish Brisbane Road as an entry Boulevard and the intersection into a safe legible entry gateway.
  - **Future Development:** The location of these sites allows for direct access to the commercial heart, beach and foreshore, residential Precincts and major roadways and could be important mixed use Precincts.
  - **Riverside Parklands and Wharf:** The opportunity exists to reconnect the town centre to the river and the wharf while turning a disjointed collection of parks and spaces into an integrated recreational network.
  - The re-establishment of the lost connection and bring town centre activities back to the beach and the beach life to the Esplanade. The Esplanade and parklands could be turned into an integrated foreshore promenade, linking the headland to the wharf.
  - The establishment of a town centre adjoining the Esplanade, which is a more culturally and functionally responsive community place.
  - Streets are places to meet and recreate. Some of Mooloolaba's streets are intimate and relaxed. The Esplanade, requires a sympathetic treatment of its streetscape to encourage visitors to linger.
  - Mooloolaba's strong nautical associations evoke forms like boats, sails and masts, ropes and lightweight structures. The beach life and activity of Mooloolaba evokes an exciting and fun element of detail and colour with mystery and discovery.
  - Art work should form an integral part of the building form in all new private development. All major new premises should include public art

which is linked to the overall Mooloolaba Public Art strategy and themes.

- (d) Council supports a focus on stronger architectural design of buildings. Solar and wind access, lightweight structures and scale gradations in facades and elevations are encouraged as are use of high quality building materials and innovative design/construction techniques.
- (e) Site consolidation and linkages in and around the town centre are desired in order to facilitate the development of a range and quality of activities in easily accessible locations.

#### (3) Environmental Values

- (a) The sea and beach will be protected for both their environmental importance and attractiveness to people for visual and recreational purposes. These features provide habitat for aquatic fauna and flora which should not be detrimentally affected. The coastal areas and the Mooloolah River estuary environment also provide critical habitat for migratory birds protected under the CAMBA and JAMBA agreements and therefore need to be treated sensitively in the overall use of the area.
- (b) The Mooloolah River creates a strong physical edge to both the Shire and Mooloolaba. It is important that the environmental functions and values of the river be protected from the impacts of development.
- (c) The backdrop to Mooloolaba is formed by the escarpments of Buderim and the Blackall Range. This creates a sense of natural dominance over the built environment and will be retained as key character element contributing to the character and amenity of the Planning Area.

#### (4) Access and Movement

- (a) The road hierarchy for Mooloolaba should allow for:
  - safe, effective and efficient through-traffic movement;
  - local traffic to have safe access free from through-traffic;
  - maximum opportunities for pedestrian and other non-motorised movement at appropriate locations; and
  - convenient public transport access and movement.
- (b) The hierarchy is to be achieved through:
  - the establishment of a through traffic route comprising Brisbane Road, Walan Street, Venning Street and Mooloolaba Esplanade, and including intersection works;

- the introduction of a shopping/parking divided roadway along the Esplanade; and
  - designation of the more intensely used section of Mooloolaba Esplanade south of Brisbane road as a shared zone. This section of street could easily be closed for major sporting or cultural events.
- (c) Car parking is intended to maximise the efficiency of use of on-street parking spaces and to provide a framework to create more off-street parking as development occurs and thus creates demand. Residential kerb space should also be protected.
- (d) In relation to public transport, it is preferred that larger coaches do not use the Esplanade as a bus zone. This could be facilitated by new premises having arcades/walkways to the Esplanade from First Avenue.
- (e) Pedestrian linkages will facilitate safe and enjoyable access, through road/path engineering, as well as building design and landscape treatment. Pedestrian paths will be open throughout the town centre day and night, to provide a variety of alternative routes between attractions and destinations. These paths will provide for both able and disabled persons and be safe and convenient.
- (f) The pedestrian network will be focused on the Esplanade and include:
- the development of a people-focused Esplanade integrated with upgraded foreshore parks and reserves;
  - application of themed landscape and street furniture elements; and
  - provision of a quality boardwalk system to complement existing pathways and pedestrian linkages.

#### 3.4.4 Statements of Desired Precinct Character

##### (1) Mooloolaba Central (Precinct Class = Town Centre Core)

###### *Intent*

This Precinct is located at the core of the Mooloolaba tourist and business centre and includes the Mooloolaba Esplanade. The intent for this Precinct is to accommodate the town's core commercial/retail uses and to provide important investment opportunities for new tourism accommodation development. New development will be encouraged to offer a high level of amenity and a wide range of tourism/leisure facilities.

The Esplanade is the area with which most residents and visitors associate and it serves as the town's key social, community, recreational and open space area. It is the critical interface between the town and the beach. Council has adopted a redevelopment strategy for the Esplanade area. This "Concept Plan" graphically represents Council's strategy for this area and is shown on Figure 3-3.3.4 (a). The objectives reflected in this strategy are as follows:

- to provide a framework for the substantial improvement of amenity, facilities and activities of the Precinct for residents and visitors;
- to ensure the progressive improvement of the Precinct as the town's primary pedestrian and cultural focus;
- to ensure the orderly development of the area as the critical interface between the town and the beach;
- to exhibit an identity, coherence and harmony through ensuring a consistency of scale, built forms and materials;
- to meet the particular recreational and leisure needs of the community; and
- to provide a framework for the long term planning and management of land around the surf club, including the provision of safe and attractive pedestrian access from the Mooloolaba Wharf and Parkyn Parade to the Mooloolaba Esplanade.

This Precinct also incorporates the whole of the Mooloolaba Hotel site which is planned to accommodate a specific major tourism, commercial and accommodation development to a maximum height of 17 storeys (60m). It is preferred that this site remains in a substantial holding, as a single parcel, and is allowed to be developed either wholly or as a series of well-defined stages, as a comprehensively planned tourism, accommodation and commercial premises.

This Precinct encompasses other important redevelopment sites located between Brisbane Road, First Avenue and Smith Street, and sites located either side of the northern end of Burnett Street.

Development of the site bounded by Smith Street, Brisbane Road and First Avenue, which has been identified as a key development site, whether in conjunction with other sites or not, should include a substantial public car parking facility. Detailed negotiations as to the size, scale and use of such a facility should be undertaken with Council prior to the initiation of detailed concepts for this site.

Development on the Burnett Street sites is intended to provide a range of tourism, residential and commercial uses which are fully integrated with a revitalised Mooloolaba Esplanade. It is also intended that such development support the provision of the “Burnett Plaza” facility and adjacent spaces along the Esplanade generally in accordance with the principles of the “Esplanade Concept Plan” (Figure 3-3.3.4 (a)). This facility involves the creation of a central podium and plaza over Burnett Street at the intersection with the Esplanade - car parking is expected to be included under. Footpath levels may have to be raised to create walkable transitions across the Esplanade and to allow views over on-street car parking. Development should provide universal access between Burnett Street and the Esplanade. The creation of human-scale outdoor spaces scalloped into the corners of Burnett Street is desired. It is expected that this plaza structure will be developer funded.

The opportunity also exists within this Precinct for amalgamation of sites and Council would seek to encourage this.

Council’s support for the achievement of the maximum building heights described for this Precinct is dependent on proponents addressing, among other things, overshadowing of surrounding public and private land to Council’s satisfaction.

Council will seek eating terraces, courts and verandahs on the ground and first levels provided that these uses are located entirely within the property boundary. Lightweight awnings and deep shade structures should be used throughout all buildings and within the landscape. In particular, first storey level terraces on buildings facing the Esplanade will be sought.

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.

Council may encourage licensed concessionaries for outdoor eating to front the Esplanade streetscape. Advice should be sought from the Department of Natural Resources

regarding any approval requirements it may have.

Vehicular access and car parking to the promenade and foreshore parks should be maintained within a low-speed environment with many spaces serving as “shared zones”. Through traffic should be discouraged from using the Esplanade.

In most instances, pedestrian space in this Precinct will also be vehicular space and vehicular congestion should be allowed to build. This will provide a safer overall pedestrian environment due to slow vehicular speed, and will act as a further disincentive for through traffic to use this route.

Improved pedestrian access to the Surf Club and Wharf to the east of this Precinct is intended, as is the maintenance of vehicle access to, and improved parking conditions at, the Surf Club.

Some form of transit centre will be needed in this Precinct behind the Esplanade which, given that there will be useable pedestrian links to the major activity areas, will remove the necessity of having tourist coaches on the Esplanade.

In the Esplanade east of Brisbane Road, kerbside regulation should maximise turnover of parking with ample kerb space reserved for loading and equal access parking. Future development in this Precinct should be sensitive to the impacts of overspill parking on visitors to the public space.

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 permanent structures or other built elements are intended on the land to the north of the Esplanade which may impede natural coastal processes, or which significantly restrict views of the beach and ocean.

#### *Preferred and Acceptable Uses*

Preferred and acceptable uses are indicated in the Supplementary Table of Development Assessment (refer Vol 1).

#### *Landscape and Built Form*

The character of development in this Precinct should reinforce its tourist, retail and leisure function. Accordingly, in this Precinct it is intended that:

- high amenity, high activity pedestrian spaces will be created, with pedestrian priority being a fundamental design principle for all development in the Precinct;
- premises should maximise activity along all street frontages and other public spaces, with buildings at street level maintaining a human scale;
- vehicular access and car parking be provided in low speed environments with many spaces serving as

“shared” spaces;

- there should be no substantial buildings north of the Esplanade (other than those existing);
- outdoor dining and second storey leisure and recreational activities which utilise verandah treatments be encouraged;
- street level spaces should promote all weather activity by providing sun and rain protection, including a continuous network of verandah/podium/colonnade structures;
- design should be of very high quality and provide interest and scale to the streetscape commensurate with the status of the centre as the pre-eminent tourist destination of the Sunshine Coast;
- over-shadowing, over-looking and wind tunnelling effects should be minimised;
- passive sun protection and natural ventilation be maximised;
- pedestrian linkages through developments which link activities and/or car park areas will be encouraged;
- tree planting be a strong unifying element with Norfolk Island Pines to be a major design element in the Precinct;
- residential towers shall be slender and set back from the street frontage with three storey active frontages to corner sites;
- car parking requirements are to be generally provided for on-site;
- car parking generated from developments should not overspill into residential areas;
- a plaza will be privately developed in Burnett Street (resulting in the closure of this road);
- the street environments of First Avenue and First Lane become shared vehicular - pedestrian spaces;
- new buildings address First Lane and First Avenue as a front, not as a back, in terms of access, architecture and activity;

#### 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	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 to 1799	1.7	85
1800 to 1899	1.8	82
1900 to 1999	1.9	78
2000 +	2.0	75
Non-residential gross floor area	At ground and first floor levels	

<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>

- development works within the public realm be in accordance with the Esplanade Concept Plan (Figure MOPA.1);
- public art becomes a major feature of public spaces in the Precinct; and
- no development overshadow the school yard between 8am and 12 noon on 21 June.

#### Maximum building height

For sites to the east of Brisbane Road:

- 6 storeys (but not more than 25 metres)

Otherwise:

- 10 storeys (but not more than 37.5 metres)

Provided that Council may give favourable consideration to an application for impact assessable development in relation to an integrated development of premises as follows, where the premises provides for:

- promenading at the street level;
- eating terraces, courts and verandahs on the first and ground floor;

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

- arcades and cross-block pedestrian linkages;
- interesting building forms utilising high quality materials and finishes;
- a scale and mass of building acceptable to Council, by maintenance of appropriate width/depth/ height ratios having regard to the desirable character of the street;
- minimisation of overshadowing effects to public spaces and adjacent properties;
- maximum maintenance of views from surrounding sites;
- minimisation of wind tunnelling effects created by tall buildings;
- awnings and deep shade structures used throughout buildings and in the streetscape;
- a reduction in site cover commensurate with increased height of development;
- irrigated landscaped open space, and community facilities;
- acceptable levels of impact on existing traffic, public transport and pedestrian systems;
- the integration of art works into the building form and facade;
- building height, density and site cover that does not exceed the provisions in Table 4.1

Table 4.1

Site	Maximum Acceptable Building Height	Maximum Acceptable Site Area per Dwelling for Calculating the DUF <sup>1</sup>	Maximum Acceptable Site Cover
At least the whole of the land fronting Venning Street north to First Avenue	17 storeys (but not more than 60m)	35	25% (where any part of the building is over 37.5m in height)
All of that land bounded by Smith Street, Brisbane Road and First Avenue	12 storeys (but not more than 45m)	35	25% (where any part of the building is over 37.5m in height)
Any site west of Brisbane Road having a minimum area of 1800m <sup>2</sup>	6 storeys (but not more than 25m)	50	27.5%
	10 storeys (but not more than 37.5m)	35	25%
Any site west of Brisbane Road having a minimum of less than 1800m <sup>2</sup>	6 storeys (but not more than 25m)	50	27.5%
	10 storeys (but not more than 37.5m)	40	25%

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

#### (2) Mooloolaba East (Precinct Class = Town Centre Frame)

##### Intent

The primary purpose of the Precinct is to provide a mix of tourist, business and medium-high density accommodation uses, at a lesser density than in the Mooloolaba Central Precinct. It is intended to provide for the progressive improvement of amenity in the area through site development and public works.

The eastern part of the Precinct includes the Mooloolaba Wharf and Underwater World complex and is intended to remain as a major tourist focus for Mooloolaba and the Sunshine Coast through enhancement of the area as a major regional tourist facility and allowing for further investment which complements the existing range of tourism facilities.

High activity street frontages are desired generally throughout the Precinct, particularly along Brisbane Road, Burnett Street and River Esplanade, as well as through the Wharf site.

##### Preferred and Acceptable Uses

Preferred and acceptable uses are indicated in the Supplementary Table of Development Assessment (refer Vol 1).

##### Landscape and Built Form

In this Precinct it is intended that:

- buildings should address the street and/or other public spaces, and create continuous frontage activities, a human scale and visual interest;
- a quality urban residential streetscape character should be created;
- active frontages be provided, with premises incorporating such activities as outdoor dining on terraces, in courtyards and on verandahs at ground and first storey levels;
- overshadowing, overlooking and wind tunnelling effects be minimised;
- passive solar protection and natural ventilation be encouraged;
- building envelopes should encourage useable spaces and activities between lots;
- arcades and other cross-block public access through development sites be provided;
- regulation of kerbside car parking reflect the mixed use nature of the area;
- car parking requirements be provided for on-site;
- existing mature trees should be protected;

- high levels of landscaping be used in car parking areas;
- a high amenity pedestrian linkage be created to link the key activity areas of the Wharf area with the Surf Club and Esplanade Boardwalk (via part of the Caravan Park);
- waterway and river health be maintained;
- appropriate waste reception facilities for boats be provided with any development, on waterside sites, related to ancillary leisure facilities and marinas.

##### 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	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 to 1799	1.7	85
1800 +	1.8	80
Non-residential gross floor area	At ground and first floor levels	

<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 building height

For sites to the east of River Esplanade:

- 3 storeys (but not more than 12 metres)

Otherwise:

- 4 storeys (but not more than 15 metres)

Council may give favourable consideration to an application for impact assessable development in relation to an integrated development on a site west of River Esplanade as follows, where the development has regard to those matters referred to for impact assessable development in the Mooloolaba Central Precinct and does not exceed the maximum building height, density and site cover in Table 4.2

Table 4.2

Maximum Acceptable Building Height	Maximum Acceptable Site Area per Dwelling for Calculating the DUF <sup>1</sup>	Maximum Acceptable Site Cover
8 storeys (but not more than 30m)	45	25% (where any part of the building is over 25m in height)

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

#### (3) Brisbane Road North (Precinct Class = Town Centre Frame)

##### Intent

This Precinct is part of the principal entrance into Mooloolaba. The intent of the Precinct is to provide primarily for medium-high density residential development and allow for some limited business/commercial uses. This will involve providing for the on-going development of the Precinct as a medium to high density residential area while allowing for the development of professional offices, and other low-intensity commercial activities, at ground and first storey levels with adequate vehicle access and on-site parking provisions.

##### Preferred and Acceptable Uses

Preferred and acceptable uses are indicated in the Supplementary Table of Development Assessment (refer Vol 1).

##### Landscape and Built Form

In this Precinct it is intended that:

- residential buildings should be set back to designated alignments;
- buildings should be oriented towards and address the street;
- a quality urban streetscape character should be created befitting a main entry corridor into Mooloolaba;

- active frontages should be provided;
- overshadowing, overlooking and wind tunnelling effects be minimised;
- passive solar protection and natural ventilation be encouraged;
- building envelopes should provide useable spaces and activities between lots;
- cross-block public access through developments be provided;
- regulation of kerbside car parking reflect the mixed use and entry corridor nature of the area;
- car parking requirements are to be provided for on-site; and
- existing mature trees be protected.

##### 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	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	172
1000 to 1099	1.0	164
1100 to 1199	1.0	157
1200 to 1299	1.0	150
1300 to 1399	1.0	144
1400 to 1499	1.0	139
1500 to 1599	1.1	134
1600 to 1699	1.1	129
1700 to 1799	1.1	125
1800 to 1899	1.2	120
1900 to 1999	1.2	117
2000 to 2099	1.2	113
2100 to 2199	1.2	110
2200 to 2299	1.2	106
2300 to 2399	1.2	103
2400 +	1.2	100
Additional non-residential gross floor area	At ground and first storey levels	

<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 building height

- 3 storeys (but not more than 12.0 metres)

Provided that Council may give favourable consideration to an application for impact assessable development where the development has regard to those matters referred to for impact assessable development in the Mooloolaba Central Precinct and does not exceed the maximum building height, density and site cover in Table 4.3

Table 4.3

Maximum Acceptable Building Height	Maximum Acceptable Site Area per Dwelling for Calculating the DUF <sup>1</sup>	Maximum Acceptable Site Cover
3 storeys (but not more than 12m)	75	30%
4 to 6 storeys (but not more than 25m)	50	27.5% (where no more than 20m in height), or 25% otherwise

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

#### (4) Brisbane Road South (Precinct Class = Town Centre Frame)

##### Intent

This Precinct is part of the principal entrance to Mooloolaba. The Precinct fulfils an important role as a focus for both neighbourhood shopping and a range of showrooms and businesses serving a wider catchment. The Precinct's continuity and character are fragmented due to its interruption by several canals, a wide street reserve with variable quality landscaping, and a host of competing advertising signs. Unfortunately the Precinct does not take advantage of its relationship to the adjacent canals or evoke a coherent sense of arrival at the Sunshine Coast.

##### Preferred and Acceptable Uses

Preferred and acceptable uses are indicated in the Supplementary Table of Development Assessment (refer Vol 1).

The Precinct has the potential to become a more vibrant business and community centre. Some redevelopment is expected over time, particularly on properties close to canals. Future development should improve the identity and amenity of the Precinct and reinforce its dual role as a Local Centre and significant place of employment and services.

Redevelopment of older small-scale premises for mixed-use development incorporating apartments above street level businesses will be encouraged on appropriate sites. Additional provision of outdoor cafes and similar compatible activities that would enliven the Precinct will also be promoted. A comprehensive streetscape program should transform the public environment into an impressive boulevard befitting its role as the 'gateway' to Mooloolaba.

##### Landscape and Built Form

Redevelopment and renovation work should transform the Precinct into a place characterised by attractive low to medium scale mixed-use and commercial buildings fronting a wide tree-lined boulevard. Over time new buildings should replace existing under-capitalised or inappropriate older premises, particularly on strategic waterfront and 'gateway' sites.

Buildings should be designed to respond to the climate. Buildings should incorporate generous verandahs, balconies and terraces and provide relatively continuous shelter for pedestrians. Buildings over two storeys should incorporate setbacks above that level to achieve a predominantly two-storey townscape along the boulevard. Where possible new development should create attractive spaces for indoor/outdoor cafes and provide a comfortable pedestrian environment. Buildings should be located close to the street frontages to enhance the continuity of the retail/recreation experience.

Development adjacent to waterways should open up some views and/or semi-public spaces overlooking the water wherever reasonably possible. Development adjacent to residential development in an adjoining Precinct should ameliorate potential detrimental impacts on residential amenity through appropriate transitions of building height and scale and attention to detailed design to minimise loss of privacy.

*Preferred Maximum Density*

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
For premises which are wholly residential		
600 to 1199	0.6	200
1200 +	0.75	160
For premises which include a non-residential component		
All sites	1.0 (total premises)	200
	0.4 (non-residential)	200

<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) Mooloolaba North**  
*(Precinct Class = Multi-storey Residential)*

*Intent*

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

Vehicular access to lots fronting Mooloolaba Esplanade should be from First Avenue or Meta Street. This will provide a safer pedestrian environment and optimise traffic operations along Mooloolaba Esplanade, a part of the District Network under the Main Roads ‘Road Network Strategy’.

This Precinct also includes the primary school between Venning and Meta Streets which is intended to be recognised as a valuable educational, open space and recreation resource, and an existing caravan park north of the Mooloolaba Esplanade. The caravan park use is intended to continue in the northern-most part of the Precinct, while the development of public open space facilities between the caravan park site and the Esplanade is desired.

The caravan park is intended to provide short-term accommodation and not be used for permanent residence.

*Preferred and Acceptable Uses*

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

for the Multi-storey Residential Precinct Class, where on land south of the Mooloolaba Esplanade.

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

- Caravan park (on land north of the Esplanade)
- Special use (on the existing school site).

*Landscape and Built Form*

In this Precinct it is intended that:

- buildings should be oriented towards and address the street;
- a quality urban residential streetscape character should be created;
- active street frontages be encouraged;
- overshadowing, overlooking and wind tunnelling effects be minimised;
- passive solar protection and natural ventilation be encouraged;
- building envelopes create useable spaces and activities between lots;
- cross-block public access through development sites be provided, specifically multiple access pathways to the adjoining primary school and to the Esplanade and the caravan park site;
- regulation of kerbside car parking reflect the mixed use nature of the area, though some parking should be protected for residential usage;
- car parking requirements be provided for on-site;
- improved pedestrian and bicycle access be provided to the school;
- existing mature trees should be protected and additional tree planting carried out;
- vehicular access to and from private car parking areas via the Mooloolaba Esplanade frontage be eliminated, if possible, as sites between the Esplanade and First Avenue are redeveloped;
- the dune system be maintained; and
- lighting be provided around the Esplanade which is of a uniform standard and street furniture of the Mooloolaba custom range be provided in public spaces.

#### 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	200
700 to 799	1.0	175
800 to 899	1.0	140
900 to 999	1.0	138
1000 to 1099	1.1	136
1100 to 1199	1.1	134
1200 to 1299	1.2	132
1300 to 1399	1.3	131
1400 to 1499	1.4	129
1500 to 1599	1.5	127
1600 to 1699	1.6	126
1700 to 1799	1.7	124
1800 to 1899	1.8	123
1900 to 1999	1.9	121
2000 +	2.0	120
Additional non-residential gross floor area	Up to a maximum plot ratio of 0.1 (but not more than 150 m <sup>2</sup> ) on sites fronting the Mooloolaba Esplanade or First Avenue	

<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 building height

- 4 storeys (but not more than 15 metres)

Provided that Council may give favourable consideration to an application for impact assessable development in relation to an integrated development on a site south of the Esplanade as follows, where the development has regard to the Precinct intent, preferred and acceptable uses and landscape and built form of this Precinct and does not exceed the maximum building height, density and site cover in Table 4.5.

Table 4.5

Maximum Acceptable Building Height	Maximum Acceptable Site Area per Dwelling for Calculating the DUF <sup>1</sup>	Maximum Acceptable Site Cover
4 storeys (but not more than 15m)	75	27.5%
6 storeys (but not more than 25m)	50	25%

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

#### (6) River Esplanade (Precinct Class = Multi-storey Residential)

##### Intent

The intent of the Precinct is to provide for primarily medium-high density residential development and allow for some limited business uses. This will involve providing for the on-going development of the Precinct as a medium to high density residential area while allowing for the development of professional offices, and other low-intensity commercial activities, at ground storey level.

Charles Clark Park is located along the edge of the river within this Precinct, and provides important passive and active recreation opportunities for both local residents and visitors to the area.

Development and use of land along the Mooloolah River should provide for the protection of the quality of water in the river by protecting the river banks from erosion, and preventing any unacceptable levels of sedimentation and other pollutants from entering the river. It is intended that future development should compliment the existing areas of open space located along the Mooloolah River.

##### Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Multi-storey Residential 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 sited and designed:

- Medical centre
- Offices
- Restaurant (along River Esplanade).

#### Landscape and Built Form

In this Precinct it is intended that:

- buildings should be oriented towards and address the street;
- a quality urban residential streetscape character should be created;
- overshadowing, overlooking and wind tunnelling effects be minimised;
- passive solar protection and natural ventilation be encouraged;
- building envelopes should create useable spaces and activities between lots;
- Charles Clark Park should become a strong activities focus;
- an illuminated riverside walkway should form part of a natural link between the parkland and the Wharf.
- cross-block public access through developments be provided;
- regulation of kerbside car parking reflect the mixed use nature of the area;
- car parking requirements be provided for on-site;
- existing mature trees should be protected; and
- buildings proposed on lots fronting the Mooloolah River and River Esplanade be located and be of an acceptable height so as not to impact on riparian and aquatic ecosystems through shading and development activities.

#### 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	200
700 to 799	1.0	175
800 to 899	1.0	140
900 to 999	1.0	138
1000 to 1099	1.0	136
1100 to 1199	1.1	134
1200 to 1299	1.2	132
1300 to 1399	1.3	131
1400 to 1499	1.4	129
1500 to 1599	1.5	127
1600 to 1699	1.6	126
1700 to 1799	1.7	124
1800 to 1899	1.8	123
1900 to 1999	1.9	121
2000 +	2.0	120
Additional non-residential gross floor area	Up to a maximum plot ratio of 0.1 (but not more 150m <sup>2</sup> ) on sites: <ul style="list-style-type: none"> <li>• fronting River Esplanade north of Foote Street, and</li> <li>• corner sites elsewhere.</li> </ul>	

<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 building height

- 3 storeys (but not more than 12 metres)

Provided that Council may give favourable consideration to an application for impact assessable development in relation to an intergrated development on a site south of the Esplanade as follows, where the development has regard to those matters referred to for impact assessable development in the Mooloolaba Central Precinct and does not exceed the maximum building height, density and site cover in Table 4.6.

Table 4.6

Maximum Acceptable Building Height	Maximum Acceptable Site Area per Dwelling for Calculating the DUF <sup>1</sup>	Maximum Acceptable Site Cover
3 storeys (but not more than 12m)	75	30%
6 storeys (but not more than 25m)	50	25% where any part of the building is higher than 20m, or 27.5% otherwise

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

#### (7) Goonawarra Drive (Precinct Class = Mixed Housing)

##### Intent

The primary purpose of the Precinct is to serve as a medium density residential area characterised by:

- a high quality residential environment;
- a high standard of residential amenity and safety;
- an area protected from the undesirable impacts of traffic and parking.

North of Walan Street, some suitably sited and designed low intensity office uses may be favourably considered. Walan Street itself may be widened in the future, and allowance should be made for this in development fronting 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 Mixed Housing Precinct Class.

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

- Medical centre
- Offices
- Restaurant.

##### Landscape and Built Form

In this Precinct it is intended that:

- buildings should address the street and create an urban streetscape;
- Sunshine Coast vernacular qualities be expressed in the architecture of buildings in the area and the landscape treatment of the area's public spaces;
- car parking facilities should not dominate the streetscape;
- on-street car parking for residents be protected;
- the residential amenity of streets be protected through the minimising of non-residential traffic impacts;
- high quality fencing and wall treatments be encouraged;
- existing mature trees should be protected;
- car parking requirements be provided for on-site; and
- all proposed development on sites fronting Walan Street have regard to potential future road widening requirements.

##### Preferred Maximum Density

For sites north of Walan Street:

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	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	172
1000 to 1099	1.0	164
1100 to 1199	1.0	157
1200 to 1299	1.0	150
1300 to 1399	1.0	144
1400 to 1499	1.0	139
1500 to 1599	1.1	134
1600 to 1699	1.1	129
1700 to 1799	1.1	125
1800 to 1899	1.2	120
1900 to 1999	1.2	117
2000 to 2099	1.2	113
2100 to 2199	1.2	110
2200 to 2299	1.2	106
2300 to 2399	1.2	103
2400 +	1.2	100

<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>

For sites south of Walan Street:

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	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	177
1000 to 1099	1.0	174
1100 to 1199	1.0	171
1200 to 1299	1.0	169
1300 to 1399	1.0	166
1400 to 1499	1.0	164
1500 to 1599	1.0	161
1600 to 1699	1.0	159
1700 to 1799	1.0	157
1800 to 1899	1.0	154
1900 to 1999	1.0	152
2000 +	1.0	150

<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 building height (all premises):**

- 2 storeys (but not more than 8.5 metres) to the south of Walan Street
- 3 storeys (but no greater than 12m) to the north of Walan Street

Provided that Council may give favourable consideration to an application for impact assessable development of a higher density as follows, where the development has regard to those matters referred to for impact assessable development in the Mooloolaba Central Precinct:

Maximum Acceptable Building Height	Maximum Acceptable Site Area per Dwelling for Calculating the DUF <sup>1</sup>	Maximum Acceptable Site Cover
3 storeys (but not more than 12m) (to the south of Walan St)	120	30%
6 storeys (but not more than 25m) (to the north of Walan St)	50	25% where any part of the building is higher than 20m, or 27.5% otherwise

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

#### (8) Parkyn Parade (Precinct Class = Mixed Housing)

##### Intent

This Precinct is essentially fully developed with multiple unit dwellings in mostly 3 to 4 storey buildings. The Precinct enjoys views south across the Mooloolah River and north across to the ocean beach. It is situated between the concentrated tourism node in and around Mooloolaba Central and the lower key recreational areas of the Spit. As such it is well situated to provide holiday accommodation but is also adversely affected by traffic and parking congestion.

The continued use of the Precinct for visitor and long-term residential accommodation is intended.

##### 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 premises should be of a scale compatible with existing buildings in the Precinct and contribute to a high standard of residential and visual amenity. A variety of architectural expression is encouraged to reflect a "Sunshine Coast" style and feeling. Development sites should incorporate extensive and attractive landscaping visible from the street and surrounding public spaces which complements the informal waterside landscapes of the Spit.

#### 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	200
700 to 799	1.0	175
800 to 899	1.0	140
900 to 999	1.0	137
1000 to 1099	1.1	134
1100 to 1199	1.1	132
1200 to 1299	1.1	129
1300 to 1399	1.1	126
1400 to 1499	1.2	124
1500 to 1599	1.2	122
1600 +	1.2	120

<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 building height:

- 3 storeys (but not more than 12 m) for Traditional houses and multi-unit premises,
- 2 storeys (but not more than 8.5 m) for other premises.

#### (9) Mooloolaba Spit Outdoor Recreation (Precinct Class = Special Purpose)

##### Intent

This Precinct comprises lands which are a significant recreational resource and contribute much to the character and image of the Shire. Within the Precinct are both natural and built recreational facilities that include an attractive beach, waterside open space, developed parklands, car parking, a surf club and a caravan park.

The management of these assets is intended to allow for the continued development and use of the built facilities in ways which do not cause environmental harm and which allow natural coastal processes to be respected. Both organised and casual recreational activities are intended to be provided for, with improvements to ensure safe and attractive pedestrian access across the Spit.

Few if any substantial new buildings are expected in this Precinct with greater priority given to pedestrian access and activity over time.

Development should also provide for the maintenance of a sustainable dune system.

The caravan park to the north west, is intended to continue while the development of public open space facilities between the caravan park site and the Esplanade is desired. The caravan park is intended to provide short-term accommodation and not be used for permanent residence.

#### 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.

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

- Car park
- Caravan park
- Indoor recreation
- Outdoor recreation
- Restaurant

#### Landscape and Built Form

New development in this Precinct should be in keeping with the waterside landscape and natural landforms of the Spit. This means any buildings and other structures should be minimal, low rise and have a very small site coverage. Tree planting and other landscaping treatments should be in keeping with the informal seaside character of the Precinct and be used as a strong unifying element, as well as providing shade.

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

#### (10) Mooloolaba Spit Business and Industry (Precinct Class = Business and Industry)

##### Intent

This Precinct is an established small-scale maritime industrial area. Activities in the Precinct include those of public authorities, as well as the private sector, and are strongly related to the fishing and boating industries. The existing character and scale of development is intended to continue.

Little, if any, intensification of industrial activity at this location is expected, particularly given the constraints of a sensitive environmental setting, a single road access, surrounding recreational uses, and nearby residential areas. Any new business and industry development should be small-scale, low intensity and of a relatively “clean” nature, with a clear association with and need for a waterside location. Activities that are compatible with or complementary to the nearby tourist and recreational facilities are likely to be favoured.

#### *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 having a demonstrable association with and need for a waterside location and where appropriately sited and designed:

- Car park
- Fast food store
- Market
- Restaurant
- Special use.

#### *Landscape and Built Form*

New development in this Precinct should be in keeping with the waterside landscape and natural landforms of the Spit. This means any buildings and other structures should be small-scale and low rise, and should be designed and finished to reflect their maritime associations in a way that is in keeping with a vernacular “Sunshine Coast” style and character.

Tree planting and other landscaping treatments should be in keeping with the informal seaside character of the Precinct and be used as a strong unifying element, as well as enhancing the built forms.

#### **(11) Mooloolaba West (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct comprises a suburb of traditional housing on the southern slopes of the Alexandra Headland and flatter land adjacent to Mooloolaba. Most houses have been built since 1980 and are typically single-storey on lots with extensive lawns and gardens. While the architectural and landscape styles are diverse, the Precinct has a relaxed suburban character. Little change is expected to occur in the short to medium term. In the longer term some redevelopment of more modest housing may be expected due to the Precinct’s proximity to popular beaches and availability of expansive southerly views from the higher slopes.

Emerald Woods Environmental Park is located in the southern portion of the Precinct, which contains significant remnant vegetation. This area also provides passive recreation opportunities for the local community and visitors to the area.

Future development shall be limited to low density residential development that maintains and enhances the Precinct’s suburban form, density and character.

Future domestic architecture should be more responsive to the Precinct’s climate and potential views than most existing development and compliment the vegetation of established gardens and streetscapes.

In addition, future development adjoining the environmental park should be sited and designed so as to limit the negative impacts on the existing parkland area.

This Precinct also includes the primary school between Venning and Meta Streets which is intended to be recognised as a valuable educational, open space and recreation resource.

An existing local convenience centre is located on the corner of Poinciana Drive and Jacaranda Drive. It is intended that this centre should remain the focus of local convenience shopping for the surrounding community.

#### *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, and predominantly Traditional houses on lots greater than 600m<sup>2</sup> in area.

The following uses may be considered appropriate where located in the local convenience centre, situated on the corner of Poinciana Drive and Jacaranda Drive.

- Fast food store
- Medical Centre
- Shop

Preferred uses for the School site is a range of educational facilities, associated with open space and recreational uses.

Industrial, rural and other than local convenience commercial and community uses are generally not considered consistent with the desired character of this Precinct.

#### *Landscape and Built Form*

New development should be low scale and contribute to a high standard of residential amenity. New development or redevelopment of existing dwellings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. New planting should enhance the character of established trees in gardens and streets and, on the more elevated sites in the north, complement the remnant tall native trees in the adjacent Alexandra Heights Precinct.

#### (12) Mooloolaba Waters (*Precinct Class = Neighbourhood Residential*)

##### *Intent*

This Precinct is one of the few ‘canal’ estates developed on the Sunshine Coast. The majority of housing comprises traditional single-storey dwellings on large well-landscaped lots. In addition there are a limited number of semi-detached dwellings and home unit developments. These are generally compatible with the prevailing low-density suburban character of the Precinct. Although many of the houses are substantial, few specifically respond to the local climate or ‘Sunshine Coast’ setting. Unfortunately views and access to the water are almost exclusively confined to waterfront properties. Consequently, the Precinct’s streetscapes are typical of suburbia rather than that of a unique waterfront residential environment.

As the whole Precinct has been constructed relatively recently, little development activity is expected in the short to medium term. However in the longer term, some redevelopment of more modest housing may be expected due to the ‘rarity’ value of waterfront properties and the Precinct’s proximity to the beaches and the services in Mooloolaba. Any future development should be limited to low-density housing that enhances the Precinct’s predominant character.

##### *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, and predominantly Traditional houses on lots greater than 600m<sup>2</sup> in area.

Industrial, rural and other than local/convenience commercial and community uses are generally not considered consistent with the desired character of this Precinct.

##### *Landscape and Built Form*

New development should be low-scale and contribute to a high standard of residential amenity. New buildings should be designed to take advantage of the climate and water views where relevant. Any redevelopment occurring on waterfront sites that terminate the view corridor of local streets should be designed to open up views through to the canals from those streets. Dwellings should be set in well-landscaped grounds. New planting should take account of site-specific terrain and soil conditions, yet seek to increase the extent of taller shade species where practicable.

#### (13) Ulmarra Court (*Precinct Class = Mixed Housing*)

##### *Intent*

This Precinct is a small residential pocket on land between the Mooloolah River and the Sunshine Motorway. A mix of housing types is intended. Development of new premises should contribute to the creation of a distinct “village” feel by being oriented towards the streets, adding to attractively landscaped streetscapes, maintaining a small scale building form, and providing buffering to the surrounding major roads. Existing mature vegetation should be protected or enhanced as much as possible.

Given the limited vehicle access to the Precinct, relatively low intensity development is intended.

Development and use of land along the Mooloolah River should provide for the protection of the quality of water in the river by protecting the river banks from erosion, and preventing any unacceptable levels of sedimentation and other pollutants from entering the river.

##### *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.

Industrial, rural, commercial and other than local community uses are generally not considered consistent with the desired character of this Precinct.

##### *Landscape and Built Form*

New development should be low-rise and contribute to a high standard of residential amenity. New buildings should be designed to take advantage of the climate and water views where relevant. Any redevelopment occurring on waterfront sites that terminate the view corridor of local streets should be designed to open up views through to the canals from those streets. Dwellings should be set in well-landscaped grounds. New planting should take account of site-specific terrain and soil conditions yet seek to increase the extent of taller shade species where practicable.

#### 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	200
700 to 799	1.0	175
800 to 899	1.0	140
900 to 999	1.0	137
1000 to 1099	1.1	134
1100 to 1199	1.1	132
1200 to 1299	1.1	129
1300 to 1399	1.1	126
1400 to 1499	1.2	124
1500 to 1599	1.21	221
600 +	1.2	120

<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 building height (all premises)

- 2 storeys (but not more than 8.5 m)

#### (14) Mooloolaba Boat Harbour (Precinct Class = Special Purpose)

##### Intent

This Precinct comprises the Mooloolaba Boat Harbour which is vested in the State and is managed by Queensland Transport for boat harbour purposes. The State has provided and maintains infrastructure such as breakwaters, dredged channels, dredged basins, pile and buoy moorings as well as public recreational facilities such as boat ramps and car/trailer parks. Land within the boat harbour has been made available to the private sector for provision of commercial and industrial services below and above high water mark such as slipways, seafood receivals, yacht club and marina, fuelling facilities and pilot services. Community services such as Air Sea Rescue and Coast Guard also operate in this boat harbour.

Any new development should be of a relatively clean nature, with a clear association with boat harbour activities. Activities that are compatible with, or complimentary to, the nearby tourist and recreational facilities will also be considered.

Development and use of land in this Precinct should provide for the protection of quality of water in the Mooloolah River by protecting the river banks from erosion, and preventing any unacceptable levels of siltation and other pollutants from entering the river.

#### Preferred and Acceptable Uses

Preferred uses within this Precinct are those related to boat harbour activities including this construction and maintenance of infrastructure such as wharves, jetties, boat ramps, slipways, seafood receivals, yacht clubs, marinas, pile and buoy mooring, marine services, fuelling facilities, car/trailer parks, bardstands, amenity blocks as well as community and ancillary uses.

Other acceptable land uses include those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class that have:

- a demonstrable association with and need for a waterside location; and
- a nature and scale that will not adversely impact on the existing and future operation and expansion of essential community harbour services.

The following uses may also be considered consistent with the intent and desired character of the Precinct where appropriately sited and designed, and having a strong maritime association:

- Commercial Use,
- Community Use,
- Industrial Use,
- Integrated Resort.

#### Landscape and Built Form

New development in this Precinct should be in keeping with the waterside landscape and maritime theme. Buildings should be designed and finished to reflect their harbour association and purpose. Tree planting and landscaping should be in keeping with the informal seaside character of the Spit.

#### 3.5 Planning Area No. 5 – Mountain Creek

##### 3.5.1 Location and Role

This Planning Area includes the lands at Mountain Creek and Glenfields which are allocated “Urban” in the Strategic Plan.

The Planning Area also includes what were formerly known as the “Moreton Mill lands” which are located in flat, unconsolidated sands in the south-western part of the area between the Sunshine Motorway and Mountain Creek. These lands have a rich diversity of vegetation and one of the highest concentrations of rare and threatened species in South East Queensland.

##### 3.5.2 Vision Statement

(1) It is intended that:

*Mountain Creek remain as a predominantly residential area, buffered from the Sunshine Coast Motorway to the east by land extensive public purposes, with existing levels of amenity protected and enhanced, including through the development of an open space corridor along Mountain Creek itself; and that*

*the significant environmental values of the waterway corridor as well as the core conservation lands in the south-western part of the Planning Area be protected with the lands managed in a way similar to a National Park.*

(2) Accordingly, Mountain Creek will be a place where:

- (a) existing streets, parks and other public places are further developed to be attractive, comfortable and accessible;
- (b) high standards of visual amenity and buffering are provided along the Sunshine Coast Motorway corridor;
- (c) the area’s significant environmental and open space values are conserved and enhanced;
- (d) infill development is consistent with the scale and density of existing housing;
- (e) new residential development provides for housing choice and high standards of amenity; and
- (f) land at the eastern end of the Planning Area adjoining the Motorway is developed and used as educational premises or for other compatible public/community purposes.

##### 3.5.3 Key Character Elements

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

- (a) The predominant use of land within the central parts of this Planning Area will be for low density residential purposes which will occur as urban

expansion mainly to the west, and on smaller infill sites elsewhere.

- (b) A small area suitable for medium density housing is located immediately to the south of the Sunshine Motorway.
- (c) At the eastern end of the Planning area, the existing node of educational, recreational and other complementary community uses is recognised and is expected to be further developed.
- (d) Local commercial and community facilities are intended to be provided at the existing centres at Cootamundra Drive and Karawatha Drive. Additional convenience centre facilities may be favourably considered at appropriate locations to serve the urban expansion areas.
- (e) The significant environmental values of the lands in the south-western part of the Planning Area, along Mountain Creek and beside the Mooloolah River are to be conserved or enhanced.

###### (2) Design Intent

- (a) New development will reflect the physical characteristics of the land on which it is located and will protect remnant vegetation, sensitive landforms, creeks and drainage lines. The extent to which development achieves protection of the environmental values of the area will be a critical consideration in assessment of development applications, particularly on sites adjoining the core conservation areas of Mountain Creek or the Mooloolah River.
- (b) Streets, parks and other public spaces are to be developed to be attractive, comfortable and accessible and should use design and landscape themes which already exist within the Planning Area.
- (c) In established residential areas, new buildings should be consistent with the scale and density of existing development.
- (d) New development of community facilities in the eastern part of the Planning Area should provide for high standards of design, building finish and landscaping treatment, so as to present attractively in views from the surrounding residential areas and the Motorway.
- (e) Other premises along the Motorway should incorporate buffering measures that are effective and visually attractive (eg. the use of landscaped mounds in preference to long, high walls).

###### (3) Environmental Values

- (a) Mountain Creek and the Mooloolah River are important waterways within and adjoining this Planning Area. New development will maintain or

enhance the visual, hydraulic and ecological functions of these waterways through such measures as dedication of adjoining lands as open space or as drainage reserve, use of proper erosion control measures to prevent unacceptable amounts of sedimentation from entering the waterways, and use of natural filtration elements (vegetation and natural drainage lines) as much as possible.

- (b) The former “Moreton Mill lands” are richer in rare plants than the nearby Mooloolah River National Park and include stands of the endangered Swamp Stringybarks, Christmas bells, Wide Bay Boronia and Attenuate Wattle which need to be protected. These lands will therefore be managed for conservation values, with development of adjoining lands to be carried out to maintain natural drainage patterns into the area, prevent polluted runoff from entering the area and to control risks of fire and weed invasion. Links between this area and the nearby Mooloolah River National Park are to be maintained and strengthened.

#### (4) Access and Movement

- (a) The Sunshine Motorway is the major road providing access to the area. New development is to recognise and protect the function, capacity and efficiency of this road in accordance with the requirements of the relevant State Government Department and Council.
- (b) Karawatha Drive and Mountain Creek Road are the major road connections through the Planning Area, their function as efficient, attractive tree-lined boulevards is intended to be protected and enhanced. Other significant local access roads are Musgrave Drive, Cootamundra Drive, Bundilla Boulevard and Prelude Drive. Development along these roads should recognise and protect their function and capacity to Council’s satisfaction.
- (c) Pedestrian and cycle linkages to educational and commercial facilities are important and should be enhanced, especially where they can be provided in conjunction with open space corridors.

#### 3.5.4 Statements of Desired Precinct Character

##### (1) Mountain Creek East (Educational Establishment, Hospital and Outdoor Recreation) (Precinct Class = Special Purpose)

###### *Intent*

This Precinct accommodates a number of land extensive educational uses being the Mountain Creek High School and Primary School, a Sunshine Coast Institute

of TAFE campus, and a private hospital, together with sporting facilities including a tennis club.

These uses are intended to continue and intensify if necessary to an extent acceptable to Council having regard to road and other infrastructure capacity and the amenity of the nearby residential area.

The TAFE grounds currently include a small but significant remnant of wallum heathland vegetation which is an endangered plant community in the Shire. Any future development should minimise clearing of this vegetation.

###### *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.

Other land extensive uses compatible with the established community uses in the Precinct and the nearby residential area may be acceptable where an appropriate type and scale of development is proposed.

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

Any new premises should provide for high standards of building siting, design and finish, and landscaping, which has regard to the relatively high visibility of the Precinct from the Motorway and from the residential areas to the west.

##### (2) Mountain Creek Central (Precinct Class = Neighbourhood Residential)

###### *Intent*

This Precinct comprises the established residential suburbs of Mountain Creek and Glenfields and additional areas which are intended to be developed predominantly for low density detached housing. The landform is relatively gently sloping and dissected by Mountain Creek and numerous small tributaries. Substantial stands of mature trees and attractive habitats exist along the creek lines but most of the land elsewhere has been cleared of mature vegetation. However some of the land allocated for future development contains substantial vegetation which warrants conservation.

The overall form of existing development is typical of that generally found in contemporary suburban residential areas. In some areas there are grid or modified grid pattern streets while in others there is a proliferation of cul-de-sac. The pattern and character of established areas have been influenced mainly by the Precinct’s creek lines and dependency on car usage.

The established areas are relatively new and little change is expected other than the maturing of the introduced landscape. If infill development occurs it should be compatible with the scale and siting of existing housing.

Development in future residential areas should provide for a pattern of streets, lots, open spaces and built form which conserves existing creeks and mature vegetation and habitats of conservation value. Such development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks.

A variety of housing types should be provided in future residential areas. The locations of different forms of accommodation should be influenced by considerations of terrain, accessibility to public transport and Local Centre facilities, and public open space. Development within the new residential areas should achieve a gross density of some 9 to 12 dwellings per hectare.

Development adjoining Mountain Creek and the former “Moreton Mill lands” should be carried out in ways which protect the environmental values of these areas.

#### *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, and predominantly Traditional houses on lots greater than 600m<sup>2</sup> in area.

Some smaller lot detached housing, lower density multi-unit dwellings and/or retirement village accommodation may be appropriate on suitable sites which are within easy walking distance (not more than about 250 to 400m) of commercial/community facilities, public transport and/or larger areas of useable open space.

The continued use of the medical centre facilities on Karawatha Drive at McLaren Place is intended.

Shops, Fast Food, Restaurants, Offices, Medical centres and Veterinarian clinics may also be appropriate in the local neighbourhood centre located on the corner of Karawatha Drive and Golf Links Road.

In addition, the following uses may be considered appropriate when located in the local convenience centre situated on Karawatha Drive (near Molokai Drive)

- Fast food store
- Medical centre
- Shop

Otherwise, industrial, rural and other than local/convenience commercial and community uses are generally not considered consistent with the desired character of this Precinct.

#### *Landscape and Built Form*

New premises in established residential areas should be compatible with the scale and character of premises in their environs. Development of new premises in new residential areas should be responsive to their terrain,

available views and climate. Development should provide attractive tree-lined streets as well as useable and easily accessible public parks. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new areas.

A ‘soft’ streetscape character of verges and pavements is desirable and street trees should complement the character of remaining bushland. New streets should incorporate appropriately designed footpaths and street furniture. New buildings should preferably be sited and designed to create amenity for their residents and neighbours and enhance public streets and parks.

#### **(3) Mountain Creek West Environmental Area** *(Precinct Class = Special Purpose)*

##### *Intent*

This Precinct comprises the former “Moreton Mill lands” which contain a rich diversity of vegetation and a range of rare and endangered species of flora and fauna. The area is intended to be managed to protect its significant environmental values in ways similar to a National Park. Where possible, it is intended to provide for or strength ecological linkages between this area and the nearby Mooloolah River National Park.

##### *Preferred and Acceptable Uses*

Conservation is the preferred use of land in this Precinct.

#### **(4) Mountain Creek South** *(Precinct Class = Mixed Housing)*

##### *Intent*

This Precinct comprises a small corridor of land adjoining the Sunshine Motorway where the continued development of a mix of housing types is intended. New premises developed on amalgamated sites is to be encouraged in order to minimise the number of vehicle access points onto Bundilla Boulevard (which provides southbound access onto the Motorway) and maximise opportunities for buffering measures.

Given the constrained nature of the land in this Precinct, a relatively low residential density is intended.

##### *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 premises should be low-rise and contribute to a high standard of residential amenity. New buildings should be designed to maximise buffering to the nearby Motorway, while contributing to the creation of

attractive streetscapes. Dwellings should be set in well-landscaped grounds. New planting should take account of site-specific terrain and soil conditions yet seek to increase the extent of taller shade species where practicable.

#### *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	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	178
1000 to 1099	1.0	176
1100 to 1199	1.0	174
1200 to 1299	1.0	172
1300 to 1399	1.0	171
1400 to 1499	1.0	169
1500 to 1599	1.0	167
1600 +	1.0	165

<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 building height (all premises)*

- 2 storeys (but not more than 8.5 metres)

#### **(5) Mountain Creek Waters (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct is situated around the mouth of Mountain Creek where it enters the Mooloolah River and comprises an established residential area around Cootamundra Drive and additional relatively low-lying land intended to be developed predominantly for low density detached housing. The undeveloped land remains with a significant extent of vegetation cover.

The overall form of existing development is typical of that generally found in contemporary suburban residential areas, with a proliferation of culs-de-sac. The pattern and character of established areas have been influenced mainly by the Precinct's waterside location.

Vehicle access to the Precinct is limited.

The established areas are relatively new and little change is expected other than the maturing of the introduced landscape. If infill development occurs it

should be compatible with the scale and siting of existing housing.

Development in the future residential area should provide for a pattern of streets, lots, open spaces and built form which conserves existing drainage patterns and mature vegetation. Such development should also have regard to the potential for acid sulfate soils.

Development should be carried out in ways which protect the environmental values of creek and river, while taking advantage of the views across these waterways. Maximum public access to the waterfront should be maintained having regard to the ecological sustainability of the waterways and the vegetation along waterways.

Effective buffering to the adjoining Motorway should also be provided.

#### *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, and predominantly Traditional houses on lots greater than 600m<sup>2</sup> in area.

Other forms of residential use may be acceptable where a form and scale of development compatible with the area's environmental setting and its constrained access.

Industrial, rural and other than local/convenience commercial and community uses are generally not considered consistent with the desired character of this Precinct.

#### *Landscape and Built Form*

New premises in established residential areas should be compatible with the scale and character of premises in their environs. Development of new premises in new residential areas is to be responsive to their terrain, available views and environmental setting. Development should provide attractive tree-lined streets as well as waterside public parkland.

A 'soft' streetscape character of verges and pavements is desirable, with treatments used to provide an acceptable quality of stormwater runoff entering the adjoining waterways.

The siting, orientation and landscaping of premises should assist in providing an effective buffer to the Sunshine Motorway.

#### (6) Cootamundra Drive Centre (Precinct Class = Local Centre)

##### *Intent*

This Precinct comprises local shopping facilities and parkland serving that part of the Planning Area situated to the east of the Motorway. The facilities in the Precinct are intended to continue serving the day-to-day shopping needs of the local residents and provide useable parkland. Little, if any, intensification of the centre is expected given the limited size of the catchment and limited accessibility.

##### *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*

Premises in the Precinct should be compatible with the scale and character of premises in their environs. Any intensification of commercial uses should have regard to maintaining the amenity of the surrounding residential area.

The local parkland should be maintained and if possible improved to enhance its useability, access and attractiveness for nearby residents.



### 3.6 Planning Area No.6 – Buderim

#### 3.6.1 Location and Role

This Planning Area includes land on the Buderim Plateau and on the surrounding escarpment and foothill areas. It includes the major residential neighbourhoods of Buderim, Headland Park, Buderim Pines, and Tyrone Heights, as well as a number of smaller residential estates.

The key role of this Planning Area is to accommodate a range of individual and discrete residential neighbourhoods in attractive settings.

Other important functions include:-

- protecting the intactness of the Buderim escarpment;
- providing for the Buderim Village Centre to retain its predominantly local function and scale.

The Planning Area also includes the Buderim Forest Park and an important mosaic of other areas of remnant native vegetation dominated by rainforest. These areas support a rich diversity of environmentally significant plant and animal species, and contribute in a major way to the landscape character of the locality and the Shire.

#### 3.6.2 Vision Statement

(1) It is intended that:

*The Buderim Planning Area will retain the values which make it one of the most desirable residential communities on the Sunshine Coast. In particular, the retention of significant areas of vegetated open space, spectacular ocean and hinterland views, attractive streetscape settings and elements of its strong cultural heritage will ensure that Buderim remains a peaceful and attractive place to live and an interesting and picturesque place to visit.*

*The predominant development form within this Planning Area will be houses set within generous landscaped grounds. Alternative housing forms may occur in suitable locations where respecting the area's environmental and landscape values, and being within the area's infrastructure capacity.*

*The Buderim Escarpment and other important landscape and environmental features such as ridgelines, waterways and areas of remnant forest will be protected for their ecological and scenic values.*

*The Buderim Village Centre, located on the top of Buderim Mountain, will continue as a centre serving local community needs and having a village-like character derived from its small-scale, compact form and its traditional architectural style.*

(2) This means that:

- (a) 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. Development which compromises these values will not be supported.
- (b) Development in areas of mixed low to medium density housing will be of a high quality, will reflect elements of the area's traditional built form and will be densely landscaped.
- (c) The Buderim Escarpment, Martins Creek, Rocky Creek, Mountain Creek, Buderim Forest Park, Foote Sanctuary and other sensitive environmental features will be preserved as open space and incorporated into the design of new or existing housing areas. Development which threatens the long term existence of these features will not be supported.
- (d) The Buderim Village Centre will be retained as a discrete centre providing only lower order goods and services to residents of the immediate locality. Higher order uses which serve a broader catchment should locate in the Town Centres at Maroochydore or Sippy Downs. Residents of Buderim have indicated they are prepared to forgo the provision of these services within their locally situated centre, in order to maintain its character and identity.
- (e) Places and structures of heritage or townscape value will be conserved or reused to contribute to the character of the Planning Area.

#### 3.6.3 Key Character Elements

(1) Location of Uses and Activities

- (a) The predominant development form within this Planning Area will be low density residential development which will occur on large greenfield sites like Wise's Farm to the north and on smaller infill sites on and around Buderim Mountain.
- (b) Medium density housing may be developed in a small number of specific locations where it can be demonstrated that there will be no adverse impact upon the character of the local area.
- (c) Home based businesses will be supported in appropriate locations, but only where it can be demonstrated that there will be no detrimental impact upon neighbourhood amenity or local traffic circulation.

- (d) The Buderim Village Centre on the top of Buderim Mountain will continue to serve as a locally-based centre, meeting the day to day needs of residents of the immediate area and visitors. A mix of lower order uses including small-scale retail activities, business and professional offices, entertainment, leisure and employment activities will be encouraged to locate here. Some “shop-top” housing may also be appropriate, provided that any such premises incorporate design features which contribute to the streetscape character of the Village Centre.
- (e) Small-scale community facilities associated with interest group activities, emergency services, sporting, education, culture and the general social interaction of the community will be encouraged to locate in the Buderim Village Centre. These activities will be located near and adjacent to the Buderim Primary School. It is intended that Buderim Mountain Primary School will remain the focus of Buderim’s community activities for the life of this Planning Scheme.

#### (2) Design Intent

- (a) New residential neighbourhoods should incorporate distinctive ‘edges’ and recognisable local centres that engender a ‘sense of place’ and provide a focus for local community interaction and activity.
- (b) New development will reflect the physical characteristics of the land on which it is located and will protect remnant vegetation, sensitive slopes, creeks and drainage lines. The extent to which development achieves protection of the natural values of a site will be the overriding consideration in assessment of development applications.
- (c) Streets, parks and other public spaces are to be developed to be attractive, comfortable and accessible and should use design and landscape theme’s which already exist within the Planning Area.
- (d) In established residential areas, new buildings should be consistent with the scale and density of existing development.
- (e) New development in the Buderim Village Centre should address the street by incorporating features such as active shop fronts, clearly defined “front door” entries and awnings, and will incorporate elements of Queensland vernacular architecture. Buildings should avoid having large areas of flat, blank wall and should use elements such as balconies, verandahs, stepped forms and textured materials to create visual interest. Development will seek to protect and enhance, through appropriate landscape and streetscape treatments (including outdoor dining and courtyard areas), the unique atmosphere of the Buderim Village Centre.

#### (3) Environmental Values

- (a) The vegetated Buderim escarpment is a defining feature of Buderim’s ‘green’ appearance and makes a significant contribution to the character of a number of other coastal Planning Areas by providing a vegetated backdrop. The Buderim escarpment has been partially degraded by inappropriate development practices in the past and it is critical to the character and amenity of Buderim and the Shire that the remaining vegetation and escarpment areas be protected. As far as practicable, this Planning Scheme seeks to prevent the intensification of development on the Buderim escarpment. Where development does occur it will be at a relatively low density and will be designed so as not to impact unacceptably on the remnant vegetation cover.
- (b) Buderim Forest Park, Foote Sanctuary and the Rocky Creek Reserve provide protection to some of the last remaining remnants of Rainforest within this Planning Area. These parks are important ecological and recreational resources and make an important contribution to the character and amenity of Buderim. Development occurring adjacent to or upstream of these areas will be required to incorporate appropriate environmental management measures to provide for the sustainability of their environmental and landscape values.
- (c) The waterways of Martins Creek, Rocky Creek and Mountain Creek are important waterways within this Planning Area. New development will maintain or enhance the visual and ecological functions of all creeks and drainage lines.
- (d) Pockets of remnant vegetation remain within the Planning Area. New development will protect these remnants and will seek to maintain these areas by supplementary planting and weed eradication programmes.
- (e) Planting in road reserves is to be protected and enhanced. Although much of the historical street planting has mainly incorporated exotic species, it is intended that new planting will use locally native species.

#### (4) Access and Movement

- (a) The Sunshine Motorway, Buderim-Mooloolaba Road, Main Street, Gloucester Road and Dixon 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 Buderim Village Centre area, the main streets should be managed to provide a slowed speed environment conducive to safe pedestrian movement.

- (c) Pedestrian and cycle linkages along the Buderim escarpment and Martins Creek should be encouraged where it can be shown that these links will not impact to an unacceptable level on environmental or visual values.
- (d) Carpark linkages be developed at the backs of the shops on both sides of Burnett Street.
- (e) Footpaths and driveways should conform to Australian Standards for wheelchair and scooter accessibility.

#### 3.6.4 Statements of Desired Precinct Character

##### (1A) Buderim Village Centre (Precinct Class = Village Centre)

###### *Intent*

The Buderim Village Centre is the traditional shopping area for the Buderim plateau that passes through the intersection of Main Street and Lindsay Road. This area will retain its role as a small scale, compact centre and will provide a variety of services to meet the day to day needs of the local community.

It is desirable that the ‘central’ role and typical Queensland character of this centre be maintained and reinforced by new development. The Village Centre is intended to have a range of activities to serve the residents of the Buderim plateau. Commercial uses, particularly business and professional offices are the preferred form of development for this Precinct. Community and recreational uses are also preferred in the Village Centre. Large scale shopping centres or convenience restaurants will not be encouraged in this Precinct. Residential accommodation will be a minor component of this Precinct. Some mixed use development containing a residential component may occur in this Precinct provided that this development incorporates design features such as stepped building forms, balconies and landscaping to reduce the impact to the street and to promote a pedestrian environment.

Traffic congestion is a major issue in this Precinct. The potential traffic impacts created by any new development will have to be considered. Uses that contribute significantly to the traffic congestion are not consistent with the intent for this Precinct.

Development will be consistent with the design intent of the Buderim Village Master Plan contained in the Buderim Local Area Code. This Master Plan proposes a 3 roundabout system to improve traffic circulation.

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

Preferred uses within this Precinct are those identified in the Table of Development Assessment (refer Vol 1) for the Village Centre Precinct Class. Any new development

for supermarkets, shops, retail showrooms or discount department stores shall not exceed a net floor area of 800 square metres.

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

- public open space or a town square
- commercial uses other than Light industry, a Shopping complex or a Convenience restaurant
- community uses
- Indoor recreation other than nightclubs and amusement centres

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

Buildings should be designed to enhance the existing built-form character and the following elements should be considered in relation to adjacent and nearby premises:

- mass and proportion
- building materials, patterns, colours and decorative elements
- roof form and pitch
- verandahs, eaves and parapets
- landscaping.

New premises should incorporate extensive and attractive landscaping that complement the existing streetworks. Landscaping should use only or predominantly native species and be in accordance with Council’s Landscaping Design Code.

New buildings should address the street by incorporating features such as active street fronts, clearly defined “front door” entries and awnings and other elements of Queensland vernacular architecture. Buildings should avoid having large areas of flat blank wall and should use elements such as balconies, verandahs, stepped forms and textured materials to create visual interest and ‘soften’ the impact to the street.

The design of new buildings should consider the protection of view corridors. Where possible public access should be provided to areas offering scenic views of the Shire from the escarpment. Outdoor dining and eating areas are encouraged and should contribute to a lively pedestrian atmosphere in the Village Centre.

Particular reference should be made to the Buderim Local Area Code for the design of all new premises in the Buderim Village Centre.

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

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

SLOPE	0-15%		16-20%		21-25%	
	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>	Max. plot ratio
600 - 899 <sup>2</sup>	0.8	200	0.8	400	0.8	500
900 to 999	0.8	198	0.8	389	0.8	492
1000 to 1099	0.8	195	0.8	379	0.8	484
1100 to 1199	0.8	193	0.8	370	0.8	477
1200 to 1399	0.8	191	0.8	360	0.8	470
1400 to 1599	0.8	187	0.8	343	0.8	456
1600 to 1799	0.8	182	0.8	328	0.8	443
1800 to 1999	0.8	179	0.8	314	0.8	431
2000 to 2199	0.8	175	0.8	300	0.8	419
2200 to 2399	0.8	175	0.8	300	0.8	408
2400 to 2599	0.8	175	0.8	300	0.8	398
2600 to 2799	0.8	175	0.8	300	0.8	388
2800 to 2999	0.8	175	0.8	300	0.8	379
3000 to 3199	0.8	175	0.8	300	0.8	370
3200 to 3399	0.8	175	0.8	300	0.8	361
3400 to 3599	0.8	175	0.8	300	0.8	353
3600 to 3799	0.8	175	0.8	300	0.8	345
3800 to 3999	0.8	175	0.8	300	0.8	338
4000 +	0.8	175	0.8	300	0.8	330

<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 700m<sup>2</sup>

Maximum land parcel size for any one development of housing other than traditional Detached houses = 5000 square metres.

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

- 2 storeys (but not more than 8.5 metres)

#### **(1B) Buderim Community Facilities Precinct (Precinct Class = Village Centre)**

##### *Intent*

This Precinct is intended to provide a range of community uses that serve the needs of the local community. The Buderim Mountain State School is the focus of this area and it is important that the school retains this function. However, in the event that the school relocates elsewhere, this land is intended to be used for community and recreational activities.

The types of uses encouraged on land adjoining Buderim Mountain State School include emergency services and educational uses, as well as cultural and sporting facilities for the enjoyment of the local community.

The area adjacent to the Buderim Mountain School along Martins Creek has been identified as an open space linkage. Council should investigate the possibility of boardwalks along this section of Martins Creek provided the construction and use of these boardwalks does not have an adverse impact on the natural environment.

The area to the south-east of the intersection of Gloucester and Main Streets is intended to provide for community activities. The area could include a mix of community uses with the focus on arts and tourist activities. Day-to-day retail uses and Convenience restaurants are not consistent with the desired character for this area.

Important in this area is the protection of views from the southern escarpment and the retention and rehabilitation of this escarpment. Any development of this area should allow for public access to the escarpment and provide a recreational facility to the local community.

It is important that the uses in this Precinct do not compete with the Buderim Village Centre Precinct which provides the commercial and retail focus for the Buderim plateau. Residential accommodation will not be a major component of this Precinct.

Traffic congestion is a major issue in this Precinct. The potential traffic impacts created by any new development will have to be considered. Uses that contribute significantly to traffic congestion are not consistent with the intent for this Precinct.

#### *Preferred and Acceptable Uses*

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

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

- public park or a town square
- community uses
- Indoor recreation other than a nightclub or amusement centre
- emergency services
- sporting facilities
- educational facilities.

#### *Landscape and Built Form*

Buildings should be designed to enhance the existing built-form character and the following elements should be considered in relation to adjacent and nearby premises:

- mass and proportion
- building materials, patterns, colours and decorative elements
- roof form and pitch
- verandahs, eaves and parapets
- landscaping.

New buildings should incorporate extensive and attractive landscaping that complement the existing streetworks. Landscaping should use only or predominantly native species and be in accordance with Council's Landscaping Design Code.

New buildings should address the street by incorporating features such as active street fronts, clearly defined "front door" entries and awnings and other elements of Queensland vernacular architecture. Buildings should avoid having large areas of flat blank wall and should use elements such as balconies, verandahs, stepped forms and textured materials to create visual interest and 'soften' the impact to the street.

The design of new buildings should consider the protection of view corridors. Where possible public access should be provided to areas offering scenic views of the Shire from the escarpment.

Any new development in this Precinct should be consistent with the Buderim Local Area Code in particular.

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

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

SLOPE	0-15%		16-20%		21-25%	
	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>	Max. plot ratio
600 - 899 <sup>2</sup>	0.8	200	0.8	400	0.8	500
900 to 999	0.8	198	0.8	389	0.8	492
1000 to 1099	0.8	195	0.8	379	0.8	484
1100 to 1199	0.8	193	0.8	370	0.8	477
1200 to 1399	0.8	191	0.8	360	0.8	470
1400 to 1599	0.8	187	0.8	343	0.8	456
1600 to 1799	0.8	182	0.8	328	0.8	443
1800 to 1999	0.8	179	0.8	314	0.8	431
2000 to 2199	0.8	175	0.8	300	0.8	419
2200 to 2399	0.8	175	0.8	300	0.8	408
2400 to 2599	0.8	175	0.8	300	0.8	398
2600 to 2799	0.8	175	0.8	300	0.8	388
2800 to 2999	0.8	175	0.8	300	0.8	379
3000 to 3199	0.8	175	0.8	300	0.8	370
3200 to 3399	0.8	175	0.8	300	0.8	361
3400 to 3599	0.8	175	0.8	300	0.8	353
3600 to 3799	0.8	175	0.8	300	0.8	345
3800 to 3999	0.8	175	0.8	300	0.8	338
4000 +	0.8	175	0.8	300	0.8	330

<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 700m<sup>2</sup>

Maximum land parcel size for any one development of housing other than traditional Detached houses = 5000 square metres

#### Maximum building height (all premises)

- 2 storeys (but not more than 8.5 metres)

#### (2) Buderim Central Residential (Precinct Class = Mixed Housing)

##### Intent

This Precinct comprises areas on the Buderim Mountain plateau considered appropriate for a variety of low and medium-density housing. The Precinct includes a diverse mix of existing dwellings ranging from single-detached dwellings on traditional 'suburban' sized lots through to semi-detached housing, some townhouses and multiple dwelling units. Most land within the Precinct is relatively flat and close to the Buderim Village Centre or other local services and public transport.

Future development should comprise a range of low rise dwelling types at low to medium densities. Some potential development sites that are more remote from services or on sloping land are best suited to lower density residential uses. Medium-density residential uses should be located close to Centre facilities, parks and public transport routes and on relatively flat land. Very large 'tracts' of medium density housing should be avoided as this form of development conflicts with the overall townscape character of the Buderim Mountain plateau established by single dwellings on large landscaped lots.

#### 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 premises should be low rise and contribute to a high level of residential amenity. Where existing large

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

lots are to be developed, provision of small lot housing, semi-detached dwellings and small clusters of units is preferred to large groups of multiple dwelling units or long rows of townhouses. Buildings should respect the siting, scale and amenity of adjacent existing premises. Buildings and driveways should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks.

Premises should incorporate extensive and attractive landscaping that complements the character of the Precinct's existing streetscapes and established gardens.

Any substantial existing trees or areas of garden considered to be of significance to the character of the locality should be incorporated within the new premises wherever reasonably practicable.

Maximum land parcel size for any one development of housing other than traditional Detached houses = 5000 square metres

*Maximum building height (all premises)*

- 2 storeys (but not more than 8.5 metres)

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

SLOPE	0-15%		16-20%		21-25%	
	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>	Max. plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
600 - 899 <sup>2</sup>	0.8	200	0.8	400	0.8	500
900 to 999	0.8	198	0.8	389	0.8	492
1000 to 1099	0.8	195	0.8	379	0.8	484
1100 to 1199	0.8	193	0.8	370	0.8	477
1200 to 1399	0.8	191	0.8	360	0.8	470
1400 to 1599	0.8	187	0.8	343	0.8	456
1600 to 1799	0.8	182	0.8	328	0.8	443
1800 to 1999	0.8	179	0.8	314	0.8	431
2000 to 2199	0.8	175	0.8	300	0.8	419
2200 to 2399	0.8	175	0.8	300	0.8	408
2400 to 2599	0.8	175	0.8	300	0.8	398
2600 to 2799	0.8	175	0.8	300	0.8	388
2800 to 2999	0.8	175	0.8	300	0.8	379
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3200 to 3399	0.8	175	0.8	300	0.8	361
3400 to 3599	0.8	175	0.8	300	0.8	353
3600 to 3799	0.8	175	0.8	300	0.8	345
3800 to 3999	0.8	175	0.8	300	0.8	338
4000 +	0.8	175	0.8	300	0.8	330

<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 700m<sup>2</sup>

**(3) Buderim Scarp Residential**  
(Precinct Class = Neighbourhood Residential)

**Intent**

This Precinct comprises areas of the Buderim Scarp that have been, or are intended to be, developed for low density housing on generally sloping lands. 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 and habitats that existed previously. This has irreversibly affected the character of the escarpment and image of Buderim 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 has prompted 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.

Two local convenience centres are located within this Precinct. These being located on the corner of Karawatha and Bringembong Streets and on the corner of Oakmount and Buderim Pines Drive. It is intended that these uses continue, however no expansion beyond the boundaries of the sites will be supported.

The Precinct contains the Buderim Private Hospital in the east of the Precinct. It is intended that the existing hospital use continue. Any expansion of the existing facility should respect the site topography and other environmental constraints, as well as the impact on neighbouring residential premises including traffic generation, visual amenity, and noise generation.

**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.

In addition, the following uses may be considered appropriate where located in the local convenience

centres on the corner of Karawatha and Bringembong Streets and the corner of Oakmount and Buderim Pine Drives:

- 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. 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 planting should complement the remnant vegetation to contribute to some re-forestation of the escarpment and ameliorate the visual impact of urban use, particularly when viewed from the coastal plains.

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.

**(4) Buderim Scarp Landscape Conservation**  
(Precinct Class = Hillslope Residential)

**Intent**

This Precinct comprises predominantly steep and sloping land that supports extensive remnant vegetation and wildlife habitats. These intensely green, vegetated slopes are of very high conservation, habitat and amenity value. Their character and prominence in the district's landscape are fundamental to the character and identity of Buderim as well as the Shire and this part of the Sunshine Coast. The landscape of the Precinct provides a dramatic contrast to the urban development that has occurred on the Buderim Mountain plateau, on other parts of the Scarp and along the coastal urban strip.

It is intended that future development in this Precinct conserve and enhance the significant environmental and landscape values and character of the remnant bushland on the Buderim Scarp.

Much land in this Precinct is not considered suitable for

urban development due to its environmental and landscape values, and constraints associated with the difficulties of providing safe, convenient and economical access to services.

Future development in this Precinct, and specifically on sites adjacent to or adjoining the Buderim Forest Park Network, should consolidate these existing areas of remnant vegetation.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Hillslope Residential Precinct, mainly detached houses on existing lots and where the landscape and environmental values of the area can be protected.

#### *Landscape and Built Form*

Any development should be located and designed such that it has minimal impact on the landscape. Development should be sited and designed to avoid destruction of mature vegetation and habitats, erosion and extensive earthworks. Lightweight structures that complement their dramatic bushland setting are envisaged. Clearing of native vegetation should be minimised other than for previously approved sites for dwellings and ancillary buildings, access and necessary infrastructure.

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

#### *Preferred Maximum Density*

- One dwelling per lot as existing on the commencement day.
- Buildings should not protrude above ridgelines in order to maintain the primacy of trees dominating the ridges and skyline.
- Individual buildings should not exceed a plan envelope area of 200 square metres where the maximum dimension in any single direction is 20 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:

- degree of exposure to nearby streets and roads and adjacent premises
- degree of visibility when viewed from further afield
- opportunities afforded by areas which may be partially cleared or of lower conservation value
- the need to avoid destruction of mature habitat vegetation.

#### **(5) Buderim Non-Urban** *(Precinct Class = General Rural Lands)*

#### *Intent*

This Precinct comprises predominantly steeply sloping land around Martin's Creek in the western part of the Planning area, together with a pocket of steep land immediately to the south-east of the Buderim Village Centre area off Church Street. The Precinct contains extensive remnant vegetation that is of high conservation, habitat and amenity value. The conservation of this landscape character is fundamental to the image and character of Tyrone Heights and Buderim, as well as this part of the Shire and the Sunshine Coast.

The northern escarpment and the vegetated ridge tops of Tyrone Heights are part of the 'green backdrop' that defines the south side of this part of the Maroochy River valley and Eudlo Creek. The elevated vegetated lands provide very attractive views from areas north of the Maroochy River. The area to the south-east of Church Street has a similar role in views from the Bruce Highway and surrounding lower lands to the south and south-west. The lands in this Precinct, being mainly forested, provide a dramatic contrast to the urban development and rural uses that have occurred on other parts of the scarp, along the river floodplain and along the coast.

Future development in this Precinct should conserve and enhance the conservation and habitat values and landscape character of its remnant bushland. Land in this Precinct is generally is not considered suitable for urban development due to its environmental and landscape values, and constraints associated with the difficulties of providing safe, convenient and economical access to services. In addition, future development in this Precinct should conserve and enhance the significant environmental values and landscape character of the remnant bushland whilst consolidating the Buderim Forest Park network.

#### *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, mainly uses

which provide for the protection of the landscape and environmental values of the area.

#### *Landscape and Built Form*

Any development should be located and designed such that it has minimal impact on the landscape. Development should be sited and designed to avoid destruction of mature vegetation and habitats, erosion and extensive earthworks. Lightweight structures that complement their dramatic bushland setting are envisaged. Clearing of native vegetation should be minimised other than for previously approved sites for dwellings and ancillary buildings, access and necessary infrastructure.

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

#### *Preferred Maximum Density*

- One dwelling per lot as existing on the commencement day.
- Buildings should not protrude above ridgelines in order to maintain the primacy of trees dominating the ridges and skyline.
- Individual buildings should not exceed a plan envelope area of 200 square metres where the maximum dimension in any single direction is 20 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
  - degree of exposure to nearby streets and roads and adjacent premises
  - degree of visibility when viewed from further afield
  - opportunities afforded by areas which may be partially cleared or of lower conservation value
  - the need to avoid destruction of mature habitat vegetation.

#### **(6) Tyrone Heights Landscape Residential** *(Precinct Class = Hillslope Residential)*

#### *Intent*

This Precinct comprises mostly steeply-sloping large residential lots adjacent to the low density residential development along the ridge-top at Tyrone Heights. The majority of the lots contain substantial stands of mature vegetation and several lots have not yet been built on. Some dwellings have been carefully sited so as to conserve and enjoy the attractive vegetation but a few lots has been more substantially cleared.

Future development should be limited to relatively low density housing that conserves mature remnant vegetation and minimises impacts on the character of the natural landscape.

Much land in this Precinct is not considered suitable for urban development due to its environmental and landscape values, and constraints associated with the difficulties of providing safe, convenient and economical access to services.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Hillslope Residential Precinct Class, mainly detached houses on existing lots and where the landscape and environmental values of the area can be protected.

#### *Landscape and Built Form*

New development should be low density and contribute to a high standard of residential and landscape amenity. New buildings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably be of traditional framing construction to minimise its impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in existing or re-established bushland. New planting should complement the native vegetation remaining in and surrounding the Precinct.

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

#### *Preferred Maximum Density*

- One dwelling per lot as existing on the commencement day.
- Buildings should not protrude above ridgelines in order to maintain the primacy of trees dominating the ridges and skyline.
- Individual buildings should not exceed a plan envelope area of 300 square metres where the maximum dimension in any single direction is 30 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
  - degree of exposure to nearby streets and roads and adjacent premises
  - degree of visibility when viewed from further afield
  - opportunities afforded by areas which may be partially cleared or of lower conservation value
  - the need to avoid destruction of mature habitat vegetation.

#### **(7) Tyrone Heights West Residential** *(Precinct Class = Neighbourhood Residential)*

##### *Intent*

This Precinct comprises recently established low-density housing areas and additional land that has been zoned and cleared of vegetation for the same use. Most of the Precinct consists of broad ridge-tops and relatively steeply sloping land. Conventional suburban residential development should be discouraged on the steeper land due to the undesirable impacts of such development on the landform and environmental and landscape values. As the Precinct does not have convenient access to shopping and other day to day services, the future population should be limited and development restricted to low density housing on large lots. Superb views to the north and west should be taken advantage of in the design, siting and orientation of any new streets and houses.

##### *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 are respected.

#### *Landscape and Built Form*

New development should be low density and contribute to a high standard of residential amenity. New buildings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. New planting should complement the remnant vegetation to contribute to re-forestation of the escarpment and ameliorate the visual impact of urban development.

Existing mature vegetation habitats 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.

#### **(8) Buderim North Hilltop** *(Precinct Class = Neighbourhood Residential)*

##### *Intent*

This Precinct comprises some of the most distinctive and prominent land in this part of the Shire and Sunshine Coast. The Precinct forms the top of the northern Buderim escarpment and is highly visible from the north, particularly from the Sunshine Coast Motorway and Maroochy River floodplain. The Precinct's location, elevation and extensive mature vegetation combine to create a distinctive local environment that also influences the identity of both Buderim and nearby coastal areas.

Existing urban development comprises a mix of traditional residential lots and numerous larger sized lots with detached houses. Landscaped areas range from natural areas of remnant trees and bushland to more formal gardens containing mature native and exotic species. Future use should be limited to low density detached houses set within large landscaped grounds in a manner that conserves mature vegetation.

##### *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. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. New planting should complement the remnant vegetation to contribute to some re-forestation of the escarpment and ameliorate the visual impact of urban use, particularly when viewed from the north and the coastal plains.

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.

#### **(9) Upper Slopes Residential** *(Precinct Class = Hillslope Residential)*

##### *Intent*

This Precinct comprises predominantly steep and sloping land that supports extensive remnant vegetation and wildlife habitats. These vegetated slopes are of high conservation, habitat and amenity value and major contributors to the character and identity of Buderim as well as this part of the Shire and the Sunshine Coast. The landscapes of this Precinct complement those of Buderim Scarp Landscape Conservation Precinct and also provide a dramatic contrast to the urban development that has occurred elsewhere around Buderim and along the Coast.

Much of the land in this Precinct has steep slopes, valued vegetation, and poor accessibility to services which makes it unsuitable for urban development. Consequently it is intended that this Precinct should primarily conserve the conservation and habitat values and landscape character of its remnant bushland.

Urban development may be appropriate in certain locations within the Precinct. However it should be limited to forms of residential use that retain most of the land in an undeveloped and natural state and do not compromise the landscape and environmental values of the Precinct. Any such premises should be sensitively designed, low impact and very low density compared to conventional suburban residential premises.

#### *Preferred and Acceptable Uses*

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

Other appropriate forms of residential development may be acceptable or preferred and will be assessed in response to the characteristics and location of specific sites subject to development proposals. Types of housing that may be considered include detached and semi-detached dwellings on a variety of lot sizes and clustered dwellings.

#### *Landscape and Built Form*

Development should be designed and located such that its visual and physical impact on the environment and landscape character of the Precinct is minimal. Development should not be located on steep slopes or areas of high conservation and amenity value. Development will be most favourably considered on sites where vegetation has previously been cleared, slopes are reasonable and access can be achieved without detrimental impact on the landscape character or the safety and amenity of the locality. Development should also be sited and designed to avoid erosion and extensive earthworks.

A range of alternative forms and patterns of built form may be considered. This range may include compact groupings of small lot housing and attached to detached dwellings on very large lots. Proposals should respond to the characteristics of individual sites and demonstrate their appropriateness.

Clearing of native vegetation should be minimised other than for previously approved sites for dwellings and ancillary buildings and necessary infrastructure.

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

#### *Preferred Maximum Density*

- The maximum number of dwelling units that will be supported in this precinct should not exceed an average of four dwellings per hectare. However land in the precinct should not be simply divided into lots of a minimum area of 2500 square metres. Such lots may be appropriate in some parts of the precinct but inappropriate in others.

The minimum lot area may be used as an average density that can be applied over a site to derive a maximum Dwelling Unit Factor for alternative forms of residential premises.

- Individual buildings should not exceed a plan envelope area of 300 square metres where the maximum dimension in any single direction is 30 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
  - degree of exposure to nearby streets and roads and adjacent premises
  - degree of visibility when viewed from further afield
  - opportunities afforded by areas which may be partially cleared or of lower conservation value
  - the need to avoid destruction of mature habitat vegetation.

#### (10) Buderim Mountain Residential (*Precinct Class = Neighbourhood Residential*)

##### *Intent*

This Precinct comprises the established low density residential areas on the Buderim Mountain plateau. These include older traditional ‘suburban’ residential areas close to the Buderim Village Centre and more recent housing mainly in the north and east of the Precinct. Most of the Precinct is developed but a few vacant land parcels. The Precinct has a very attractive character influenced by its wide residential streets, low-scale detached houses set in large lots, and established gardens containing many mature native and exotic trees and shrubs.

An existing local neighbourhood centre is located along King Street between Mill Street and Carol Crescent. In addition, an existing local convenience centre is located along King Street, between Jakeman Street and Eckersley Avenue on Lots 1 and 2 RP858137 and Lot CTS 18278. It is intended that these uses continue, however no expansion beyond the boundaries of the sites will be supported.

Any infill development or redevelopment of existing housing should be designed to respect the pattern, siting, scale, form, density and landscape of existing premises in its locality.

##### *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.

Shops, fast food stores, restaurants, offices, medical centres and veterinary clinics may also be appropriate when located in the existing local neighbourhood centre located along King Street, between Mill Street and Carol Crescent:

In addition, the following uses may be considered appropriate when located in the existing local convenience centre, located along King Street, between Jakeman Street and Eckersley Avenue on Lots 1 and 2 RP858137 and Lot CTS 18278:

- Fast food store,
- Medical centre,
- Shop.

##### *Landscape and Built Form*

New development or redevelopment of existing dwellings should be low density and contribute to a high level of residential amenity. Buildings and driveways should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. New buildings should preferably be of traditional framing construction to minimise its impact on the land.

Premises should incorporate extensive and attractive landscaping. Any substantial existing trees should be retained within the site wherever reasonably practicable. The character of any new landscaping should complement the overall ‘mountain top’ character of the Precinct’s existing streetscapes as well as the landscape of its immediate environs. The ‘soft’ streetscape character of verges and pavements evident in streets such as Soreness Avenue should be maintained.

Existing mature vegetation habitats should be conserved and enhanced. Where 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.

#### (11) Gloucester Road (*Precinct Class = Neighbourhood Residential*)

##### *Intent*

This Precinct comprises large established residential properties adjacent to the southern part of Gloucester Road on the Buderim Mountain plateau. The Precinct has a very appealing and distinctive character that

contributes to the identity of this important thoroughfare and Buderim as a whole. This character is influenced by the Precinct's extensive mature native and exotic trees within attractive gardens as well as a fine avenue of mature street trees along Gloucester Road itself. It is also influenced by the nature of existing residential premises which comprise detached houses, several of which are substantial and of heritage significance, generally set well back from the street on large allotments.

It is intended that this existing predominant character, and buildings, fences and vegetation of heritage significance, be conserved. Some new infill development or redevelopment is envisaged due to the Precinct's proximity to the Buderim Village Centre and modest size of some of the existing dwellings compared to their lots. Any such development should be low density and maintain the prevailing character of the Precinct. Detrimental impacts on existing buildings and vegetation of heritage significance should be avoided through respectful design, siting and treatment of new premises.

#### *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.

Other forms of residential accommodation, such as the conversion of existing large dwellings into elegant apartments or carefully located smaller lot development, may be approved if it can be demonstrated that the predominant existing character of the Precinct is maintained or enhanced.

#### *Landscape and Built Form*

The existing buildings and grounds of heritage significance should be conserved and their conservation values not detrimentally affected. Any new premises should be low rise and consistent with the spacious landscape character which presently exists. New development should also contribute to a high level of residential amenity. Where new premises are proposed, a variety of design and development concepts should be explored in order to maintain generous setbacks to buildings and mature vegetation in the established gardens. Such concepts may include conversion of larger existing dwellings to generously-sized apartments and the clustering of compact forms of housing at the rear of lots.

Development sites should conserve existing healthy mature vegetation and incorporate extensive and attractive landscaping. Both native and exotic species may be used to ensure that new landscaping complements the character of the Precinct's existing vegetation and the amenity of its immediate environs. The avenue of mature street trees along Gloucester

Road should be conserved.

Existing mature vegetation should be conserved and enhanced. Where development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of Gloucester Road and adjoining residential premises, and
- restore garden areas that may have been damaged by construction work.
- From Gloucester Road - 10 metres minimum
- From other streets - 4.5 metres minimum
- A minimum of 5 metres from existing buildings of heritage significance, provided that no new building is located in the area between the building of heritage significance and Gloucester Road.

#### **(12) Buderim Scarp Acreage** *(Precinct Class = Hillslope Residential)*

#### *Intent*

This Precinct comprises existing areas of rural residential sized lots located on the Buderim Scarp. The majority of these lots have conserved substantial tracts of remnant bushland and habitats. Future development should be limited to similar large semi-rural residential lots providing they retain much mature existing vegetation. Reconfiguration of lots to create additional smaller lots should only be considered in circumstances where access to urban services is convenient, where development will not result in any significant loss of mature vegetation and will not detrimentally impact on the character and amenity of adjacent land.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Hillslope Residential Precinct Class, mainly Hillslope and Homestead houses where the landscape and environmental values of the area are respected.

#### *Landscape and Built Form*

New buildings should 'sit lightly' in their landscape and be designed to complement its predominantly bushland setting. Lightweight framed construction is preferred to other forms of construction, particularly on sites greater than 15% slope. Development should be sited and designed to avoid erosion and extensive earthworks. Clearing of native vegetation should be minimised other than for previously approved sites for dwellings and ancillary buildings and necessary infrastructure.

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

### ***Preferred Maximum Density***

- Minimum Site Area per dwelling = 4000 square metres
- Buildings should not protrude above ridgelines in order to maintain the primacy of trees dominating the ridges and skyline.
- Individual buildings should not exceed a plan envelope area of 300 square metres where the maximum dimension in any single direction is 30 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
  - degree of exposure to nearby streets and roads and adjacent premises
  - degree of visibility when viewed from further afield
  - opportunities afforded by areas which may be partially cleared or of lower conservation value
  - the need to avoid destruction of mature habitat vegetation.

## **(13) Lower Slopes Residential (Precinct Class = Neighbourhood Residential)**

### ***Intent***

This precinct comprises the lower slopes of the Buderim Scarp and flatter areas which have been, or are intended to be, developed predominantly for low density detached housing. The overall form of existing development is typical of contemporary suburban residential areas. In some areas grid or modified grid pattern streets predominate, while in others there is a proliferation of culs-de-sac. The pattern and character of established areas have been influenced mainly by the precinct's terrain and availability of attractive coastal views in some locations. Pockets of significant remnant vegetation exist, predominantly within the vicinity of the Immanuel Lutheran College which is located centrally within this precinct. However, most of the established residential areas have been extensively cleared.

Most of the established areas are relatively new and little change is expected. Any infill development should be compatible with the scale and siting of existing housing whilst ensuring that mature vegetation is retained. Development in future residential areas should allow for the pattern of streets, lots, open space and built form to conserve existing creeks and mature vegetation of significant environmental value. Such development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks.

An existing local neighbourhood centre (Mountain Creek Professional Centre) is located on the corner of Karawatha Drive and Golf Links Road. This centre offers a variety of professional services to the surrounding community, and it is intended that this role be continued.

In addition, an existing local convenience centre is located along Karawatha Drive, on Lot 1 RP 210459. It is intended that this centre should continue as the focus of convenience level shopping for the locality.

### ***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 are respected.

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

- Display home
- Retirement village.

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

New premises in established residential areas should be compatible with the scale and character of premises in its environs. Development in new residential areas should be responsive to its terrain, available views and prevailing climate. It should provide attractive tree-lined streets as well as fine public parks. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new areas. A 'soft' streetscape character of verges and pavements is desirable and street trees should complement the character of remaining bushland.

New buildings should preferably be of lightweight construction and be sited and designed to create amenity for their residents and neighbours and enhance public streets and parks.

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.

**(14) Buderim Eastern Gateway  
(Retirement Village, Refuse Station  
and Outdoor Recreation)  
(Precinct Class = Special Purpose)**

***Intent***

This precinct is situated at the eastern edge of Buderim immediately west of the Sunshine Motorway, either side of Mooloolaba Road. The precinct accommodates a number of land intensive uses being the Buderim Retirement Village to the north of Mooloolaba Road, a rubbish tip/refuse transfer station, and parkland and sporting facilities including a regional cricket centre, basketball stadium, netball courts, a lawn bowls club and a golf course and club.

These uses are intended to continue and be further developed if necessary to an extent acceptable to Council having regard to infrastructure capacity, the landscape character of the locality and the amenity of the nearby residential areas.

***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 a retirement village (north of Mooloolaba Road), and parkland, sporting facilities and Council's waste management works facilities (south of Mooloolaba Road).

Other land intensive uses compatible with the established recreational and municipal uses in the precinct and the nearby residential area may be acceptable in the part of the precinct south of Mooloolaba Road where an appropriate type and scale of development is proposed.

***Landscape and Built Form***

Any new development should provide for high standards of building siting, design and finish, and landscaping, which has regard to the relatively high visibility of the precinct from the Motorway and from the surrounding residential areas. The precinct is intended to continue to present as an open, "greenspace" gateway at the main western entry to the Planning Area.

**(15) Wise's Farm South  
(Precinct Class = Neighbourhood  
Residential)**

***Intent***

This precinct is part of the original Wise's Farm. Much of the precinct has been cleared for farm use but it is nonetheless an appealing area with more elevated lands having coastal views and lower-lying areas enjoying views back to the dramatic Buderim escarpment. Most of the precinct consists of undulating land suitable for urban development with attractive mature trees along its creeks and some wetland areas. The precinct provides an opportunity to achieve an innovative and sensitive urban development outcomes.

The precinct should be developed as an integrated planned residential community that demonstrates environmentally responsible design, in accordance with a Local Area Master Plan or other comprehensive Plan of Development approved by Council. Development should provide for the retention of existing creeks, wetlands and mature vegetation, and should create appropriate access links to the established surrounding residential communities.

A variety of housing types should be provided. The locations of different densities and forms of accommodation should be influenced by considerations of terrain, accessibility to public transport, local centre facilities and public open space. Development within the precinct as a whole should achieve a minimum gross density of 12 dwellings per hectare and maximum of 15 dwellings per hectare.

Development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, centres and community facilities and public parks. Development should incorporate a Local (convenience) Centre and community facilities in a location that will serve residents in the precinct and adjacent localities.

***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 predominant form of residential development should comprise Detached houses. However development should provide a mix of dwelling types and densities. These may include small-lot and multi-unit residential accommodation.

The majority of the area of any site proposed for forms of residential development other than traditional detached dwellings should be located within a convenient walking distance of 250 metres from a Centre as well as public parks of over 4000 square metres in area and public transport facilities.

The following uses may also 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:

- Detached houses (Courtyard, Cottage and Group)
- Display home
- Fast food store (in a Local (convenience) Centre)
- Medical centre (in a Local (convenience) Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local (convenience) Centre).

#### *Landscape and Built Form*

Future development should be designed to contribute to environmental sustainability. Housing development should be arranged to encourage pedestrian trips and also be responsive to the locality's terrain, available views and climate. Development should be sited and designed to avoid loss of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

Attractive tree-lined streets as well as public parks should be created in new residential developments. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development. Filling of natural drainage areas should be minimised.

Existing mature vegetation habitats 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.
- Maximum land parcel size for any one development of housing other than traditional Detached houses = 5000 square metres.

#### **(16) Buderim Northern Escarpment Remnants Environmental Area** *(Precinct Class = Special Purpose)*

##### *Intent*

This Precinct includes the regionally significant Buderim Forest Park Network and the Eric Joseph Foote War Memorial Sanctuary, both located on the northern escarpment of the Buderim plateau. It is intended that these areas of significant remnant vegetation be preserved for their visual, environmental and cultural value to the region.

##### *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 public parkland.

##### *Landscape and Built Form*

The existing character and qualities of the park are to be maintained and enhanced.



### 3.7 Planning Area No.7 – Alexandra Headland/Cotton Tree

#### 3.7.1 Location and Role

This Planning Area includes the coastal urban areas of Alexandra Headland and Cotton Tree, immediately east and south-east of the Maroochy Regional Centre and north of the Mooloolaba tourism node.

The Planning Area contains popular and attractive beaches and has frontage to the mouth of the Maroochy River. It provides a comprehensive range of permanent and visitor accommodation and tourist, entertainment and related business activities.

#### 3.7.2 Vision Statement

(1) It is intended that:

*Alexandra Headland and Cotton Tree emerge as urbane, beach-oriented, residential environments with high levels of amenity for residents, interest and excitement for visitors, and a quality built environment that takes advantage of the area's topography and views.*

(2) This means that:

- (a) the area should remain predominantly residential in character;
- (b) along the waterfront, higher density development is acceptable, as are street level commercial uses which generate pedestrian activity and interest, are mainly tourist/entertainment oriented, and are of a nature and scale which complement the roles of the nearby Centres;
- (c) mid and higher rise buildings are to be sited and designed to avoid unacceptable micro-climatic effects and to retain ocean views from lands to the rear;
- (d) premises should be developed in ways which respect the area's topography and significant environmental values; and
- (e) traffic should be managed and public spaces (including streets) further developed to enhance residential amenity and pedestrian comfort and safety.

#### 3.7.3 Key Character Elements

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

- (a) The area should have a predominantly residential character, with both permanent and visitor accommodation provided. At street level in waterfront areas, an active, interesting and comfortable public domain is intended, with suitable commercial uses being those which generate high levels of pedestrian activity.

- (b) In waterfront areas, mixed use development with residential premises above and/or behind tourist and leisure-oriented commercial uses are considered desirable.
- (c) Appropriately high densities of residential use which support and are supported by the area's beachfront facilities and services will be encouraged in immediately surrounding areas. Lower residential densities are provided for in areas further removed from the waterside.

##### (2) Design Intent

- (a) This Planning Area enjoys extensive beach frontage and elevated hinterland areas with ocean views. Premises will be developed to take advantage of such views. Buildings and structures should be sited and designed to maximise available views from the area as a whole. Tall, wide and otherwise bulky buildings should be avoided, especially on sites along the beachfront.
- (b) The area should be developed with premises having a transition of scale and density from most intense along the waterfront, to lower scale and less intense to the west.
- (c) Buildings and landscaping should express an urban but relaxed, sub-tropical coastal character with an emphasis on outdoor living and airy, shady public and private open spaces.
- (d) Given the prominence of much of the area, high standards of siting, design and finishes will be sought in the development of new premises.

##### (3) Environmental Values

- (a) The Planning Area contains an area of significant remnant vegetation (Alex Forest). Development is to be managed to avoid impacts on such vegetation.
- (b) The beaches, sand dunes and riverfront represent significant visual and recreational landscape assets which could be capitalised upon in surrounding development provided the environmental values of these features are respected and a sustainable form of development is proposed.
- (c) Migratory bird species which are subject to the CAMBA and JAMBA international agreements also utilise beaches, sand dunes and estuarine environments and their needs should be respected by future development;
- (d) Council will ensure that the quality of water entering the Maroochy River is of an acceptable standard by requiring suitable measures to be put in place, when sites are being developed, to control erosion and sedimentation and prevent off-site discharges of polluted waters.
- (e) 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.

#### (4) Access and Movement

- (a) The role of Alexandra Parade as the main vehicle access route to and through the area is to continue, with a visually more attractive road corridor sought. Opportunities to enhance pedestrian access to the beach across this road are also to be sought and implemented. This will require liaison with the responsible State Government department.
- (b) Car parking is intended to maximise the efficiency of use of on-street parking spaces and to provide a framework to create more off-street parking as development occurs and thus creates demand. Particular consideration will be given to on-site visitor parking, especially on the more heavily trafficked roads. Residential kerb space is to be protected.
- (c) Development of a clearly defined and easy to understand pedestrian and bikeway network to facilitate commuter and recreational walking and cycling is intended, especially to provide and strengthen links to the beach and foreshore areas.

#### 3.7.4 Statements of Desired Precinct Character

##### (1) Cotton Tree Foreshore (Outdoor Recreation) (Precinct Class = Special Purpose)

###### *Intent*

This Precinct is situated beside the mouth of the Maroochy River and contains the Cotton Tree Caravan Park and naturally vegetated lands around the river mouth and extending to the beach front.

It is intended that the Precinct continue to be used for low key tourist and recreational use that respects the environmental values and natural coastal and rivermouth processes. Few if any substantial new buildings are expected in this Precinct with greater priority given to managing pedestrian access and activity over time.

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 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.

Any further development and use of land along the Maroochy River should provide for the protection of the quality of water in the river by protecting the river banks from erosion, and preventing any unacceptable levels of sedimentation and other pollutants from entering the river.

###### *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 caravan park, and open space intended for conservation and compatible recreational purposes.

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

New development in this Precinct should be in keeping with the waterside landscape and natural landforms of the locality. This means any buildings and other structures should be minimal, low rise and have a very small site coverage. Tree planting and other landscaping treatments should be in keeping with the informal seaside character of the Precinct and be used as a strong unifying element, as well as providing shade.

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

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.

##### (2) Cotton Tree Parade (Precinct Class = Multi-storey Residential)

###### *Intent*

This Precinct is one of the most prominent and aesthetically sensitive areas of Cotton Tree. Its commanding position adjacent to the South Channel of the Maroochy River and Maroochy Beach enables medium and lower height buildings to enjoy expansive views of the estuary, the coastline and ranges to the north and west. The Precinct is almost surrounded by parklands and the beach. These facilitate distant views, and, when combined with the Precinct's location on the Point, emphasise the degree to which development in the Precinct is exposed to a wider audience. Thus

development in the Precinct influences not only the character and amenity of its environs but also informs the character of this part of the Sunshine Coast.

Consequently future development should incorporate uses, and exhibit qualities of design and finish, which address the Precinct's prominence and its contribution to the important image, tourism and recreational role of this part of the Sunshine Coast.

Future development and streetscape improvement works should transform the Precinct into a cosmopolitan and vibrant place which provides good quality accommodation, shopping and recreation services for a wide range of permanent and visiting residents. Development should be predominantly for residential purposes. However boutique and convenience shops, cafes and similar compatible activities and services which enliven the public realm and the 'livability' of the Precinct should be encouraged along certain street frontages. Mixed-use premises providing housing above appropriate street level retail and service uses are desirable.

#### *Preferred and Acceptable Uses*

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

Also considered consistent with the intent and desired character of this Precinct are mixed-use premises comprising medium density residential accommodation above and/or at the rear of small non-residential uses compatible with the amenity of residential uses, such as:

- cafes and restaurants and local shops serving the 'day to day' needs of residents,
- small offices, consulting rooms,
- compatible community services facilities.

Retail uses should:

- be limited to the frontages of King Street and Cotton Tree Parade.

#### *Landscape and Built Form*

New development should transform the Precinct into a place characterised by attractive boulevards and public spaces defined by elegant medium scale buildings. Existing under-capitalised and inappropriate premises should be renovated or redeveloped to strengthen the role, character and amenity of the Precinct. The amenity of buildings and adjacent spaces should be enhanced by lush subtropical landscaping in spaces between buildings as well as on terraces or roof gardens.

Buildings should be designed to take advantage of the climate and incorporate generous verandahs, balconies and terraces. Buildings over two storeys (or 8.5 metres

whichever is the lesser) in height should incorporate setbacks above that level and/or appropriately shaped towers above podia in a manner which creates relative building lines to adjacent streets.

Buildings and spaces along the frontages of King Street and Cotton Tree Parade should be shaped to create attractive spaces to accommodate shopping and indoor/outdoor cafes and define a comfortable pedestrian environment. Buildings should be located close to the street frontages to enhance the continuity of the retail/recreation experience. Development adjacent to the Precinct's other street frontages should be more exclusively residential in its scale, character and amenity.

#### *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	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 +	1.7	85
Non-residential gross floor area	Up to a maximum plot ratio of 0.5 (for land up to 40 metres back from King Street)	
	Up to a maximum plot ratio of 0.2 (for sites fronting Cotton Tree Parade)	

<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 building height*

- Overall 6 storeys (but not more than 25 metres)
- Podium level 2 storeys (but not more than 8.5metres) within 10 metres of a street frontage

#### Building siting

- Buildings are to be sited in accordance with the following provisions:
  - King Street and land at the intersections of King Street and Cotton Tree Parade buildings may abut the street frontage
  - Cotton Tree Parade
  - buildings may abut up to 50% of the frontage, with no more than 75% of the front face of the building being within 6 metres of the street frontage
  - Other street frontages
  - setbacks should vary between 6 and 10 metres

#### (3) Fifth Avenue (Precinct Class = Mixed Housing)

##### Intent

This Precinct is intended to provide a pleasant environment for a mix of permanent residents and visitors. Its extensive frontage to the adjacent playing fields and proximity to Maroochydore Beach and the services in the Cotton Tree Parade and Sixth Avenue Precincts suggest it is well suited for a range of medium density accommodation. A considerable amount of infill redevelopment of older under-capitalised property should be encouraged to take advantage of the Precinct's locational attributes and create distinctive new townscapes. Such premises should be low rise and exhibit a distinctive residential character that creates a transition from the larger scale development along Sixth Avenue to the more suburban development to the west.

##### 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 premises should be low rise and contribute to a high standard of residential amenity. Buildings should exhibit a residential character and be designed to take advantage of views over the adjacent park. New buildings should be set in well landscaped grounds and incorporate planting which complements its environs.

#### 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	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	171
1000 to 1099	1.0	164
1100 to 1199	1.0	157
1200 to 1299	1.0	150
1300 to 1399	1.0	144
1400 to 1499	1.0	138
1500 to 1599	1.1	133
1600 to 1699	1.1	129
1700 to 1799	1.1	124
1800 +	1.2	120

<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 building height

- 3 storeys (but not more than 12 metres)

#### (4) Sixth Avenue (Precinct Class = Multi-storey Residential)

##### Intent

This Precinct has the potential to become one of the most vital and cosmopolitan areas along this part of the Sunshine Coast. However, this will require a substantial amount of well-designed new development to address the discordant nature of the existing townscape and contribute to a more urbane and high amenity environment.

Existing development in this Precinct consists of a mix of low scale residential and commercial buildings interrupted by a number of high-rise apartment buildings and some vacant land. The resultant townscape is fragmented and the high-rise buildings are dramatically out of scale with their environs. This is regrettable since the buildings dominate the skyline and are inconsistent with the prevailing character of most development along the coast.

New development and streetscape improvement works should transform Sixth Avenue into a major urban boulevard of high amenity. Development in the Precinct

should complement the range of accommodation and services available in the adjacent Cotton Tree Parade Precinct and the nearby Maroochydore Regional Centre. New development should replace under-capitalised sites and form compatible and relatively continuous edges of residential and mixed-use buildings along street frontages.

The ‘boulevard’ potential of Sixth Avenue should be realised by streetscape improvements and development of new mixed-use buildings providing residential accommodation and a range of appropriate shops and cafes fronting the street. The street should become the ‘main street’ of Cotton Tree and an attractive promenade for local residents and visitors. The density, scale and design of new development in this Precinct should mediate between the ‘over-development’ exhibited by past high-rise buildings and the lower scale predominantly residential environments in Precincts to the west and east.

#### *Preferred and Acceptable Uses*

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

Also considered consistent with the intent and desired character of this Precinct are mixed-use premises comprising medium density residential accommodation above and/or at the rear of small non-residential uses compatible with the amenity of residential uses, such as:

- cafes and restaurants and local shops serving the ‘day to day’ needs of residents,
- small offices, consulting rooms,
- compatible community services facilities.

Non-residential uses should:

- be limited to premises on the frontages of Sixth Avenue and Aerodrome Road, and

#### *Landscape and Built Form*

New development should transform Sixth Avenue into an elegant boulevard. It should be defined by a relatively continuous edge of buildings comprising low and medium scale buildings with any higher-rise built form being substantially set back above appropriately designed podia. Existing under-capitalised and inappropriate facilities should be renovated or redeveloped in a manner that will complement the desired role, character and amenity of the Precinct. The character of the street and buildings should be complemented by lush subtropical landscaping. This should be used in spaces between buildings as well as on terraces or roof gardens.

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

and terraces. Buildings should also be designed to mitigate the adverse micro-climatic impacts of the Precinct’s east-west orientation and take advantage of views along the coast.

Buildings and spaces along the frontages of Sixth Avenue and Aerodrome Road should be shaped to create attractive spaces to accommodate shopping and indoor/outdoor cafes and define a comfortable pedestrian environment. Buildings should be located close to the street frontages to enhance the continuity of the retail/recreation experience and provide shelter for pedestrians. The scale and height of buildings should reduce in proportion to their proximity to adjacent predominantly residential Precincts and not be detrimental to their character and amenity.

#### *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	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 to 1799	1.7	85
1800 to 1899	1.8	82
1900 to 1999	1.9	78
2000 +	2.0	75
Non-residential gross floor area	Up to a maximum plot ratio of 0.2	

<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>

Council may give favourable consideration to an application for impact assessable development where the development has regard to the Precinct description and the height and density provisions as follows:

Maximum Acceptable Building Height	Maximum Acceptable Site Area per Dwelling for Calculating the DUF <sup>1</sup>	Maximum Acceptable Plot Ratio
10 storeys (but not more than 37.5m)	60	2.5

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

#### Maximum building height (for code or impact assessment)

- Overall 10 storeys (but not more than 37.5metres)
- Podium level 2 storeys (but not more than 8.5 metres) - within 10 metres of a street frontage

#### Building siting

Buildings are to be sited in accordance with the following provisions:

- Sixth Avenue and Aerodrome Road frontages -
  - buildings may abut up to 50% of the frontage, with no more than 75% of the front face of the building being within 6 metres of the frontage
- Other street frontages -
  - setbacks varying between 6 and 10 metres.

#### (5) Cotton Tree Esplanade (Precinct Class = Mixed Housing)

##### Intent

This Precinct offers a distinctive seaside residential environment of high amenity. The Esplanade enjoys excellent views over adjacent beachfront parkland to the coast. While many of the buildings in the Precinct are relatively recent and of high quality, considerable opportunities exist for additional infill redevelopment and refurbishment of older residential buildings.

Future development should provide a mix of medium density accommodation suited to permanent residents and tourists. New development should generally be exclusively residential. However some small-scale shops to serve local residents and beach visitors may be appropriate on corner sites. Any such uses should be integrated within the overall residential amenity of the locality and not detract from the character of the 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 Multi-storey Residential Precinct Class.

Mixed-use development comprising medium density residential accommodation above and/or adjacent to small scale shops compatible with the amenity of residential uses may be considered. Any non-residential uses should:

- be restricted to cafes, restaurants and convenience stores, and
- not exceed 150 square metres gross floor area in any one premises, and
- be limited to premises on corner sites along Alexandra Parade.

##### Landscape and Built Form

New premises should be in keeping with the low to medium scale and overall residential character of recently developed medium-density residential premises. The amenity of buildings and adjacent spaces - and particularly the frontage to Alexandra Parade - should be enhanced by lush subtropical landscaping in spaces between buildings as well as on terraces or roof gardens.

Buildings should be designed to take advantage of the climate and incorporate generous verandahs, balconies and terraces. Buildings should also be designed to mitigate the adverse micro-climatic impacts of the Precinct's east-west orientation and take advantage of views along the coast. Buildings should be composed to achieve a compatible and attractive streetscape along the frontage to the Alexandra Parade. Premises on corner sites should properly address both street frontages and give emphasis to Cotton Tree's grid street pattern.

#### 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	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	171
1000 to 1099	1.0	164
1100 to 1199	1.0	157
1200 to 1299	1.0	150
1300 to 1399	1.0	144
1400 to 1499	1.0	138
1500 to 1599	1.1	133
1600 to 1699	1.1	129
1700 to 1799	1.2	124
1800 +	1.2	120
Non-residential gross floor area	Up to a maximum plot ratio of 0.1 (but not more than 150 m <sup>2</sup> )	

<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 building height (through code or impact assessment)

- 3 storeys (but not more than 12 metres)

#### Building siting

- Setbacks to street frontages on corner sites fronting The Esplanade may be less than 4.5 metres for up to 25% of that frontage

#### (6) Alexandra Parade North (Precinct Class = Multi-storey Residential)

##### Intent

This Precinct enjoys an extensive frontage to the popular Alexandra Headland beach. Over recent decades the majority of the Precinct has been developed for medium density housing to take advantage of the beach and ocean views. The Precinct now contains a considerable variety of buildings and architectural expression. Premises are very visible from the foreshore and the adjoining Alexandra Heights Precinct due to the nature of the terrain in the area. Therefore the form and quality of development influences the character and amenity of both the Precinct and its wider environs.

The beach and this Precinct are very popular with visitors and local residents and they are important contributors to the overall character and image of this part of the Sunshine Coast. Consequently, new development should be of high quality design to reflect the Precinct's prominence and role.

A substantial amount of redevelopment has occurred recently. New buildings include medium rise apartment buildings, some of which incorporate street level shops. Some of the taller new recent buildings conflict with the scale and character of older development due to their massing and long facades. However, well-designed low to medium scale mixed use residential developments are generally appropriate in this Precinct if issues of scale and character are handled with sensitivity having regard to neighbouring development.

Future development and additional streetscape improvement works should enhance the role and image of the Precinct as a popular destination for residents and visitors. New residential and mixed used development should contribute to the evolution of an attractive 'urban edge' to the ocean and backdrop to the beach. The 'Parade' should become an appealing promenade.

#### Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Multi-storey Residential 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 sited and designed:

- Art and craft centre
- Fast food store
- Indoor recreation
- Medical centre
- Restaurant
- Shop.

Non-residential uses should:

- be only in premises located on corner sites along the frontage to Alexandra Parade.

#### Landscape and Built Form

New premises should provide a transition of scale and density between the higher density premises in the nearby Sixth Avenue Precinct (at Cotton Tree) and the lower density premises in the adjacent Alexandra Parade South Precinct. Existing under-capitalised and inappropriate buildings should be replaced by high quality new premises. These should address Alexandra Parade and help transform the road into a sub-tropical foreshore boulevard.

The amenity of buildings and adjacent spaces should be enhanced by lush subtropical landscaping along Alexandra Parade and on the foreshore as well as in spaces between buildings and on terraces or roof gardens. Buildings shall be designed to take advantage of the climate and incorporate generous verandahs, balconies and terraces. Buildings should also be designed to mitigate the adverse micro-climatic impacts of the Precinct’s east-west orientation and take advantage of views along the coast.

Buildings over two storeys (or 8.5 metres whichever is the lesser) in height should incorporate setbacks above that level and/or appropriately shaped towers above podia. This should be achieved in a manner that creates significant spaces between taller building elements to allow views to the ocean from higher land to the west of the Precinct. New buildings should also have relatively similar building lines to Alexandra Parade and adjacent streets.

Buildings and spaces along Alexandra Parade should be designed to create attractive spaces to accommodate small-scale boutique and convenience shopping and indoor/outdoor cafes and define a comfortable pedestrian environment. Lower levels of new buildings should be located close to the street frontages to enhance the continuity of the pedestrian promenade along the Parade and the retail/recreation experience.

The scale and form of development adjacent to adjoining residential Precincts should reduce to be more compatible with their domestic scale, character and amenity.

**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	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 +	1.7	85
Non-residential gross floor area	Up to a maximum plot ratio of 0.1 (on corner sites only)	

<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 building height**

- 6 storeys (but not more than 25 metres)

**Building siting**

- Setbacks to street frontages on corner sites fronting Alexandra Parade may be less than 4.5 metres for up to 25% of that frontage.

**(7) Alexandra Forest  
(Precinct Class = Special Purpose)**

**Intent**

This Precinct includes a significant area of remnant native vegetation commonly referred to as the Alex Forest.

The vegetation 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 values; and
- 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 in a manner that is sustainable.

**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 an area of open space intended to be managed for nature conservation purposes.

**(8) Alexandra Central  
(Precinct Class = Mixed Housing)**

**Intent**

This Precinct includes the existing caravan park, youth camp site, bowling alley, Nelson Park and land approved for predominantly low rise multi storey residential purposes. The existing uses and approvals are intended to continue.

Future development should continue to comprise a mix of residential accommodation. Redevelopment of existing uses and vacant sites should be undertaken with considerable respect for the local terrain and the amenity of adjacent residents and conservation of mature vegetation. Future development on sites adjoining Nelson Park should address the Park through use of appropriate design and landscaping.

#### *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 premises should be low rise and contribute to a high standard of residential amenity. Premises should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. 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.

Landscaping should assist re-forestation of steeper slopes and soften the visual impact of urban development, particularly when viewed from the north and east.

#### *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	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	177
1000 to 1099	1.0	174
1100 to 1199	1.0	171
1200 to 1299	1.0	169
1300 to 1399	1.0	166
1400 to 1499	1.0	164
1500 to 1599	1.0	161
1600 to 1699	1.0	159
1700 to 1799	1.0	157
1800 to 1899	1.0	154
1900 to 1999	1.0	152
2000 +	1.0	150

<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 building height (all premises)*

- 2 storeys (but not more than 8.5 metres)

#### **(9) Alexandra Heights (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct comprises the hill and slopes extending west from Alexandra Headland. Splendid views along the coast and to the Buderim escarpment account for the Precinct's increasing popularity as a prestigious residential area. The Precinct is distinguished from its surroundings by its elevation, a significant amount of mature native and exotic vegetation, an irregular street pattern and mix of housing types and ages. The majority of housing comprises single detached dwellings on large well-landscaped lots.

The Precinct contains several medium density residential premises, most of which detract from the overall low-density and heavily vegetated character of the Precinct. Future development should be for low-density residential premises that conserves and enhances this predominant character.

No further reconfiguration of land into smaller lots or parcels for medium density residential premises should occur.

##### *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 premises should be low density and contribute to a high standard of residential amenity. New development or redevelopment of existing dwellings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in extensively landscaped grounds. New planting should complement the remnant vegetation to ensure the 'hill' remains a notable landmark in the area.

#### **(10) Mooloolaba Road East (Precinct Class = Mixed Housing)**

##### *Intent*

This Precinct contains a diverse range of residential accommodation. These comprise large older 'Queenslanders', modest more recent dwellings, some small lot housing and extensive medium density apartments and other multiple dwelling units of varying quality. The elevated south-west part of the Precinct enjoys very attractive views to Cotton Tree and the northern Sunshine Coast. Continuing redevelopment of older dwellings on large lots is expected as people seek

to take advantage of the Precinct's views. However the Precinct is somewhat distant from day to day urban services. In addition much of the land is steep and difficult to develop without impacts on the character and amenity of adjoining properties.

Future development should continue to be for a mix of residential accommodation. Redevelopment of existing single dwellings and vacant sites should be undertaken with respect for the local terrain and the amenity of adjacent residents and conservation of significant vegetation.

#### 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 premises should be low rise and contribute to a high standard of residential amenity. They should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. 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. Landscaping should assist re-forestation of the steeper slopes and soften the visual impact of urban development, particularly when viewed from the north and east.

#### Maximum building height

- 2 storeys (but not more than 8.5 metres or 10 metres where the slope exceeds 15%)

#### (11) Alexandra Parade South (Precinct Class = Mixed Housing)

#### Intent

This Precinct has superb views to the northern beaches and mountains along the Sunshine Coast. The Precinct's increasing elevation toward the southern headland and curvilinear frontage results in potentially interesting townscapes. The style and character of many of the existing older existing buildings results in a townscape that is quite disparate and unappealing. However, some recent redevelopment indicates that a new generation of development and architectural design will more appropriately respond to the opportunities and demands of this unique headland location.

Future development should predominantly comprise a range of medium density accommodation, primarily for long stay residents. Mixed-use development incorporating small-scale cafes and other local shops may be considered on appropriate corner sites if demand warrants such facilities and potential adverse impacts on residential amenity are avoided. Any such uses should be integrated within the overall residential development and not detract from the dominant residential character of the Precinct.

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

SLOPE	0-15%		16-20%		21-25%	
	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>	Max. plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
Site area (m <sup>2</sup> )						
600 to 699 <sup>2</sup>	1.0	225	1.0	240	1.0	300
700 to 799	1.0	200	1.0	240	1.0	300
800 to 899	1.0	180	1.0	240	1.0	300
900 to 999	1.0	173	1.0	230	1.0	290
1000 to 1099	1.0	166	1.0	222	1.0	281
1100 to 1199	1.0	160	1.0	213	1.0	273
1200 to 1299	1.0	155	1.0	206	1.0	265
1300 to 1399	1.0	149	1.0	199	1.0	257
1400 to 1499	1.0	144	1.0	192	1.0	250
1500 to 1599	1.0	140	1.0	186	1.0	243
1600 to 1699	1.0	140	1.0	180	1.0	237
1700 to 1799	1.0	140	1.0	180	1.0	231
1800 +	1.0	140	1.0	180	1.0	225

<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>

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

#### *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 sited and designed:

- Art and craft centre
- Fast food store
- Medical centre
- Restaurant
- Shop.

Non-residential uses should:

- not exceed 150 square metres gross floor area in any one premises, and
- be only in premises located on corner sites along the frontage to Alexandra Parade.

#### *Landscape and Built Form*

New development should maintain the low to medium scale of two and three storey buildings exhibited by

recently developed medium density residential premises. The amenity of buildings and adjacent spaces - and particularly the frontage to Alexandra Parade - should be enhanced by lush subtropical landscaping in spaces between buildings as well as on terraces or roof gardens.

Buildings shall be designed to take advantage of the climate and incorporate generous verandahs, balconies and terraces. Buildings adjacent to Alexandra Parade should also be designed to mitigate the adverse micro-climatic impacts of the Precinct's east-west orientation and take advantage of views along the coast.

Buildings should be composed to achieve a harmonious townscape along the frontage to Alexandra Parade. Development fronting Buderim Avenue and adjacent to the intersection of Alexandra Parade and Buderim Avenue should create an attractive 'gateway' to the coast.

#### *Maximum building height*

- 3 storeys (but not more than 12.0 metres)

#### *Building siting*

- Setbacks to street frontages on corner sites fronting Alexandra Parade may be less than 4.5 metres for up to 25% of that frontage.

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

SLOPE	0-15%		16-20%		21-25%	
	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>	Max. plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
600 to 699 <sup>2</sup>	1.0	200	1.0	240	1.0	300
700 to 799	1.0	190	1.0	240	1.0	300
800 to 899	1.0	180	1.0	240	1.0	300
900 to 999	1.0	173	1.0	230	1.0	290
1000 to 1099	1.0	166	1.0	222	1.0	281
1100 to 1199	1.0	160	1.0	213	1.0	273
1200 to 1299	1.0	155	1.0	206	1.0	265
1300 to 1399	1.0	149	1.0	199	1.0	257
1400 to 1499	1.0	144	1.0	192	1.0	250
1500 to 1599	1.0	140	1.0	186	1.0	243
1600 to 1699	1.0	135	1.0	180	1.0	237
1700 to 1799	1.0	135	1.0	175	1.0	231
1800 +	1.0	135	1.0	175	1.0	225
Non-residential gross floor area			Up to a maximum plot ratio of 0.1 (but not more than 150 m <sup>2</sup> ), on corner sites only.			

<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) Alexandra Heights West**  
(Precinct Class = Mixed Housing)

**Intent**

This Precinct comprises a ‘village’ of medium-density housing which has been completed very recently. It is a rare example along the Sunshine Coast of the successful development of interesting small-lot housing set along attractive private streetscapes. Further construction is not envisaged but if redevelopment occurs new development should be compatible with the form and character of the existing ‘village’.

The northern part of this Precinct comprises a mix of housing and larger development sites on elevated sloping land. An approval exists for development of a hospital on land in this Precinct.

The further development of a mix of residential and community uses within this Precinct is intended where the constraints and opportunities associated with the area’s topography, vehicle access and other environmental characteristics are taken into proper account.

Given the heavily trafficked nature of the Mooloolaba-Buderim Road, the amalgamation of the existing small lots fronting this road is desired if proposed for development for multi-unit 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, and the approved hospital use.

A retirement village may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed.

**Landscape and Built Form**

Any new development in the southern part of this Precinct should be compatible with the low to medium scale and overall residential and landscape character of the established “village”. Elsewhere in the Precinct, buildings should be designed to be responsive to the topography and climate, and incorporate generous verandahs, balconies and terraces and private outdoor spaces that included sheltered areas. Generous landscaping should also be provided and contribute to a well-vegetated appearance of the area in views from the lower lands to the east.

**Preferred Maximum Density**

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
0-15%	0.6	180
16-20%	0.5	240
21-25%	0.45	300

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

**Maximum building height:**

- 2 storeys (but no more than 8.5 metres)

**(13) Alexandra Headland Foreshore (Outdoor Recreation)**  
(Precinct Class = Special Purpose)

**Intent**

This Precinct includes the beachfront coastal management area, stretching from Mooloolaba in the south to Cotton Tree in the north. The Precinct also includes a caravan park, surf life saving club facilities and associated car parking and parkland facilities.

Alexandra Headland Beach is one of the Shire’s most popular foreshore areas and is heavily used particularly during holiday periods. Council will continue to monitor and upgrade facilities in this area. The provision and maintenance of a safe pedestrian link between the foreshore and the areas to the west across Alexandra Parade is important.

The land in this Precinct should be managed to allow for continuing recreational use in way which:

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

Dune and beach areas are intended to remain as conservation zones. 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. Nature-based 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. A network of pedestrian and cycling paths is intended which is visible but separate from Alexandra Parade, with dedicated crossings to the Precincts to the west at controlled points.

The surf life saving club facilities are intended to be maintained and upgraded as necessary, having particular regard to environmental and traffic impacts in particular.

#### *Preferred and Acceptable Uses*

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

Informal and low key recreation and education 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 and beachside character of the Precinct.

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



#### 3.8 Planning Area No. 8 – Kuluin/ Kunda Park

##### 3.8.1 Location and Role

This Planning Area includes land at Kuluin bounded by the Sunshine Motorway, Maroochydore Road, Eudlo Creek and lots fronting the David Low Way, and at Kunda Park. It includes areas shown as “Urban” and “Industrial” on the Strategic Plan Map.

The central part of the area will continue as a pocket of residential use characterised by high levels of amenity and accessibility, while the north-eastern and south-western parts will continue as significant employment areas based on industrial development and use.

##### 3.8.2 Vision Statement

(1) It is intended that:

*Kuluin continue to provide a tranquil pocket of residential use, together with a suitably buffered industrial area, all set within a park system focused on protection of the area's creeks and their corridor vegetation; and that*

*Kunda Park be consolidated as a major employment area providing for efficient and environmentally responsible business and industrial operations in well landscaped premises, with buildings of high quality design and suitable buffered from the adjoining residential areas of Kuluin and Tyrone Heights.*

(2) This means that:

- (a) Kuluin's residential neighbourhood will continue to be characterised by tree-lined streets and attractive open space corridors;
- (b) the community will be focused on the primary school and existing local centres;
- (c) new residential development is to provide more housing choice;
- (d) the natural vegetation and low-lying lands framing the area will continue to be an important feature contributing to the discrete character, and providing buffering to the surrounding major roads and rural uses;
- (e) the significant environmental values of Eudlo Creek and its associated corridor and marine vegetation and fisheries habitat will be respected as part of any new development;
- (f) the industrial areas along Fishermans and Commercial Roads will operate efficiently, be oriented to the north (away from the residential area) and maintain effective buffering so that the amenity of the nearby residential area, and the

environmental values of the waterways in the locality, are protected;

- (g) the Kunda Park industrial estate will operate efficiently and environmentally responsibly, and will maintain effective buffering to the nearby residential area; and
- (h) the capacity of the Maroochydore Road will be protected, with high standards of visual amenity sought along the road corridor.

##### 3.8.3 Key Character Elements

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

- (a) The central part of the Planning Area is to remain residential with appropriate buffering to the boundary roads to the south and east, the industrial areas to the north and west, and the creeks to the west. The residential area is to be focused on the centrally situated school, local centre and open space. It is preferred that infill development increase housing choice in the locality by providing a greater mix of dwelling types.
- (b) The commercial development at the intersection of Maroochydore and Main Roads is expected to accommodate services and facilities which are more vehicle oriented and serve both local and passing traffic.
- (c) The low-lying land in the northern part of the area is intended to remain in non-urban use for the life of this Planning Scheme.
- (d) The industrial areas along Commercial and Fishermans Roads and at Kunda Park are to be consolidated and may expand northwards.

###### (2) Design Intent

- (a) The existing character of Kuluin's residential neighbourhood is intended to be maintained with any new infill development being consistent with the nature, scale and amenity of existing housing.
- (b) The centrally located Kuluin Local Centre and school facilities are to be maintained and enhanced as much as possible.
- (c) Any new premises in the commercial centre at the intersection of Main and Maroochydore Roads will be required to demonstrate satisfactory access arrangements and effective buffering to surrounding residential land. This centre is not intended as a primary shopping area.
- (d) The nature and intensity of industrial development should take into account proximity to residential uses in the neighbouring Kuluin and Tyrone Heights localities and the proximity to the sensitive Eudlo

Creek corridor. Higher standards of environmental performance will be sought for development and use on sites which are nearer to dwellings and/or near the creek corridor. If required, measures to prevent the intrusion of industrial traffic into the residential neighbourhood will be put in place.

#### (3) Environmental Values

- (a) An open space system is intended to be developed along Eudlo Creek and the other waterways in the area. Such a system should conserve and enhance the important environmental values of the waterways.
- (b) An acceptable quality of water entering Eudlo Creek is sought by Council. This will require that adequate erosion and sediment control measures be adopted for development activities and that no off-site discharges of polluted wastewater occur.
- (c) New development should respect the area's natural landform, vegetation and drainage patterns as much as possible.
- (d) Development will be required to implement suitable measures for erosion and sediment control, the management of stormwater runoff, and vegetation management.
- (e) 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.

#### (4) Access and Movement

- (a) The Maroochydore Road, the Sunshine Motorway, Main Road, Fishermans Road, Commercial Road and Tallow Wood Drive are the major road links into, through and past the Planning Area. New development is to recognise and protect the function, capacity and efficiency of these roads. In particular, access arrangements to Maroochydore Road should ensure that the existing function and capacity of the road are maintained.
- (b) Within the residential area, the higher order streets should be managed to provide suitable amenity for adjoining housing, including appropriate speed environments and landscaping of the road reserves.
- (c) Council will liaise with the responsible State Government Department to enhance the operation and visual qualities of the Maroochydore Road through suitable landscaping treatment and other road reserve works.

#### 3.8.4 Statements of Desired Precinct Character

##### (1) Kuluin Gateway

*(Precinct Class = Town Centre Frame)*

###### *Intent*

This Precinct is situated at a "gateway" location central to the residential and industrial area of Kuluin to the north, the industrial area of Kunda Park to the west, the residential areas of Tyrone Heights and Buderim to the south, and the residential and commercial areas of Maroochydore to the east. It contains a small range of commercial uses oriented to visitors and passing vehicle traffic. It is intended that such uses be consolidated within the Precinct in low rise well landscaped premises, but that they do not expand beyond the current Precinct boundaries.

Land in this Precinct may also be suitable for development for motel purposes.

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

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

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

New development in the Precinct should achieve high standards of siting, design and landscaping befitting the visual prominence of the site. Effective buffering should be provided to adjoining residential lands by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts and light spill.

Vehicle access to sites needs to be carefully considered, and measures such as sharing access points will be encouraged.

Buildings should not exceed a height of two storeys (and no more than 8.5 m).

##### (2) Kuluin Central

*(Precinct Class = Local Centre)*

###### *Intent*

This Precinct is primarily intended to provide for the day-to-day convenience shopping and personal services needs of surrounding Kuluin residents. Shops, some offices, and community and recreation facilities are appropriate in the Precinct.

Traffic access should be primarily achieved via Tallow Wood Drive and adjacent collector streets. Within the Centre, pedestrian movement should have priority over vehicular traffic.

Wherever possible, parking facilities should be shared among uses in the Centre. Large areas of open paved

car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

**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**

Significant elements of the desired landscape and built form include:

- Public and semi-public spaces: Any redevelopment of the Centre should incorporate a small public or semi-public outdoor area for the benefit of visitors and employees. This should be a focus of the Centre. After hours use should be encouraged by the appropriate location of a cafe and other suitable uses around the space.
- Siting and setbacks: Buildings should be located close to the street frontages.
- On-site landscaping: Planting should enhance the sub-tropical image and character desired for the Centre.
- Building height: Buildings should not exceed two storeys (but no more than 8.5 m) in height.
- Building form: Buildings should establish an attractive landmark and be designed to create an intimate and ‘user-friendly’ Centre that maintains the amenity of surrounding dwellings.

**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)

**(3) Kuluin Residential (Precinct Class = Neighbourhood Residential)**

**Intent**

This Precinct comprises an area of established low-density housing north of Buderim. The Precinct is notable for the native vegetation that has been retained despite the extent of suburban development that has occurred. Significant pockets of this vegetation have been conserved in parks and school grounds and augmented by planting in private gardens. As a consequence the Precinct is ‘greener’ than most of the

coastal areas and its character is more related to Buderim North than to nearby Maroochydore. Some hillier land offers dramatic views and contributes to the Precinct’s popularity. This elevation and the vegetation combine to influence the character of a wider area and provide an attractive background when viewed from the northern side of the Maroochy River.

The majority of the housing has been built within the past two decades. Gardens are well-established and the Precinct has a verdant suburban character. Some recent development has occurred in the lower western slopes adjacent to Martins Creek. In the longer term some redevelopment may be expected of more modest houses that enjoy good views.

Future development should be for the purposes of traditional houses that conserve and enhance the Precinct’s well-vegetated suburban character. Future residential development should be more responsive to the Precinct’s climate and potential views than older residential development.

**Preferred and Acceptable Development**

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 premises should be low scale and contribute to a high standard of residential amenity. Development of new premises or redevelopment of existing dwellings should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably be of traditional framing construction to minimise its impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. New planting should complement the existing significant remnant vegetation.

**(4) Kuluin Creek (Precinct Class = Mixed Housing)**

**Intent**

This Precinct comprises one of the most significant areas of native vegetation in Kuluin. It contains an attractive creek and wildlife habitat. The extensive tree cover enhances the amenity of surrounding residential areas and a brief but important view from Main Road.

It is intended that the majority of the significant remnant vegetation should be conserved and the vegetation along the waterway corridor protected from disturbance by urban development. Consequently future development should be carried out in ways which achieve these aims and minimise potential detrimental impacts on both the natural environment

and established housing in and adjacent to the Precinct. A range of residential dwelling types will be considered providing the total amount of land developed for urban uses is relatively small and conservation aims are achieved.

*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, and which take into proper account the environmental values of the Precinct.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed having particular regard to the locality's environmental values and the amenity of surrounding established housing:

- Detached house being a Cottage house or Group housing
- Display home
- Retirement village.

*Landscape and Built Form*

New premises should be designed and located such that its visual and physical impacts on the environment and landscape character of the Precinct and adjacent residential areas are minimal. Development should conserve and enhance the creek and vegetation of high conservation and amenity value. Development will be preferred on sites where vegetation has previously been cleared, slopes are reasonable and access can be achieved without detrimental impact on the landscape character or the safety and amenity of the locality. Development should also be sited and designed to avoid erosion and extensive earthworks.

A range of alternative forms and patterns of lots and built form may be considered. This range may include compact groupings of small lot housing and attached or detached dwellings on very large lots. Proposals should respond to the locality's environmental values and adjacent residential areas.

Clearing of native vegetation should be minimised other than for approved sites for dwellings and ancillary buildings and necessary infrastructure.

*Preferred Maximum Density for multi-unit residential premises*

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
All sites	0.35	400

<sup>1</sup>DUF = 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)

**(5) Kuluin West**  
*(Precinct Class = Neighbourhood Residential)*

*Intent*

This Precinct allows for some urban expansion at the western edge of the existing residential area. The Precinct comprises sloping and flat land adjoining the Eudlo Creek immediately upstream of the Eudlo Creek Conservation Park near where the creek flows into the Maroochy River.

It is intended that the land be developed for urban residential purposes in a manner which respects the significant environmental values of the locality, and which integrates with the existing developed areas particularly in respect of road patterns, drainage, pedestrian access and open space. A well vegetated open space corridor along the creek is essential to assist in stormwater management and enhance the visual amenity of the locality.

Given that the Maroochy River and the Eudlo Creek Conservation Park are important resources within the Shire, any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and/or creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the waterways, and of the environmental values of the conservation park.

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 referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class.

#### *Landscape and Built Form*

New premises should be low density and contribute to a high standard of residential amenity. New development should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably be of traditional framing construction to minimise its impact on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. New planting should complement the existing remnant vegetation, particularly along the creek.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the creek.

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.

#### **(6) Commercial Road West** *(Precinct Class = Core Industry)*

#### *Intent*

This Precinct accommodates a wide range of industrial activities in an area close to, but physically separated from, the Kuluin residential area. It includes the Maroochy Shire Council's Sewage Treatment Plant north of Commercial Road and a quarry to the south of Commercial Road. The quarry site is available for re-use once quarry operations cease. It could be used for locating industry with high environmental impact potential due to the proximity of the sewage treatment plant and the buffering provided by the ridgeline the northern face of which is being worked.

Part of this Precinct is situated along Eudlo Creek, just upstream from the Eudlo Creek Conservation Park.

The Precinct's significant attributes are:-

- its relative proximity to the Maroochy urban area;
- its relative accessibility via secondary roads to the Sunshine Motorway and Maroochy Road, which provide regional access; and
- its relative isolation from residential areas due to its orientation and topography.

It is intended that this Precinct accommodate:

- mainly industries which have sub-regional and district (rather than local) markets,
- sewage treatment plant operations,
- quarry operations until the extractive resource is depleted,
- re-use of the quarry site for industrial activities having higher impact potential and requiring a relatively isolated site, buffered from residential and other incompatible use areas.

Given that the Eudlo Creek Conservation Park and nearby Maroochy River are important resources within the Shire, any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and/or creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the waterways, and of the environmental values of the conservation park.

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 referred to in the Table of Development Assessment (refer Vol 1) for the Core Industry Precinct Class, including waste recycling establishments.

The continuation of the extractive industry use is also considered consistent with the intent and desired character of this Precinct.

#### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby creek.

A well vegetated open space corridor along the creek is desired to assist in stormwater management and enhance the visual amenity of the locality.

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.

**(7) Kuluin Business and Industry**  
(Precinct Class = Business and Industry)

**Intent**

This Precinct comprises land at the eastern end of Commercial Road and other land along Fishermans Road to the south of Commercial Road. These two areas are almost fully developed with a wide range of industrial activities. Re-development of industrial sites is likely to occur given that many industrial buildings are older shed-type structures. The existing range of uses include services trades, construction industry trades, the sales and service of many industrial products and some retail showrooms, particularly of products for both business and household use.

Part of this Precinct is situated beside Eudlo Creek, just upstream from the Eudlo Creek Conservation Park.

The Precinct's significant attributes are:

- its relative proximity to the Maroochy urban area,
- its relative accessibility via secondary roads to the Sunshine Motorway and Maroochy Road, which provide regional access, and
- the availability of flat land on sites along Fishermans Road.

It is intended that this Precinct accommodate:

- mainly uses which have markets covering the Sunshine Coast and the Maroochy/Nambour urban areas,
- small-scale manufacturing,
- small to medium scale automotive repairs and maintenance,
- light engineering activities,
- small-scale construction industry operations and suppliers,
- building trades, services trades and domestic services to businesses and households,
- showrooms for the display and sale of products for both businesses and households,
- local convenience services comprising a convenience store and/or snack bar facilities.

Given that the Eudlo Creek Conservation Park and nearby Maroochy River are important resources within

the Shire, any new development in the area beside the creek will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and/or creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the waterways, and of the environmental values of the conservation park.

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 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:

- Fast-food store (in a Local (convenience) Centre)
- Indoor recreation
- Shop (in a Local (convenience) Centre)
- Showroom.

**Landscape and Built Form**

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby creek.

A well vegetated open space corridor along the creek is desired to assist in stormwater management and enhance the visual amenity of the locality.

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.

#### (8) Kuluin North (Precinct Class = General Rural Lands)

##### *Intent*

This Precinct is intended to remain in rural use and includes small areas of identified Good Quality Agricultural Land on the floodplain of the Maroochy River/Eudlo Creek. A portion of land in the north of the Precinct fronting Fishermans Road may be investigated by Council for the purposes of open space/sport and recreation. As a part of any investigations a clear community benefit and overriding need will be required to be demonstrated.

The Precinct is in close proximity to the Maroochy River and the Eudlo Creek Conservation Park which are important resources within the Shire. Any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and/or creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the waterways, and of the environmental values of the conservation park.

The Precinct is also adjacent to urban residential and industrial areas. Any new development will be assessed having particular regard to potential adverse impacts on the residential areas and/or established industrial uses, and any measures proposed to avoid or minimise such impacts.

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 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.

##### *Landscape and Built Form*

Any development in the Precinct is to provide for:

- buffering measures and/or best management practices which can avoid or minimise land use conflicts with any adjacent incompatible uses;
- any activities to respond sensitively to the environmental values of their rural setting;
- measures to ensure an acceptable level of flood immunity and a no-worsening or improvement of flooding conditions in the area; and

- a landscaped treatment which screens or enhances the visual impacts of development.

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.

#### (9) Kunda Park North (Precinct Class = Core Industry)

##### *Intent*

This Precinct is located either side of Maroochy Road, west of the Maroochy urban area and almost half way between the coast and Nambour. Part of this Precinct is situated beside East Eudlo Creek.

Much of the land in the Precinct is developed, with limited industrial sites remaining for further new development. Some additional lands are available for expansion to the north of Hoopers Road Reserve and to the south of the Hi-Tech Drive area.

There are a wide range of activities in the Precinct covering many construction industry materials suppliers, small to medium scale transport, storage and distribution depots, light engineering firms with some small scale manufacturing, plus automotive industry suppliers, distributors, repairs and auto wreckers. In the more recently developed parts of the Precinct, smaller industrial unit buildings have been established and occupied by small scale manufacturers (e.g. boat builders), building trades and builders premises and supplies.

The Precinct's significant attributes are:

- its central location to the major coastal urban areas and Nambour,
- a well-established industrial infrastructure,
- the availability of mostly flat lands with some undulating land south of Maroochy Road, and
- its location on a major east/west access road which links to the Bruce Highway and the Sunshine Motorway.

It is intended that this Precinct accommodate:

- mainly industrial uses which have subregional and regional markets covering the Sunshine Coast,
- small to medium scale manufacturing,
- construction Industry depots for materials processing and supplies,
- light engineering activities,
- automotive industry repairs and maintenance, including automotive wrecking and spare parts,

- small to medium scale transport, storage and distribution depots and transport depots, and
- building and service trades to businesses and households.

#### *Preferred and Acceptable Uses*

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

More commercial-oriented uses may also be considered consistent with the intent and desired character of this Precinct where situated on land fronting the Maroochydore Road opposite land in the Business and Industry Precinct. Development for any such uses needs to achieve high standards of siting, design and landscaping, with vehicle access arrangements to the satisfaction of the relevant State Government department and Council.

#### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and landscaping especially along Maroochydore Road.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby East Eudlo Creek.

A well vegetated open space corridor along the creek is desired to assist in stormwater management and enhance the visual amenity of the locality.

#### **(10) Kunda Park South** *(Precinct Class = Business and Industry)*

##### *Intent*

This Precinct accommodates a wide range of industrial activities in those parts of the Kunda Park industrial area, adjoining residential areas, south of Maroochydore Road. Most of the Precinct is developed, with limited industrial sites remaining for further new development. expanded northwards.

There are a wide range of activities in the Precinct including automotive car and truck sales, small manufacturers, especially in engineering, small distribution firms, construction industry suppliers, and furniture and cabinet makers, mini storage, some retail showrooms along Maroochydore Road, and local services covering service station, convenience store and snack bar facilities.

The Precinct's significant attributes are:

- its central location to the major coastal urban areas and Nambour,
- a well-established industrial infrastructure,

- the availability of mostly flat lands with some undulating land south of Maroochydore Road, and
- its location on a major east/west access road which links to the Bruce Highway and the Sunshine Motorway.

It is intended that this Precinct accommodate:

- business and industry uses with sub-regional and district markets covering the Sunshine Coast and the Maroochydore/Nambour urban areas,
- small-scale manufacturing,
- small-scale construction industry operations and suppliers,
- light engineering activities,
- automotive and vehicle sales,
- small-scale transport storage and distribution,
- building trades, service trades and domestic services to businesses and households.
- showrooms, and
- local convenience services including service station, convenience store and snack bar facilities.

This Precinct also includes a large area of environmentally significant remnant vegetation located along Maroochydore Road between Altone Ave and Whites Road. It is intended that this area be maintained for its aesthetic and conservation value. Any development adjoining this site should have regard to maintaining and enhancing these inherent values.

#### *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:

- Adult products shop
- Fast-food store (in a Local (convenience) Centre)
- Indoor recreation
- Shop (in a Local (convenience) Centre)
- Showroom.

#### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

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

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New development in the Precinct should also achieve high standards of siting, design and landscaping along Maroochydore Road.



#### 3.9 Planning Area No. 9 – North Shore

##### 3.9.1 Location and Role

This Planning Area includes the Sunshine Coast Airport and surrounding lands, including the localities of Mudjimba, Pacific Paradise, North Maroolo and South Maroolo and the emerging residential development of Twin Waters.

The area is set on the Maroochy River and coastal beachfront. The backdrop of the area is the heathland plains.

The role of the area is to provide for residential communities, the significant tourist resorts of Twin Waters and Surfair, and the regional Sunshine Coast Airport, which are all in close proximity to the principal activity centre of Maroochydoore.

##### 3.9.2 Vision Statement

(1) It is intended that:

*The natural environmental qualities of the North Shore, being the foreshores of the Maroochy River, beachfronts and the wallum heathland plains will be retained to preserve the environmental qualities of the locality and to provide a natural setting for residential and tourist development occurring within the Planning Area.*

*The Sunshine Coast Airport will continue to expand its role as both a regionally significant air transport facility and a regional “gateway”, with surrounding lands developed and used in ways which are compatible with the airport’s operations, the area’s significant environmental values, and the needs of the local communities.*

*New development is to occur in recognition of the constraints presented by airport operations and the drainage characteristics of the area. In addition, it is to have a high standard of urban and landscape design which respects or enhances the environmental qualities and the existing attractive character elements of the area.*

(2) This means that:

- (a) the significant environmental qualities of the area, including the Maroochy River foreshores and wetlands, beach dunal system, adjacent foreshore areas and the wallum heathland plains will be retained;
- (b) the residential amenity, existing character and community needs of the area will be retained and enhanced where possible;
- (c) the tourism potential of the area will be recognised and promoted;

- (d) the Airport’s existing and potential future operational needs will be recognised and protected;
- (e) development and use of surrounding premises will be compatible with the airport’s existing and future operations, such that airport operations will not be affected and land use conflict is minimised;
- (f) airport operations will have some impacts on surrounding residential communities, particularly in terms of noise, which will require resolution;
- (g) the airport’s operational requirements are acknowledged as a significant constraint to new development in the surrounding area;
- (h) development and use of premises immediately adjacent to the existing airport terminal is to support airport operations and promote tourism, economic and business and industry opportunities;
- (i) drainage is recognised as a significant constraint to new development; and
- (j) new development is to be of a high standard of urban and landscape design which retains or enhances the area’s environmental values and existing attractive character and promotes a ‘gateway’ experience for visitors at key locations around the airport.

##### 3.9.3 Key Character Elements

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

- (a) The Sunshine Coast Airport is a regionally significant facility which satisfies the primary air transport needs of the region. The airport is to remain and be allowed to be developed to meet regional growth in air transport.
- (b) Land uses in the area surrounding the Airport are affected by, and can affect, the Airport’s operations. Council intends to protect the Airport’s existing and future operational requirements, and to provide for the most appropriate and compatible development and use of surrounding premises.
- (c) Existing land in the immediate vicinity of the airport may currently be developed for purposes which are incompatible with airport operations. It is desirable that such land be converted to other uses which are more compatible with the airport’s operations.
- (d) Land immediately adjacent to the existing airport terminal is to be developed for airport-related industry and other complementary or compatible business and industry purposes.
- (e) State owned land parcels south-west and north of the airport have been identified as being of regional environmental significance and represent a valuable

opportunity for protecting some of the last significant remnants of wallum heath communities in the central Sunshine Coast and are intended to remain undeveloped as conservation reserves;

- (f) Tourist facilities at Mudjimba and Marcoola are to be retained and enhanced to maximise tourist and economic opportunities. The strip of land between the David Low Way and the beach (the ‘tourist accommodation strip’) is intended as a focus for tourists and other visitors through the provision of extensive tourist accommodation and limited commercial activity, mainly in the form of restaurants and entertainment facilities.
- (g) A commercial and community focus is to be encouraged in a central location based on the existing commercial centre in Timari Street. This centre, while remaining small-scale (ie. neighbourhood level) in character, will allow limited expansion of commercial and community uses and provide an activity node for the residential community of the Planning Area as a whole. Other local centres throughout the Planning Area are to remain at a convenience level, serving primarily the day-to-day needs of nearby residents.
- (h) Business opportunities are to occur on land which, whilst unsuitable for existing residential use due to Airport operations, may be suitable for other uses. Some of the land to the west of the airport and between the airport and the David Low Way is ideal for business incubation. This area will enable new businesses to start up within existing houses, either as a home based business or a pure business use. Potential uses are to be service related, rather than industrial and are to maintain acceptable levels of amenity during the transition from residential to non-residential.
- (i) Commercial development is not encouraged elsewhere in the Planning Area - in particular commercial ribbon development is not to occur along the David Low Way.

#### (2) Design Intent

- (a) The Airport and surrounding roads act as a gateway for tourism in the Shire and region. They provide an experience that is the first and last impression of the Shire and Sunshine Coast for many visitors. Development at high exposure, key gateway sites in the Planning Area is to provide a high standard of urban and landscape design that retains and enhances the image of the Shire and Sunshine Coast. Such high exposure and key gateways sites include those with frontage to:
  - exit and entry points to the Sunshine Motorway,
  - the David Low Way
  - the entry point to the airport and the airport entry road

- the proposed Pacific Paradise By-pass;
- (b) existing residential communities at Mudjimba Beach, Pacific Paradise and North and South Marcoola have a village character nestled alongside the foreshore. New development within these communities is to respect and enhance this established character;
- (c) emerging residential communities at Twin Waters should emulate the village character of the existing residential communities in the Planning Area and respect the environmental qualities of the river, adjacent foreshores and wetlands;
- (d) some existing and new residential development may require noise insulation to mitigate impacts from existing and future airport operations;
- (e) the David Low Way to the east of the airport and the adjacent land within the ‘business incubator area’ and the ‘tourism accommodation strip’ is to become an attractive, comfortable and vibrant space for both the pedestrian and motorist. The improvement of this area will enhance the functions of these adjacent uses and create a more favourable impression for visitors. This involves:
  - landscaping and other streetscape works to provide comfort and interest and better define and visually enhance the road reserve for both motorists and pedestrians;
  - new side access roads;
  - high standards of urban and landscape design for new development; and
  - layout and arrangement of new development which facilitates and supports the creation of an attractive and interesting public space;
- (f) new development in the ‘business incubator’ area will be designed to maintain existing residential amenity in terms of appearance, traffic, noise and hours of main activity;
- (g) a commercial and community focus is to be developed based on the existing commercial centre in Timari Street. The centre is to provide:
  - a low scale village character
  - a “village square” or plaza that promotes community interaction
  - land for community facilities
  - a high standard of urban and landscape design.

Other local centres throughout the Planning Area are to remain at their existing low scale, retaining and promoting the surrounding village residential character; and

- (h) aviation-related and other industry developed on land near to the airport terminal will exhibit high standards of urban and landscape design befitting a tourist gateway to the Sunshine Coast and will also be required to ensure new development is sensitive to the nearby areas of high conservation value so that edge effects and other adjacency impacts are minimised.

#### (3) Environmental Values

- (a) The beaches, dune systems, riverfront and adjacent wetlands, represent significant ecological, visual and recreational landscape assets which provide a spectacular setting for the Planning Area. New development is to protect or enhance the value of these assets.
- (b) The Planning Area contains coastal lowlands, with species-rich wallum heathlands. A range of ecologically significant flora and fauna (including rare, threatened and endangered species) has been found in past studies of the area's remnant vegetation. Development is to be managed to avoid or minimise adverse impacts on such vegetation.
- (c) Mt Coolum is a dominant landscape feature and views to it should be enhanced or protected. Where appropriate, development should highlight and frame such views.
- (d) The quality of water entering the Maroochy River is to be of an acceptable standard by implementing suitable measures, when sites are being developed, to control erosion and sedimentation and prevent unacceptable off-site discharges of polluted waters.
- (e) 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.

#### (4) Access and Movement

- (a) The David Low Way, Sunshine Motorway, Mudjimba Beach Road and Esplanade, and Ocean View Drive are the major roads in the Planning Area at present. Major movement issues in this Planning Area include:
- the need to divert traffic from that part of the David Low Way which runs through Pacific Paradise and which currently serves the local community;
  - the need for more direct access between the Motorway and the Airport; and
  - the provision for on and off ramp facilities for vehicles travelling on the Motorway to and from the north.
- (b) In response to the above, the State government is investigating options for an alternative alignment to

connect the Airport and the Motorway and for the Motorway interchange to be upgraded. The preferred alignment, once determined, may impact on existing development or sensitive environmental areas. It is preferable that any future road alignment avoid impacts on areas of high ecological significance, however where such impacts cannot be avoided, construction techniques should be employed which minimise impacts and as far as possible protect ecological functions.

- (c) Vehicular and pedestrian access to the waterfront is to be retained or enhanced. In particular:
- new development on land in the 'tourist accommodation strip' between the David Low Way and the beachfront, is to provide numerous public access points to and along the beachfront;
  - development in the emerging Twin Waters residential community is to provide public access to and along the waterfront.
- (d) Development of a clearly defined and easy to understand pedestrian and bikeway network to facilitate commuter and recreational walking and cycling is intended, especially to provide and strengthen links to and along the beachfront, riverfront and adjacent foreshore areas. New development will facilitate the pedestrian and bicycle network.
- (e) The CAMCOS (Caboolture to Maroochydore Corridor Options Study) Corridor, which is proposed to be the major public transport corridor serving the Sunshine Coast, follows the Sunshine Motorway corridor through this Planning Area. Council will continue to be actively involved in the CAMCOS Study to determine the most appropriate route for the corridor.

#### 3.9.4 Statements of Desired Precinct Character

##### (1) North Marcoola (*Precinct Class = Neighbourhood Residential*)

###### *Intent*

This Precinct comprises the seaside village of North Marcoola, centred around the existing local convenience centre in Lorraine Avenue and the Surf Lifesaving Club on the Marcoola Esplanade.

The village has a relaxed character due to its suburban streetscapes and low density housing, association with the beach and few non-residential premises. The Precinct comprises almost entirely single detached dwellings with some multi-unit residential development in areas closer to the beachfront.

A naturally vegetated esplanade area separates the Precinct from the surf beach, which contributes significantly to the pleasant character of the Precinct, as well as providing significant protection against coastal

erosion. This vegetation is to therefore to be protected.

The western edge of the Precinct is the David Low Way, and to the west are views of the coastal heathland plains and the landmarks of Mt Coolum and Mt Ninderry.

A considerable portion of the Precinct is likely to be affected by aircraft noise from the existing runway configuration of the Sunshine Coast Airport. In affected areas, new premises are to be designed and constructed in accordance with relevant Australian Standards to mitigate the operational impacts of aircraft using the nearby Sunshine Coast Airport.

In addition, the eastern part of the Precinct is located with a Coastal Management Control District (Area Prone to Coastal Erosion) and is subject to the requirements of the Coastal Protection and Management Act and any Regional Coastal Management Plan for the area.

The Precinct's proximity to a fine surf beach is likely to generate a gradual increase in demand for housing and some pressure for redevelopment. However the development potential of the Precinct is constrained by the extent and relative newness of established housing, poor access to community infrastructure, the Coastal Management Control District (Erosion Prone Area) and in particular due to exposure to aircraft noise. Therefore new premises should be limited to a low density to reduce the extent of noise impact and any impacts from coastal erosion, and to retain the coastal village character of the Precinct. Detached housing is therefore appropriate throughout the Precinct as the predominant form of use.

There is the opportunity for some expansion of the existing small local centre which is situated at the intersection of Lorraine Avenue and Marcoola Esplanade. It should continue to serve as the focus of convenience level shopping for the locality. It is intended that future development should consist of small scale ground floor shops, offices and cafes, with residential premises located above. Such residential premises could be suitable for either permanent or tourist accommodation, but is not intended at a high density. Development in this centre should complement the landscaped parklands along the beachfront and reinforce the area as the centre of community recreation. It is not envisaged that there is any other establishment or expansion of commercial uses in the 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 Neighbourhood Residential Precinct Class.

Shops, Fast food stores, Restaurants, Offices, Medical centres and Veterinary clinics may also be appropriate in the local centre to be consolidated at the intersection

of Lorraine Avenue and Marcoola Esplanade, and bounded by Marcoola Esplanade, Petrie Avenue and the laneway to the south and parallel to Lorraine Avenue. Such commercial uses are to be located at ground storey level, with the upper storey occupied by residential uses. Residential uses which are appropriate at the upper level includes Bed and breakfast, Caretakers residence, single dwellings and two or more dwellings.

In addition, some community uses may be appropriate at the local centre to contribute to the sense of community focus in the Precinct. Such uses would include Child care centres, and Special uses such as a community hall, meeting room or church.

Undesirable use includes residential uses at higher densities and other forms of commercial or industrial uses, or buildings which detract from the desired residential character by exceeding the predominant building height of two storeys.

#### *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. Premises should incorporate attractive landscaping that complements the character of the Precinct's established gardens. 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 appropriate trees.

Any commercial or community or Special use in the area bounded by Marcoola Esplanade, Petrie Avenue and the laneway to the south and parallel to Lorraine Avenue will:

- be located at ground storey level only,
- contribute to the community focus of the locality,
- respond to the coastal character of the setting,
- provide for shade and shelter over the street frontage, and
- provide all required carparking on site.

Development in the Coastal Management Control District (Area Prone to Coastal Erosion) is to comply with the requirements of the Coastal Protection and Management Act and any Regional Coastal Management Plan for the area. The area affected is outlined in the Special Management Area regulatory map found in Volume 1 of this Planning Scheme.

New premises in the areas affected by airport operations should be designed and constructed in accordance with relevant Australian Standards. These requirements are outlined in the Local Area Code -

Development in the Vicinity of the Airport found in Volume 4 of this Planning Scheme.

#### (2) Marcoola Beachside (Precinct Class = Multi Storey Residential)

##### *Intent*

The Precinct comprises flat land in several large lots with long frontages to the David Low Way. Existing development in this Precinct includes six storey high rise tourism accommodation towers and ancillary buildings. The balance of the Precinct is vacant land. Most of the native vegetation in the Precinct has been cleared, but the adjacent coastal beachfront dune system is largely intact.

This Precinct generally presents opportunities for innovative development for tourism and residential uses in a coastal location adjacent to the Sunshine Coast Airport. A focus on tourist activities is envisaged for future development, including tourist and airport-related accommodation and ancillary tourist, hospitality and entertainment uses. Permanent residential premises are also envisaged in this area.

Mixed-use development will be encouraged provided it comprises predominantly residential accommodation for the short-stay tourism market. Small-scale retail and services uses may be appropriate provided they are compatible with the principal residential uses and of a type primarily associated with tourism or airport activities. Recreation and leisure uses may be incorporated in premises to provide facilities catering for both tourists and more permanent residents along this part of the coast.

It is intended that building height in the Precinct would be a maximum of three storeys (and not more than 12 metres) at the southern and northern ends of the Precinct, stepping up to six storeys (but not more than 25 metres) at the centre of the Precinct, where adjacent to the existing six storey buildings.

Development in this Precinct is to conserve the frontal dune system, from both direct and indirect impacts. It should transform the frontage along David Low Way into a distinctive and appealing place that effectively markets the locality and enhances the image of the Shire and the Sunshine Coast. The Precinct should become a vital and vibrant place, a meeting place, that attracts local visitors and tourists. It should also demonstrate how mixed-use premises can be developed in an ecologically responsible manner and take advantage of, but not degrade, its beachfront setting.

Council will endeavour to carry out landscape and other streetscape works to enhance the appearance, function and amenity of streets and other public spaces in the area. Council will also liaise with the responsible Queensland Government department in relation to the

enhancement of the David Low Way road reserve.

A considerable portion of the Precinct is likely to be affected by aircraft operations, in particular noise, from the existing and proposed runway configurations of the Sunshine Coast Airport. Any new premises are to be designed and constructed in accordance with relevant Australian Standards.

In addition, the southern part of the Precinct is severely constrained by the extent of operational impacts from the airport, including noise and location in the Runway End Safety Zone.

The southern part of the Precinct is also valued by the community due its heathland wildflower displays. The maintenance of this regularly mown land has caused spectacular wildflower displays of low growing heathland species. There may be opportunities to retain or enhance this part of the Precinct for wildflower heathland displays.

The eastern part of the Precinct is located within a Coastal Management Control District (Area Prone to Coastal Erosion) and is subject to the requirements of the Coastal Protection and Management Act and any Regional Coastal Management Plan.

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Multi-storey Residential 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 sited and designed and that contribute to the tourist vitality of the Precinct:

- Art and craft centre
- Fast food store
- Indoor recreation
- Outdoor recreation
- Restaurant
- Shop.

Undesirable uses are those which do not contribute to the tourist vitality of the Precinct, and include other commercial uses, such as Offices and Medical centres, and industrial uses.

##### *Landscape and Built Form*

New buildings should be located and shaped to create an attractive and memorable frontage along David Low Way and a series of comfortable and interesting internal courtyards, squares and gardens. The disposition, shapes and heights of new buildings should be arranged so that they gradually increase in height from low

buildings (three storeys) adjacent to the north and south edges of the Precinct to taller buildings (six storeys) adjacent to the existing tourist accommodation towers in the Precinct. The overall effect of the arrangement of buildings should be to diminish the prominence of this existing building and achieve a built form that has a predominantly horizontal massing.

Buildings should address the main street frontage as well as internal access streets and main pedestrian areas. Cafes and tourism-oriented 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. Buildings adjacent to the frontal dune system should incorporate setbacks above the third storey to avoid compromising the amenity of the beach and dune system. Development should also incorporate appropriate ways of sheltering internal spaces from prevailing winds and mitigating aircraft noise.

Landscaping should acknowledge the coastal setting of the Precinct and make use of native species to reflect the existing character of the coastal dune vegetation. Substantial landscaping should be provided to the David Low Way frontage of the site to soften building forms and provide an attractive presentation to David Low Way. Interesting, diverse and surprising outdoor spaces should extend around and through the Precinct and link the David Low Way to the beach.

Non-residential uses should:

- be located at ground floor level
- be limited to sites along the frontage to the David Low Way, and main entry streets, courts or arcades incorporated in developments.

Development in the Coastal Management Control District (Area Prone to Coastal Erosion) is to comply with the requirements of the Coastal Protection and Management Act and any Regional Coastal Management Plan for the area. The area affected is outlined in the Special Management Area regulatory map found in Volume 1 of this Planning Scheme.

New premises in the areas affected by airport operations should be designed and constructed in accordance with relevant Australian Standards. These requirements are outlined in the Local Area Code - Development in the Vicinity of the Airport found in Volume 4 of this Planning Scheme.

#### *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	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	171
1000 to 1099	1.0	164
1100 to 1199	1.0	157
1200 to 1299	1.0	150
1300 to 1399	1.0	144
1400 to 1499	1.0	138
1500 to 1599	1.1	133
1600 to 1699	1.1	129
1700 to 1799	1.1	124
1800 +	1.2	120
Non-residential gross floor area	Up to a maximum plot ratio of 0.1 (but not more than 150 m <sup>2</sup> ) on corner sites	

<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 building height*

- 3 storeys (but not more than 12 metres)
- Council may consider buildings up to 6 storeys (but not more than 25 metres) where consistent with the stated Intent for the Precinct

#### *Building siting*

- Minimum setbacks to the 'toe' of the dunes should be equal to the building height but no less than 10 metres.

### **(3) Marcoola Commercial Strip** *(Precinct Class = Local Centre)*

#### *Intent*

This Precinct is located along the western frontage to David Low Way and currently consists of ribbon development of various low rise commercial buildings of shops, offices, fast food stores and restaurants.

The Precinct currently presents a poor and uncoordinated image due to the various building forms, lack of landscaped treatment to sites and road reserve areas, and signage clutter.

It is intended that the Precinct provides a greater range of commercial uses to complement the adjacent Marcoola Beachside and provide a wider range of facilities for tourists and local residents. The Precinct could also accommodate tourist accommodation, though at a lesser scale than the adjacent Marcoola Tourist Precinct.

In conjunction with development in the adjacent Marcoola Beachside, development in this Precinct should transform the frontage along David Low Way into a distinctive and appealing place that effectively markets the locality and enhances the image the Shire

and the Sunshine Coast. The Precinct should become a vital and vibrant place, a meeting place, a ‘village’ of complementary uses that attracts local visitors and tourists. It should also demonstrate how mixed-use premises can be developed in an ecologically responsible manner and take advantage of, but not degrade, its beachfront setting.

Council will endeavour to carry out landscape and other streetscape works to enhance the appearance, function and amenity of streets and other public spaces in the area. Council will also liaise with the responsible Queensland Government department in relation to the enhancement of the David Low Way road reserve.

The Precinct is affected by aircraft noise and other operational impacts from the existing and proposed runway configurations of the Sunshine Coast Airport. The level of noise impact is unsuitable for permanent residential occupation within the Precinct, but is suitable for commercial uses, and premises providing short term accommodation, such as motels. Any new premises are to be designed and constructed in accordance with relevant Australian Standards.

**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.

In addition short term accommodation uses such Accommodation buildings, Bed and Breakfast, and Motels, are appropriate in the Precinct.

Indoor recreation may also be appropriate in the Precinct where such use contributes to the tourist vitality of the locality.

Undesirable development includes other commercial and industrial uses, and new premises which allow for permanent residential occupation, such as Detached houses, Dual occupancies and Multiple dwelling units.

**Landscape and Built Form**

New small and mid-scale buildings should be located and shaped to create an attractive and memorable

frontage along David Low Way and a series of comfortable and interesting internal courtyards, squares and gardens. Buildings should address the main street frontage as well as internal access streets and main pedestrian areas. Cafes and tourism-oriented 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. Development should also provide for sheltering of internal spaces from prevailing winds and for mitigating aircraft noise.

Premises should be arranged so that they provide a continuous pedestrian flow from adjacent sites, and promote a promenade atmosphere along the street frontage.

Landscaping should acknowledge the coastal setting of the Precinct and make use of native species to reflect the existing character of the coastal dune vegetation. Substantial landscaping should be provided to the David Low Way frontage of the site to soften building forms and provide an attractive presentation to David Low Way. Signage should be coordinated and cohesive.

**Preferred Maximum Density**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
All sites	1.0	180

<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 12.0 metres)

**Building siting**

Buildings are to be set on the front property boundary to the service road in the David Low Way road reserve.

**(4) Sunshine Coast Airport  
(Precinct Class = Special Purpose)**

**Intent**

This Precinct comprises the existing site of the Sunshine Coast Airport together with adjoining lands intended to allow for the airport’s expansion over time in accordance with approved Airport Master Plans.

Council is seeking to maintain all feasible options for the long-term future upgrading of the Airport. Ongoing planning of the Airport site is through regularly reviewed and updated Master Plans.

The intention for the Precinct is activities which are related to the operation of the airport, including runways, administrative operations passenger terminal and related commercial facilities in the terminal. This Precinct allows for known plans for the future expansion of these airside facilities

The Precinct also includes land other than the terminal building, runway and directly related aviation services which is intended for airport related commercial activities, including flying schools, servicing facilities for aircraft and freight operations, and it is intended that these facilities also be located in the Precinct. The actual extent of these landside facilities will be determined through the ongoing master planning of the Airport Precinct.

#### *Preferred and Acceptable Uses*

Preferred and acceptable uses are indicated in the Supplementary Table of Development Assessment (refer Vol 1).

#### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and landscaping especially along entrance roads to the airport terminal.

Such development at the entrance to the airport will need to promote a sense of arrival and departure at the gateways of the Airport Area to promote a sense of community and provide a favourable impression for tourists travelling to and from the Airport and other tourist facilities.

As applicable, development is also to have regard to the Code for Industries in Urban Areas found in Volume 4 of this Planning Scheme.

#### **(5) Maroocha Business Incubator** *(Precinct Class = Neighbourhood Residential)*

##### *Intent*

This Precinct comprises that land adjoining the north-eastern corner of the Airport site and has a character of detached houses.

The Precinct is affected by aircraft noise and other operational impacts from the existing and proposed runway configurations of the Sunshine Coast Airport. The level of noise impact is generally unsuitable for permanent residential occupation within the Precinct, but is suitable for various residential uses which are short term and commercial uses.

Continued use of existing residential premises is envisaged. However noise constraints make the Precinct ideal for a “business incubator” Precinct - that is a Precinct that is suited for new and establishing businesses of a low key nature that are willing to

establish in existing dwelling houses, and which are compatible with existing surrounding residential uses.

It is intended to provide considerable development incentive and flexibility for new development and redevelopment in this Precinct to achieve premises which are more compatible with a noise-affected locality than conventional residential premises. Site amalgamations and perhaps even longer term revision of the road layout may be desirable to achieve this goal. The possibility of a land pooling scheme could even be investigated as one means of achieving the most attractive redevelopment option.

A mix of compatible uses is preferred, providing for tourist and airport-related accommodation, some permanent residential accommodation, home-based businesses and commercial/business premises.

New premises and reuse of existing premises for non residential uses are to be designed to minimise land use conflicts with existing residential premises and adjoining uses.

In addition, new premises are to be designed and constructed in accordance with relevant Australian Standards to mitigate the operational impacts of aircraft using the nearby Sunshine Coast Airport

#### *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 also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Accommodation buildings (where airport-related)
- Motel
- Office
- Special uses.

#### *Landscape and Built Form*

New development should maintain or enhance the character of its locality. Streetscape planting should be undertaken to improve the image and amenity of the Precinct.

New premises should be designed and constructed in accordance with relevant Australian Standards to mitigate the operational impacts of aircraft using the nearby Sunshine Coast Airport. These requirements are outlined in the Local Area Code - Development in the Vicinity of the Airport found in Volume 4 of this Planning Scheme.

In addition any non residential uses to be established in the Precinct are to:

- be desirably located within existing dwelling on the site
- provide all required carparking on site
- incorporate orderly vehicle and pedestrian access arrangements
- provide a minimum two metre landscaped setback to the street frontage
- have a residential style architecture and building form
- have minimal signage which does not exceed one metre in height
- minimise impacts upon adjacent residential property through landscape buffers, screen fencing and non glare signage and appropriate site layout
- incorporate attractive landscaping which enhances this Precinct. 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 premises

In the future, Council may investigate and consult with local residents and landowners about the possibility of establishing a land pooling scheme / lot amalgamations and other redevelopment incentives to facilitate the desired future redevelopment of land in this Precinct for non residential uses.

#### *Preferred Maximum Density*

- For Commercial uses:  
Maximum site cover of 40%, and a maximum building height of 2 storeys (but no more than 8.5 metres)

#### **(6) South Marcoola (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct is situated between the Sunshine Coast Airport and the David Low Way. It comprises a mix of detached housing and medium density units of varying size and style.

The Precinct adjoins the airport and is currently subject to high levels of aircraft noise and other operational impacts of the airport.

With the planned development of a new east-west runway at the airport, the Precinct is likely to be affected by a high degree of operational impacts from the airport in the future. These impacts include:

- aircraft noise to an extent that makes land unsuitable for residential use,
- location within the Runway End Safety Zone, and
- building height restrictions of the Obstacle Limitation Surface Height Limits which allow aircraft

movements free from buildings and other physical obstructions.

Accordingly, the development of further substantial housing is inappropriate in this Precinct and new development is to be limited to Detached houses on existing subdivided lots that incorporate appropriate design and construction techniques to mitigate adverse impacts associated with the airport.

Land within this Precinct will be considered in any property acquisition programme that Council may undertake.

#### *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.

New development should be limited to infill residential development of Detached houses on existing lots within the Precinct or minor additions to, and refurbishment of, existing buildings.

Undesirable uses include all other uses, and in particular, residential uses of higher densities including Annexed units, Dual occupancy, Accommodation building, Motel, Multiple dwelling units or any commercial or industrial use.

In addition, any reconfiguration of a lot which creates additional lots for residential, commercial or industrial use is undesirable.

#### *Landscape and Built Form*

The amenity and character of the locality is to be maintained or enhanced. Streetscape planting should be undertaken to improve the image and amenity of the Precinct for residents and enhance the frontage to the David Low Way.

New premises in the areas affected by airport operations should be designed and constructed in accordance with relevant Australian Standards to mitigate the operational impacts of aircraft using the nearby Sunshine Coast Airport. These requirements are outlined in the Local Area Code - Development in the Vicinity of the Airport found in Volume 4 of this Planning Scheme.

#### **(7) Airport Industrial Park (Precinct Class = Business and Industry)**

##### *Intent*

This Precinct is located to the immediate west of the Sunshine Coast Airport and has access from David Low Way. It is the only business and industry area servicing urban areas on the North Shore of the Maroochy River.

The Precinct is developed at the southern end, with the

northern area presently being vacant land. There is a wide range of business and industry uses established in the Precinct including commercial services, automotive services, small scale manufacturing (primarily kitchens, cabinets and furniture), mini-storage, small warehouses, services trades (primarily associated with building and construction trades), and showrooms.

The Precinct's significant attributes are:

- small to medium size sites for new developments,
- flat land (with some drainage and flooding constraints required to be addressed through filling),
- good access to the major road network via the David Low Way, the Sunshine Motorway and (in the future) the desired new east-west connection road,
- close proximity to the Sunshine Coast Airport.

It is intended that this Precinct accommodate uses appropriate to the Business and Industry Precinct, and also those which realise industrial opportunities provided by the Precinct's close proximity to the Sunshine Coast Airport.

A new east-west connector road between the Motorway and the airport has been identified as a desirable addition to the local road network. This proposed road dissects the Precinct, and should be allowed for in future development in this Precinct. Both the hydrology and the significant environmental values are to be maintained on-site and any construction is to be undertaken in accordance with best practice techniques.

Council may undertake or assist in more detailed economic assessment and market strategies to determine likely demand, measures to attract appropriate uses, and suitable linkages between airport expansion and industry opportunities.

#### *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:

- Adult products shop
- Fast-food store where it serves the Business and Industry Precinct only.

Undesirable uses are those which displace industrial opportunities, including commercial uses such as Shops and Showrooms.

#### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and landscaping especially along the David Low Way, the Airport site and the new east-west connection road.

New development on vacant land in the Precinct is encouraged where the development proposal is supported a competent environmental impact assessment, and the development:

- is a rational and orderly expansion of the area presently developed for industry,
- has an acceptable level of flood immunity,
- is acceptable from an hydraulic point of view,
- is compatible with existing and preferred future use of adjoining lands (including airport expansion),
- maintain significant environmental values of the area to Council's satisfaction, and
- is otherwise acceptable from a planning point of view.

New development is also to have regard to the Code for Industries in Urban Areas found in Volume 4 of this Planning Scheme.

#### **(8) Airport Periphery** *(Precinct Class = Special Purpose)*

##### *Intent*

This Precinct comprises various small parcels of land which adjoin the Sunshine Coast Airport, are in government ownership, either constrained by airport operations, drainage problems or environmental attributes, and/or are already used for some public purpose.

The parcels are relatively flat, low-lying and within the flood plain of the Maroochy River and consists mainly of sandy soils. Some of the parcels of land in the Precinct are cleared, or otherwise degraded, and others are dominated by paperbark, wallum and coastal heathlands.

Land to the south of the airport has been designated as the preferred location for the Mudjimba Sports Complex which is intended to be a regional level active recreation facility.

##### *Preferred and Acceptable Uses*

Preferred and acceptable uses are indicated in the Supplementary Table of Development Assessment (refer Vol 1).

On the land south of the David Low Way, development for the purposes of indoor recreation may also be considered as consistent with the intent and desired character of this Precinct where appropriately sited and

designed. Additional sporting fields may be developed as part of the reserve, however any lighting associated with expansion of this use will need to have regard to airport safety considerations.

Other land in this Precinct adjoining the airport is primarily intended to provide a buffer between the airport and other uses, and where these sites have significant environmental values it is intended that they be retained as far as possible in their natural condition.

Undesirable development is that which degrades the environmental qualities of the Precinct, is to the detriment of future operational requirements of the airport, and prevent airport expansion, and those (such as commercial uses like Shops and Showrooms) which displace any industrial opportunities.

#### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and landscaping especially along the David Low Way, the airport site and the proposed east-west connection road.

#### **(9) North Shore Centre** *(Precinct Class = Local Centre)*

##### *Intent*

This Precinct comprises the existing dominant retail centre in Pacific Paradise and is situated fronting the David Low Way at the eastern end of Timari Street. The Centre presently has a low level of amenity with poorly defined and provided car parking and service areas, little landscaping and no attractive or comfortable public space. The upgrading of the Centre is encouraged.

This Precinct is intended as the focus of retail and other commercial and community facilities able to serve the Pacific Paradise, Mudjimba, Marcoola and Twin Waters district. The redevelopment of the previous caravan park as part of such consolidation is considered appropriate.

New development which is consistent with the Centre's intended role of providing neighbourhood level retailing, business services and community / entertainment facilities is intended in this Precinct.

Residential uses at medium densities is also encouraged in the Precinct where part of mixed uses premises and located above ground storey level commercial uses. Such residential uses are intended to contribute to the security and vitality to the Precinct.

A realignment of the intersection of Menzies Drive / David Low Way / Mudjimba Beach Road is intended. Development at this location is to facilitate these road improvements.

An opportunity also exists to locate community facilities on the public land adjacent to the Pacific Paradise State Primary School. Such facilities may be in the form of a public hall, community centre, or performing arts facility, or other facility as required by the community.

This location is convenient to the commercial activities of the Centre and the school, and will reinforce the intended community focus of the North Shore 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.

Community uses are particularly encouraged on the public land adjacent to the Pacific Paradise School.

Child care centres may also be appropriate in the Precinct where appropriately sited and designed. Indoor recreation, of a nature and form that provides a community facility and focus, may also be appropriate in the Precinct.

Residential uses, such as Multiple dwellings and Accommodation buildings, are also encouraged in the Precinct where located above ground storey non-residential uses.

#### *Landscape and Built Form*

New development should be in keeping with the scale and nature of a neighbourhood level local centre. Premises should remain small-scale and low-rise but upgrading works should be carried out to improve the amenity of the centre and create attractive and comfortable public spaces. This is likely to require on-site landscaping, streetscape works, refurbishment of existing premises and development of new premises.

In particular, development in the Precinct is to facilitate the provision of a relatively significant public place in the Centre, in the form of a town square. Such a public place will desirably facilitate community interaction in the centre, be furnished with attractive landscaping, shade trees and comfortable furniture, flanked with shop fronts and overlooked by offices and residential premises.

Development in the Centre is also to comply with the Centres Code found in Volume 4 of this Planning Scheme.

A realignment of the intersection of Menzies Drive/David Low Way/Mudjimba Beach Road is intended. Development at this location is to facilitate these road improvements.

*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	180

<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)

**(10) Pacific Paradise (Precinct Class = Neighbourhood Residential)**

**Intent**

Pacific Paradise is a near coastal neighbourhood which is almost entirely developed with traditional detached houses on large suburban lots and a small commercial centre. A small number of multiple dwelling unit complexes and dual occupancy dwellings exist and few vacant lots remain.

The Precinct also includes the Pacific Paradise School, an important facility for the community.

Straight, tree lined streets with established low rise dwellings typify the character of the Precinct.

The David Low Way divides the Precinct into two, and places undesirable traffic flows and conflicts in the neighbourhood. In this regard, it is proposed to develop a new road from the Sunshine Coast Airport to the Sunshine Motorway, which will by-pass the Precinct, and alleviate traffic problems.

The Precinct is in close proximity to the Sunshine Coast Airport and may be subject to aircraft noise. However future planning for the Airport indicates that these noise levels will not be in excess of limits suitable for residential development.

The intent for the Precinct is to remain a neighbourhood of Detached houses, with maintenance and enhancement of existing character.

An existing local neighbourhood centre is located at the intersection of Boomba and Bando Streets with the David Low Way. It should continue to develop as the focus of convenience level shopping for the locality, however it is not intended for the centre to expand beyond the existing site boundaries. It is intended that future development should consist of small scale ground floor shops, offices and cafes, with Residential uses located above. Such residential uses could be suitable for either permanent or tourist accommodation and

includes Dual occupancy, Multiple dwelling units, Accommodation buildings and Motels. It is not envisaged that there is any other establishment or expansion of commercial uses in the Precinct.

Residential development of low to medium density is also appropriate on that land which is in close proximity to the adjacent North Shore Centre Precinct and on the eastern side of David Low Way. Such residential development in this location has convenient access to the facilities of the North Shore Centre Precinct, and is separated from the balance of the Precinct, so impacts upon existing residential amenity can be avoided. Any development in this location is to have regard to traffic impacts upon the David Low Way.

Streetscape and traffic management works should be initiated to improve safety for pedestrians and cyclists along and across the David Low Way.

A tourist facility (Nostalgia Town) is located on Lot 3 RP195794. It is intended that the facility be retained and enhanced to maximise tourist opportunities in 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.

Shop, Fast food stores, Restaurants, Offices, Medical centres and Veterinary clinics may also be appropriate in the area bounded by the David Low Way, Boomba Street, Karome Street and Bando Street. Such commercial uses are to be located at ground storey level, with the second storey occupied by residential uses. Residential uses which are appropriate at the upper storey include Bed and breakfast, Caretakers residence, Dual occupancy, single dwellings, Multiple dwelling units, Accommodation buildings and Motels.

In addition, some community use may be appropriate in the Centre to contribute to the sense of community focus in the Precinct. Such uses would include Child care centres, and Special uses such as a community hall or meeting room or church.

The following uses may also be considered appropriate in that part of the Precinct located to the east of the David Low Way where they do not require direct access to the David Low Way:

- Accommodation building
- Motel
- Dual occupancy
- Multiple dwelling units.

If the new road from the Sunshine Coast Airport to the Sunshine Motorway, which will by-pass the Precinct

and relieve traffic conflicts, is implemented, then higher density residential uses may be also appropriate on that land that requires access to the David Low Way (and east of the David Low Way).

Undesirable uses include all commercial use and industrial uses, including Shops, Showrooms, Offices and Sales or hire yards, Garden centres or Landscape supplies. In particular any development which contributes to commercial ribbon development along the David Low Way is inappropriate. The implementation on the proposed by-pass road will see significant reduction in traffic and enhancement of residential amenity along this road, and therefore little justification for commercial development which intrudes into an established residential neighbourhood.

Undesirable uses are also buildings which are not in keeping with the desired residential character by exceeding the predominant building height of two storeys.

#### *Landscape and Built Form*

The amenity and character of the locality is to be maintained or enhanced. Streetscape planting should be undertaken to improve the image and amenity of the Precinct for residents and enhance the frontage to the David Low Way.

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. Premises should incorporate attractive landscaping that complements the character of the Precinct's established gardens. 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.

Any commercial or community use in the area bounded by David Low Way, Boomba Street, Karome Street and Bando Street will:

- be located on ground storey level only,
- contribute to providing a community focus of the locality,
- respond to the coastal character of the setting,
- provide shade and shelter over the street frontage, and
- provide all required carparking on site.

#### *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	0.6	250

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

#### *Maximum Building Height*

- For all premises, 2 storeys (but not more than 8.5 metres).

#### **(11) North Shore Rural** *(Precinct Class = General Rural Lands)*

##### *Intent*

This Precinct comprises existing undeveloped land that is intended to remain in non-urban use and comprises of:

- an area of land adjacent to the northern edge of the Pacific Paradise Precinct and to the west of the school severely constrained by flooding and drainage problems,
- areas of land south of the David Low Way which are relatively low-lying and significantly constrained by the operational requirements of the Sunshine Coast Airport, and
- the strip of large rural residential lots along the western side of Nojoor Road which adjoins the environmentally significant Maroochy Conservation 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 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.

Any new development will be assessed having particular regard to:

- the issue of flooding,
- the maintenance of the hydraulic and environmental capacity of the floodplain
- the impacts associated with the operational requirements of the Sunshine Coast Airport.
- the likely impacts on and from the David Low Way, and

- the likely impacts on the adjoining residential and environmentally significant areas.

The rural residential use of the lots along Nojoor Road is intended to continue but no intensification of such use is intended by way of either the creation of additional lots or provision of more than one dwelling per lot.

#### *Landscape and Built Form*

Any development of the land within the Precinct and adjacent to the northern edge of the Pacific Paradise Precinct and to the west of the school is to provide for:

- measures to ensure an acceptable level of flood immunity and a no-worsening or improvement of flooding conditions in the area,
- placement of the proposed Pacific Paradise By-pass road,
- buffering measures which can avoid or minimise land use conflicts with any adjacent incompatible uses, and
- landscaped treatment to the site boundaries which screens or enhances the visual impacts of development from the Sunshine Motorway and proposed Pacific paradise By-pass road.

Any development of other land within the Precinct is to address:

- the operational impacts of aircraft using the nearby Sunshine Coast Airport. These requirements are outlined in the Local Area Code - Development in the Vicinity of the Airport found in Volume 4 of this Planning Scheme, and
- impacts upon adjacent environmentally significant areas, residential areas and traffic.

#### **(12) Mudjimba** (*Precinct Class = Neighbourhood Residential*)

##### *Intent*

This Precinct comprises most of the existing seaside village of Mudjimba and includes some adjacent undeveloped land. The village has an attractive relaxed character. This is a reflection of its origins as a seaside holiday destination and extensive stands of melaleuca trees within the street reserves and in private gardens. The Precinct's character is also influenced by the predominance of soft verges in the streets and the low density and small-scale of development.

A naturally vegetated esplanade area separates the Precinct from the surf beach, which contributes significantly to the pleasant character of the Precinct, as well as providing significant protection against coastal erosion. This vegetation is to therefore to be protected.

A considerable portion of the Precinct is likely to be affected by aircraft noise from the existing runway configuration of the Sunshine Coast Airport. Many new premises are therefore to be designed and constructed in accordance with relevant Australian Standards to mitigate the operational impacts, in particular noise, of aircraft using the nearby Sunshine Coast Airport.

In addition, the eastern part of the Precinct is located with a Coastal Management Control District (Area Prone to Coastal Erosion) and is subject to the requirements of the Coastal Protection and Management Act and any Regional Coastal Management Plan.

The Precinct's proximity to a fine surf beach is likely to generate a gradual increase in demand for housing and some pressure for redevelopment. However, the development potential of the Precinct is constrained by the extent and relative newness of established housing, poor access to community infrastructure, the Coastal Management Control District (Erosion Prone Area) and in particular, exposure to aircraft noise. Therefore, future development should be limited to low density premises to reduce the extent of noise impact, and any impacts from coastal erosion, and to retain the coastal village character of the Precinct. Detached housing is therefore appropriate throughout the developed part of the Precinct as the predominant form of use.

Part of the Precinct at the north western corner remains undeveloped. This part of the Precinct has lagoons and flat low-lying land, much of which is subject to periodic inundation. The Precinct contains areas of ecological significance that are directly related to hydrological characteristics and warrant conservation. The land has frontage to existing streets from the developed areas of the Precinct as well as from the David Low Way.

Some of this land has been previously proposed for residential use but much of the land in the Precinct is not considered suitable for conventional urban residential development due to locational constraints, flood susceptibility, wetland and ecological values, infrastructure provision and exposure to aircraft noise. Consequently most of this land should be protected from conventional residential development to:

- provide for the conservation of valued habitats,
- enhance the existing coastal wetlands landscape character,
- allow for more innovative and sensitive residential development that can better respect and complement the landscape and environmental values of the Precinct,
- allow for premises to be established only on those locations that are least constrained by biophysical, infrastructure and airport related constraints, and

- provide for sensitively designed, low impact and quite low density premises compared to conventional suburban residential use.

#### *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. In the north western undeveloped section of the Precinct, such uses are appropriate where the landscape and environmental values and constraints of the area are respected.

Undesirable use includes residential uses at higher densities and commercial and industrial uses, or buildings which are not in keeping with the desired residential character by exceeding the predominant building height of two storeys.

Other forms of residential use may be appropriate in the north western undeveloped section of the Precinct where developed in response to the site characteristics and environmental characteristics. A range of alternative forms and patterns of built form may be considered in this part of the Precinct. This range may include compact groupings of small lot housing, clustered dwellings and attached or detached dwellings on very large lots, where overall density does not exceed that indicated by the Preferred Maximum Density provisions below. Proposals should respond to the characteristics of individual sites and demonstrate their appropriateness.

#### *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. Premises should incorporate attractive landscaping that complements the character of the Precinct's established gardens. 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 appropriate trees.

Development in the Coastal Management Control District (Area Prone to Coastal Erosion) is to comply with the requirements of the Coastal Protection and Management Act and any Regional Coastal Management Plan for the area. The area affected is outlined in the Special Management Area regulatory map found in Volume 1 of this Planning Scheme.

New premises in the areas affected by airport operations should be designed and constructed in accordance with relevant Australian Standards to mitigate the operational impacts of aircraft using the nearby Sunshine Coast Airport. These requirements are outlined in the Local

Area Code - Development in the Vicinity of the Airport found in Volume 4 of this Planning Scheme.

Development in the north western undeveloped section of the Precinct is to:

- be designed and located such that its visual and physical impact on significant habitats and the landscape character of the Precinct is minimal,
- not be located in wetlands,
- not involve large amounts of landfill,
- be preferably located where vegetation has previously been cleared and access can be achieved without adverse impact on the landscape or the amenity of the locality,
- minimise clearing of native vegetation other than for previously approved sites for dwellings and ancillary buildings and necessary infrastructure,
- conserve and enhance existing mature vegetation,
- provide landscaping which blends 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.

#### *Preferred Maximum Density*

For development in the north western undeveloped section of the Precinct:

- The density of any new lot created in this Precinct shall be in accordance with the Code for Reconfiguring a Lot. However land in the Precinct should not be simply divided into the minimum area. Such lots may be appropriate in some parts of the Precinct but inappropriate in others.
- The minimum area per dwelling may be used as an average density that can be applied over a site to derive a maximum Dwelling Unit Factor for alternative forms of residential premises.
- Individual buildings should not exceed a building plan envelope area of 300 square metres where the maximum dimension in any single direction is 30 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the Precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
  - degree of exposure to nearby streets and roads and adjacent premises
  - degree of visibility when viewed from further afield

- opportunities afforded by areas which may be partially cleared or of lower conservation value
- the need to avoid destruction of mature habitat vegetation.

#### (13) Mudjimba Village East (Precinct Class = Mixed Housing)

##### *Intent*

This Precinct comprises the central portion of the original seaside village of Mudjimba. The Precinct evokes an attractive relaxed character reflecting its origins as a place for family seaside holidays. This character is derived from the extensive stands of melaleuca species that exist within the street reserves and in private gardens, a predominance of soft verges in the streets, the low density and scale of development and scattered vacant lots.

Mudjimba's proximity to a fine surf beach is likely to generate a gradual increase in demand for housing and some pressure for redevelopment. This part of Mudjimba is suitable for higher density housing to fulfil this need.

There is also the opportunity for some expansion of the existing local convenience centre located at the intersection of Mudjimba Beach Road and the Esplanade. It should continue as the focus of convenience level shopping for the locality. Future development should provide a range of medium-density accommodation incorporating small scale cafes and convenience shops at street level. Non-residential uses should be integrated within predominantly residential premises. Such residential premises could be suitable for either permanent or tourist accommodation. Development in this centre should complement the landscaped parklands along the beachfront and reinforce the area as the centre of community recreation. It is not envisaged that there is any other establishment or expansion of commercial uses in the Precinct.

The Precinct is in close proximity to the Sunshine Coast Airport and may be subject to aircraft noise. However future planning for the Airport indicates that these noise levels will not be in excess of limits suitable for residential development.

In addition, the eastern part of the Precinct is located with a Coastal Management Control District (Area prone to Coastal Erosion) and is subject to the requirements of the Coastal Protection and Management Act and any Regional Coastal Management Plan for 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 Mixed Housing Precinct Class.

Shops, Fast food stores, Restaurants, Offices, Medical centres and Veterinary clinics may also be appropriate in the area between Kawanna Street and Mudjimba Esplanade. Such commercial uses are to be located at ground storey level, with the other storeys occupied by residential uses.

In addition, some community uses may be appropriate in the area between Kawanna Street and Mudjimba Esplanade to contribute to the sense of community focus in the centre. Such uses would include Child care centres, and Special uses such as a community hall or meeting room or church.

Undesirable use includes other forms of commercial and industrial uses, or buildings which are not in keeping with the desired residential character by exceeding the predominant building height of two storeys.

##### *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. Premises should incorporate attractive landscaping that complements the character of the Precinct's established gardens. 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 appropriate trees.

Any commercial or community use in the area between Kawanna Street and Mudjimba Esplanade will:

- be located on ground floor only,
- contribute the community focus of the locality,
- respond to the coastal character of the setting,
- provide shade and shelter over the street frontage, and
- provide all required carparking on site.

New development in this area should create a node of street-front buildings that form an appropriate termination for Mudjimba's main street and a 'gateway' to the beach. Buildings may be higher than those in adjacent residential Precincts but should respect the scale and overall residential character of their neighbouring areas. The amenity of buildings and adjacent spaces - and particularly the frontage to Mudjimba Beach Road and Mudjimba Esplanade - should be enhanced by landscaping in spaces between buildings as well as on terraces or roof gardens. Buildings should be designed to take advantage of the climate and views along the coast by incorporating generous verandahs, balconies and sheltered terraces.

Development in the Coastal Management Control

District (Area prone to Coastal Erosion) is to comply with the requirements of the Coastal Protection and Management Act and any Regional Coastal Management Plan for the area. The area affected is outlined in the Special Management Area regulatory map found in Volume 1 of this Planning Scheme.

#### *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	240
700 to 799	1.0	240
800 to 899	1.0	240
900 to 999	1.0	229
1000 to 1099	1.0	220
1100 to 1199	1.0	211
1200 to 1299	1.0	202
1300 to 1399	1.0	195
1400 to 1499	1.0	188
1500 to 1599	1.0	181
1600 to 1699	1.0	175
1700 to 1799	1.0	169
1800 +	1.0	165

<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 building height*

- For that land between Kawanna Street and Mudjimba Esplanade:  
3 storeys (but not more than 12 metres)
- For the balance of the Precinct:  
2 storeys (but not more than 8.5 metres).

#### **(14) Mudjimba Community Land** *(Precinct Class = Special Purpose)*

##### *Intent*

This Precinct is situated adjacent to the southern edge of the Mudjimba Planning Area and includes a caravan park, community hall, RSL and surf life saving club facilities, emergency service facilities and a school site. It adjoins the Mudjimba Conservation Park and the foreshore area.

Land in this Precinct is intended to be continued to be developed and used for Community and Special uses that fulfil community needs, as well as the Caravan

park. Any development is to respect the area's environmental values and provide for adequate infrastructure.

In addition, the eastern part of the Precinct is located within a Coastal Management Control District (Area prone to Coastal Erosion) and is subject to the requirements of the Coastal Protection and Management Act and any Regional Coastal Management Plan.

#### *Preferred and Acceptable Uses*

Preferred and acceptable uses are indicated in the Supplementary Table of Development Assessment (refer Vol 1).

Extension of the existing RSL Club and Caravan Park may also be appropriate, where undertaken with regard to environmental qualities and infrastructure.

Undesirable development is that which degrades the environmental qualities of the Precinct and development that does not realise community benefits.

#### *Maximum building height*

- 2 storeys (but not more than 8.5 metres)

#### **(15) Twin Waters Residential (Precinct Class = Master Planned Community)**

##### *Intent*

This Precinct comprises the site of the Twin Waters residential community and adjacent golf course and land on the corner of Nojoor Road and Ocean Drive. The Precinct is an emerging residential community, and master planning of the community is appropriate.

It is intended that the community includes:

- a design which is sympathetic to the waterside setting and environmental qualities of the site, waterways and adjacent land
- resolve environmental constraints such as flooding, impacts on waterways hydrology and any acid sulphate soils
- a predominance of detached houses with a minimum lot size of 600m<sup>2</sup>
- 3 clusters of low to medium density housing in the Precinct
- extensive parklands, particularly over vegetated areas and adjacent to waterways
- a small commercial centre of convenience shopping, centrally located in the Precinct
- maintenance of the existing golf course as important private open space.

The Precinct is in close proximity to the Sunshine Coast Airport and may be subject to aircraft noise. However

future planning for the Airport indicates that these noise levels will not be in excess of limits suitable for residential development.

#### *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 Communities Precinct Class.

#### *Landscape and Built Form*

Development in the Precinct is to address:

- visual and physical impacts of development on significant habitats, the landscape character and adjacent residential areas,
- environmental constraints in the Precinct including flooding, impacts on waterways hydrology and any acid sulphate soils,
- water quality of the Maroochy River and adjacent waterways,
- maximisation of native vegetation retention,
- provision landscaping which blends development into the predominant landscape character of its environs,
- restoration of areas which may have been damaged by construction work or previous inappropriate vegetation clearing, and
- prevention of direct and indirect impacts upon adjacent areas of environmental importance, in particular, the Maroochy River Conservation Park.

The predominant housing form in the Precinct should be Detached houses with a minimum lot size of 600m<sup>2</sup> and maximum building height of 2 storeys (but not more than 8.5 metres).

Three clusters of low to medium density housing may also be appropriate. The total area of these clusters should not exceed 20 hectares. Building height for such development should be mostly 2 storeys (but not more than 8.5 metres), though may be increased to 3 storeys (but not more than 12 metres) where not adjacent to public waterways or public roadways. The site area per dwelling should be in the vicinity of 180m<sup>2</sup> per dwelling.

A small commercial centre suitably located in the Precinct is also appropriate. The centre would be ideally located in close proximity to the clubhouse for the golf course, an established node in the Precinct. The gross floor area of such a centre should not exceed 500m<sup>2</sup>, with no single tenancy exceeding 50m<sup>2</sup>. The centre would ideally contain Shops, Restaurants, Fast food stores, Medical centres and offices, all located at ground floor level. Such a centre may also contain Residential uses at upper levels, in particular Accommodation building, Motel or Multiple dwelling

units would be appropriate. The small commercial centre in this location is not to displace the role of the North Shore Centre Precinct, which is intended to be the focus of Commercial and Community uses in the North Shore Planning Area. Rather the commercial centre in this Precinct is to provide low scale convenience facilities for the Precinct only.

The golf course is to remain in its current state, providing valuable private open space in the Precinct. Expansion of the clubhouse facilities is not envisaged, unless of a minor nature.

Extensive parkland is to be provided in the Precinct, especially along waterways and over areas of remnant vegetation. This parkland, combined with landscaping of streetscapes and development sites with local species, will provide a setting which reflects the natural landscape character of the Precinct, rather than an alien landscape not reflective of the Sunshine Coast.

#### **(16) Twin Waters Resort (Precinct Class = Master Planned Community)**

#### *Intent*

This Precinct comprises the site of the Twin Waters resort. The resort is an important tourist facility for the Shire. The resort's continued use is intended to be in accordance with past development approvals. Future approvals may provide for further development. 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.

It is intended that the building height throughout the Precinct be confined to 2 storeys (but not more than 8.5 metres), however, some taller buildings - to a maximum height of 3 storeys (but not more than 12 metres), may be permitted surrounding the lake. In addition it is intended that the existing landscape character of the resort is maintained - that is small clusters of buildings set in extensive parklands and naturally vegetated areas.

The Precinct is in close proximity to the Sunshine Coast Airport and may be subject to aircraft noise. However future planning for the Airport indicates that these noise levels will not be in excess of limits suitable for residential development.

#### *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 Communities Precinct Class.

Council will also consider the expansion of the existing Integrated resort, where development has due regard to environmental and values of the Precinct.

#### (17) North Shore Waterfront and Islands Environmental Area (Precinct Class = Special Purpose)

##### *Intent*

The Precinct generally comprises land with frontage to the ocean and the Maroochy River including adjoining land of ecological and recreational significance. The Precinct includes:

- the Maroochy Conservation Park (including Goat, Channel and Mudjimba Islands);
- Chambers Island;
- beachfront land along Mudjimba and Marcoola Beaches; and
- the Apex Youth Camp and surrounding land.

This Precinct includes significant coastal and riverine vegetation communities, as well as coastal heathlands and small areas of littoral vine forest growing as low thickets as part of beach vegetation communities. Also contained within this Precinct are ecologically significant areas of mangrove and riparian vegetation along the Maroochy River estuary.

Rare and vulnerable species of flora and fauna have been identified within this Precinct.

The Precinct should be managed to:

- provide for the permanent preservation of the area's natural condition and the protection of the area's natural resources and values;
- showcases the Precincts natural resources and their environmental values;
- provides for nature-based and ecologically sustainable uses; and
- retains important vegetation linkages throughout and beyond the planning area.

Much of this Precinct is included in a Coastal Management Control District (Area Prone to Coastal Erosion) and is subject to the Coastal Protection and Management Act and any Regional Coastal Management Plan. Consistent with these provisions, no new permanent structures or other built elements which may impede natural coastal or estuarine processes or significantly restrict views of the beach and ocean are intended in the Precinct.

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.

It is intended that most forms of development or activities which result in negative impacts upon existing

remnant vegetation will be excluded from this Precinct. Low key informal recreation, educational, interpretational and scientific uses may be suitable, along with uses connected with ecosystem monitoring..

Areas currently designated for local park and recreational usage such as the Apex Youth Camp and playground facilities located near the Surf Lifesaving Club should continue in their current use. However it is not intended that there be any expansion of these areas within the Precinct, particularly at the expense of remnant vegetation.

It is envisaged that any development within this Precinct is works that will either improve the ecology, control negative impacts, or ensure greater accessibility to the Precincts natural features, in an appropriate manner.

Chambers Island, and associated recreation facilities (Sailing Club, toilet block, shower and bench seating) are located within the Precinct. It is envisaged that there will be no expansion of existing facilities on the Island.

##### *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 where appropriately designed at sighted with minimal loss of existing vegetation. These uses may include:

- interpretation centre;
- boardwalks; and
- walking tracks.

The preferred use for Chambers Island is the Sailing Club, as well as ancillary uses that do not impact upon the existing character, amenity, ecological and scenic values of the Island.

##### *Landscape and Built Form*

New development in this Precinct should be in keeping with the seaside landscapes and natural landforms of the locality. Generally no new buildings or substantial structures are envisaged in this Precinct. Any buildings and other structure 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. Revegetation and rehabilitation of degraded areas of remnant vegetation needs to be addressed in order to maintain the ecological integrity of the Precinct.

The following measures are considered an appropriate

means of achieving effective ecological control of the Precinct:

- prevent vehicular access to areas of ecological significance;
- managing and restrict pedestrian access to identified key access points;
- extension of existing Conservation Park area to encompass unprotected areas of significant remnant vegetation; and
- prevention of new buildings or substantial structures

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

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.

#### (18) Maroocha Conservation (Precinct Class = Special Purpose)

##### *Intent*

The land in this Precinct is in two major parcels located to the south-west and north of the Sunshine Coast Airport. The south-western parcel is divided by the Sunshine Motorway and bounded to the east by a drainage line. Both parcels are bounded to the west by land currently under sugar cane production. These uses have potential to impact on the values of the Precinct through edge effect degradation, increased fire risk or through impacts on the natural hydrology of the heathlands.

These parcels in particular include habitat of regionally endangered ecosystem types in relatively good condition, and together support viable colonies of rare species such as *Allocasuarina emuina* and *Eucalyptus conglomerata*, as well as associated fauna species such as the Ground Parrot (*Pezoporus wallicus*) and a number of wallum frog species. Such habitat is regionally significant, has been recognised as worthy of inclusion on the register of the National Estate and warrants conservation. It is intended that in the longer term the land will be managed to protect its high conservation values.

The Precinct also includes the sewage treatment plant, located on a separate land parcel in the south west corner on the western side of the Sunshine Motorway. This Council owned facility is surrounded by relatively undisturbed remnant vegetation, which provides an important buffer between the treatment plant and the adjacent state owned land of high conservation significance.

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 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 Precinct's management objectives will be best achieved by the exclusion of most forms of development from this Precinct. Educational and scientific uses may be supported, 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 Supplementary Table of Development (refer Vol 1), and in the Table of Development Assessment (refer Vol 1) for the Special Purposes Precinct Class, in this case conservation.

#### 3.10 Planning Area No. 10 – Mt Coolum

##### 3.10.1 Location and Role

This Planning Area includes Mt Coolum and the surrounding lands which are designated “Urban” by the Strategic Plan.

This Planning Area is intended to provide for continuation of a compatible mix of a range of urban residential uses, regional, district and local recreational and tourist facilities and natural conservation.

##### 3.10.2 Vision Statement

(1) It is intended that:

*The Planning Area continue to accommodate a mix of master planned residential communities and tourist facilities set beside the beach and against the visually dominant Mt Coolum. Mt Coolum is a landmark of enormous cultural, ecological visual and social significance and will continue to be highly valued by the community for these reasons. The area will be characterised as a grouping of residential villages set amongst green open spaces that provide for nature conservation and recreational activities.*

(2) This means that:

- (a) the Coolum resort’s existing and potential future activities are to be recognised and protected where in keeping with the environmental and community values of the area;
- (b) the area’s significant environmental values and resources (including its beaches, unique parabolic dune system, landform and native vegetation) are to be conserved and protected from potential impacts from adjacent uses;
- (c) the residential amenity and community needs of the area are to be recognised and enhanced;
- (d) new residential development is to provide housing choice; and
- (e) the Mt Coolum Local Centre is to be consolidated as the local shopping and community focus for the area.

##### 3.10.3 Key Character Elements

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

(a) The Planning Area comprises three residential neighbourhoods set amongst canelands, the Mt Coolum National Park, the beach and two extensive areas of private open space (being golf courses). This structure is intended to continue with infill development which is consistent with the scale and

density of existing housing, and protects and enhances the area’s amenity.

(b) Opportunities for new “greenfield” development exist mainly on the seaside land to the east of the David Low Way.

(c) The Mt Coolum Local Centre is to be consolidated as the main centre in the Planning Area accommodating a range of local commercial services and community facilities.

###### (2) Design Intent

(a) New integrated residential communities should be developed to provide:

- housing choice through a mix of dwelling types and densities,
- a permeable and legible local road network,
- connection to the existing urban fabric,
- safe and convenient public access to the beach and foreshore for both pedestrians and vehicles,
- local convenience shopping and community facilities,
- safe, comfortable and attractive open spaces, including streets,
- a safe and attractive network of walkways and bikeways, and
- the retention of viable linkages of remnant vegetation through the site and to nearby conservation reserves; and
- adequate buffering to the David Low Way.

(b) Council will liaise with the responsible Queensland Government department about upgrading/enhancing the David Low Way. This may include the need for sensitive design to retain roadside remnant vegetation and landscaping (using local native plant species) and other works to create a visually attractive corridor.

(c) Urban development in and around the footslopes of Mt Coolum should have regard to the need to minimise edge effects and other impacts on the National Park, particularly to reduce risks of bushfire and weed infestation.

(d) Where urban residential development is proposed on land adjoining land used or intended for use for productive rural activities, suitable buffering measures will be sought which could include:

- a generously wide and suitably treated boundary road reserve, or
- larger lots (1000 - 2000 sq.m in area) that could be laid out in a way that allows for

reconfiguration to achieve smaller lots if a future need or opportunity for consolidation ever arises.

**(3) Environmental Values**

- (a) Despite its small area, the significant values of Mt Coolum have been recognised through its designation as a National Park. Consequently urban development in the footslopes of Mt Coolum will need to respond to and respect the values and management intent of the National Park.
- (b) Mt Coolum is also a dominant landscape feature and views to it should be enhanced and protected wherever possible. Where appropriate, development should highlight and frame such views.
- (c) The beaches, sand dunes and riverfront represent significant visual and recreational landscape assets which would be capitalised upon in surrounding development provided the environmental values of these features are respected and a sustainable form of development is proposed. In particular, the vegetated east-west parabolic dune, which bounds the Hyatt Regency Golf Course east of the David Low Way, is a significant local landform and is to be retained in its natural condition.
- (d) Paperbark rainforest has been found on the Hyatt Regency Golf Course site. This vegetation community is extremely rare and warrants protection. Also a patch of a unique mallee form of the endangered Eucalyptus conglomerata was found on the western margin the remnant beachside vegetation which should also be conserved.
- (e) Council will ensure that the quality of water leaving development sites is of an acceptable standard by requiring suitable measures to be put in place to control erosion and sedimentation and prevent off-site discharges of polluted waters.

**(4) Access and Movement**

- (a) The Sunshine Motorway and the David Low Way are the major road links serving the Planning Area. New development is to recognise and protect the function, capacity and efficiency of these roads.
- (b) Pedestrian and cycle linkages along the David Low Way and to and around Mt Coolum should be encouraged where it can be shown that these links will not adversely impact upon environmental or visual values to an unacceptable level.
- (c) 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.

**3.10.4 Statements of Desired Precinct Character**

**(1) Mt Coolum Village Centre**  
*(Precinct Class = Local Centre)*

*Intent*

This Precinct comprises the area’s local shopping facilities situated fronting the David Low Way at the eastern end of Suncoast Beach Drive. The maintenance and upgrading of the Centre and its facilities will be encouraged.

The Centre is intended as the focus for convenience shopping and other local commercial and community facilities able to serve Mount Coolum’s residents and visitors.

New development is intended to be consistent with the Centre’s intended role of providing convenience level retailing, business services and community/entertainment facilities.

*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.

“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*

New development should be in keeping with the scale and nature of a convenience level local centre. Premises should remain small-scale and low-rise but upgrading works should be carried out to improve the amenity of the centre and create some attractive and comfortable public space. This is likely to require on-site landscaping, streetscape works, refurbishment of existing premises and development of new premises.

The impacts of any new development on the amenity of surrounding dwellings and on the David Low Way need to be carefully considered.

*Preferred Maximum Density*

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
All sites	0.5	250

<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)

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

##### Intent

This Precinct extends from land at the base of Mount Coolum eastward to the frontal dune next to the beach. The Precinct's landscape is dominated by the mass of Mount Coolum. The Precinct has been developed with a variety of medium density residential accommodation and a few single dwellings. Most of the land is relatively flat, and given its proximity to the Mount Coolum Village Centre and the beach, generally suitable for medium density housing.

Future development should comprise a mix of dwelling types including different forms of medium density housing, including retirement village premises. New development should be compatible with the scale of existing development and conserve remnant mature trees where they exist.

##### 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. Other forms of long term residential use may also be considered acceptable where they are suitably sited and designed.

##### Landscape and Built Form

New premises should be low-rise and contribute to a high standard of residential amenity. Provision of small lot housing, dual occupancy dwellings and small clusters of units is preferred to large groups of units. Buildings should exhibit a residential character and respect the scale and amenity of adjacent existing development.

Premises should incorporate extensive landscaping of a type that complements the natural vegetation around the base of Mount Coolum and along the frontal dune system.

#### 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	225
700 to 799	1.0	210
800 to 899	1.0	200
900 to 999	1.0	194
1000 to 1099	1.0	188
1100 to 1199	1.0	182
1200 to 1299	1.0	177
1300 to 1399	1.0	172
1400 to 1499	1.0	167
1500 to 1599	1.0	162
1600 to 1699	1.0	158
1700 to 1799	1.0	154
1800 +	1.0	150

<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 building height

- 2 storeys (but not more than 8.5 metres)

#### (3) Mt Coolum Golf Course (Precinct Class = Special Purpose)

##### Intent

This Precinct comprises the Mount Coolum Golf course and club facilities.

##### 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 Outdoor Recreation being a golf course.

#### (4) Mt Coolum South (Precinct Class = Neighbourhood Residential)

##### Intent

This Precinct comprises undulating land adjacent to the southern side of Mount Coolum and the nearby golf course. The Precinct has been developed for low density detached housing. The Precinct's landscape is dominated by the dramatic presence of Mount Coolum. The overall form of existing development is typical of contemporary suburban residential areas and consists

of curvilinear streets and culs-de-sac and large lots. Some remnant native vegetation exists, particularly at the foot of Mount Coolum, but the majority of the Precinct was cleared prior to development.

All of the housing is relatively new and few vacant sites remain so little change is expected. The Precinct's distance from many urban services diminishes its attraction for medium-density housing. Therefore future development should be compatible with the density, scale and siting of existing housing but ensure that any remnant mature vegetation is retained.

#### *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, predominantly traditional detached housing on minimum 600 square metre lots.

#### *Landscape and Built Form*

Any development in the established residential area should be compatible with the scale and character of existing premises in its environs. Development should be responsive to its terrain, available views and climate, and incorporate landscaping that complements neighbouring properties. New buildings should preferably be of lightweight construction. They should be sited and designed to create amenity for their residents and neighbours and enhance public streets and parks.

#### **(5) Mt Coolum Reserve Environmental Area** *(Precinct Class = Special Purpose)*

##### *Intent*

This Precinct provides for the Mount Coolum National Park which is intended to 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; and
- provides for the only uses of the area to be 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 nature conservation management objectives will be best achieved by the exclusion of most forms of

development from this Precinct. Low key informal recreation, and educational and scientific uses may be allowed for, along with uses connected with fire management and 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.

#### *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.

#### *Landscape and Built Form*

New development in this Precinct should be in keeping with the bushland landscape and natural landforms of the locality. Vegetation planting and other landscaping treatments should be in keeping with the natural open space character of the Precinct.

Fencing is required along properties adjoining the National Park to prevent intrusion of domestic animals into the park. The provision of a fire buffer between the park and buildings on adjoining properties may also be required.

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

On Lot 1 AP8179 the following uses may be considered consistent with the intent and desired character of this Precinct were appropriately sited and designed, and subject to a full environmental assessment:

- Aged care facility,
- Retirement Village.

#### **(6) Mt Coolum West** *(Precinct Class = Neighbourhood Residential)*

##### *Intent*

This Precinct comprises steep and undulating areas of land that have been, or are intended to be, developed for low density housing. The form and character of existing development are influenced by the Precinct's terrain, substantial amounts of valued remnant vegetation and availability of superb views of the coast and hinterland. In some cases the pursuit of views has occurred at the expense of remnant vegetation. This detracts from the amenity and image of the Precinct, particularly when viewed from the nearby Sunshine Coast Motorway. In the long term, maturing suburban vegetation may mitigate, but not overcome, the visual impacts of such loss of vegetation.

The splendid views available from many parts of the Precinct are likely to generate development on remaining vacant lots in the near future. Some redevelopment of older modest dwellings for more substantial houses may also be expected. Therefore any development in established areas should be compatible with the scale and siting of existing housing. Future development should also sensitively respond to the Precinct's landform, conservation of mature vegetation and 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 and mature vegetation and habitats of conservation value. Development should not occur on steep slopes.

Existing mature vegetation habitats and trees should be conserved. In circumstances where development is considered appropriate, landscaping should be undertaken to:

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

#### *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 premises should be low density and contribute to a high standard of residential amenity. New development or redevelopment of existing dwellings shall be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. 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 planting should complement the remnant vegetation to contribute to some revegetation of the escarpment and mitigate the visual impact of urban uses, particularly when viewed from the west.

#### **(7) Warrack Street** *(Precinct Class = Neighbourhood Residential)*

##### *Intent*

This Precinct comprises the lower slopes extending north from Mount Coolum and flatter areas associated with creeks and valleys. The Precinct's landscape is dominated by the mass of Mount Coolum. The Precinct has been subdivided for low-density housing and its development is virtually complete. Attractive views are

available over the Hyatt resort golf course and surrounding countryside. The pattern and character of the established areas have been influenced by the Precinct's terrain and availability of views. The landscape character of the Precinct benefits from the presence of numerous mature trees.

Most of the housing is relatively new and little change is expected. Any infill development should be compatible with the scale and siting of existing housing but ensure that mature vegetation is retained.

#### *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*

Development should be compatible with the scale and character of existing premises in its environs. Buildings should be designed to be responsive to the Precinct's landform, available views and climate. Dwellings shall be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. Landscaping should incorporate mainly native species to assist revegetation of the Precinct.

#### **(8) Coolum Hyatt Resort** *(Precinct Class = Master Planned Community)*

##### *Intent*

This Precinct comprises the site of the Hyatt Regency resort. The resort's continued use is intended in accordance with past development approvals. Future approvals may provide for further development. 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.

#### *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, in this case use for the purposes of an Integrated tourist facility.

#### (9) Seaside (Precinct Class = Master Planned Community)

##### *Intent*

Land in this Precinct has undergone extensive master planning in accordance with Council approved Plans of Development, in order to create an integrated residential community. It is intended that the Precinct continue to develop in accordance with the three levels of master planning (ie. Plans of Development, Master Plan and Design Code) which is currently guiding development of this land.

The master planning has been based on “new urbanism” principles which envisage a place where there is a variety of building types and activities within walking distance of one another. The new community will have an assortment of premises bound by well-crafted public spaces incorporating elements such as tree-lined streets, footpaths, playgrounds, parks, benches, picnic shelters and gazebos.

Local neighbourhoods will be created which have defined centres and edges. The centre will be the focus of local public life and activity with some convenience shopping and other local commercial uses. The edges will be defined by the major road, the beach frontage and greenbelts which will also serve as ecologically sound drainage reserves. Most residents are to be within 500 metres of a local centre within a “walkable” neighbourhood which will offer housing choice through a mix of dwelling types.

There is intended to be an interconnected network of streets which encourage pedestrian movement but does not exclude cars. The street block size and layout is intended to create multiple route choices and comfortable and interesting pedestrian environments. All streets will lead somewhere - dead-end streets are not envisaged. Neighbourhood streets will be designed to comfortably accommodate a range of transport modes including bicycles.

Public spaces will be given priority with open space provided in the form of parks and plazas. Building forms that frame the “space” of the street will be an essential element to creating active and safer public street spaces. Use of “built-to-the-boundary”, windows facing the street and incorporation of front verandahs and balconies will contribute to this.

##### *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.

##### *Landscape and Built Form*

Building form, height, siting and setbacks, together with landscaping, are to be in accordance with the design code included in the existing development approvals for the Precinct.

##### *Preferred Maximum Density*

A maximum of 1403 dwellings in total in the Precinct in accordance with existing development approvals.

#### (10) Coolum Beachfront South Environmental Area (Precinct Class = Special Purpose)

##### *Intent*

This Precinct includes the beachfront coastal management area, stretching from Maroola Beach in the south to Yaroomba Beach in the north, and adjoining ecologically significant land.

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;
- preserves the area’s natural resources and their environmental values;
- provides for the only 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. Low key informal recreation, and educational and scientific uses may be allowed for, 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.

##### *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.

#### *Landscape and Built Form*

New development in this Precinct should be in keeping with the seaside landscapes and natural landforms of the locality. This means any buildings and other structures 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.

The increasing problem of weed invasion needs to be addressed through on-going management measures and relevant conditions of development approval.



### 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 Peregrine 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 Peregrine 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 Peregrine 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 comprises 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.



## 3.12 Planning Area No.12 – South Peregian

### 3.12.1 Location and Role

This Planning Area is located in the northeast corner of the Shire and includes the small coastal settlements of Havana Road and Emu Mountain Estate and land to the south and west of these communities.

The Precinct is within a core conservation area containing low-lying alluvium lands with one of the largest remnants of paperbark forest in southern Queensland, wallum heathlands, and eucalypt open forest with some old-growth characteristics dominated by coastal Scribbly gum. This area extends northwards into protected areas in Noosa Shire and southwards, via a narrow waterway corridor along the Maroochy River, to the Bli Bli Wetland Sanctuary and Eudlo Creek Conservation Park.

The principal role of this Planning Area is to accommodate new master planned residential communities in designated areas whilst retaining the existing residential settlements as small, discrete seaside communities. The protection of the extensive environmental assets and linkages present within the Planning Area is also a critical planning objective.

### 3.12.2 Vision Statement

(1) It is intended that:

*The South Peregian Planning Area will support a number of high quality, attractive and environmentally responsive and sustainable residential neighbourhoods. Each of these communities will offer a choice of low to medium density housing and a range of community facilities to meet the day-to-day needs of residents. A modest sized neighbourhood centre located centrally within the new residential communities will provide a focus for the area's community and business activities. Critical to the character, amenity and sustainability of these communities will be the retention of an extensive and interconnected system of remnant vegetation corridors protecting and linking key natural conservation areas within and beyond this Planning Area.*

(2) This means that:-

- (a) The design of new residential areas is to incorporate a mix of low to medium density housing forms, a legible and permeable road network, attractive and accessible open space, and appropriately located local commercial and community facilities.
- (b) New neighbourhood areas and buildings are to be designed to be sensitive to the microclimate, topography and as far as possible to direct

development away from the significant environmental values of the locality.

- (c) Urban expansion is to occur in accordance with a rational and orderly extension of development and community infrastructure
- (d) A modest sized Village Centre accommodating a mix of retail, business and community facilities, and with a total gross floor area of 5000m<sup>2</sup>, is to be provided in a central location in accordance with an approved LAMP within the new residential communities. This is intended to serve the local catchment. Higher order retail and business activities are to be provided by the future Eenie Creek Business Centre in the north and the Maroochy Regional Centre in the south.
- (e) The industrial land situated at the southern end of the Planning Area will incorporate adequate buffers to the highly sensitive natural environment which surrounds it, and provide a range of employment opportunities in premises that are established and operated in ways which are environmentally responsible.
- (f) Noosa National Park and other identified conservation areas and linkages will be protected and enhanced with any activities in these areas limited to rehabilitation and the implementation of sustainable environmental management measures to control impacts from off-road vehicles, adjacent land-uses and other human impacts.

### 3.12.3 Key Character Elements

South Peregian is an emerging community. It is intended that development of each of the key 'greenfield' sites within this Planning Area will be subject to the provisions of a Local Area Master Plan (LAMP), and/or other Plan(s) of development approved by Council, consistent with the intent for the Planning Area and negotiated between Council and the applicant. In this regard the following key character elements shall form the basis for any such detailed local area planning.

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

- (a) The northwestern portions of this Planning Area (as identified for urban development by the Strategic Plan) will be developed as a series of integrated residential neighbourhoods. Development within this area will be ecologically sensitive and provide for a mix of residential densities and a range of community, business, and retail services capable of meeting the day-to-day needs of this emerging community. These commercial uses shall be generally located in a Village Centre and 4 Local Centres at the specific locations identified in the Statements of Desired Precinct Character for the Lakelands/Coolum Ridges Precinct in accordance with an approved LAMP.

- (b) The industrial Precinct at the southern end of the Planning Area will be developed as a moderate sized industrial and employment area, serving the Coolum and South Peregian areas. The area includes privately controlled land and land owned by the State government which is cleared or degraded.
- (c) It is intended that development in the balance of the urban Precinct will only occur in a manner which protects significant habitat and vegetation linkages with the surrounding high conservation areas. Any infill development or re-development within this Precinct will be of a low to medium density residential nature.
- (d) The balance of the Planning Area including parts of Noosa National Park, conservation reserves and other areas of significant open space (which combine to provide an extensive open space system within the Planning Area) is to be retained and managed to protect their significant environmental and aesthetic values of these lands and associated waterbodies. It is intended that the balance of the publicly owned land to the west of the industrial Precinct and which has very significant remnant vegetation cover, will be retained for non-urban uses which provide for the area's exceptional environmental values.

## (2) Design Intent

- (a) New residential neighbourhoods are to incorporate distinctive 'edges' and recognisable local centres that engender a 'sense of place' and provide a focus for local community interaction and activity.
- (b) An extensive, linked system of open space is to be provided, meeting the recreational and amenity needs of residents and providing protection to important areas of remnant habitat vegetation.
- (c) In established residential areas, new buildings are to be consistent with the scale and density of existing housing. However, a wide range of dwelling types may be supported where proposed as infill development along the foreshore or adjacent to the David Low Way.
- (d) Streets, parks and other public spaces are to be developed or further developed to be attractive, comfortable and accessible. This will be achieved through suitable landscape treatments, consideration of the streetscape impacts of new development, and taking into account pedestrian use and needs.
- (e) The new Village and Local Centres will incorporate a high level of urban and landscape design which will provide an attractive and comfortable meeting environment conducive to community interaction. The design of the Centres will reflect elements of the emerging Sunshine Coast architectural style using lightweight materials to maximise natural light and ventilation.
- (f) Development within the industrial area will be designed to ensure the area's efficient operation, maintain high levels of environmental performance and protect the significant environmental values of adjacent lands. Development in this Precinct should be directed to the extensive areas of cleared and degraded land.

## (3) Environmental Values

- (a) The South Peregian part of Noosa National Park provides protection for a range of coastal ecosystems and forms the basis of the extensive open space network which traverses this Planning Area. Development adjacent to Noosa National Park or other identified conservation areas should incorporate appropriate measures to protect the long-term viability of these important areas.
- (b) The 'greenfield' development sites within this Planning Area also support significant habitat vegetation, some of which has been included on the Register of the National Estate as part of its Noosa-Maroochy Wallum Area listing. The design of new development is to maximise the retention of these habitat areas and their lineage values through innovative siting and design, and suitable density allocations.
- (c) The beaches and foreshore areas in this Planning Area also represent significant environmental, visual and aesthetic landscape assets which are to be managed and protected so that their use is sustainable.
- (d) Development of any new roads through areas of significant vegetation should be designed and constructed so as to minimise impacts on the ecological functions and values of the Planning Area.
- (e) Council will require that the quality of water leaving development sites is of an acceptable standard by requiring suitable measures to be put in place to control erosion and sedimentation and prevent off-site discharge of any unacceptably polluted waters.

## (4) Access and Movement

- (a) The David Low Way and the Sunshine Motorway are the major north-south road links in the Shire and are part of the Shire's arterial road network. New development is to recognise and protect the function, capacity and efficiency of these roads.
- (b) Development along these major road corridors is to ensure adequate buffering is provided, especially to noise sensitive uses, and suitable access arrangements are made. It is desired that the road corridors and land immediately adjacent to road corridors be landscaped with mature vegetation. Where required, densely planted earth mounding (rather than fencing or walls) will be preferred for screening and noise attenuation purposes.

- (c) Council will liaise with the responsible State government department about future connections to the Motorway, and upgrading/enhancing works and buffering measures affecting the State-controlled roads.
- (d) A legible and permeable local road network is to be developed which offers good connectivity and speed environments appropriate to the surrounding land uses. Allowance should also be made for public transport access.
- (e) Development of a clearly defined and easy to understand pedestrian and bikeway network to facilitate commuter and recreational walking and cycling will be sought. 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.

### 3.12.4 Statements of Desired Precinct Character

#### (1) Lakelands/Coolum Ridges (Precinct Class = Master Planned Community)

##### *Intent*

This Precinct comprises large land holdings that offer the potential to create a compact new community in a most attractive setting in the immediate hinterland of South Peregian Beach. The landform is coastal lowlands with wetland areas and other areas of natural conservation significance. The Sunshine Motorway runs through the Precinct and the Coolum State High School is situated to the east of the Motorway fronting Havana Road East.

The Precinct should be developed as an integrated planned residential community that demonstrates environmentally responsible design, in accordance with a Local Area Master Plan or other comprehensive Plan of Development approved by Council. The future patterns of streets, lots, open space and built form should conserve existing wetlands and mature vegetation and habitats of conservation value. Future development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, preferred Centres and community facilities and public parks.

The residential community will be serviced by commercial and community facilities which are not intended to draw in trade from outside the Precinct. These facilities will be in the form of a Village Centre with a maximum GFA of not more than 5000m<sup>2</sup> and four (4) Local Centres.

The primary function of the Village Centre is to provide for appropriate, adequate and well-located retail and commercial facilities to service the new community. Commercial development should:

- meet the immediate and day-to-day needs of the local community; and
- be sited in a highly accessible location to minimise the need for car-based travel.

This Village Centre is also intended to be the principal location for essential and desirable community facilities to service the Precinct. Co-location of community and commercial facilities is necessary to maximise urban efficiency and build community development capacity.

Development should not be orientated towards servicing passing trade on the Sunshine Coast Motorway. Commercial development that is primarily reliant upon, or is focussed toward, capturing markets outside this Precinct is not preferred.

Four Local Centres are intended to complement the role of the Village Centre and assist in establishing a self-contained residential community. They are to be generally located near the intersection of major collector streets or sub-arterial roads, in proximity to bikeways and where they will not adversely impact upon residential amenity. Generally Local Centres will be accessible to residents within a 400m walking distance.

A variety of housing types and appropriate supporting services should be provided. The locations of different forms of accommodation should be influenced by considerations of terrain and accessibility to public transport, preferred centre facilities and public open space. A primary school will be required to service this area and should be co-located with other commercial and community facilities.

##### *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 predominant form of residential development is expected to comprise detached housing. However development should provide a mix of dwelling types and densities. These may include small-lot and multiunit residential accommodation.

Development within the Precinct should achieve a gross maximum density, excluding areas required for recreation or conservation, of 15 dwellings per hectare. The majority of the area of any site proposed for forms of residential development other than traditional detached dwellings should be located within convenient walking distance - 250 metres - of a Centre as well as public parks of over 4000 square metres in area and public transport facilities.

Adequate provision should be made for local shopping and community facilities in the form of a Village Centre with a maximum GFA of not more than 5000m<sup>2</sup> and four (4) Local Centres.

The Village Centre is intended to support a range of mixed uses including combinations of retail, office and accommodation uses. It will also allow for uses such as a school and other community facilities necessary to support residential development within the Precinct.

The Village Centre is intended to have a maximum, total gross floor area (GFA) of 5,000m<sup>2</sup>, incorporating a mixture of retail, business and community uses. Any proposed supermarket within the Village Centre Precinct should have a GFA not exceeding 2000m<sup>2</sup>. It is intended that not less than 1000m<sup>2</sup> of total Precinct GFA be allocated to the provision of community facilities catering for local needs.

Sufficient area is to be allocated within the Village Centre to accommodate the desired level of community services to support the emerging residential community. Such services should include, but are not limited to: a civic centre (incorporating large and small meeting room, food preparation area and outdoor meeting space); a library; and a child care centre.

The Village Centre shall directly front the southeast corner of the intersection of Peregrin Springs Drive and Havana Roads on the land parcel known as Lot 4 RP851934.

The layout and development of the Village Centre should allow for gradual growth and expansion of commercial uses and community facilities in keeping with the developing needs of the local community. Adequate provision should be made in the initial Village Centre design to cater for the long term needs of the future community based on the population levels anticipated to be achieved at ultimate development (8,000-10,000). The subdivision pattern should reflect the character and development intent for the Precinct and reflect the need for gradual and orderly growth and expansion of the commercial and community components.

Local Centres are intended to complement the role of the Village Centre. A total of four (4) Local Centres are to be provided and generally located near the intersection of major collector streets or sub-arterial roads, in proximity to bikeways, and where they will not adversely impact upon residential amenity. Generally, Local Centres will be accessible to residents within a 400m walking distance.

Local Centres may range from small local stores and minor food outlets to moderately sized centres

accommodating lifestyle oriented uses such as cafes or leisure facilities. It is not envisaged that the nominated centres would be greater than 1,000m<sup>2</sup> in gross floor area and in most cases would be not greater than 500m<sup>2</sup> in gross floor area. A larger site area may be nominated for a local centre where the use incorporates civic spaces that contribute to the vitality and amenity of the local neighbourhood.

The following uses, where occurring in the proposed Village Centre, may be considered consistent with the intent and desired character of this Precinct, and suitable for inclusion in detailed master planning, where appropriately sited and designed.

### Village Centre (Commercial Uses)

- Shop (being a Supermarket not greater than 2000m<sup>2</sup>)
- Art and craft centre
- Office
- Medical centre
- Shop (not being a Supermarket)
- Shopping complex (not including a Supermarket)
- Restaurant
- Fast-food store
- Convenience restaurant
- Light industry (not more than 50m<sup>2</sup> GFA)
- Garden centre (not more than 200m<sup>2</sup> GFA)
- Transport station (where involving passenger transport)
- Multiple dwelling units

### Village Centre (Community uses)

- Local utility (being a community hall and ancillary uses such as a library)
- Child care centre
- Church
- Community Meeting Hall
- Educational establishment (where for a State primary school only)

The following uses, where occurring in a proposed Local Centre, may be considered consistent with the intent and desired character of this Precinct, and suitable for inclusion in detailed master planning, where appropriately sited and designed. The location, size and preferred uses of the Local Centres shall be as per the following table:

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

#### *Local Centre Preferred Locations and Uses*

Preferred Location	Preferred Uses
Peregian Springs Central (Lot 5002 on SP162084), centrally located on Peregian Springs Drive and preferably located in proximity to any golf course facilities eg clubhouse.	Local convenience centre not greater than 500m <sup>2</sup> in gross floor area, catering to immediate needs of surrounding neighbourhood. Public spaces in accordance with relevant elements of the Local Area Code.
Coolum Ridges South (Lot 5 on SP120423): located not less than 400m from the proposed Village Centre; located on a collector level road; accessible to pedestrian and bikeway networks; and preferably on a dedicated bus route.	Local convenience centre not greater than 1000m <sup>2</sup> in gross floor area, catering to the immediate needs of the surrounding neighbourhoods. Could include café uses with some outdoor dining where associated with high levels of amenity and linked to public open space.
Peregian Springs Western Gateway (Lot 5002 on SP162084), located at the intersection of proposed east-west sub-arterial road (Peregian Springs Drive extension) and Doonan Bridge Road.	Local convenience centre not greater than 1000m <sup>2</sup> in gross floor area. Catering primarily to residents in the western catchment of the Peregian Springs Precinct but may also meet immediate day-to-day needs of residents in the surrounding Weyba Downs and Doonan rural residential areas. Suitable uses could include: a small convenience store; service station (with ancillary convenience store facilities); emergency service facilities; a nursery or garden centre; and/or community or private recreation facilities.
Yarran Road - Peregian Springs Drive Intersection (Lot 3 on SP132854).	Local convenience centre not greater than 500m <sup>2</sup> in gross floor area. Preferred uses include a medical centre, small convenience store or other uses ancillary to the uses proposed within the Emu Estates Master Planned Community Precinct. A supermarket or other individual commercial uses larger than 150m <sup>2</sup> are not suitable uses in this precinct.

For the balance of the Precinct, 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:

- Detached houses (Traditional, Cottage, Courtyard and Group)
- Display home
- Dual occupancy
- Home-based business
- Multiple dwelling units
- Retirement village
- Educational Establishment (Primary School)

#### *Landscape and Built Form*

Future development should be designed to contribute to environmental sustainability. Housing should be laid out to encourage pedestrian trips and also be responsive to the locality's terrain, available views and climate. Development should be sited and designed to avoid loss of "core" areas of remnant vegetation, erosion and extensive earthworks.

Attractive tree-lined streets as well as fine public parks should be created in new residential development areas. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas, however there should be a major emphasis on integrating ecological corridors into landscape design. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the lowlands and softening the visual impact of urban development. Impacts on natural wetlands and natural drainage areas should be minimised.

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

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

The Village Centre will exhibit a high level of urban and landscape design that fosters a strong sense of identity and creates a focus for community interaction. The centre is to be accessible to vehicular, pedestrian and bicycle modes of travel. Adequate provision must be made within the Village Centre for civic spaces including formal open space areas, outdoor entertainment areas and facilities.

Similarly any Local Centres are to be attractively designed as places of community interaction and activity.

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

- 2 storeys (but not more than 8.5 metres)

#### **(2) Emu Mountain Residential** *(Precinct Class = Neighbourhood Residential)*

##### *Intent*

This Precinct comprises gently sloping land that has been subdivided for low-density residential development adjacent to the southern side of Mount Peregian (Emu Mountain). The Precinct enjoys frontages to open space corridors of ecological

significance. The vegetation in the open space system and elsewhere in the Precinct includes significant mature habitat trees which have significant environmental value and also provides an appealing bushland setting for housing.

The overall form of existing development is typical of contemporary suburban residential areas and consists of curvilinear streets and culs-de-sac and larger than average lots. A considerable number of lots have yet to be developed and most existing housing is relatively new. The Precinct's distance from day to day urban services diminishes its attraction for medium-density housing. Future development should be low-density housing compatible with the scale and siting of existing housing. Remnant mature vegetation should be retained.

#### *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 premises should be compatible with the scale and character of existing premises in its environs. New development should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. It should also be responsive to the climate and incorporate landscaping which complements remnant bushland and neighbouring properties. New buildings should preferably be of lightweight construction and be sited and designed to create amenity for their residents and neighbours and enhance public streets and parks.

#### **(3) Peregian Environmental** *(Precinct Class = Special Purpose)*

##### *Intent*

This Precinct includes the Noosa National Park, Mt Peregian (Emu Mountain) Conservation Park, beachfront coastal management areas and ecologically significant land west of the Sunshine Motorway, ; and extending beyond and around the proposed industrial areas to include the critically important large remnant corridor of paperbark forest which extends to the foothills of the coastal range to the extreme west of the Planning Area.

The National Park, Conservation Park and other parts of 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 only uses of the area to be 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, and coastal processes.

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 nature conservation management objectives will be best achieved by the exclusion of most forms of development from this Precinct. Low key informal recreation, and educational and scientific uses may be allowed for, along with uses connected with fire management and 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.

#### *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.

#### *Landscape and Built Form*

New development in this Precinct should be in keeping with the bushland, wetland and seaside landscapes and natural landforms of the locality. This means any buildings and other structures 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.

#### **(4) Yandina-Coolum Road Industrial** *(Precinct Class = Core Industry)*

##### *Intent*

This Precinct is located on the Yandina-Coolum Road, with the Sunshine Motorway bordering the Precinct to the east. It is situated to the west of South Peregian Beach and is the only industrial area in the northern coastal part of the Shire. It is primarily undeveloped with a few industrial uses located close to the Yandina Coolum Road.

The Precinct's significant attributes are:

- the availability of large sites for new development,
- flat land (but with some drainage and constraints),
- isolation from existing and future residential areas (but close to ecologically significant areas), and
- good accessibility via the Sunshine Motorway, to other localities and the Sunshine Coast Airport, and the Yandina-Coolum Road to the Bruce Highway.

This Precinct is intended to accommodate:

- business and industry uses with local and district markets;
- rural plant and equipment supplies, produce stores and rural service agencies,
- small to medium sized automotive repairs and sales,
- small-scale transport storage and distribution, and
- building trades, service trades and domestic services to businesses and households.

This industrial area is adjacent to areas of significant vegetation. These remnant vegetation areas need to be effectively buffered to ensure that construction and operational activities of industry do not adversely impact on the sustainability of the vegetation communities.

Radiata pine wildings have extensively infested the previously cleared areas of the State owned site and have begun to seriously degrade the adjacent wallum heathland vegetation. Management of this Precinct should ensure these weed problems do not impinge on the natural environmental values of the adjacent Precincts.

#### *Preferred and Acceptable Uses*

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

- Fast-food store (in a Local (convenience) Centre)
- Shop (in a Local (convenience) Centre)
- Special uses (in the form of depots, sub-stations and the like).

#### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and landscaping particularly along its frontages to the Yandina-Coolum Road and the Sunshine Motorway.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby ecologically significant and sensitive bushland and wetland areas.

A well vegetated open space buffer along the Precinct's northern boundary is desired to assist in environmental management and maintain the visual amenity of the locality. The buffer system should provide a sufficient area and suitable treatment to protect the integrity of the adjacent vegetation. An open space buffer has been provided along the majority of the Yandina-Coolum Road within the Precinct to ensure that land uses within the estate will be served by an internal road system. Council will not support any additional access through this buffer to the Yandina-Coolum Road.

### 3.13 Planning Area No.13 - Bli Bli

#### 3.13.1 Location and Role

This Planning Area includes the lands at Bli Bli which are allocated "Urban" by the Strategic Plan. It is located immediately west of the Maroochy River and north of Petrie Creek. The Maroochy Wetland Sanctuary adjoins the area to the north-east.

The township is centrally situated between the coastal and hinterland parts of the Shire, between Nambour and Maroochydoore. It offers the living environment of an urban residential neighbourhood in a largely rural setting.

#### 3.13.2 Vision Statement

(1) It is intended that:

*the amenity of the existing residential areas of Bli Bli be maintained and enhanced, and that expansion of the township occurs in ways that respect the natural environmental values of the locality, offer a greater choice of housing, and provide further community and commercial facilities which meet local needs in the northern part of the township, and consolidate the existing Village centre.*

(2) Accordingly, Bli Bli will be a place where:

- (a) streets, parks and other public places are further developed to be attractive, comfortable and accessible;
- (b) new neighbourhood areas and buildings are designed to be environmentally sensitive to the micro-climate, topography and existing vegetation;
- (c) valued visual elements such as forested ridges and gullies will be protected along with their ecological values as a strategic remnant vegetation linkage;
- (d) the appearance of major gateways into, and major routes through, the township are made attractive and memorable by appropriate streetscape and landscape works;
- (e) the existing Village Centre is further developed as the township's commercial and community focus;
- (f) the design of new neighbourhood areas incorporates a mix of housing forms, a legible and permeable road network, attractive and accessible open space, and appropriate convenience commercial and community facilities; and
- (g) urban expansion occurs in accordance with an efficient equitable and cost-effective extension of utility and social infrastructure.

### 3.13.3 Key Character Elements

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

- (a) Bli Bli is intended to retain and strengthen its own identity as an urban township in a rural setting. Further development for residential purposes should be sequenced to extend mainly north-west in a rational and orderly way.
- (b) The Village Centre should be consolidated as the township's main focus for community activity and interaction through development of further local level commercial and community facilities. The role of the existing centre should be protected by allowing for a local centre for the northern part of the township but only at a convenience centre scale.
- (c) The township includes a number of small scale tourist attractions and facilities. The further development of a modest tourism focus for Bli Bli is to be encouraged.
- (d) A number of community facilities are located at or close to the intersection of Willis and School Roads. This locality could be further developed as a focus of community use towards the northern part of the township.

#### (2) Design Intent

- (a) New development should reinforce the Town's edges and highlight its gateways through suitable entry treatments.
- (b) New development on steeper lands should be sensitive to the natural landform and maintain natural drainage patterns as much as possible. Development applications for sites having some cleared lower sloping land and some areas of steep forested land will be favourably considered under the bonus provisions (Code for Reconfiguring a Lot) where significant remnant vegetation linkages are able to be retained and development directed to cleared and/or degraded areas.
- (c) New buildings on elevated lands should be designed to avoid high undercroft areas which overlook and reduce the amenity of downslope sites, and to avoid or minimise intrusion into far and middle distance views from surrounding areas.
- (d) New "greenfield" development should be subject to a Local Area Master Plan or similar master planning process which provides for coherent and integrated street, open space and drainage systems.
- (e) Streets, parks and other public spaces are to be developed to be attractive, comfortable and accessible, and to include vegetation treatments that can contribute to a desired environmental corridor extending between the mountains and the coast across the centre of the Shire.

**(3) Environmental Values**

- (a) The significant environmental values of the extensive wetland areas and waterways to the east and south should be recognised and protected from any adverse impact from adjoining urban development and use.
- (b) Significant remnant vegetation, particularly along forested ridgelines and gullies, are part of a strategic linkage and should be carefully integrated into any new development through conserving viable areas of bushland and reducing fragmentation through rehabilitation where feasible.
- (c) Council intends that the quality of water leaving development sites is of an acceptable standard by requiring suitable measures to control erosion and sedimentation and prevent off-site discharges of polluted waters.
- (d) The urban area is situated within a desired broad environmental corridor extending between the Mapleton State Forest in the west to the Maroochy River to the east. Landscaping in parks and other lands and streetscape plantings should use predominantly locally native species and be of a sufficient extent and density as to contribute positively to the desired corridor.
- (e) 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.

**(4) Access and Movement**

- (a) The accessibility afforded by the major roads into and through the town should be protected, with the road corridors suitably treated to be more visually attractive and to ensure a speed environment appropriate to their land use content.
- (b) The Nambour-Bli Bli Road, the David Low Way and Willis Road are the township's major road links. New development is to recognise and protect the function, capacity and efficiency of these roads.

**3.13.4 Statements of Desired Precinct Character**

**(1) Bli Bli South  
(Precinct Class = Neighbourhood Residential)**

***Intent***

This precinct comprises the majority of the existing township. It contains a mix of established low density housing and several large land parcels in rural use which are also intended for residential use. The landform in the precinct slopes gently towards the Maroochy River and Petrie Creek and effects a transition into the original floodplains. Substantial filling of low lying land has occurred to enable residential development in some parts of the precinct.

Some parts of the precinct are more elevated and enjoy very appealing views over the river valleys to the surrounding countryside and especially to the north Buderim and Kunda Park escarpments. The precinct contains some remnant native vegetation but most of the landscape consists of gardens associated with traditional suburban style housing.

The majority of established residential development is relatively recent and several opportunities exist for both small and larger scale infill development. Therefore any development on remaining allotments in the established areas should be compatible with the scale and siting of existing housing. Such development, and development proposed in future residential areas, shall also be designed to be more sensitive to the precinct's terrain, conservation of mature vegetation and climate.

The new residential areas should be integrated with established development. Their pattern of streets, lots, open space and built form should complement the character of existing residential areas and also conserve existing vegetation, wetland habitats and buffer areas.

Within this precinct, the consolidation of the node of community uses around the intersection of Willis and School Roads may be favourably considered. This would involve maintaining the existing uses, allowing for additional complementary community uses to establish, and create a more pedestrian-friendly environment through suitable streetscape works.

Some small-lot and medium density housing may be suitably located on gentle slopes close to (ie within 200 to 400m of) the Village Centre precinct, any public transport facilities, and larger useable parks.

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 referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, predominantly Traditional houses on minimum 600 square metre lots and Hillslope housing.

Other forms of residential accommodation such as small lot houses - may be appropriate on flatter sites close to parks and shopping facilities. In addition, the following uses may also be considered consistent with the intent and

desired character of this Precinct where appropriately sited and designed:

- Art and craft centre
- Bed and breakfast
- Caravan park / relocatable home park
- Child care centre
- Outdoor recreation
- Motel
- Retirement village
- Special use (not having the character of an office use).

#### *Landscape and Built Form*

New development should be low scale and contribute to a high standard of residential amenity. New development shall be sited and designed to avoid destruction of mature vegetation, and extensive earthworks. Development on sloping land should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds. Such development should also be designed to facilitate pedestrian and cyclist movement where reasonably possible (given prevailing topography) and particularly, access to public transport, community facilities and public parks. New planting should complement the landscape character of existing development.

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.

#### **(2) Bli Bli Ridges** *(Precinct Class = Hillslope Residential)*

##### *Intent*

This Precinct comprises established low density hillside residential development and large land parcels in rural use which are also intended for residential use. The higher land along the ridges includes areas which are quite steep and several tree-lined creeks and stands of vegetation exist. The mature trees are of considerable amenity value. The Precinct enjoys splendid views over the river valleys to the estuary, surrounding countryside and the north Buderim and Kunda Park escarpments.

Most of the residential development is relatively recent and comprises conventional dwellings on large landscaped lots. Lot sizes increase on the higher and steeper ground. Few opportunities exist for infill development in the established residential areas. New housing areas will extend to the north west over the land now in rural use. This future development should be undertaken with careful attention to conserve

mature vegetation of high amenity value and avoid buildings and streets on steeper slopes. The pattern of streets, lots, open space and built form in the new residential areas should be integrated with established residential development.

New development shall be designed to minimise concentration of stormwater and downstream impacts on the rural drainage system.

#### *Preferred and Acceptable Uses*

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

#### *Landscape and Built Form*

New development should be low scale and contribute to a high standard of residential amenity. New development should be sited and designed to avoid destruction of vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds. Development in future residential areas should provide for a pattern of streets, lots, open space and built form that conserves existing creeks and vegetation and habitats of conservation value. It should provide attractive tree-lined streets as well as useable public parks. These should comprise both informal linear parks along creeks as well as informal parks strategically located within the new housing areas.

New planting should complement the remnant vegetation to contribute to some re-forestation of the hillside and ameliorate the visual impact of urban uses, particularly when viewed from the surrounding countryside.

New development should also be designed to facilitate pedestrian and cyclist movement where reasonably possible (given prevailing topography) and particularly access to public transport, community facilities and public parks.

#### **(3) Bli Bli North** *(Precinct Class = Hillslope Residential)*

##### *Intent*

This Precinct comprises undulating and hilly rural land. It is to remain in rural use until such time as it may be required to accommodate longer term future demand for housing or other appropriate urban uses. The potential of the Precinct for urban development is constrained by its topography and areas of mature vegetation and creeks of high habitat and landscape amenity value.

Land in the Precinct is not intended to be developed for urban purposes until there is a demonstrable need for

additional urban lands and adequate infrastructure can be made available. Mature vegetation, creeks and wetlands and habitats should be protected from activities causing environmental harm.

New development shall be designed to minimise concentration of stormwater and downstream impacts on the rural drainage system.

**Preferred and Acceptable Uses**

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

Otherwise, rural uses which maintain or enhance the environmental and landscape values of the Precinct are preferred.

**Landscape and Built Form**

Once developed for urban purposes, development should be low scale and contribute to a high standard of residential amenity. New development should be sited and designed to avoid destruction of vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds. Development in future residential areas should provide for a pattern of streets, lots, open space and built form that conserves existing creeks and vegetation and habitats of conservation value. It should provide attractive tree-lined streets as well as useable public parks. These should comprise both informal linear parks along creeks as well as informal parks strategically located within the new housing areas.

New planting should complement the remnant vegetation to contribute to re-forestation of the hillside and ameliorate the visual impact of urban uses, particularly when viewed from the surrounding countryside.

New development should also be designed to facilitate pedestrian and cyclist movement where reasonably possible (given prevailing topography) and particularly access to public transport, community facilities and public parks.

**(4) Bli Bli Village Centre  
(Precinct Class = Village Centre)**

**Intent**

The existing Village Centre is in the form of a relatively new shopping centre complex fronting the David Low Way beside the Maroochy River. A caravan park is situated on the opposite side of the road. This Precinct is intended to be strengthened as the shopping and community focus for the township as a whole through

further development, redevelopment and enhancement of the Centre's facilities.

This 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 referred to in the Table of Development Assessment (refer Vol 1) for the Village Centre Precinct.

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

- Caravan park / relocatable home park
- Motel
- Outdoor recreation
- Service station.

**Landscape and Built Form**

The Centre should present well to the David Low Way and maintain the amenity of surrounding residences. Landscaping should be used to enhance the appearance of premises and to assist in visual buffering.

New development should give greater emphasis to the area's riverside location, with visual and pedestrian/cyclist links to the waterfront enhanced.

Opportunities should also be sought to facilitate pedestrian access across the David Low Way where warranted by perhaps the redevelopment of the caravan park site for commercial/community/recreational facilities.

**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)

### 3.14 Planning Area No. 14 - Palmwoods

#### 3.14.1 Location and Role

The Palmwoods Planning Area is located to the immediate south of the settlements of Woombye and Nambour, adjacent to the Sunshine Coast railway.

The township of Palmwoods plays an important service role in this part of the Shire and is a distinctive and attractive small country style town which fulfils the needs of surrounding rural and rural residential communities as well as smaller towns, particularly to the south and west.

#### 3.14.2 Vision Statement

(1) It is intended that:

Palmwoods will remain a small country town, providing a convenient range of goods and services to the residents of the town and surrounding rural and rural residential areas. Whilst new residential development is expected within this Planning Area, the informal settlement pattern and layout of the older parts of the town will be retained as important elements of its character and amenity. The existing historic buildings in Palmwoods which contribute to this character will also be respected and enhanced.

The town will retain a compact centre providing a focus for community and commercial activity. Tourism and industry will remain relatively small scale and low key.

Environmental features within the Planning Area including remnant forest along ridge-lines and adjacent to local waterways and drainage-lines will be protected and enhanced and will form the core of an attractive green space network traversing the town.

(2) This means that:

- (a) The development of commercial premises which contribute to the range of goods and services offered by the town will be encouraged, provided these premises are of a small scale and serve the day to day needs of the surrounding community.
- (b) Buildings, vegetation and landmarks which are significant to the town's history, culture or setting will be conserved or enhanced.
- (c) Infill development will be encouraged in the town's centre, especially where it involves uses or activities which reuse older, structurally sound, buildings of heritage or townscape significance.
- (d) New residential development will be consistent with existing subdivision patterns, characterised by predominantly single detached dwellings on large lots. This development will occur in an orderly sequence consistent with the efficient provision of infrastructure.
- (e) Areas of remnant vegetation, Kolora Park and other parks, Paynters Creek and other waterways

will be protected or enhanced, and will form part of a continuous open space system.

#### 3.14.3 Key Character Elements

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

- (a) The Palmwoods Village Centre is the preferred location for businesses servicing local and surrounding rural communities. Consolidation or infill development is encouraged within this centre.
- (b) The railway land and existing buildings are expected to continue to be used for railway operations, and could also become a tourism area, with local incubator service industries and craft industries.
- (c) New residential areas will be in close proximity to the centre of town initially. The layout of subsequent development will be compatible with or connected to the established development in the locality and will provide for coherent road and open space linkages.
- (d) Small local (convenience) centres may be appropriate to serve the new residential areas in the southern and eastern parts of the town, provided that the size and types of services in these centres do not compete with the Village Centre.
- (e) There are several existing small to medium scale rural service industries, service trades and transport/storage activities in the western parts of Palmwoods. These include a truck depot and fruit processing plant along the Woombye-Montville Road which are sited on generally flat land but near established residential areas and on land affected by flooding. Access to these sites is from the Bruce Highway through the town.
- (f) While the existing uses are intended to continue, if they were to cease operating, Council would give consideration to replacement uses which service the township and its rural hinterland (more than regional markets), and which have a lesser or no worse impact on the local environment and amenity generally.

##### (2) Design Intent

- (a) Existing structurally sound buildings particularly those built prior to 1945, which contribute to the historic townscape character of Palmwoods, and/or are of cultural heritage significance to the local community are intended to be conserved and renovated or recycled for appropriate uses, unless removal or demolition is the only prudent and feasible alternative. These buildings may not be of 'State' significance, but contribute to the Palmwoods community. Buildings such as the old shops along Main Street, the Hotel, Railway Buildings and Post Office, Community Hall, old churches, cottages and houses should be preserved.
- (b) Significant heritage elements, such as old stone retaining walls and landmarks or areas of significance to the local community and character

of the township, will be protected. Where possible these elements should be enhanced and become points of interest to the township's residents and visitors.

- (c) New premises will respect the traditional townscape and architectural character in terms of their scale, siting, forms, composition, materials and will respond to topography and climate.
- (d) Groups or clusters of smaller structures which incorporate generous verandahs and eaves, pitched roof forms and attractive facades are preferred to large individual buildings.
- (e) New "greenfields" residential development occurring within this Planning Area will be master planned and will provide for coherent street and open space linkages connecting to existing or planned networks. Such development will be subject to the preparation of a Local Area Master Plan or other detailed Plan of Development as approved by Council.

### (3) Environmental Values

- (a) Existing vegetation which contributes to the character and amenity of the town centre will be conserved and complemented by additional high quality landscaping on development sites and in public streets and places.
- (b) A linked system of open space will be established focused on continuous vegetated corridors, in particular, along Paynter's Creek and the major drainage lines running north from Rifle Range Road across Palmwoods School Road and Dunning Street. This system of open space will provide for the conservation of environmental values, stormwater management, recreation and pedestrian/cyclist/ equestrian access.
- (c) Other parks and sportsfields are intended to be developed and/or maintained for recreation.
- (d) More formal open space, in the form of a modest public square or "village green" is desired for the village centre. Such a public space could become a focus for informal and organised community activities and interaction within the town.

### (4) Access and Movement

- (a) A high level of on-street car parking is intended to be maintained within the Village Centre to ensure continuity of convenient access to businesses and community facilities.
- (b) The convenience and amenity of pedestrian and cyclist access through the area should be improved by staged provision of improved paths and streetscape works which facilitate crossings of busier roads, such as Margaret Street and Main Street.
- (c) Public transport services and facilities for users should be improved. A safe and clearly defined bus stopping area, especially for school buses, and provision of bus stop shelters and 'drop/collect' parking areas should be

implemented, preferably in the Main Street area. Opportunities to improve pedestrian access to the railway station from Main Street should be investigated.

### 3.14.4 Statements of Desired Precinct Character

#### (1) Palmwoods Village Centre (Precinct Class = Village Centre)

##### *Intent*

The Village Centre Precinct is focussed on Margaret and Main Streets. It contains the most substantial and recent retail, office and commercial developments in Palmwoods as well as the Post Office and Hotel. It also contains numerous shop, industry and community buildings which have an historic character. Some of the historic shops have experienced several changes of use in their lifetimes and now accommodate small boutiques and 'incubator' craft industries. There are also a number of detached houses, some of which have been converted for office or consulting room uses.

The range of shops and services, together with the location of the Police Station, Memorial Hall, Hotel, railway station, Child Care Centre and other community uses, combine to make this precinct the civic and business centre of Palmwoods. It is highly desirable that this 'central' role and historic character be maintained and reinforced by new development and increased investment in the future. The most significant new retail and other commercial uses should be located in this precinct. Mixed use premises (eg shop, cafe or office with housing or guest house above/behind) should also be encouraged.

Council's Code for Heritage Conservation (found in Volume 4 of this Planning Scheme) and the heritage conservation provisions of Volume 1 of this scheme will apply to development 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 Village Centre precinct class.

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

- Bed and breakfast
- Child care centre
- Motel.

**Landscape and Built Form**

Numerous opportunities for infill development, desirably using/incorporating existing older buildings, are available in the Precinct. If a new supermarket site were to be required in Palmwoods, it should be within this Precinct, preferably located in a sensitively designed development on the southern side of Margaret Street. The scale and intensity of new development should be in keeping with the traditional townscape character of the Village Centre.

The row of historic shops fronting Main Street in the vicinity of the Memorial Hall make an important contribution to Palmwoods’ cultural heritage and townscape character. It is desirable that they be conserved (where structurally sound), or if redeveloped, that the new premises incorporate the key character elements of the existing buildings.

Development in the Precinct should enhance views to/from and within the area. In particular premises in the western part of the Precinct should present an appealing vista when seen by approaching traffic from both the Woombye-Montville Road and Margaret Street near the Memorial Hall.

The appearance and amenity of Margaret Street is intended to be enhanced by rationalisation of traffic lanes and kerbside car parking and provision of additional street trees, street furniture and improved footpaths and pedestrian crossings. Specific consideration should be given to creating appropriately designed ‘gateways’ or entry statements adjacent to the railway bridge, near the Memorial Hall and adjacent to the western intersection with Fewtrell Street.

The area between the Memorial Hall and shops fronting Main Street has an attractive ‘village square’ quality which should be reinforced by some rationalisation of traffic movement and car parking together with limited landscaping and improvement of pedestrian paths. Any works should continue and enhance the role of the Memorial Hall as an important, centrally located, community focus within the Town.

Considerable effort should be made to foster more productive use of the under-utilised railway land and adjacent older buildings. This may involve increased future use for railway operations or, if not so required, alternative uses possibly including incubator service industries, craft industries and other purposes likely to generate local

employment and tourism expenditure. A modest ‘historic railhead/station’ style tourism development which might take advantage of the site’s heritage and adjacent rail service may be worth investigating.

The prominence of the Hotel as a local landmark on the bend of Main Street should not be compromised by inappropriate new development or streetscape works.

Similarly the interesting triangular plan building adjacent to Main Street and the railway land is a unique part of Palmwoods’ ‘village’ character. If that particular building is beyond economic repair, any replacement premises on the site should make a similar townscape statement with appropriately designed built form abutting the street frontage. The historic railway station building and older shops and houses in the Precinct, together with the attractive stone retaining wall along the western edge of Main Street (north of Church Street), are also considered worthy of conservation.

Any redevelopment which may occur on the railway land immediately east of Main Street should ensure that it maintains a relatively continuous edge of built form to define the eastern side of Main Street in a manner similar to or better than that which presently exists.

Pedestrian access to the railway station from the western side of the tracks should be improved in association with reconsideration of development and parking opportunities for under-utilised railway land. Some reconstruction of parts of Main Street could be undertaken to improve kerbside parking definition and pedestrian safety.

**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	0.5	200

<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)

#### (2) Palmwoods Village Residential (Precinct Class = Neighbourhood Residential)

##### *Intent*

This Precinct is intended to continue as a residential area having traditional townscape qualities that are worthy of preservation and supporting the facilities in the Village Centre Precinct. The existing density of residential development should be generally maintained in keeping with the predominantly open character of the locality.

While traditional detached housing is expected to remain the dominant built form, a greater variety of residential forms may be acceptable including low density apartments or flats, guesthouses and similar tourism accommodation, and mixed used developments (where non-residential uses are small scale and unlikely to compromise the amenity of adjacent residential uses).

Council's Code for Heritage Conservation (found in Volume 4 of this Planning Scheme) and the heritage conservation provisions of Volume 1 of this scheme will apply to development 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 Neighbourhood Residential Precinct Class.

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

- Accommodation building (in an existing building)
- Art and craft centre
- Bed and breakfast
- Dual occupancy (in an existing building)
- Restaurant (in an existing building).

##### *Landscape and Built Form*

New development should conserve and enhance buildings of historic and townscape significance - especially the existing Uniting Church and adjacent residence - and the numerous mature trees in the Precinct. The scale and relatively open pattern of the traditional townscapes is intended to be maintained. Additional infill development can be accommodated provided it is sensitively sited and designed to be in keeping with the character of the existing buildings and streets. Such development is generally preferred to be situated at the rear of lots behind existing buildings wherever reasonably practicable but away from any low-lying land that may be floodprone.

Modest streetscape improvements should be undertaken in association with rationalisation of traffic movements

and improved safety at the intersections of Churchill Street with Hill Street and Church Street. However any future public works should be designed to complement the historic character of the surrounding area.

Views across, into and out of the Precinct contribute to the town's identity and character. At the north-western end of the Precinct, views are afforded from Margaret Street over the top of some existing houses to the distant ranges in the west. These views should be protected by limiting the height of any buildings or other structures on the lots west of the intersection of Margaret Street and Fewtrell Street to below the level of the ridge in Margaret Street (approximately RL 40m).

The interesting townscape of Briggs Street should be conserved since it forms an important 'backdrop' to the main eastern entry to the Town Centre, as well as a distinctive elevated grouping of old dwellings stepping up the hill. The informal 'village lane' character of Mary Street should also be conserved and attention given to careful streetscape works if the road surface is reconstructed.

#### (3) Kolora Park (Precinct Class = Neighbourhood Residential)

##### *Intent*

This Precinct is situated around the Woombye-Montville Road to the east of the railway line. It contains Kolora Park, sporting facilities, some low density residential use and significant areas of attractive mature vegetation.

It is intended that land in this Precinct be developed mainly for residential purposes having a suitable mix of densities, and presenting an attractive well vegetated frontage to the Woombye-Montville Road. The existing "green" entry corridor into the town is intended to be maintained or enhanced.

Vehicle access to the land south of the Woombye-Montville Road should be restricted to Nicklin Road and, if available, through land to the east. Any upgrading of the connections to the external road network made necessary by the development of the land is intended to be part of the required development works.

The Precinct includes land that formed part of the historic tramway to Buderim and this heritage should be commemorated through placing a plaque or other suitable structure on the site, and perhaps also an appropriate open space dedication, and/or planting or other landscape treatment.

##### *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 also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Art and craft centre
- Bed and breakfast
- Motel
- Outdoor recreation
- Restaurant
- Special use (not having the character of an office use).

#### *Landscape and Built Form*

Kolora Park and the existing sporting facilities within the Precinct should be maintained and upgraded as necessary.

A high standard of presentation of premises is desired at this “gateway” location to the Palmwoods Village Centre.

The site adjoining the eastern side of the railway line, north of the Woombye-Montville Road is presently occupied by a restaurant and is at a key entry point into the Town Centre. Its gateway role is intended to be respected in any future development of the land. Continued or new non-residential use of the site for visitor-oriented purposes is considered acceptable, as is residential use. Any development is intended to maintain or enhance the existing generally “green” entry corridor and to achieve high standards of design and finish appropriate to the site’s strategic location.

As much as possible of the existing remnant vegetation is intended to be retained, particularly along the Woombye-Montville Road frontage which serves as a densely vegetated corridor along the town’s entry road.

The balance part of the Precinct is preferred for low density residential use (less than 7 dwellings per hectare) given the land’s location between the railway line and the Woombye-Montville Road. Buffering between dwellings and the railway line is desired.

#### **(4) Palmwoods Existing Residential** *(Precinct Class = Neighbourhood Residential)*

##### *Intent*

This Precinct comprises the newer existing residential areas of the town. These areas include a number of as yet undeveloped infill sites which are generally not significantly constrained.

It is intended that the sites be developed for residential purposes at appropriate densities having regard to surrounding development. The layout of subdivisional development should be compatible with, and connected to, the established developed land in the locality.

As much as possible of any significant remnant vegetation on these sites should be retained, particularly

along any major drainage lines. As applicable, new parkland should be linked with existing or proposed areas of open space on adjoining lands.

#### *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 also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Bed and breakfast
- Caravan park (at the south-western corner of the intersection of Landershute and Palmwoods School Roads)
- Courtyard houses
- Outdoor recreation
- Retirement village
- Special use.

#### *Landscape and Built Form*

New premises in this Precinct should be compatible with the scale and character of existing premises in the vicinity, and be responsive to the site’s terrain, available views and climate.

#### **(5) Southern Slopes (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct extends from Palmwoods School Road north across Dunning and Wells Streets then east across Jane Street and west across the Woombye-Montville Road. It presents as a patchwork of natural bushland and small-scale rural activities within the middle of the town area. It therefore contributes to a large degree to Palmwoods’ “country town” character.

It is intended that development of new premises generally avoid the flood-prone lands (ie. below RL 22 metres) in this Precinct and to provide open space corridors along the major drainage lines. Such open space should facilitate pedestrian/cycle access to the Primary School to the south-west, and the Village Centre to the north. The closure of parts of Wells and Jane Streets to facilitate the establishment and use of the continuous open space corridors is supported.

The small pockets of flood-free land to the immediate north of Dunning Street may be suitable for a higher density form of development (ie. up to 12 dwellings per hectare), with buildings “nestled” or clustered within the open space areas.

That land in the vicinity of Jane Street north of Wells Street and south of Churchill Street is relatively steep. It falls south from the ridgeline along Churchill Street which generally defines the southern edge of the older established Town Centre area. Having regard to the topography, and the contribution such land makes to the attractive and distinctive character of the town, suitable future residential development would be in the form of hillslope housing. Such lots would also allow for more environmentally responsive forms of housing and access arrangements.

The remaining parts of the Precinct are intended to provide for a mix of housing types.

Given the flooding constraint, the presence of areas of remnant vegetation and the major drainage lines, it is preferred that subdivisional development in the area between Dunning Street and Palmwoods School Road be integrated (ie. involving more than four hectares of land) so that the desired pattern and balance of developed and open space areas can best be achieved.

#### *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 also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Cottage houses
- Courtyard houses
- Group housing
- Multiple dwelling units
- Outdoor recreation
- Retirement village
- Special use (not having the character of an office use).

#### *Landscape and Built Form*

Development in this Precinct should be particularly responsive to the varied environmental characteristics of the area by addressing the issues of flooding, remnant vegetation and land slope.

#### **(6) Hobson Street Hill** *(Precinct Class = Hillslope Residential)*

##### *Intent*

The Precinct includes the visually prominent hill at the western end of Hobson and Briggs Streets, the significant area of remnant vegetation on the south-western slopes of the hill, and lower-lying lands along the floodplain of Paynter's Creek.

A mix of residential densities is intended to be achieved, with larger lots along the north-western boundary of

the Precinct where the land is lower lying and closest to the surrounding rural area. The expansion of the adjoining retirement village onto this land could also be favourably considered where an acceptable form and layout of development is proposed. This would include appearing as an open, well-landscaped element in views from surrounding areas.

#### *Preferred and Acceptable Uses*

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

Retirement village development may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed.

#### *Landscape and Built Form*

It is intended that the highly visible elevated parts of the Precinct continue to be seen as a well vegetated landmark in views from surrounding areas. This could be achieved through dedication of the hilltop and as much as possible of the existing bushland as public open space. In addition (or, less desirably, as an alternative) roads along ridgelines could be developed with substantial tree planting.

It is intended that suitable measures be provided along the Precinct's western boundary to buffer the residential areas from the nearby rural lands. Such measures could include a road reserve along the boundary.

Residential development should avoid any flood-prone land within the Precinct and should provide for the protection of the water quality and flow characteristics of Paynter's Creek.

#### **(7) Abbott's Road Hillside** *(Precinct Class = Hillslope Residential)*

##### *Intent*

This Precinct comprises that land which fronts Abbotts Road and slopes relatively steeply from that road down to a drainage line near the Precinct's southern boundary.

Having regard to the topography, and the strategic location of the land at the town's eastern gateway, suitable future residential development would be in the form of hillslope lots. Such lots allow for more environmentally responsive forms of housing and access arrangements.

It is intended that the low-lying land running east-west across the Precinct be established and maintained as open space linked to the existing open space corridor adjoining to the south-west.

#### *Preferred and Acceptable Uses*

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

#### *Landscape and Built Form*

Well vegetated open space serving mainly buffering purposes is also intended to be provided along the Precinct's western boundary (which adjoins land used for rural activities) and along the frontage to the Woombye-Montville Road. Given the important entry role of the Abbotts Road/Woombye-Montville Road intersection, an appropriate and high standard treatment of the adjoining land will be required. It is desirable that such treatment include attractively developed and densely planted open space.

#### **(8) Orange County Area (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct is situated at the south-western corner of the Planning Area, between Rifle Range and Palmwoods School Roads. It incorporates the Orange County Estate development site.

It is intended that this area accommodate a mix of residential densities. Along the southern and western edges of the Precinct, Council will require some buffering measures to minimise any conflicts with nearby agricultural activities.

Continuous open space corridors are also intended to be established and maintained along the three main waterways which run north-south through the Precinct.

A Local Centre is considered appropriate at a suitably accessible site within the Precinct. Such a Centre could incorporate a general store or other convenience shop (having a range of 100 to 200 sq.m. of retail floorspace), together with local community and recreational facilities (such as a child-care centre and a multi-purpose hall).

The highest density residential premises (ie any development at more than about 10 dwellings per hectare) should be situated close to the Local Centre, the nearby Primary School and the open space corridors.

##### *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 also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Child care centre
- Cottage houses
- Courtyard houses
- Display home

- Group housing
- Retirement village
- Shop (serving local/convenience needs)
- Special use (not having the character of an office use).

#### *Landscape and Built Form*

Development in this Precinct should be particularly responsive to the varied environmental characteristics of the area by addressing the issues of flooding, remnant vegetation and surrounding rural use.

#### **(9) Paskins Road Area (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct is situated in the south-eastern corner of the Planning Area and is intended for longer term future development. It presently includes large areas of remnant vegetation. The eastern and south-eastern edges of this Precinct are outside the west-draining catchment of the rest of the area.

Given this Precinct's location at the outskirts of the designated urban area and the significant extent of remnant vegetation, it is preferred that future development be mainly for low density residential purposes (ie. at a density of no more than about 4 lots per hectare).

Development for rural or, rural residential or homestead housing purposes are preferred on the southern and eastern slopes along the Precinct's eastern and south-eastern edges.

##### *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 (when infrastructure services are available).

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

- Garden centre
- Bed and breakfast
- Display home
- Forestry
- Stables.

Until such time as the land is required and available for residential development, its continued rural use is intended.

#### *Landscape and Built Form*

As much as possible of the remnant vegetation should be retained, with open space along the major drainage

lines through the Precinct which link to the open space corridors intended on the surrounding lands to the north and west.

Paskins Road is intended to present as a well vegetated entry corridor to the town, and appropriate buffering measures may be required along the southern boundary where the Precinct adjoins rural land.

#### (10) South-Western Gateway (*Precinct Class = Neighbourhood Residential*)

This Precinct is situated in the south-western corner of the Planning Area, on the town's main entry road from Montville, opposite the Palmwoods State School, and is intended for longer term future development.

A mix of residential densities is likely to be suitable for any future urban development of this land.

##### *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 (when infrastructure services are available).

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

- Art and craft centre
- Cottage houses
- Courtyard houses
- Display home
- Indoor recreation (being an art gallery or other cultural activity in an existing building)
- Restaurant (in an existing building)
- Retirement village.

Until such time as the land is required and available for residential development, its continued rural use is preferred.

##### *Landscape and Built Form*

The site presently occupied by an art gallery is at a key entry point into the town and its gateway role is intended to be respected in any future development of the land. Continued or new non-residential use of the site for visitor-oriented purposes is considered acceptable, as is residential use. Any development is intended to maintain or enhance the existing generally "green" entry corridor (eg. with substantial avenue tree planting) and to achieve high standards of design and finish appropriate to the site's strategic location.

Any flood-prone land is intended to be protected from development, and a well vegetated open space corridor is desired along Paynter's Creek, mainly to protect the

creek's water quality and hydraulic characteristics, but also to provide a buffer to nearby rural lands.

Suitable buffering measures are also likely to be required along the Precinct's northern boundary given the use of adjoining lands for rural service industry.

#### (11) South Eastern Gateway (*Precinct Class = Neighbourhood Residential*)

##### *Intent*

This Precinct fronts Chevallum Road at the south-eastern corner of the Planning Area and is intended for longer term future development.

A mix of residential densities is likely to be suitable for any future urban development of this land. A local shop/convenience store is considered appropriate at a suitably accessible site within the Precinct. Such a shop should have a floor area ranging between 100 to 200 sq.m.

##### *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 (when infrastructure services are available).

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

- Cottage houses
- Courtyard houses
- Display home
- Group housing
- Retirement village
- Shop (serving local/convenience needs)
- Special use (not having the character of an office use).

Until such time as the land is required and available for residential development, its continued rural use is preferred.

##### *Landscape and Built Form*

The existing farmhouse buildings in the southern part of the Precinct are highly visible and contribute a great deal to the existing character of the town. The retention of these buildings in any future development of this land is considered highly desirable.

It is intended that substantial avenue tree planting, marking the entry to the town, be established along Chevallum Road from McKays Road and wrapping around the corner to Eudlo Road. The entry could also be marked by a suitably developed roundabout, or other strategic treatment, at the Chevallum Road/McKays Road intersection. The western boundary of the Precinct

is also intended to be developed to maintain and enhance a “green” entry corridor along the Eudlo Road.

This Precinct includes a visually significant knoll towards the centre of its southern boundary. The dedication of this elevated land for public open space purposes will be sought by Council. A view corridor which can protect the attractive vista from the corner of Chevallum Road to the knoll is also desired.

The Precinct adjoins rural lands to which appropriate buffering should be provided by way of larger lots, open space and/or a boundary road.

#### (12) Jubilee Drive Area (*Precinct Class = Neighbourhood Residential*)

##### *Intent*

This Precinct includes the northern-most land in the Planning Area and is bounded by Jubilee Drive, Spackman Lane and the railway line. It is intended for longer term future development. A high ridge runs east-west through the northern half of the Precinct, while the southern parts are low-lying. Significant areas of remnant vegetation are found along the major drainage lines running along the southern and eastern boundaries of the Precinct.

A mix of residential densities is intended to be achieved, with lower densities (ie. at a maximum of about 7 lots per hectare) along the elevated southern slopes of the high ridgeline, and in the parts of the Precinct containing the substantial areas of remnant vegetation.

##### *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 (when infrastructure services are available).

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

- Bed and breakfast
- Display home
- Retirement village.

Until such time as the land is required and available for residential development, its continued rural use is intended.

##### *Landscape and Built Form*

It is intended that the highly visible elevated parts of the Precinct continue to be seen as a well vegetated landmark in views from surrounding areas. This could be achieved through dedication of the hilltop as public open space as part of any future urban development of the land. In addition (or, less desirably, as an alternative) roads along ridgelines could be developed with substantial tree planting.

It is intended that suitable measures be provided along the Precinct’s northern and eastern boundaries to buffer the residential areas from the nearby rural lands and the railway line.

Residential development should avoid any flood-prone land within the Precinct and acceptably flood-free access will be required. Open space corridors are likely to be sought by Council along the major drainage lines through the Precinct.

#### (13) Palmwoods Rural Residential (*Precinct Class = Rural Residential*)

##### *Intent*<sup>1</sup>

This Precinct comprises two areas at the eastern outskirts of the Planning Area. The southern area (off the Chevallum Road) has been developed for rural residential purposes in the past, while the northern area (at the corner of Abbott’s Road and the Woombye-Montville Road) remains as a “greenfields” site in rural use.

It is intended that the established rural residential uses continue in the southern area.

In the northern area, future rural residential development is anticipated either in accordance with any past development approvals that remain current, or with further approvals. Any new proposal should have proper regard to the site’s topography, its “gateway” location with respect to the town of Palmwoods, and climatic influences.

##### *Preferred and Acceptable Uses*

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

Urban uses are not considered to be consistent with the intent and desired character of this Precinct.

##### *Landscape and Built Form*

Development of new premises in the southern area should be consistent with the scale and character of the existing built form.

In the northern area, development should provide for:

- the siting and orientation of dwellings to take advantage of views and favourable climatic conditions;
- a well vegetated buffer area along the Woombye-Montville Road, and
- ecologically sustainable treatment and disposal of stormwater and effluent.

<sup>1</sup> Development in this Precinct may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.



## 3.15 Planning Area No. 15 - Woombye

### 3.15.1 Location and Role

This Planning Area includes the land at Woombye allocated "Urban" by the Strategic Plan.

Woombye is situated immediately to the south of Nambour, between the North Coast Railway and the Nambour Connection Road, and is one of the Shire's "rail towns". Paynter Creek runs through the northern half of the town.

Woombye will retain its role as a rural service centre set within a picturesque rural landscape dominated by rolling hills, natural bushland, small farms and pockets of rural residential development. Its proximity to Nambour and Maroochydore means that it will continue to provide only a limited range of lower order goods and services. Woombye also plays an important role as a discrete residential area.

### 3.15.2 Vision Statement

(1) It is intended that:

*Woombye be a place which maintains and strengthens its individual identity (separate from Nambour) and develops a distinctive town centre, which encourages relaxed activity and caters for all groups within the community.*

(2) This means that:

- (a) Woombye will retain its role as a rural service centre, serving its resident population and rural hinterland community.
- (b) Woombye will continue to be set within a picturesque rural landscape, dominated by rolling hills, natural bushland, small farms and pockets of rural residential development.
- (c) Whilst located close to the major rural centre of Nambour, Woombye will maintain a physically separate and distinct identity. In particular, future residential development in the vicinity of Paynter Creek will protect this separate identity by providing a physical and visual buffer between the two urban areas.
- (d) Woombye's other boundaries will be defined by the North Coast Railway to the west, the Nambour Connection Road to the east and Taintons Road to the south.
- (e) The distinctive strip of commercial development located along Blackall Street will continue to be consolidated, with the commercial focus of the town being centred on that area between Wakefield Street and Park Street.
- (f) The retention of heritage buildings and places within Blackall Street is considered to be particularly important to the maintenance of the character and historical values of the town centre and new development within the centre will draw upon and emphasise these characteristics.

- (g) Residential areas within the town will continue to be characterised by detached dwelling houses on large residential allotments, thereby maintaining the open feel and privacy associated with country town living.
- (h) The maintenance of rural activities and natural bushland in areas surrounding the town will also contribute to the protection of the rural town character and lifestyle enjoyed by residents of Woombye.

### 3.15.3 Key Character Elements

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

- (a) Commercial uses will continue to be consolidated in Blackall Street with the commercial focus of the town being centred on the area between Wakefield and Park Streets. New commercial premises will locate within or contiguous to the Blackall Street area, between Wakefield and Park Streets.
- (b) A secondary low-key commercial/tourist gateway node will be retained in its current form at the intersection of Blackall Street and the Nambour Connection Road. However, no additional land will be developed for commercial purposes in this location.
- (c) Residential areas will continue to surround the commercial focus of Blackall Street. Such development will be consistent with existing subdivision patterns and characterised by detached houses in generous landscaped grounds.
- (d) New residential areas of the town will be in close proximity to the town centre initially. The layout of subsequent development will be compatible with and connected to the established development in the locality and provide for coherent road, bicycle and open space linkages. New development will occur in an orderly sequence, as demand arises, with the efficient provision of infrastructure.
- (e) Residential development will not extend south of Taintons Road, where the area will remain rural in character and individual lots will not have direct access to the road.
- (f) Community activities will locate close to and focus on the Blackall Street precinct. Specifically, youth facilities are encouraged around the Park Street open space area.
- (g) Major active recreation facilities will continue to be developed west of the town, between the railway line and Paynter Creek, north of Back Woombye Road.
- (h) Parkland on the northern side of Paynter Creek will be developed for informal recreational activities.
- (i) Rural areas and natural bushland surrounding the town will be maintained.

## (2) Design Intent

- (a) The rural character of Woombye will be retained and enhanced by controlling the demolition, removal and development of places of local cultural significance.
- (b) The retention of heritage buildings and places within the Blackall Street area is considered to be particularly important to the maintenance of the character and cultural heritage values of the town.
- (c) Redevelopment of commercial sites at the Nambour Connection Road end of Blackall Street will reinforce the gateway nature of this location through the use of appropriate design elements.
- (d) Signage in the main street will be low key, minimal and will not detract from the aesthetic qualities of the streetscape.
- (e) Memorial Park will be retained as an entry/exit statement at the western end of Blackall Street.
- (f) The quality of street furniture and paving in the main street will continue to be improved.
- (g) Opportunities to resolve conflicts between existing power lines and other overhead services and existing and future street tree plantings, will be pursued.
- (h) Residential areas in Woombye will continue to be characterised by predominantly low density single detached dwellings.
- (i) Development of land north of Paynter Creek will retain vegetation in the gullies and ridges so as to preserve scenic qualities.
- (j) Views north of Woombye to the adjacent ridge line will be retained and development will be limited to below the treed ridge line.
- (k) New residential development occurring in the area between Upper Wakefield Street and Taintons Road will be master planned to provide for a coherent open space network that protects the gully lines and links to adjoining existing and planned open space networks. Master planning will also incorporate movement networks that provide a coherent road and pedestrian network (including access to the school for students).
- (l) Where land to be developed for residential purposes adjoins rural land which is used for agricultural purposes, a suitable buffer will be provided on the developed land to ensure residents are not affected by normal rural activities and to enable normal rural activities to continue unimpeded.

## (3) Environmental Values

- (a) An open space buffer between Woombye and Nambour will be preserved in the vicinity of Paynter Creek.
- (b) Development of land north of Paynter Creek will retain vegetation to the gullies and ridges.
- (c) Development adjoining Paynter Creek should protect the waterway from erosion, sedimentation and otherwise polluted runoff, and should provide for the retention or enhancement of the waterway corridor.
- (d) Views north of Woombye to the adjacent ridge line will be retained and development will be limited to below the treed ridge line.
- (e) Significant vegetation contributing to the setting of the town will be retained and protected, namely:
  - the stands of camphor laurel trees at the Cobbs Rd/ Foley Rd/Nambour Connection Rd intersection;
  - the stands of pines and camphor laurels along the south-west corner of Taintons Rd; and
  - the stands of large camphor laurels along the Paynter Creek banks east of the railway line.
- (f) Existing mature trees in the main street will be retained, especially the camphor laurels (although they will be replaced with more appropriate trees as they reach the end of their life span).
- (g) A coordinated open space plan for land between Upper Wakefield Street and Taintons Road will be developed as part of a master plan for this area.

## (4) Access and Movement

- (a) Pedestrian safety will be enhanced in Blackall Street without diminishing the provision of carparking in the street.
- (b) Links to the rail station will be established as part of any main street improvements.
- (c) The Nambour Connection Road/Blackall Street intersection's role as a gateway into Woombye will be acknowledged in any future streetscape enhancement works.
- (d) A high level of on and off-street parking is intended to be maintained within the village centre to ensure continuity of convenient access to businesses and community facilities.

- (e) A coordinated open space plan for land between Upper Wakefield Street and Taintons Road will be developed, incorporating access for pedestrians and cyclists.
- (f) Intra-regional public transport should be improved to provide access to services and facilities in nearby towns. Opportunities include local rail, motor or bus services.
- (g) Bike linkages between Woombye and Nambour will be improved so that recreation facilities in Nambour can be more easily accessed.
- (h) Pedestrian and bike linkages will be provided between the soccer fields and the proposed parkland on the northern side of Paynter Creek.
- (i) Continued access between Kiel Mountain Road and Pine Grove Road is supported.
- (j) Traffic calming measures for Pine Grove Road are supported.
- (k) Maintaining access to Blackall Street from the Nambour Connection Road is supported.

**3.15.4 Statements of Desired Precinct Character**

**(1) Woombye Village Centre**  
(Precinct Class = Village Centre)

*Intent*

The Village Centre Precinct is focussed on Blackall Street, particularly between Wakefield and Park Streets. It contains the most substantial retail, office and commercial developments in Woombye, as well as the Post Office and Hotel. It also contains buildings which have cultural heritage value for the town.

The range of shops and services combine to make this Precinct the community and business centre of Woombye. It is highly desirable that this ‘central’ role and heritage character be maintained and reinforced by new development and increased investment in the future. The most significant new retail and other commercial uses should be located in this Precinct. Mixed use premises (eg shop, cafe or office with housing above/behind) should also be encouraged. In order to maintain the viability of the town centre as Woombye’s community focus, no major development of new commercial or community uses in other parts of the town is intended.

The three town centre parks located within this Precinct all have significant aesthetic and cultural value to the Woombye community. The quality of these public spaces should continue to be improved to make them more attractive and comfortable, while continuing to express the traditional character of the town. This will

involve maintaining convenient access to premises, controlling signage, developing and implementing an identifiable ‘theme’ for street plantings, furniture and paving, and creating distinctive entry/exit statements.

Council’s Code for Heritage Conservation (found in Volume 4 of this planning scheme) and the heritage conservation provisions of Volume 1 of this scheme apply to development 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 Village Centre Precinct Class.

*Landscape and Built Form*

The important characteristics of Blackall Street are to be retained or enhanced, including:

- the large street trees;
- continuous small-scale commercial buildings built to the street alignment;
- a predominance of street parapets of various shapes with post-supported street awnings;
- a dispersion of community facilities along the street which reinforce the halls, post office and pub;
- buildings with narrow frontages;
- middle and distant views to the west; and
- a wide main street.

New development within the town centre should draw upon and emphasise the town’s traditional character and cultural heritage.

*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	0.5	200

<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)

**(2) Woombye Village Residential**  
(Precinct Class = Mixed Housing)

**Intent**

This Precinct is intended to continue as a mainly residential area having traditional townscape qualities that are worthy of preservation and supporting the facilities in the Village Centre Precinct.

While traditional detached housing is expected to remain the dominant built form, a greater variety of residential forms may be acceptable including low density multiple dwellings, guesthouses and similar tourism accommodation, and mixed used developments (where non-residential uses are small scale and unlikely to compromise the amenity of adjacent residential uses). It is preferred that any new tourism or non-residential uses be situated in premises with a frontage to Blackall Street.

The existing commercial/tourism node at the intersection of Blackall Street and the Nambour Connection Road is intended to be maintained. Any further development of these premises should provide for the maintenance of residential amenity for the surrounding area and should recognise the desired primacy of the Village Centre as the town’s business and community focus.

Council’s Code for Heritage Conservation (found in Volume 4 of this planning scheme) and the heritage conservation provisions of Volume 1 of this scheme will apply to development 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 Mixed Housing Precinct Class.

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

- Art and craft centre
- Bed and breakfast
- Cottage houses
- Courtyard houses
- Group housing
- Restaurant (in an existing building).

**Landscape and Built Form**

New development should contribute to a high standard of residential amenity. Where medium density dwellings are proposed, provision of townhouses, small lot housing, semi-detached dwellings is preferred to apartment buildings in order to maintain the low-rise small scale character of the town.

Buildings should exhibit a residential character and respect the scale and amenity of adjacent existing

development. Development sites should incorporate attractive landscaping which complements the character of the Precinct’s established gardens. 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 development. The soft landscaping of the Precinct’s streetscapes should be maintained wherever practicable to conserve mature trees in the street reserves. However, footpaths should be provided.

New development should conserve and enhance buildings of heritage and townscape significance. The scale and relatively open pattern of the traditional townscapes is intended to be maintained.

Any redevelopment of existing commercial sites at this node should be undertaken in a manner that reflects the gateway nature of the location and uses sympathetic design themes and elements.

**Preferred Maximum Density**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
All sites	0.6	250

<sup>1</sup>DUF = 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)

**(3) Woombye North (Precinct Class = Neighbourhood Residential)**

**Intent**

This hilly Precinct comprises a mix of low density residential development, several undeveloped parcels of land, open space areas and some semi-industrial use fronting the Nambour Connection Road to the south of Paynter Creek. Paynter Creek runs east-west through the Precinct. Pockets of mature vegetation remain and the more elevated lands enjoy good views across and out of the Precinct.

Future development is intended to be predominantly for low-density housing purposes. Development should occur in a way which respects the land form, protects the creek, conserves exiting mature vegetation, maintains natural drainage patterns as much as possible, and allows for dwellings to take advantage of views and favourable climatic conditions.

Development should also provide for buffering of dwellings to the Nambour Connection Road and a separation from the adjoining outer suburbs of Nambour to the north.

#### *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 provide for premises of a low density which contribute to a high standard of residential amenity. Development should be sited and designed to avoid or minimise loss of mature vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

New street trees and landscaping should complement the remnant vegetation. It should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the Village Centre and the town's main approach roads.

Continuation of an open space corridor along Paynter Creek will be sought.

Dwellings should be set well back from the Nambour Connection Road, and they should be sited, designed and landscaped to provide as much buffering as possible from the traffic on that road.

Development along the northern boundary of the Planning Area should provide for areas of open space, a boundary road, larger lots and/or buildings sited and oriented to the south, in order to provide an effective separation from the Nambour urban area.

#### **(4) Woombye South (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct comprises mainly the established residential area of Woombye. Some as yet undeveloped land exists in the southern part of the Precinct for urban expansion. The established housing varies in age and style from localities developed several decades ago to more recent construction. Most of the area contains single dwellings on suburban lots.

New development should provide streets, lots, open spaces and drainage lines that integrate with the established pattern of development. This includes completion of the Junee Park south of Upper Wakefield 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 Neighbourhood Residential Precinct Class, predominantly Traditional housing on lots with a minimum area of 700 square metres and Hillslope housing.

#### *Landscape and Built Form*

New premises should be of a low density and contribute to a high standard of residential amenity. Development should be sited and designed to avoid or minimise loss of mature vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

#### **(5) Tainton's Road (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct comprises undulating and hilly rural land. It is to remain in rural use until such time as it may be required to accommodate longer term future demand for housing or other appropriate urban uses. The potential of the Precinct for urban development is constrained by its topography.

Land in the Precinct is not intended to be developed for urban purposes until there is a demonstrable need for additional urban lands and adequate infrastructure can be made available.

#### *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 (when infrastructure services are available).

Otherwise, rural uses which maintain or enhance the environmental and landscape values of the Precinct are considered acceptable.

#### *Landscape and Built Form*

When occurring, new development should provide for small-scale premises which contribute to a high standard of residential amenity. New development should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the landform.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds. Development should provide attractive tree-lined streets as well as useable public parks.

New planting should complement the remnant vegetation to contribute to some re-forestation of the hillside and reduce the visual impact of urban uses, particularly when viewed from the surrounding countryside.

Pedestrian and cycle access to the nearby State School should be facilitated through the street pattern and pathway system.



#### 3.16 Planning Area No. 16 – Yandina

##### 3.16.1 Location and Role

Yandina is located approximately seven kilometres north of Nambour, adjacent to the North Coast rail line. It is also situated at the early head of navigation of the South Maroochy River.

Yandina is the oldest town in Maroochy Shire and has developed a wide variety of infrastructure. Nevertheless, Yandina's proximity to Nambour has inhibited the development of some services which may otherwise be found in a town of this size.

Yandina serves its immediate population and hinterland with local services and facilities and accommodates two separate industrial estates. Opportunities exist for the town to build upon its economic base by serving a diversified tourism market based on rural processing industries and boutique tourist ventures.

##### 3.16.2 Vision Statement

(1) It is intended that:

*Yandina will be a small, friendly and prosperous country town which is attractive to tourists and where a caring and active community works together to provide its hinterland with local services and facilities, in a relaxed village atmosphere, set in green open space.*

(2) This means that:

- (a) Yandina will remain a small country town set in an attractive rural landscape of small farms and well-treed hills.
- (b) The physical extent of the Yandina township will be defined and offset by the surrounding green open space of rural land.
- (c) Yandina will develop as a small, friendly and prosperous town.
- (d) Stevens Street will continue and strengthen its function as the commercial and community focus of the town and surrounding hinterland and will provide a relaxed community meeting place.
- (e) Yandina will build upon its economic base by developing its attractiveness to tourists and by serving a diversified tourism market based on both rural processing industries and boutique tourist ventures.
- (f) Well-planned industrial development will underpin and complement Yandina's economic base.

##### 3.16.3 Key Character Elements

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

- (a) Stevens Street will continue and strengthen its function as the commercial and community focus of the town. Any necessary expansion of the business area will be contiguous with the Stevens Street Precinct and be directed towards Railway Street and Farrell Street, with the preferred area being Railway Street, in association with possible rail reserve upgrading and enhancement (including parking). It is envisaged that tourism opportunities will also be provided in Stevens Street, in the Village Centre Precinct.
- (b) Future growth in Yandina may give rise to the need for a larger supermarket outlet than that which exists at present. If such a scenario occurs, careful consideration must be given to the location and design to ensure it reinforces and does not detract from the role of the Village Centre Precinct as the town's commercial and community focus.
- (c) Additional youth facilities, including a skateboard ramp, should be provided close to the town centre near Stevens Street (possibly on surplus Department of Main Roads land).
- (d) Community facilities will be centrally located or accessible by frequent, affordable, safe and comfortable public transport.
- (e) Farrell Street will provide for tourism-related businesses, particularly in the area between Fleming Street and Stegall Road.
- (f) Commercial expansion on the lands fronting the western alignment of the old Bruce Highway (Farrell Street) will be limited and confined to the area between Wappa Falls Road and Kulangoor Ferntree Creek Road.
- (g) A broader industrial base will be achieved in the identified industrial area which recognises the strategic transport advantages of Yandina.
- (h) The two industrial areas in Yandina (in the north and in the south) will develop complementary rather than competing roles.
- (i) Mixed manufacturing and tourism development will be encouraged in and around the Ginger Factory.
- (j) A wide range of business and industry activities will be encouraged in the Southern Industrial Precinct.
- (k) The new location of the Bruce Highway will form a strong eastern edge to the town.
- (l) New residential areas of Yandina will initially be in close proximity to the centre of the town. The layout

of new housing development will be compatible with and connected to the established development areas in the locality and provide for coherent road, bicycle and open space linkages. New development will occur in an orderly sequence, as demand arises, in keeping with the efficient provision of infrastructure.

#### (2) Design Intent

- (a) Physical links between the industrial/tourism area of the Ginger Factory and the centre of town will be enhanced.
- (b) Important characteristics of Stevens Street will be retained, including:
  - small-scale commercial buildings to the street alignment;
  - predominance of street parapets of various shapes together with post-supported street awnings;
  - dispersion of community facilities along the street to reinforce the hall and pub at respective ends of the street;
  - buildings generally with narrow frontages;
  - views to Mt Ninderry in the east and foothills in the west.
- (c) Infill development in Stevens Street will respect the existing character and incorporate the prevailing attractive design elements.
- (d) The character of the Stevens Street Precinct will be retained and enhanced by controlling the demolition, removal and development of places of local cultural heritage and townscape significance.
- (e) Signage in Stevens Street will be low-key, minimal and in keeping with the established town character.
- (f) The visual amenity of the concrete drains in the Low/North Street area will be enhanced.
- (g) New buildings and other structures will not visually obscure views of Mount Ninderry and the western foothills.
- (h) Development on the western foothills will ensure that views from the centre of the town are predominantly of tree-covered hillsides.
- (i) Screen planting around industrial premises will be required to minimise visibility from both the old and new highways.

#### (3) Environmental Values

- (a) Open space land west of Farrell Street (currently surplus to the Department of Main Roads) will provide a green open space buffer between commercial and residential areas and as a green foreground to views west of the town centre.

Existing significant vegetation on this land will be retained.

- (b) The visual amenity of existing concrete drains in the Low/North Street area will be enhanced.
- (c) Significant vegetation that forms a backdrop to the town on the western edge of Yandina, will be retained.
- (d) In order to retain a rural setting for the town, development on the western foothills will ensure that views from the town centre are predominantly of tree-covered hillsides.
- (e) Open or framed views of Mt Ninderry from the east end of Stevens Street will be maintained.
- (f) The surviving gully systems in the Fleming/Scott Street area will be retained and revegetated.
- (g) A rural open space buffer will be maintained on the southern approaches of town in the Kulangoor area, to distinguish Yandina from future Nambour expansion.
- (h) Areas of good quality agricultural land surrounding the town will be retained.

#### (4) Access and Movement

- (a) Physical links between the industrial/tourism area of the Ginger Factory and the centre of the town will be enhanced.
- (b) An entry statement at the Stevens/Farrell Street intersection will reinforce Stevens Street as the town's business and community centre and will incorporate streetscape improvements and traffic calming.
- (c) Pedestrian safety and amenity will be enhanced in Farrell Street, near the Stevens Street intersection.
- (d) Access between the Bruce Highway and the town centre will be improved by identifying a new route or enhancing the existing route with improved signage and other landscape enhancement works, so that the route can be easily followed and is attractive.
- (e) Public pedestrian linkages between Stevens Street businesses and existing and future adjacent commercial development will be encouraged.
- (f) A safe pedestrian and cycle link across the railway line in the vicinity of the railway station and Stevens Street is desired.
- (g) A town pedestrian and cycle circuit will be created from the east end of Stevens Street, over the railway line, linked with the southern end of School Road, reusing the old rail bridge, along the south bank of the river, across the old road bridge at Old Cobb &

Co. Lane and along the east side of Farrell Street back to Stevens Street.

- (h) A pedestrian and cycle circuit will connect Stevens Street, the markets, the sportsground and the School.
- (i) Cycle routes in Yandina will be integrated with the Shire-wide bicycle network
- (j) Intra-regional public transport will be enhanced to provide access to services and facilities in nearby towns. Opportunities include local rail motor and bus services.
- (k) The retention of highway access through the Parklands Interchange, to enable industrial traffic from the southern industrial area to bypass the centre of the town, is supported.

#### (5) Industrial Development

- (a) The two industrial areas will develop complementary roles rather than competing with each other, so as to give Yandina a stronger and more-diversified industrial base.
- (b) A broader industrial base which recognises the strategic transport advantages of Yandina will be facilitated.
- (c) The growth of mixed manufacturing and tourism development in and around the Ginger Factory is encouraged.
- (d) Opportunities will be supported for local transport, storage and distribution activities in the Yandina Gateway Industrial Precinct (in the north-eastern corner of the town), taking advantage of the proximity and access to the new alignment of the Bruce Highway.
- (e) The capacity of the Yandina South Industrial Precinct to support a wide range of businesses and industry activities will be encouraged.
- (f) Physical links between the industrial tourism area of the Ginger Factory and the centre of the town will be enhanced.
- (g) New industrial development will be of a high quality design which minimises its visual impact upon major transport routes and tourism focal points.
- (h) Screen planting around industrial areas will minimise visibility from both old and new highways.

#### 3.16.4 Statements of Desired Precinct Character

##### (1) Yandina Village Centre (Precinct Class = Village Centre)

###### *Intent*

The Village Centre Precinct is focussed on Stevens Street, particularly between Railway and Farrell Streets, and is the main commercial area in Yandina. It contains the most substantial retail, office and other commercial uses in Yandina. Stevens Street also contains a number of buildings which have cultural heritage value for the town. Accordingly, Council's Code for Heritage Conservation (found in Volume 4 of this Planning Scheme) applies to development in this Precinct.

It is highly desirable that this central commercial and community role and heritage character be maintained and reinforced. New commercial premises should be on sites contiguous with Stevens Street and be directed towards Railway Street and Farrell Street, with the preferred area being Railway Street in association with possible rail reserve upgrading and enhancement. It is envisaged that tourism opportunities will be provided in Farrell Street.

Future growth in Yandina may give rise to the need for a larger food outlet in the form of a small supermarket. If such a scenario occurs, careful consideration must be given to the location and design to ensure it reinforces, and does not detract from, the role of the Village Centre Precinct as the town's commercial and community focus.

###### *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.

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

The historically significant buildings along Stevens Street contribute significantly to the cultural heritage value and townscape character of this Precinct. It is desirable that these buildings be conserved (where structurally sound), or if redeveloped, the new premises incorporate the key elements of the existing buildings. Infill development along Stevens Street should be sympathetic to the character in terms of scale and form of the street and incorporate existing buildings where possible.

It is intended that the following townscape characteristics of Stevens Street be retained:

- contiguous small scale commercial buildings built to the street alignment;
- a predominance of street parapets of various shapes together with post-supported street awnings;
- a dispersion of community facilities along Stevens

Street to reinforce the hall and the hotel at respective ends of the street;

- buildings generally with narrow frontages; and
- views available from the ends of Stevens Street to Mt Ninderry in the east and the foothills in the west.

Tourism related businesses should be encouraged along Farrell Street between Fleming Street and Steggall Road, the use of existing vacant buildings for these purposes is highly desirable.

Development in this Precinct and particularly along Stevens Street should be of a scale and form so as to not visually obscure views of Mt Ninderry and the western foothills. Significant stands of vegetation along the western side of Farrell Street, including the mature pines near the corner of Old Gympie Rd and the native vegetation on both sides of Low Street are important landscape features of the town and should be maintained.

The appearance and amenity of Stevens Streets should be maintained and enhanced through appropriate design of building frontages including landscaping and street furniture where appropriate. Specific consideration should be given to creating appropriately designed gateways or entry statements to Stevens Street at both east and west entry points. At the eastern end of Stevens Street, a large vacant parcel of land exists which is a major component of the town's open space system but is under-utilised and poorly presented. Substantial opportunities for improvement to this open space area exist.

Open space land west of Farrell Street (currently surplus to the needs of the State government) should be maintained to provide an open space buffer between commercial and residential areas and as a green foreground to views west of the town centre. Existing significant vegetation on this land should also be retained.

The quality of public spaces should continue to be improved to make them more attractive and comfortable, while continuing to express the traditional character of the town. This will involve maintaining convenient access to premises, controlling signage, developing and implementing an identifiable "theme" for street plantings, furniture and paving, and creating distinctive entry/exit statements.

Improved pedestrian access and physical linkages should be enhanced particularly between the Ginger Factory tourist node and the town centre.

*Preferred Maximum Density*

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

<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)

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

*Intent*

This Precinct is intended to continue as a residential area having traditional townscape qualities that are worthy of preservation and supporting the facilities in the Village Centre Precinct. The existing density of residential use should be generally maintained. A number of culturally and historically significant buildings exist in this Precinct that should be preserved as they contribute significantly to the character of the township. Accordingly, Council's Code for Heritage Conservation (found in Volume 4 of this Planning Scheme) applies to development in this Precinct.

While traditional detached housing is expected to remain the dominant built form, a greater variety of residential forms may be acceptable including low density multiple dwellings, guesthouses and similar tourism accommodation, and mixed used developments (where non-residential uses are small scale and unlikely to compromise the amenity of adjacent residential uses). It is preferred that any new tourism or non-residential uses be situated in premises with a frontage to Stevens Street, Railway or Farrell Streets.

Open space land west of Farrell Street (currently surplus to the needs of the State government) will provide a green open space buffer between commercial and residential areas and as a green foreground to views west of the town centre. Existing significant 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.

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

- Accommodation building (in an existing building)

- Bed and Breakfast.

#### *Landscape and Built Form*

New premises should be low rise and contribute to a high level of residential amenity and provide for coherent road, bicycle and open space linkages.

Buildings should exhibit a residential character and respect the scale and amenity of adjoining existing premises. Development sites should incorporate attractive landscaping which complements the character of the Precinct. 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 development.

Substantial vegetation lines the banks of the South Maroochy River and should be maintained and revegetated where necessary. Areas of existing open space that provide a vegetated back drop to the town or a buffer between commercial and residential uses, and contribute significantly to the rural setting of the town should be retained or enhanced.

The historic buildings in this Precinct contribute significantly to the cultural heritage and townscape character of Yandina. It is desirable that these buildings be conserved (where structurally sound), or if redeveloped, that new premises incorporate key characteristics of the existing building.

#### **(3) Yandina and District Park** *(Precinct Class = Special Purpose)*

##### *Intent*

This Precinct comprises the Yandina and District Sports and Social Complex. It is intended that the park and other community facilities be retained for recreation and community uses.

##### *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 public parkland.

The development and use of community facilities may also be considered consistent with the intent and desired character of this Precinct where such facilities are appropriately sited and designed to maintain the predominantly open space character of the park.

##### *Landscape and Built Form*

The existing open character and qualities of the park as a focus for recreation and community activity within the town are to be maintained and enhanced.

#### **(4) Old Bruce Highway North** *(Precinct Class = Business and Industry)*

##### *Intent*

This Precinct accommodates a small range of small-scale industrial and commercial activities on sites fronting Farrell Street (the old Bruce Highway) to the north of the Village Centre. The Precinct contains a number of small building supplies and service trade establishments which serve the surrounding rural and town communities and industries.

The Precinct's significant attributes are:

- its accessibility to areas beyond Yandina via the old highway,
- the availability of small to medium sized development sites,
- the availability of mostly flat lands, and
- its location relatively close to the Village Centre.

It is intended that this Precinct accommodate:

- business and industry uses with local and district markets covering the township and surrounding rural areas as well as townships north of Nambour,
- rural plant and equipment supplies, produce stores and rural service agencies,
- small to medium sized automotive repairs and sales,
- small-scale transport storage and distribution, and
- building trades, service trades and domestic services to businesses and households.

##### *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.

Indoor recreation may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed.

##### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and landscaping given the Precinct's "gateway" position in the town. The maintenance of a generally low-key rural service centre character should be reflected in the design and finish of new premises.

#### (5) Yandina Gateway Industrial (Precinct Class = Core Industry)

##### *Intent*

This Precinct is located either side of the Bruce Highway, with access from the Yandina-Coolum Road. Part of this Precinct is situated beside the North Maroochy River.

The western side of the Precinct is developed with some vacant serviced industrial lots still available. The eastern side of the Precinct accommodates the Council's sewage treatment plant but is otherwise undeveloped.

The eastern parts of the Precinct could be used for locating industry to promote linkages and synergies (but compatible with the nearby food procession industry). Due to the proximity of the sewerage treatment plant and the buffering provided by the highway, although high standards of appearance would need to be maintained given the area's visibility from the highway.

Apart from the Ginger Factory and sewage treatment plant sites, the Precinct is a State government industrial estate, primarily focussed on manufacturers and presently including wood products and furniture making, construction materials and metal processing, and boat and motor body building.

In addition, a unique rural industry and fashion accessories manufacturing tourism node has established in and around the Ginger Factory. The Ginger Factory is a premier tourism attraction on the Sunshine Coast and it is now accompanied by other manufacturers directly trading to tourists. These include two silk screen printers of shirts, sarongs and towels with direct retail outlets, the Nutworks Factory, a macadamia nut processing plant with a retail shop and café, and a boutique shoe manufacturer with direct retail sales.

The Precinct's significant attributes are:

- very high visibility and access to and from the Bruce Highway,
- a strong focus on manufacturing activities,
- a unique industrial tourism base,
- the availability of small to medium size sites for new development,
- the availability of flat land, and
- close proximity to the Yandina Village Centre for support services.

It is intended that this Precinct accommodate:

- mainly industrial uses which have regional markets covering the Sunshine Coast,
- small to medium scale manufacturing,
- continued sewage treatment plant operations,

- integrated, multi-use factory/storage/distribution complexes,
- integrated factory/retail sales/catering facilities complexes,
- local convenience shop/fast food facilities serving the day to day needs of workers and visitors.

Given that the Maroochy River system is an important resource within the Shire, any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the river, and its environmental values.

Future, large-scale, development will need to address access 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 Core Industry Precinct Class.

Tourist-oriented uses related to industry may also be considered consistent with the intent and desired character of this Precinct where situated on land in the western parts of the Precinct in the vicinity of the Ginger Factory. Local (convenience) Centre uses may also be acceptable.

##### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and landscaping especially along the Bruce Highway and the Coolum-Yandina Road.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby North Maroochy River.

A well vegetated open space corridor along the river is desired to assist in stormwater management and enhance the visual amenity of the locality.

#### (6) Old Gympie Road (Precinct Class = Neighbourhood Residential)

##### *Intent*

This Precinct comprises a strip of residential development of low density along the southern side of Old Gympie Road. This Precinct comprises some established low density residential development along the southern side of Old Gympie Road, although most of the land is undeveloped. This land is undulating and well vegetated and currently used for grazing. It is intended that the current use continue as the preferred

interim use until there is a demonstrable need for additional urban land and adequate infrastructure can be made available.

Significant vegetation in this Precinct that forms a backdrop to the town should be protected and retained.

The potential for this Precinct for urban development may be constrained by low lying flood prone land closer to the South Maroochy River. It is intended that development should generally be avoided on flood prone lands and provision of open space corridors along drainage lines and waterways should occur.

When occurring, low density residential development would be appropriate in this Precinct. Development should occur in a way which respects the land form, conserves existing mature vegetation, maintains natural drainage patterns where possible, and allows for dwellings to take advantage of view and climatic conditions.

#### *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 (when infrastructure services are available).

The following uses may also be considered consistent with the intent and desired character for this Precinct where appropriately sited and designed.

- Bed and Breakfast
- Garden Centre
- Forestry
- Stables.

#### *Landscape and Built Form*

Development in this Precinct should be particularly responsive to the varied environmental characteristics of the area by addressing the issues of flooding, remnant vegetation and land slope.

New premises should be sited, designed and landscaped to provide appropriate buffering along the southern boundary of this Precinct where the Precinct abuts the South Maroochy River. Open space corridors will generally be sought along waterways and drainage lines.

#### **(7) Yandina North (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct is situated on the northern boundary of the Yandina Planning Area. Abutting the boundaries of this Precinct are the Yandina Sports Grounds to the south and the Ginger Factory which is adjacent to the school.

Buffering measures will be required along the northern boundary of this Precinct to minimise any conflicts with nearby agricultural activities. Buffering and appropriate setbacks will also be required where land abuts the old Bruce Highway, to minimise impacts from traffic.

A rural service type industry exists of the corner of Steggalls Road and the Old Bruce Highway. It is intended that this use continue as approved.

Although a few residences exist in this Precinct it is generally intended that land in this Precinct will not develop for urban use until there is a demonstrable need for additional urban lands and adequate infrastructure can be made available. It is intended that future residential development (in the first instance) occur closer to the town centre and be compatible and connected with the established residential areas in the locality.

This Yandina School is located within this Precinct. It is intended that pedestrian and bicycle access from surrounding residential areas be maintained and enhanced where 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 Neighbourhood Residential Precinct Class.

#### *Landscape and Built Form*

Mature and significant vegetation on lands in this Precinct immediately west of the Wonga Parks Sports grounds should be maintained and incorporated into any new development.

Development should be sited and designed to avoid or minimise loss of mature vegetation, erosion and extensive earthworks.

New development in this Precinct is to provide appropriate buffering measures and setbacks from the old Bruce Highway and nearby agricultural uses to minimise any potential use impacts or impacts from traffic.

#### **(8) Yandina West (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct comprises mainly residential uses. Some as yet undeveloped land exists in this Precinct suitable for urban expansion. The western portion of this Precinct consists of a relatively new low density residential estate. The eastern portion of this Precinct comprises longer established low density residential use. The established housing varies in age and style from localities developed several decades ago to more recent construction.

A substantial amount of vacant undeveloped land

suitable for residential development exists within this Precinct. Future residential development will be encouraged (in the first instance) to occur as infill on existing unoccupied subdivided land or on sites approved for residential development and use.

New development in this Precinct should protect and retain significant vegetation on the western edge of Yandina, as this vegetation serves as a important backdrop to the town.

#### *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*

Future development for residential purposes in this Precinct should protect significant vegetation that forms a backdrop to the town.

New premises should be low density and contribute to a high standard of residential amenity. New development or redevelopment of existing dwellings is to be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks.

In areas of new development, street trees and landscaping should complement the remnant vegetation, it should assist the re-forestation of the hillsides and soften the visual impact of turban development.

#### **(9) South-West Yandina (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct has the Yandina Caravan Park along its northern boundary, adjacent to the South Maroochy River, and the Yandina Speedway (which is accessible from Wappa Falls Road) on its southern and western boundaries. It also contains a small portion of industrial development on its western boundary adjacent to the Bruce Highway. It is intended that the existing uses continue as approved.

Some low density residential use exists along Wappa Falls Road adjacent to the Speedway and the existing industrial area that fronts the old Bruce Highway.

There is limited land left in this Precinct for residential use. However, if the existing uses, such as the Caravan Park, the Speedway and the industrial establishments, were to cease or be redeveloped, development for low density residential uses in this area would be desired.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those for which current approvals exist, and those referred to in the Table of Development Assessment (refer Vol 1) for the

Neighbourhood Residential Precinct Class.

#### *Landscape and Built Form*

If new development occurs it should be particularly responsive to its strategic location on the banks of the South Maroochy River and to the varied environmental characteristics of this area, including potential flooding and significant waterway corridor vegetation.

New premises should be sited and designed to provide appropriate buffering to the South Maroochy River, vegetation should be maintained and enhanced along the river bank where necessary. Appropriate buffering should also be provided along the old Bruce Highway, to limit any impact from traffic.

#### **(10) Wharf Street (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct is situated around Wharf Street and Cascade Drive, consisting predominantly of low density, well established dwellings. This Precinct is bounded to the north by the South Maroochy River and to the east by the railway line.

It is intended that premises in this Precinct continue to be developed and used mainly for residential purposes.

Well vegetated areas and open space areas along the river should be maintained and enhanced where necessary.

#### *Preferred and Acceptable Uses*

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

#### *Landscape and Built Form*

Buildings should exhibit a residential character and respect the scale and amenity of adjacent existing premises. 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 premises.

New premises adjacent to the South Maroochy River should be sited and designed to provide appropriate buffering along the river.

#### *Preferred Maximum Density*

- Traditional and Hillslope Housing

#### (11) Yandina South Industrial (Precinct Class = Core Industry)

##### *Intent*

This Precinct is located at the southern end of the Yandina township on the eastern side of the Old Bruce Highway. The North Coast railway line forms the eastern edge of the Precinct. The northern boundary of the Precinct adjoins land intended for residential use.

Existing industrial use is focused on the eastern side of the Old Bruce Highway with vacant serviced lots and undeveloped industrial land located in the most easterly parts of the Precinct.

The largest industrial enterprises in the Precinct are associated with the manufacture and supply of construction materials, particularly concrete. There is a wide range of other activities covering other construction material supplies, geotechnical services, a stockfeed plant, pet food manufacturer and supplier, farm machinery suppliers, automotive service trades, construction, electrical and other trades depots.

The Precinct's significant attributes are:

- a range of lot sizes able to accommodate various sized industrial establishments,
- flat to undulating land,
- access to both major road and rail transport infrastructure, and
- close proximity to the Yandina Village Centre for support services.

It is intended that this Precinct accommodate a wide range of industrial activities including:

- uses which have a regional market, servicing the Sunshine Coast,
- a wide range of small to larger scale manufacturing enterprises, including those which may benefit from a rail spur connection to the North Coast railway line,
- construction Industry materials manufacturers, fabricators, assemblers, suppliers and hirers of plant and equipment,
- service trades and automotive trades to the construction industry, other industries and households,

- feed stock and other rural produce manufacturers, suppliers and service providers,
- transport, storage and distribution activities, particularly those using a rail spur, in the eastern part of the Precinct, and
- local convenience services such as a service station, convenience store and snack bar.

##### *Preferred and Acceptable Uses*

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

- Fast-food store (in a Local (convenience) Centre)
- Shop (in a Local (convenience) Centre).

##### *Landscape and Built Form*

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

New development in the Precinct should also achieve high standards of siting, design and landscaping especially along the Old Bruce Highway.

A rural/open space buffer should be maintained on the southern approaches of the town in the Kulangoor area to distinguish Yandina from possible future expansion of Nambour.



#### 3.17 Planning Area No.17 – Eumundi

##### 3.17.1 Location & Role

Eumundi is a small rural town located in the north of the Shire, adjacent to the North Coast rail line. The town is situated at the eastern base of ‘Eumundi Hill’ in the North Maroochy River valley.

The principal role of Eumundi is as a small rural service centre providing residents of the town and surrounding rural residential and rural farming communities with a broad range of lower order goods and services.

Other important functions of this Planning Area include:-

- accommodating a small residential population within the township; and
- supporting a rural-based tourism industry.

##### 3.17.2 Vision Statement

(1) It is intended that:

*Eumundi will be a place where an interactive, cohesive and socially diverse community is safe and secure. Eumundi will provide a future for its youth and generate local employment by controlled, steady economic growth. The town will remain small and peaceful, retaining the identity and character it derives from its rich cultural heritage and setting within a green backdrop.*

(2) This means that:

- (a) Eumundi will remain a small country town set in an attractive rural landscape of rolling hills and coastal plains.
- (b) Tree-lined streets, and the natural bushland and rural land surrounding the town, will continue to provide a lush green country atmosphere and backdrop.
- (c) The rural identity and character of Eumundi will continue to make it a small, peaceful and desirable place to live.
- (d) The town will maintain well-defined boundaries within which urban development will be consolidated.
- (e) Opportunities to include the town’s youth in the development of Eumundi will be actively pursued, including recreation opportunities and local employment options.
- (f) Rural-based tourism will continue to be a major focus for the town’s activities although this focus will not be developed at the expense of the local community’s lifestyle. Any new tourism ventures occurring within or near the town will complement the existing rural town character and will be of a compatible scale and nature.

- (g) Local business opportunities will be supported by local employment and business incubator strategies.
- (h) Memorial Drive will remain as the commercial focus of the town and will continue to provide lower-order and tourist-orientated goods and services.
- (i) Development along Memorial Drive will continue to reflect the architectural heritage of the town with a strong emphasis on Queensland vernacular design principles and retention of buildings that contribute to the traditional character of the town.
- (j) A careful balance of the roles of Eumundi as a residential area, lower order service centre and a tourism node will ensure that the town continues to be a prosperous and interesting place to live and visit.

##### 3.17.3 Key Character Elements

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

- (a) Memorial Drive will remain as the commercial focus of the town continuing to provide for a range of lower order goods and services. No extension of the existing commercial area is envisaged during the life of this Planning Scheme.
- (b) Memorial Drive will also remain the focus for a number of tourist related activities which draw upon and complement the charm and character of this country town main street.
- (c) The provision of new residential land within the town will occur in an orderly and sustainable manner. The layout of new development areas will be compatible with and connected to the established developed areas in the locality and provide for coherent road, bicycle and open space linkages. New housing development will occur in an orderly sequence, as demand arises, in keeping with the efficient provision of infrastructure.
- (d) Small-scale tourist accommodation facilities such as “bed and breakfasts” will be encouraged to establish in appropriate locations within the town area.
- (e) The future growth of Eumundi is constrained by the existing sewage treatment works. New residential development will necessitate the upgrading of the treatment works.

###### (2) Design Intent

- (a) The traditional Queensland “country town” character of Eumundi will be retained and enhanced by controlling the demolition, removal and development of places of local cultural heritage and townscape significance.

(b) The important characteristics of Memorial Drive will be retained, including:

- the memorial camphor laurel street trees;
- the green buffer on the east side of the main street, comprising the Eumundi Town Square and Parklands;
- the current road layout at both the northern and southern ends of the main street;
- a wide, open main street;
- small-scale commercial buildings built to the street alignment;
- predominance of street parapets of various shapes, together with post-supported awnings;
- buildings generally with narrow frontages;
- buildings which close the vista at the northern end of the main street;
- a dispersion of community facilities along the street to reinforce halls, the museum, pubs and post office.

(c) Signage in the main street will be minimal and low key so that it does not detract from the desired aesthetic qualities of the streetscape.

(d) The quality of street furniture and paving in the main street will continue to be improved.

(e) The existing road pattern for entering and leaving the main street will be retained, especially the curved northern end of Memorial Drive.

(f) The wide, open main street will be maintained as part of Eumundi's "country town" character.

(g) The scale, height and density of new development in the main street will be controlled so that it is consistent with nearby buildings.

(h) Urban edges will be reinforced with extensive street tree plantings.

#### (3) Environmental Values

(a) Existing mature trees in the main street will be maintained, especially the Memorial camphor laurels, which are listed on the Queensland Heritage Register.

(b) Significant vegetation surrounding the town will be protected so as to maintain the rural setting of Eumundi.

(c) Good quality agricultural land to the north and south of the town will be protected as a land extensive use buffer to maintain the rural setting of Eumundi.

(d) The reuse of the old rail corridor north of the town's business area as public open space and a pedestrian link to the Butter Factory is desired.

(e) A linked system of open space will be established, focussed on the Eumundi Town Square/Parklands and the old rail corridor north of the town's business area running behind the Butter Factory and linked to the Shire-wide open space system.

(f) Significant vegetation on "Eumundi Hill" will be protected to maintain a green backdrop to the town.

(g) Only development that is ecologically and socially sustainable in the long term will be supported in Eumundi.

#### (4) Access and Movement

(a) The existing road pattern for entering and leaving the main street will be retained, especially the curved northern end of Memorial Drive.

(b) The role of Memorial Drive as a business and community focus will be reinforced by providing an entry statement at the Eumundi/Noosa Road/Memorial Drive intersection which incorporates streetscape improvements and traffic calming devices.

(c) The wide, open main street of Memorial Drive will be maintained as part of Eumundi's "country town" character.

(d) Alternative on-street parking and footpath layouts in the main street will be investigated with the aim of improving vehicle movement, providing opportunities for streetscape enhancement and improving pedestrian safety when crossing the street.

(e) The visual appeal of arriving in town will be reinforced by enhancing street tree planting along Eumundi Memorial Drive and the Eumundi Noosa Road.

(f) Main street improvements and railway station access will be integrated with a planning Eumundi Town Square/Parklands development.

(g) Opportunities to reduce the volume and speed of coastal-generated traffic through the centre of the town will be encouraged.

(h) Intra-regional public transport should be improved to provide access to services and facilities in nearby towns. Opportunities include local rail motor, and improved bus services to Noosa and Tewantin.

(j) The reuse of the old rail corridor north of the business area as public open space and a pedestrian link to the Butter Factory is desired.

(j) Bikeways in Eumundi will be improved and coordinated to provide a legible network, linked to the Shire-wide bikeway system.

(k) Pedestrian links to areas adjacent to the main street will continue to be improved.

#### (5) Economic Activity

- (a) Sustainable economic activity that benefits the whole of the Eumundi community is desired. In particular, vertically integrated industries (where production, manufacturing, distribution, wholesaling and retailing functions are managed locally and employ local residents) are encouraged to locate at appropriate locations within the town area.
- (b) In considering development applications for new commercial, business or industrial uses, Council will place particular emphasis on whether the activity is of a scale and nature which complements the desired character and amenity of the town. Uses which threaten Eumundi's rural character and identity will not be supported.

#### (6) Market Activity

- (a) The Eumundi markets, while an important local economic activity, will not physically or economically dominate planning for the town or unduly influence the character of the town.
- (b) Any further market activity will only be located in the Eumundi Town Square/Parklands and/or the Butter Factory.
- (c) A Eumundi Markets Management Strategy is intended to be produced. Any proposals for additional market activity in Eumundi will be required to address the following issues:
  - the economic impact on existing permanent businesses in the town;
  - the influence on the character of the town and the conservation of heritage and townscape values with Eumundi Town Square and Parklands;
  - benefits to the Eumundi community;
  - opportunities to provide local employment;
  - requirement for goods sold to be produced locally;
  - impacts on traffic and parking and proposed measures to address these impacts.

#### 3.17.4 Statements of Desired Precinct Character

##### (1) Eumundi Village Centre (Precinct Class = Village Centre)

###### *Intent*

The Village Centre is focussed on Memorial Drive mainly between the Eumundi - Noosa Road and Pacey Street intersections . It contains the most substantial retail, office, commercial and tourism uses in Eumundi including two Hotels.

This Precinct contains a number of buildings which have cultural or historical significance for the town, particularly along Memorial Drive. Accordingly, Council's Planning Scheme Code for Heritage Conservation, found in Volume 4 of this Planning Scheme) will apply to development in this Precinct.

Located parallel to Memorial Drive is an area of open space, both in public and private ownership, which includes Caplic Park. It is intended that this area be further enhanced to provide a greater range of recreational opportunity for the district. Within this open space corridor markets are conducted. These markets are an important economic activity for the town but should not physically or economically dominate planning for the town or unduly influence the town's rural character - particularly with regard to conserving the landscape and heritage values of the Eumundi Town Square and Parklands.

It is intended that Memorial Drive remain as Eumundi's commercial focus and continue to provide lower order and tourist orientated goods and services that draw upon and complement the charm and character of this country town main street.

The existing wide and open character of Memorial Drive will be maintained. Opportunities for alternative on street parking and footpath layouts along Memorial Drive should be investigated with the aim of improving vehicle movement, providing opportunities for streetscape enhancement and improving pedestrian safety when crossing Memorial Drive.

###### *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.

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

The important characteristics of Memorial Drive that should be retained and enhanced include:

- the memorial camphor laurel trees,
- the green buffer on the east side of Memorial Drive, comprising the Eumundi Town Square and Parklands,
- a wide open main street,
- small scale commercial buildings built to the street alignment,
- predominance of street parapets of various shapes, together with post supported awnings, and
- buildings generally with narrow frontages.

The historically significant buildings fronting Memorial Drive contribute to the cultural heritage and townscape character of Eumundi. It is desirable that these buildings be conserved (where structurally sound), or if

redeveloped, that new premises incorporate key characteristics of the existing building. Infill development along Memorial Drive should be sympathetic to the existing character in terms of scale and form of the street, and should incorporate existing buildings where possible.

Development in this Precinct, and particularly along Memorial Drive, should be of a scale and form appropriate to existing surrounding premises.

A linked open space system should be established, connecting the sports grounds and showgrounds, the town square and using the old rail corridor to the north of the commercial area and linking to the Butter Factory. This would contribute to creating a connected open space system for Eumundi. Improved pedestrian and bicycle access should be provided as part of this open space system. The showgrounds and associated facilities at the southern end of Memorial Drive are important community facilities. If this land and facilities are affected by the proposed Eumundi Bypass, another area close to the town centre should be identified for future sporting and recreational requirements of a district level.

Significant stands of vegetation along the eastern side of Memorial Drive, particularly the mature Camphor Laurels, are important landscape features of the town and should be maintained.

The appearance and amenity of Memorial Drive should be maintained and enhanced through appropriate design of building frontages including landscaping and street furniture where appropriate. Specific consideration should be given to creating an appropriately designed gateway or entry statement to the main commercial node of Memorial Drive at the southern entry point. The intersection of Eumundi/Noosa Road and Memorial Drive marks a significant gateway and entry point to the main commercial Precinct. The configuration of the sharp curve of the road into Memorial Drive from Eumundi Noosa Drive is extremely important in defining the main street and heightening the sense of arrival in the town centre. Opportunity exists at the Memorial Drive and Arundell Street intersection for an entry statement/gateway to be developed.

The quality of public spaces should continue to be improved to make them more attractive and comfortable, while continuing to express the traditional character of the town. This will involve maintaining convenient access to premises, controlling signage, developing and implementing an identifiable “theme” for street plantings, furniture and paving, and creating distinctive entry/exit statements.

The Eumundi markets are conducted on land fronting the Main Street (Memorial Drive) are an important local economic and tourist activity.

It is intended that a Eumundi Markets Management Strategy be produced. Until such time, any further

proposals for additional market activity in Eumundi will be required to address the following issues:

- the economic impact on existing permanent businesses in the town;
- the influence on the character of the town and the conservation of heritage and townscape values;
- benefits to the Eumundi community;
- opportunities to provide local employment;
- requirement for goods sold to be produced locally; and
- impacts on traffic and parking and proposed measures to address these impacts.

*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	0.5	200

<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).

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

*Intent*

This Precinct is intended to continue as mainly a residential area having traditional townscape qualities that are worthy of preservation and supporting the facilities in the Village Centre. A number of buildings within this Precinct, particularly along Cook Street have historic or cultural significance to the town. Accordingly, Council’s Planning Scheme Code for Heritage Conservation, found in Volume 4 of this Planning Scheme will apply to development in this Precinct.

While traditional detached housing is expected to remain the dominant built form, a greater variety of residential forms may be acceptable including low density tourism accommodation such as guest houses and Bed and Breakfast type accommodation and mixed use premises where non-residential uses are small scale and unlikely to compromise the amenity of adjacent residential uses.

It is preferred that any new tourism uses be located within the town centre and focussed on Memorial Drive. These uses should complement the existing rural town character and be of a compatible scale and nature.

It is intended that the old Eumundi Butter Factory be preserved as this building has local historical value for

the Eumundi community. The old Butter Factory provides opportunities for tourism uses, including the existing weekend markets.

#### *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 also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Art and Craft Centre
- Bed and Breakfast
- Restaurant (in an existing building).

#### *Landscape and Built Form*

New premises should be of a low density and contribute to a high standard of residential amenity. Development should be sited, designed and carried out to avoid or minimise loss of significant vegetation, erosion and extensive earthworks.

Dwellings should be set back from Memorial Drive and should be sited, designed and landscaped to provide buffering from the traffic on Memorial Drive.

A linked open space system should be established, connecting the sports grounds (show grounds), the town square and using the old rail corridor to the north of the commercial area and linking to the Butter Factory, creating a connected open space system for Eumundi. Pedestrian and bicycle access should be provided as part of this open space system.

The Eumundi markets, including the Butter Factory markets, while an important local economic activity should not physically or economically dominate planning for Eumundi or unduly influence the character of the town. Any further market activity will only be located in the Eumundi towns Square/parklands and/or the Butter Factory.

It is intended that a Eumundi Markets Management Strategy be produced. Until such time any further proposals for additional market activity in Eumundi will be required to address the following issues:

- the economic impact on existing permanent businesses in the town;
- the influence on the character of the town and the conservation of heritage and townscape values;
- benefits to the Eumundi community;
- opportunities to provide local employment;
- requirement for goods sold to be produced locally; and
- impacts on traffic and parking and proposed measures to address these impacts.

The historically significant buildings in this Precinct contribute to the cultural heritage and townscape character of Eumundi. It is desirable that these building be conserved (where structurally sound), or if redeveloped, that the new premises incorporate key characteristics of the existing buildings.

#### **(3) Eumundi North (Precinct Class = Neighbourhood Residential)**

#### *Intent*

This Precinct comprises land which mainly fronts Ward Street and is relatively steep from that road upwards towards the Precinct boundary in the north. It is bounded by the North Maroochy River to the north and the old railway alignment to the south west.

This Precinct consists mainly of low density residential premises with some undeveloped parcels of land. Pockets of mature vegetation remain and the more elevated lands in the northern end of this Precinct enjoy good views across the town and to Eumundi Hill.

Having regard to the topography of the land, suitable future residential premises would be in the form of hillslope housing. Such lots allow for more environmentally responsive building forms and access arrangements.

Future development is intended to be predominantly for low density residential purposes. Development should occur in a way which respects the land form, conserves existing mature vegetation, maintains natural drainage patterns where possible and allows for dwellings to take advantage of views and climatic conditions.

It is intended that the old railway area behind the Butter Factory form part of an open space system for Eumundi, linking this area with the town square, sporting grounds and surrounding open space.

#### *Preferable 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 premises should be of a low density and contribute to a high standard of residential amenity. Development should be sited and designed to avoid or minimise loss of mature vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and responsive to the terrain, available views and climate.

New street trees and landscaping should complement the waterway corridor vegetation, and should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the Village Centre and the town's main approach roads.

#### (4) Eumundi West (*Precinct Class = Neighbourhood Residential*)

##### *Intent*

This Precinct comprises all the land in the west of the Eumundi Planning Area, with its western boundary being the Bruce Highway. This Precinct is intended for long term future development. Much of the land in this Precinct is hilly and would therefore only be suitable for very low density residential purposes.

It is intended that land in this Precinct either not develop until adequate infrastructure (water and sewerage) is made available or appropriate low residential densities be determined on the basis of suitability of the land for on-site effluent treatment and disposal.

This Eumundi Caravan Park is also situated in this Precinct along the southern side of Memorial Drive.

##### *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.

Low density residential development is preferred in this Precinct.

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

- Bed and breakfast
- Garden Centre
- Forestry
- Stables.

##### *Landscape and Built Form*

Appropriate buffering will be required for development of premises along the western boundary of this Precinct where the Precinct abuts the Bruce Highway.

Premises should be sited and designed to avoid or minimise loss of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes in the eastern portion of this Precinct should be in the form of low density hillslope housing and should be stepped and responsive to the terrain, available views and climate.

The northern access to and from the Bruce Highway along Memorial Drive is an important transport corridor. Any new residential premises along Memorial Drive should be appropriately setback from the road to avoid impacts from traffic along Memorial Drive.

Opportunity exists at the southern and northern access points to Eumundi for formalisation of entry or gateways statements.

#### (5) Eumundi East (*Precinct Class = Neighbourhood Residential*)

##### *Intent*

This Precinct is situated on the eastern boundary of the Eumundi Planning Area and is bounded to the west by the Eumundi School and to the east by the Railway line.

It is intended that land in this Precinct will not develop until there is a demonstrable need for additional urban lots and adequate development infrastructure can be made available.

The north Maroochy River runs just outside the eastern boundary of this Precinct.

The potential for this Precinct for urban development is constrained by low lying flood prone land. It is intended that development generally avoid the flood prone lands and provide open space corridors along drainage lines.

Development in this Precinct may also be constrained by the proposed town bypass which is intended to follow the alignment of the rail corridor.

A significant portion of land off Napier Street in this Precinct is owned by the State government. This land is currently used for carparking on market days and may be affected by the proposed town bypass.

##### *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 (when infrastructure services are available).

Otherwise, rural uses which appropriately address the issue of flooding and do not impact on the environmental values of the land or nearby North Maroochy River are considered acceptable.

##### *Landscape and Built Form*

When occurring, new development for residential purposes in this Precinct should be particularly responsive to the varied environmental characteristics of the area by addressing the issues of flooding.

New premises should be sited, designed and landscaped to provide appropriate buffering from the Railway and possibly the proposed town Bypass.

**(6) Crescent Road East**  
*(Precinct Class = Mixed Housing)*

**Intent**

This Precinct is intended to continue as a mainly residential area. This Precinct slopes significantly up from Memorial Drive.

While traditional detached housing is expected to remain the dominant built form, a greater variety of residential forms may be acceptable including low density multiple dwelling units, guesthouses and similar tourism accommodation, and mixed used premises (where non-residential uses are small scale and unlikely to compromise the amenity of adjacent residential uses). However it is preferred that any new tourism or commercial uses be situated in the Eumundi Village Centre Precinct, with a street frontage to Memorial Drive and should not extend up the western hillside into the Crescent Road East Precinct where residential areas are established.

The existing commercial/tourism node of Memorial Drive is intended to 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 Mixed Housing Precinct Class.

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

- Bed and breakfast
- Cottage houses
- Courtyard houses
- Group housing.

**Landscape and Built Form**

Development in this Precinct should be particularly responsive to the varied environmental characteristics of the area by addressing the issue of land slope in particular.

New development should contribute to a high standard of residential amenity. Where medium density dwellings are proposed, provision of townhouses, small lot housing or dual occupancies is preferred in order to maintain the low-rise small scale character of the town.

Buildings should exhibit a residential character and respect the scale and amenity of adjacent existing premises. 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 new premises.

The soft landscaping of the Precinct's streetscapes should be maintained wherever practicable to conserve

mature trees in the street reserves and contribute to the vegetated backdrop to the town. However, footpaths should be provided.

It is desirable that buildings which have culture or heritage significance within this Precinct be conserved (where structurally sound), or if redeveloped, that the new premises incorporate the key elements of the existing buildings. Redevelopment of existing buildings with cultural or heritage significance should be in accordance with Council's Code for Heritage Conservation (found in Volume 4 of this Planning Scheme).

**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	0.5	200

<sup>1</sup>DUF = 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) where on land sloping not more than 15%
- 2 storeys (but not more than 10.0 metres) where on land sloping greater than 15%

**(7) Eumundi South (Precinct Class = Neighbourhood Residential)**

**Intent**

This Precinct includes the prominent Eumundi Hill, comprising land which mainly fronts Crescent Road and William Road. This Precinct consists predominantly of relatively steep sloping land that has been developed along the ridge of the hill for low density residential purposes.

This Precinct enjoys good views across the town of Eumundi and surrounding areas. Eumundi Hill is well vegetated and provides an appealing and attractive bushland setting.

This Precinct contains a number of buildings that have historic or cultural significance. It is desirable that the buildings which have culture or heritage significance within this Precinct be conserved (where structurally sound), or if redeveloped that the new premises incorporate the key elements of the existing buildings. Redevelopment of existing buildings with cultural or heritage significance should be in accordance with Council's Planning Scheme Code for Heritage Conservation (found in Volume 4 of this Planning Scheme).

Having regard to the topography and the strategic location of the land as a significant backdrop to the town, suitable future development for residential purposes should be in the form of Hillslope housing. Such lots allow for more environmentally responsive forms of housing and access arrangements.

Future development should maintain significant vegetation as this hill provides a significant backdrop to the town and contributes to its rural setting.

Future development should be for low density housing purposes compatible with the scale and siting of existing housing. Large lots along the elevated slopes of the ridgeline are desired.

#### *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 also be considered consistent with the intent and desired character of this Precinct:

- Bed and breakfast
- Homestead houses
- Garden centres.

#### *Landscape and Built Form*

New premises should be compatible with the scale and character of existing premises and should be responsive to land slope and terrain. New development should be sited, designed and carried out to avoid destruction of mature vegetation, erosion and extensive earthworks. New premises should also be responsive to the climate and incorporate landscaping which complements remnant bushland and neighbouring properties.

It is intended that highly visible elevated parts of this Precinct continue to be seen as a well vegetated landmark and backdrop to the town. This could be achieved through the retention of existing vegetation and additional landscaping and tree planting in new development.

The southern access to and from the Bruce Highway along Memorial Drive is an important transport corridor. Any new premises along Memorial Drive should be appropriately setback from the road to avoid impacts from traffic along Memorial Drive. Dwellings should be sited, designed and landscaped to provide buffering from traffic on Memorial Drive.

Development for residential purposes should avoid any floodprone land within the Precinct and acceptably flood free access will be required. Open space corridors should be provided or maintained along drainage lines.

Buildings of cultural or historic significance within this Precinct should be retained or conserved (where structurally sound), or if redeveloped, that the new premises incorporate the key elements of the existing buildings.

## 3.18 Planning Area No. 18 - Kenilworth

### 3.18.1 Location and Role

Kenilworth is a relatively small country town in the western part of the Shire. The town provides important commercial, community, social and recreational facilities for the Shire's western-most hinterland. Its role as the service centre for the town's residents, rural communities in and around the Mary River Valley, and visitors to the area, is intended to continue.

The town also contains the Kenilworth Cheese Factory, an important economic and tourist asset for the town, the district and the Shire.

This Planning Area includes those lands at Kenilworth allocated "Urban" by the Strategic Plan, and nearby lands that may be suitable for rural residential use.

### 3.18.2 Vision Statement

(1) It is intended that:

*Kenilworth remain an attractive small country town set harmoniously within its rural valley landscape, primarily servicing the local community and growing tourist industry.*

(2) This vision will be achieved through:

- (a) limited expansion of the town such that greater support is given to local services and facilities, and a clearly defined "edge" to the town is maintained;
- (b) consolidation of residential and other urban development within the town rather than development sprawling or scattered across surrounding rural land;
- (c) protection of viable rural landholdings surrounding the town by avoiding fragmentation and ensuring adequate buffers between urban and rural activities;
- (d) maintaining and enhancing the existing scale and charming character of the Town Centre and surrounding residential area;
- (e) encouraging further employment opportunities in the area by way of activities which are compatible with a quiet clean rural environment and complement existing economic activity in the area;
- (f) ensuring development has proper regard to environmental constraints such as flooding; and
- (g) ensuring urban expansion occurs in accordance with an equitable, efficient and cost-effective extension of community infrastructure.

### 3.18.3 Key Character Elements

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

- (a) It is intended that Kenilworth retain its traditional "country town" form of a strong, mixed use village centre, focussed on a wide, attractive and pedestrian-friendly "main street". Residential areas and land extensive uses will surround the Main Street area in order to consolidate the town as a service centre for the surrounding rural population. A compact town with clearly defined edges is envisaged.
- (b) The town centre in Elizabeth Street has an important role as a place of social interaction and everyday business and this role is intended to be protected and enhanced. Any necessary commercial expansion should be by way of redevelopment or infill development of presently under-utilised or vacant commercial sites, and only then by way of development of land contiguous with the town centre precinct and focused on Elizabeth, Phillip and Charles Streets.
- (c) The cheese factory is an important local economic activity that is intended to continue, as a valuable rural support industry, a source of local employment and an attraction for visitors.
- (d) The rural service role of the town is also to be encouraged through the continued provision of a range of business uses and community facilities. Opportunities to enhance this role through additional uses, including complementary small-scale rural service industries and business incubator uses, should be sought and promoted.
- (e) Encouragement is also to be given to small-scale tourist facilities and "niche market" enterprises, especially those that are people-oriented.
- (f) The town provides important recreational (eg. showgrounds, sportsfields and a swimming pool) and community (eg. public halls, churches and a school) facilities for the local and surrounding rural populations. There is a desire for some form of public transport to link with the Shire's larger towns.

#### (2) Design Intent

- (a) The rural character of Kenilworth will be retained and enhanced by regulating the demolition, removal and development of places of local and regional cultural significance.
- (b) The retention of heritage buildings and places is considered to be particularly important to the maintenance of the character and cultural heritage values of the township.
- (c) The Kenilworth Town Park will be retained as an entry/exit statement at the southern end of Elizabeth Street.
- (d) It is desirable that the town centre's role be reinforced by ensuring future signage in the main street does not detract from the visual appeal of the street, and that continued improvements are made to the quality of street furniture, paving and other landscape treatments.

- (e) Through road and lot layouts, streetscape and building forms, the town's residential areas should respect Kenilworth's existing character, climate and local topography so as to create an identifiable sense of place - ie. a sense of being in Kenilworth. As necessary, buffer areas should be provided at the town's edges to minimise possible conflicts with productive rural activities on adjoining lands, and with industrial activities in the town.
- (f) Particular recognition needs to be given to the constraint of flooding on the lower lying parts of the town so that new development does not create or worsen flooding problems.
- (g) It is desirable that opportunities be sought to establish entry/exit statements for the town on Elizabeth Street in the vicinity of George Street to the north, and the school and showgrounds to the south.

### (3) Environmental Values

- (a) Development adjoining or otherwise in the vicinity of the Mary River should protect the waterway from erosion, sedimentation and otherwise polluted runoff, and should provide for the retention or enhancement of the river's waterway corridor vegetation. This would be achieved through use of best catchment management practices in the development and ongoing use of all premises in the area. The Mary River Catchment Strategy comprehensively deals with sustainable land use within this and adjoining Planning Areas.
- (b) Views out of the township to the surrounding mountains and rural areas will be retained.
- (c) Significant vegetation contributing to the setting and character of the township will be retained and protected.

### (4) Access and Movement

- (a) A high level of on and off-street parking is intended to be maintained within the village centre to ensure continuity of convenient access to businesses and community facilities.
- (b) The character and functioning of the main access roads for the township to Eumundi and Maleny will be protected and enhanced.
- (c) Intra-regional public transport options appropriate to the scale of the township will be investigated and any viable options implemented.
- (d) The convenience and amenity of pedestrian, cyclist and equestrian access through the area is to be improved as much as possible.

## 3.18.4 Statements of Desired Precinct Character

### (1) Kenilworth Village Centre (Precinct Class = Village Centre)

#### *Intent*

The Village Centre Precinct is focussed on Elizabeth Street and that section of Phillip Street east of Annie Street. It contains Kenilworth's commercial uses, a number of community uses and the town park which all have significant character and community and cultural heritage value for the township.

This precinct serves as the business and community centre of Kenilworth and surrounding rural areas. It is intended that this role and traditional country town character be maintained and enhanced by new development. All the town's new commercial uses are to be located in this precinct.

In addition, premises having a mix of commercial (and/or community) and residential uses are also appropriate in the precinct to encourage vitality and security and opportunities for long-term and tourist accommodation. Such uses are appropriate when that part of the building at the frontage of the street is used for non-residential purposes.

The town park is intended to remain as a valued children's recreation area, and rest area for visitors to the town, in a pleasantly landscaped setting.

#### *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.

Residential uses, including Multiple dwelling units, Accommodation buildings and Motels, are encouraged where they are provided with a commercial and/or community use frontage to the street, consistent with the existing character of the street.

Community uses, such as a Child care centre, may also be appropriate within this precinct.

Undesirable uses are those which are not in keeping with the traditional country town character of the centre, and include Convenience restaurants, and solely residential uses that do not provide a commercial and/or community use frontage to the street.

## Landscape and Built Form

The important characteristics of Elizabeth Street are to be retained and enhanced. These characteristics include:

- the established street trees,
- continuous small-scale commercial buildings built up to the street alignment,
- a predominance of street parapets with post-supported street awnings and verandahs,
- views out to the surrounding hills and rural areas, and
- a mix of commercial and residential premises on the same site (where the dwelling is provided behind or above the shop or other business premises).

The development of new premises within the town centre should draw upon and emphasise the Kenilworth's traditional character and cultural heritage. Existing buildings with historical and cultural significance (where structurally sound) should be retained in any redevelopment proposals.

New development in the precinct is to also comply with Council's Planning Scheme Code for Town and Village Centres (found in Volume 4 of this Planning Scheme).

The town park is to remain as a pleasantly landscaped space adjacent to the main street, free from major buildings and facilities.

### 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	0.5	200

<sup>1</sup>DUF = 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) Kenilworth Residential (Precinct Class = Neighbourhood Residential)

### Intent

This precinct comprises the existing residential area of Kenilworth. It also contains currently vacant lands that are immediately adjacent to the existing residential areas and are suitable for additional residential development.

The precinct also contains a small number of other uses including a retirement village, a museum,

churches and a bowls club that provide valuable community facilities.

This precinct is intended to continue as a residential area of mainly Detached houses having traditional country town residential qualities, such as of large lots, mature street trees, and architecture reflecting rural (rather than suburban) qualities. New residential premises are to be sympathetic to these qualities.

There may be some opportunities for alternative residential uses, such as Dual occupancies and Bed and breakfasts, where located near to the commercial area on Elizabeth Street, appropriately sited and designed having particular regard to neighbouring premises, and at a scale compatible with Kenilworth's small country town character.

### Preferred and Acceptable Uses

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

In addition there may be some opportunities for alternative residential uses, such as Dual occupancies and Bed and breakfasts, where in keeping with the stated intent for the precinct.

Undesirable uses include commercial uses, industrial uses, residential uses at higher densities (including Accommodation buildings, Motels and Multiple dwellings), and community uses which are not in keeping with residential amenity.

### 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 development. New premises should incorporate attractive landscaping which complements the character of the precinct's established gardens. 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 premises.

The soft landscaping of the precinct's streetscapes should be maintained wherever practicable to conserve mature trees in the street reserves.

New development should conserve and enhance buildings of heritage and townscape significance.

New development is to identify and respect flooding constraints, and avoid establishing buildings and structures on flood-prone land.

New residential subdivisional development on the vacant land in the precinct is to respect the pattern and character of the existing residential areas. This is to include:

- a street alignment and configuration which is linear, rather than curvilinear, and aligns with existing streets in the town,

- road reserve widths and lots sizes which are consistent with the existing residential areas,
- a design which avoids or minimises loss of mature vegetation and extensive earthworks,
- integrated road connections to the existing urban area to the south and urban development area to the north,
- provision of attractive tree-lined streets,
- provision of useable public parkland, and
- measures which protect the quality of stormwater runoff entering the Mary River.

New buildings should be of an architecture which reflects a country town, rather than suburban, character by including use of timber, pitched roofs, verandahs, and subdued colours.

Buildings on steeper slopes should be stepped and preferably use traditional framing construction to minimise impacts on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds.

New street trees and other plantings should be consistent with existing species found in Kenilworth, and/or should incorporate use of locally native species. Landscaping should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the town's main approach roads.

Development should also provide for a high standard of presentation to the Eumundi-Kenilworth Road.

### ***Preferred Maximum Density***

The density of any new lot created in this precinct shall be in accordance with the Code for Reconfiguring a Lot.

### **(3) Kenilworth North (Precinct Class = Neighbourhood Residential)**

#### ***Intent***

This precinct is situated at the northern outskirts of the defined future town area and is intended for longer term future urban development. Some urban sized lots exist along the Kenilworth-Brooloo Road.

Land in this precinct is intended to remain in predominantly rural use until there is a demonstrable need for additional urban lands, other urban lands in the township are fully, or close to fully, developed and adequate development and community infrastructure can be made available.

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

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

Otherwise, rural uses which maintain or enhance the environmental and landscape values of the precinct are considered acceptable.

Undesirable uses include commercial uses, industrial uses, residential uses at higher densities (including Accommodation buildings, Motels and Multiple dwellings), and community uses which are not in keeping with residential amenity.

### ***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 development. New premises should incorporate attractive landscaping which complements the character of the precinct's established gardens. 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 premises.

A soft landscaping treatment should be provided for the precinct's streetscapes, with mature trees maintained in the street reserves as much as practicable.

New development is to identify and respect flooding constraints, and avoid establishing buildings and structures on flood-prone land.

New residential subdivisional development in the precinct is to respect the pattern and character of the town's existing residential areas. This is to include:

- a street alignment and configuration which is linear, rather than curvilinear, and aligns with existing streets in the town,
- road reserve widths and lots sizes which are consistent with the existing residential areas,
- a design which avoids or minimises loss of mature vegetation and extensive earthworks,
- integrated road connections to the existing urban area to the south,
- provision of attractive tree-lined streets,
- provision of useable public parkland, and
- measures which protect the quality of stormwater runoff entering the Mary River.

New buildings should be of an architecture which reflects a country town, rather than suburban, character by including use of timber, pitched roofs, verandahs, and subdued colours.

Buildings on steeper slopes should be stepped and preferably use traditional framing construction to minimise impacts on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds.

Street trees and other plantings should be consistent with existing species found in Kenilworth, and/or should incorporate use of locally native species. Landscaping should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the town's main approach roads.

Development should also provide for a high standard of presentation to the Eumundi Kenilworth Road and Kenilworth Brooloo Road.

### ***Preferred Maximum Density***

The density of any new lot created in this precinct shall be in accordance with the Code for Reconfiguring a Lot.

## **(4) Kenilworth West (Precinct Class = Rural Residential)**

### ***Intent<sup>1</sup>***

Land in this precinct is intended to provide for development for rural residential purposes in a convenient location on land adjoining the Kenilworth township area.

It is intended that any rural residential use in the precinct enjoy an amenity that retains the best features of rural living close to urban facilities, and retains and enhances the natural and scenic qualities of the area, particularly through the retention, rehabilitation or enhancement of natural vegetation and the preservation of open space corridors through the land, particularly along waterways/drainage lines and to the adjoining State Forest.

Land in this precinct may be developed for rural residential purposes in accordance with a Local Area Master Plan or other Plan of Development approved by Council.

Any such development is intended to have particular regard to the environmental values of the area, and to the adjoining Kenilworth State Forest, such that an ecologically sustainable form of development is achieved.

It is intended that areas which are presently degraded will be rehabilitated in association with any proposed development.

<sup>1</sup> Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

It is also intended to allow for a limited range of rural uses, where they are undertaken:

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

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

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

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

However, the land's continued use for general rural purposes is considered acceptable until the land is developed for rural residential purposes.

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

Any development for rural residential purposes within the precinct is intended to be master planned to Council's satisfaction and provide for:

- (a) a high level of rural residential amenity to be created and maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the scenic values of forested areas to be respected;
- (d) the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (f) measures which protect the quality of stormwater runoff entering the Mary River;
- (g) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (h) suitable treatment along the boundary with the adjoining State Forest which has regard to fire hazard, control of weeds and domestic animals and vehicle/ pedestrian/cycle/equestrian access;
- (i) land use conflicts from any proposed or established agricultural use to be avoided through use of buffering and best management practices; and

- (j) any non-rural activities to integrate sensitively into their rural setting.

New buildings should be of an architecture which reflects a country town, rather than suburban, character by including use of timber, pitched roofs, verandahs, and subdued colours.

Buildings on steeper slopes should be stepped and preferably use traditional framing construction to minimise impacts on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds.

Street trees and other plantings should be consistent with existing species found in Kenilworth, and/or should incorporate use of locally native species. Landscaping should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the town's main approach roads.

### **(5) Kenilworth Industry (Precinct Class = Core Industry)**

#### ***Intent***

This precinct includes the existing Kenilworth Cheese factory, and nearby land which is suitable for industrial uses. The cheese factory is recognised as a major economic asset for Kenilworth and its continued use is intended.

Other 'niche' industrial uses, which either complement the cheese factory, or take advantage of the growing tourist market, are encouraged in this precinct.

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

Preferred uses within this precinct are those referred to the Table of Development Assessment (refer Vol 1) for the Core Industry precinct class, particularly industries which have lesser potential for adverse environmental impacts.

Undesirable use includes all residential and commercial uses as they would limit the land's potential use for industrial and economic growth.

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

New premises should be sited, designed and finished to complement the country town character of Kenilworth.

New street trees and landscaping should be provided along the frontage of the precinct and use plants which are consistent with existing species found in Kenilworth, and/or which are locally native species. Landscaping should soften the visual impact of new premises, particularly when viewed from the town's main approach road and the town centre.

Measures should also be implemented which protect the quality of stormwater runoff entering the Mary River.

Development is to be consistent with the Code for Industries in Urban Areas, found in Volume 4 of this Planning Scheme.

### **(6) Kenilworth East (Precinct Class = Sustainable Pastoral Land)**

#### ***Intent***

This precinct is to be intended to remain in rural use and includes small areas of identified Good Quality Agricultural Land on the floodplain of the Mary River.

The precinct adjoins the Mary River which is an important water resource for both the Shire and the region. Any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and any measures proposed to avoid such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the river.

The precinct is also adjacent to town's residential areas, and is traversed by the Kenilworth-Eumundi Road. Any new development will be assessed having particular regard to potential land use conflict on the town's residential areas and/or visual and traffic impacts from the major entry road from the east.

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

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

Undesirable development includes residential, commercial and industrial uses due to the flooding constraints of the Mary River, and the desire to maintain a defined edge to the town.

In addition, intensive rural uses, such as Intensive animal husbandry and Rural service industry, are inappropriate in the precinct, due to the potential for land use conflict.

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

Any development in the precinct is to provide for:

- buffering measures and/or best management practices which can avoid or minimise land use conflicts with any adjacent incompatible uses;
- any non-rural activities to be integrated sensitively into their rural setting;
- measures to ensure an acceptable level of flood immunity and a no-worsening or improvement of flooding conditions in the area; and

- a landscape treatment to the Kenilworth-Eumundi Road which screens or enhances the visual impacts of development, and retains or enhances the landscape character currently experienced along this scenic route.

**(7) Kenilworth Community Land (Educational Establishment, Showgrounds and Outdoor Recreation)**  
*(Precinct Class = Special Purpose)*

***Intent***

This Precinct comprises the Kenilworth State School and sports grounds and showgrounds at the southern outskirts of the township. These uses are intended to continue.

***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, being for school purposes in the western half of the Precinct and showground and sports grounds purposes to the east.

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

- Art and craft centre
- Indoor recreation
- Outdoor recreation
- Markets
- Special use.

***Landscape and Built Form***

Any new development should provide for:

- a high standard of presentation to the Kenilworth-Maleny Road,
- measures which protect the quality of stormwater runoff entering the Mary River,
- recognition of the flooding constraints, and
- any land use conflicts with any proposed or established rural use on adjoining land to be avoided or minimised through use of buffering and best management practices.



### 3.19 Planning Area No. 19 – Blackall Range

#### 3.19.1 Location and Role

This Planning Area relates to land on the Mapleton-Montville Plateau. It includes the small villages of Montville and Mapleton, the rural-residential community of Flaxton and surrounding rural areas along the plateau.

The principal role of this Planning Area is to protect the intrinsic landscape and environmental values which compose the unique character and amenity of the Blackall Range. The Planning Area also has an important role as:-

- a low intensity rural tourist area; and
- a small residential community focussed on Mapleton and Montville and to a lesser extent Flaxton.

#### 3.19.2 Vision Statement

(1) It is intended that:

*The Blackall Range Planning Area will retain the rural and environmental assets which make it a peaceful place to live and an interesting and diverse place to visit.*

*The mosaic of rural activities which occur along the plateau, together with pockets of remnant vegetation, will continue to provide a picturesque backdrop to the discrete rural villages of Montville and Mapleton and to the small rural residential communities scattered throughout the Planning Area.*

*Montville will remain the focus for tourism on the Blackall Range and will retain its village character and charm. Small scale retail and service enterprises which draw upon and/or complement the rural tourism character of the village will continue to locate here.*

*Mapleton will remain a small hinterland residential community centred around a compact village centre. The village centre will provide only lower order goods and services, sufficient to fulfil the day to day needs of residents of the village and the rest of the Blackall Range. It is intended that Mapleton will retain its small, compact form and its informal but engaging character.*

*The balance of the Planning Area will remain generally in its current form, with rural pursuits and low intensity rural living uses being the preferred activities.*

(2) This means that:-

- (a) new premises will recognise and be subservient to the natural landscapes, scenic qualities and rural

character of the Planning Area in terms of their height, bulk, scale and density;

- (b) small scale tourism, service or accommodation related uses which draw upon and complement the rural character of the area will be encouraged at Montville, and in the identified area on Kondalilla Falls Road. Large scale or incompatible uses which are contrary to the inherent character of these areas will not be supported;
- (c) the Mapleton Village Centre will remain a discrete local centre providing only low order of goods and services to residents within the Planning Area. Higher order or large scale uses should locate at other centres outside the Planning Area. Residents of the Blackall Range have indicated they are prepared to forgo the provision of these services within their local centre, in order to maintain its inherent character and identity;
- (d) existing areas of remnant vegetation will be protected and enhanced with supplementary planting whilst degraded areas will be rehabilitated;
- (e) existing viable horticultural areas will be retained; and
- (f) Mapleton Falls National Park, Kondalilla Falls National Park and other identified environmental assets will be protected from the impacts of upstream or nearby development.

#### 3.19.3 Key Character Elements

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

- (a) Development for residential purposes will be accommodated at Montville and Mapleton, within defined town boundaries. Extension beyond these boundaries or in other locations within the Planning Area will not be supported.
- (b) Small scale retail, business, tourist and community uses will be encouraged to establish within the village centres of Montville and Mapleton. It is intended that Montville will cater mainly for tourist related activities with Mapleton being the predominant local service centre.
- (c) Rural residential use will be limited to the major node identified at Flaxton and the smaller nodes centred on Hillfoot Lane, Honeysuckle Drive, Boongala Avenue, Karri Court and Ensby Road. It is intended that these areas will be retained exclusively for semi-rural living and that uses incompatible with this desired character and amenity of these areas will not occur. The establishment of new rural residential communities within the Planning Area is only envisaged as further development in the Flaxton area which is

master planned and takes into account the environmental values and characteristics of the area, and for which an over-riding community need and benefit has been established.<sup>3</sup>

- (d) The balance of the Planning Area will be retained generally in its current form with rural activities and low intensity tourist and rural accommodation uses being the predominant activities.

#### (2) Design Intent

- (a) Minimal change to the development pattern of this Planning Area is expected within the life of this Planning Scheme.
- (b) Montville, Mapleton and Flaxton will be retained as discrete, separate communities, having defined edges and being surrounded by large areas of open space.
- (c) In recognition of the unique scenic qualities of the Blackall Range and the traditional built form character of existing development, a specific Design Code has been developed for this Planning Area. The design code encourages the use of innovative, contemporary expressions of Queensland vernacular building style and aims to guide all aspects of the siting and design of new development. All assessable and self-assessable development is required to comply with this area specific code.

#### (3) Environmental Values

- (a) The major environmental assets of Linda Garrett Park, Mapleton Falls National Park, Kondalilla Falls National Park, Flaxton State Forest and the Lake Baroon Water Reserve form the cornerstone of the open space network which traverses this Planning Area. Development adjacent to or upstream of these assets will be required to incorporate appropriate environmental management measures to mitigate any potential environmental harm. In particular, Council will require that runoff from development sites is of the highest achievable standard based on the use of best practice water quality, sedimentation and pollution control devices. Council will also give consideration to innovative development proposals which provide additional protection to these environmental assets, either through dedication of adjoining vegetated land to consolidate the asset, or alternatively, through dedication of a significant habitat corridor linking to the asset.

<sup>3</sup> Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

- (b) Significant environmental values (such as pockets of remnant rainforest and local waterways) have also been identified on private land within the Planning Area. New development will be required to protect or enhance these values.
- (c) Some parts of this Planning Area (generally the steeper slopes on the escarpment) are subject to geological instability. New development in affected areas will be required to demonstrate that the site is suited to the proposed development and can meet relevant construction standards. New development should also incorporate, where necessary, water management and landscape rehabilitation measures to reduce the potential for land slip incidence.
- (d) Parts of the Planning Area are identified as being good quality agricultural land as defined by State Planning Policy 1/92. New development on and adjacent to good quality agricultural land should seek to protect this land resource thereby ensuring its long term availability for horticultural use.
- (e) Many places within the Planning Area enjoy spectacular views of the coast or rural landscapes. New development will be designed and sited to minimise its impacts upon these views.

#### (4) Access & Movement

- (a) Mapleton-Montville Road and Woombye-Mapleton Roads are the major road links within the Planning Area and part of the Shire's arterial road network. New development is to protect the function, capacity and efficiency of these roads.
- (b) Development along these roads is also to take account of their role as scenic routes and is to be of a scale and nature which does not detrimentally impact upon their visual appeal and character.
- (c) Opportunities exist within the villages of Montville and Mapleton to extend and rationalise the existing pedestrian movement network. New development will take account of this network and will incorporate appropriate measures to contribute to the ongoing development of a safe, convenient and comfortable pedestrian movement system.

#### 3.19.4 Statements of Desired Precinct Character

##### (1) Lake Baroon Catchment Area (*Precinct Class = Water Resource Catchment Area*)

###### *Intent*

Land within this designation lies within the catchment of Lake Baroon, a water supply body for both Maroochy Shire and Caloundra City.

The Precinct is mostly forested sloping to steeply sloping land. Some forested areas are broken up by a patchwork of grazing land which gives such areas more of a rural than a natural area character.

The intention of this Precinct is to protect valuable water resources in the Shire from pollution and to provide for the maintenance or improvement of the quality of surface or ground water entering the lake. Any proposal which introduces a potentially significant source of water contamination or other degradation into the catchment areas is considered contrary to the desired character of the Precinct and an undesirable environmental outcome.

It is intended that the area's rural or natural character be maintained, particularly through the retention, rehabilitation or enhancement of natural vegetation.

Development within the catchment should be very restricted and consistent with principles of sound water catchment area management. In particular, reference is made to the Lake Baroon Catchment Management Strategy.

It is intended, within this Precinct, to permit a limited range of rural and other ancillary uses, where they are undertaken in accordance with best management practices, to minimise impacts upon water quality.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Water Supply Catchment Area Precinct Class, provided they are undertaken in a manner which prevents unacceptable impacts upon runoff water quality.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality.

#### *Landscape and Built Form*

Any development in the catchment area is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;
- (c) the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;

- (d) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and that it remains ecologically sustainable;
- (e) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (f) pesticide and herbicide spraying that does not adversely impact on water quality;
- (g) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (h) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (i) any non-rural activities to integrate sensitively into their rural setting.

#### **(2) Montville Village Centre** *(Precinct Class = Village Centre)*

#### *Intent*

This Precinct includes the commercial and tourist centre of Montville. Development which is in keeping with the character of the existing tourist and commercial facilities in Montville is encouraged. The existing charm and tourist appeal of the Montville Village Centre is intended to be retained and enhanced. Uses are intended to comprise a mix of residential, commercial, tourist accommodation and tourist commercial activities. Limited community services, such as churches, halls and child care centres, may also be appropriate in the Village Centre.

A number of community parks are presently located within this Precinct. It is intended that any future development adjacent these parks would recognise their cultural, heritage and amenity values and address them accordingly.

#### *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, provided they are undertaken in a manner which is consistent with the desired character and scale of premises within the Precinct.

In particular, preferred development includes Arts and craft centres, Shops and Restaurants, which enhance the tourist and village appeal of the centre.

Uses which detract from the centre's desired character, including Convenience restaurants, Fast food stores and larger scale retail uses, are not considered appropriate.

#### Landscape and Built Form

The village character of Montville should be reinforced and maintained, by reflecting and/or reinforcing the scale, massing and Queensland vernacular traditions of existing buildings and maintaining or upgrading the landscape character of these areas (including the treatment of road reserves and parking areas).

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

#### 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	0.5	200

<sup>1</sup>DUF = 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) where on land sloping not more than 15%
- 2 storeys (but not more than 10.0 metres) where on land sloping greater than 15%

#### (3) Montville Village Residential (Precinct Class = Neighbourhood Residential)

##### Intent

This Precinct comprises the residential and tourist accommodation areas that immediately surround the Montville Village Centre. It is intended that residential and tourist accommodation uses be established in this Precinct.

The Precinct also is adjacent to horticultural land, and there is the 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 new development.

It is intended to develop a significant area of park within the eastern portion of this Precinct. It is envisaged that this park will provide for a range of passive recreational opportunities, whilst providing for revegetation and rehabilitation of the headwaters of Kondalilla Falls.

#### 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, predominantly Traditional houses on minimum 1500 or 3000 square metre lots (depending on effluent disposal method).

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

Accommodation building (for tourist accommodation)

- Art and craft centre
- Bed and breakfast
- Motel
- Restaurant
- Retirement village.

This Precinct also includes the Russell Family Park. This land is intended to be developed to provide valuable community benefit, whilst retaining the open space landscape character of the land.

#### Landscape and Built Form

The village character of Montville is to be reinforced and maintained, by reflecting and/or reinforcing the scale, massing and Queensland vernacular traditions of existing buildings and maintaining or upgrading the landscape character of these areas (including the treatment of road reserves and parking areas).

New development is to retain or improve residential amenity, and provide for the ecologically sustainable management of domestic wastewater.

In addition, land use conflicts with any established agricultural use, are to be avoided or minimised through use of buffering and other measures.

In particular, development is to be consistent with the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

The Russell Family Park is intended to be developed and used in a way that generally retains the open space landscape character of the land, but also provides opportunities for uses which benefit the adjacent Montville Village Centre and the entire Blackall Range community.

#### Preferred Maximum Density

The density of any new lot created in this Precinct shall be in accordance with the Code for Reconfiguring a Lot.

#### (4) Montville Horticulture (Precinct Class = Sustainable Horticultural Lands)

##### *Intent*

This area is to be preserved for horticultural uses and includes most areas of available identified Good Quality Agricultural Land. It is intended that the dominant land use be horticulture.

The Precinct is also adjacent to the environmentally sensitive Kondalilla Falls National Park. Any new development will be assessed having particular regard to potential adverse impacts on the park and any measures proposed to avoid or minimise such impacts.

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment in a Sustainable Horticultural Lands Precinct.

Non - horticultural uses and the creation of additional lots are discouraged in the Precinct.

##### *Landscape and Built Form*

Any development in the Precinct is to provide for:

- buffering measures and/or best management practices which can avoid or minimise land use conflicts with any adjacent incompatible uses;
- any non-rural activities to be integrated sensitively into their rural setting; and
- the potential for environmental impacts on Kondalilla Falls National Park to be minimised by having regard to the environmental qualities of the park, and implementing appropriate environmental management measures to Council's satisfaction.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

#### (5) Montville Rural Residential (Precinct Class = Rural Residential)

##### *Intent<sup>4</sup>*

This Precinct comprises the area developed for rural residential purposes to the south of the Montville Village Centre. Most of the Precinct, except for the eastern most section, is also in the water catchment area of Lack Baroon which is a source of water supply to both Maroochy Shire and Caloundra City.

<sup>4</sup> Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

The intent for the area is to remain rural residential, with an amenity that retains the best features of rural living close to urban facilities, with due regard given to water quality issues.

Development and use of premises needs to protect the valuable water resources from pollution or other degradation that could compromise the quality of surface or ground water entering the lake storage.

It is intended that the area's rural or natural character be maintained, particularly through the retention, rehabilitation or enhancement of natural vegetation.

Development within the catchment should be very restricted and consistent with principles of sound water catchment management. In particular, reference is made to Lake Baroon Catchment Management Strategy.

It is intended, within this Precinct, to allow for a limited range of rural uses, where they are undertaken:

- on larger lots to maintain the area's rural residential amenity and prevent land uses conflicts, and
- in accordance with best management practices to minimise impacts upon water quality.

##### *Preferred and Acceptable Uses*

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

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

##### *Landscape and Built Form*

Any development within the Precinct is intended to provide for:

- (a) rural residential amenity to be maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the scenic values of forested areas to be respected;
- (d) the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way

of degrading water quality and it remains ecologically sustainable:

- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (g) pesticide and herbicide spraying that does not adversely impact on water quality;
- (h) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (i) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (j) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

#### (6) Montville North Rural (Precinct Class = General Rural Lands)

##### *Intent*

This area includes land containing significant vegetation or which has significant environmental constraints which limits the suitability of the area for more intense development. The Precinct also includes part of the entry road into Kondalilla Falls, and is adjacent to the National Park itself. The intent for the area is to limit land use to purposes which are sensitive to the physical, environmental and aesthetic constraints of the area.

It is intended that areas which are presently degraded will be rehabilitated in association with any proposed land uses in the area. It is further intended that fauna and flora and recreation corridors be established between the major public reserves.

##### *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.

##### *Landscape and Built Form*

Any development within the Precinct is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;

(c) the retention, rehabilitation or enhancement of vegetation in order to:

- maintain soil stability, particularly on steep or slip prone areas,
- achieve benefits to runoff water quality,
- protect native flora and fauna, and
- contribute to scenic quality;

(d) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable:

(e) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;

(f) pesticide and herbicide spraying that does not adversely impact on water quality;

(g) the enhancement of Kondalilla Road, the prominent entrance road into the National Park, through appropriate screen planting, unobtrusive building form and siting, and suitably subdued signage;

(h) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;

(i) the potential for adverse environmental impacts on Kondalilla Falls National Park to be minimised by having regard to the environmental values of the park, and implementing appropriate environmental management measures;

(j) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and

(k) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

#### (7) Flaxton Local Centre (Precinct Class = Local Centre)

##### *Intent*

It is intended to formalise and expand the existing tourist commercial area at Flaxton. Provision is intended to be made for development which complements the small scale and low key nature of existing retail and tourist facilities and enhances the attraction of the area for tourists and residents, as well as providing for the convenience shopping and other local business and community needs of Flaxton residents.

The Precinct also includes part of the entry road into Kondalilla Falls. New development will be assessed

having particular regard to how any new premises presents to the road and how the development contributes to the desired character and functioning of the 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 Local Centre precinct class.

This development is intended to be generally in the form of tourist-oriented commercial and retail uses of a form and scale in keeping with the character of the surrounding rural residential areas.

Preferred development includes Arts and craft centres, Shops and Restaurants, which enhance the convenience and appeal of the centre to local residents and visitors.

Uses which detract from the character of the Blackall Range, including Convenience restaurants, Fast food stores, and larger scale retail uses, are not encouraged in this centre.

**Landscape and Built Form**

The village character of Flaxton is to be reinforced and maintained, by reflecting and/or reinforcing the scale, massing and Queensland vernacular traditions of existing buildings and maintaining or upgrading the landscape character of these areas (including the treatment of road reserves and parking areas).

Any development is also to enhance Kondalilla Road, the prominent entrance road into the National Park, through appropriate screen planting, street tree planting, unobtrusive building form siting, and subdued signage.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

**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	0.5	200

<sup>1</sup>DUF = 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) where on land sloping not more than 15%
- 2 storeys (but not more than 10.0 metres) where on land sloping greater than 15%

**(8) Flaxton South Rural Residential (Precinct Class = Rural Residential)**

**Intent**

This precinct comprises the area developed for rural residential purposes to the north of the Flaxton Local Centre.

The intent for the area is to remain rural residential, with an amenity that retains the best features of rural living close to urban facilities.

It is also intended that the rural or natural character be maintained, particularly through the retention, rehabilitation or enhancement of natural vegetation.

It is intended, within this precinct, to allow for a limited range of rural uses, where they are undertaken:

- on larger lots to maintain the area's rural residential amenity and prevent land uses conflicts, and
- in accordance with best management practices to minimise impacts.

**Preferred and Acceptable Uses**

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

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

**Landscape and Built Form**

Any development within the precinct is intended to provide for:

- (a) rural residential amenity to be maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the scenic values of forested areas to be respected;
- (d) the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;

- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (g) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (h) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

**(9) Flaxton East Rural  
(Precinct Class = Sustainable Horticultural Lands)**

**Intent**

In accordance with State Planning Policy 1/92, this area is to be preserved for horticultural uses in recognition of the identified Good Quality Agricultural Land that it contains. It is intended that the dominant use be horticulture.

Only where an overriding community need and benefit can be adequately demonstrated in accordance with the State Planning Policy, may land in this precinct be considered for development for rural residential purposes in accordance with a Local Area Master Plan or other Plan of Development approved by Council.

Any development is intended to have particular regard to the environmental values of the area such that an ecologically sustainable form of development is achieved.

If any rural residential development were to be approved in the precinct, the development would be required to have an amenity that retains the best features of rural living close to urban facilities, and retains and enhances the natural and scenic qualities of the Blackall Range, particularly through the retention, rehabilitation or enhancement of natural vegetation and preservation of open space corridors through the land, particularly along waterways/drainage lines.

It is intended that areas which are presently degraded will be rehabilitated in association with any proposed development.

**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.

Non-horticultural uses and the creation of additional lots are discouraged in the precinct except in accordance with the intent stated above.

**Landscape and Built Form**

Any development within the precinct is intended to provide for:

- (a) the retention, rehabilitation or enhancement of vegetation in order to:

- maintain soil stability, particularly on steep or slip prone areas,
- achieve benefits to runoff water quality,
- protect native flora and fauna, and
- contribute to scenic quality;
- (b) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (c) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (d) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (e) land use conflicts with any adjacent incompatible use to be avoided or minimised through use of buffering and best management practices; and
- (f) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

**(10) Flaxton Mill Road  
(Precinct Class = Rural Residential)**

**Intent<sup>2</sup>**

This precinct includes the existing rural residential areas to the north and south of the Flaxton Mill Road.

The intent for the area is to remain in rural residential use, with an amenity that retains the best features of rural living close to urban facilities.

It is also intended that the area's rural or natural character be maintained, particularly through the retention, rehabilitation or enhancement of natural vegetation.

It is intended, within this precinct, to allow for a limited range of rural uses, where they are undertaken:

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

<sup>2</sup> Development may be affected by Division 2 and 3 of the Regulatory provisions of the South East Queensland Regional Plan 2005-2026.

The precinct is also adjacent to the environmentally sensitive Kondalilla Falls National Park. Any new development will be assessed having particular regard to any potential adverse impacts on the park and how such impacts are proposed to be avoided or minimised.

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

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

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

Undesirable uses are those which disrupt the rural residential amenity of the area. These uses include a reception centre, community hall, church and other like development.

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

Any development for rural residential purposes within the precinct is to provide for:

- (a) rural residential amenity to be maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the scenic values of forested areas to be respected;
- (d) the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (g) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (h) the potential for adverse environmental impacts on Kondalilla Falls National Park to be minimised by having regard to the environmental values of the park, and implementing appropriate environmental management measures;
- (i) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and

- (j) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

### **(11) Flaxton North Rural (Precinct Class = Sustainable Horticultural Lands)**

#### ***Intent***

In accordance with State Planning Policy 1/92, this area is to be preserved for horticultural uses in recognition of the identified Good Quality Agricultural Land that it contains. It is intended that the dominant use be horticulture.

Only where an overriding community need and benefit can be adequately demonstrated in accordance with the State Planning Policy, may land in this precinct be considered for development for rural residential purposes in accordance with a Local Area Master Plan or other Plan of Development approved by Council.

Any development is intended to have particular regard to the environmental values of the area such that an ecologically sustainable form of development is achieved.

If any rural residential development were to be approved in the precinct, the development would be required to have an amenity that retains the best features of rural living close to urban facilities, and retains and enhances the natural and scenic qualities of the Blackall Range, particularly through the retention, rehabilitation or enhancement of natural vegetation and preservation of open space corridors through the land, particularly along waterways/drainage lines.

It is intended that areas which are presently degraded will be rehabilitated in association with any proposed development.

#### ***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.

Non-horticultural uses and the creation of additional lots are discouraged in the precinct except in accordance with the intent stated above.

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

Any development within the precinct is intended to provide for:

- (a) the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (b) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (c) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (d) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (e) land use conflicts with any adjacent incompatible use to be avoided or minimised through use of buffering and best management practices; and
- (f) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

**(12) Kondalilla Forest Residential  
(Precinct Class = Rural Residential)**

***Intent***

The Kondalilla Forest Residential Precinct comprises land where the existing vegetation (predominantly rainforest and brush box / tallowwood / flooded gum ecotonal forest) is of a nature where some level of development can occur while maintaining the integrity of the habitat.

It is intended that the natural character be maintained through the retention, rehabilitation and enhancement of natural vegetation.

In this precinct, it is intended to allow for rural residential development, but only of a nature and scale which maintains the sustainability of the representative vegetation communities existing on the land. It is further intended that fauna corridors be maintained through habitat protection, restrictions on clearing and appropriate lot layout.

***Preferred and Acceptable Uses***

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

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

***Landscape and Built Form***

Any development for rural residential purposes within the precinct is intended to be master planned to Council's satisfaction and provide for:

- (a) rural residential amenity to be created and/or maintained;
- (b) retention of the area's natural forested character;
- (c) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (d) flora and fauna corridors through the area by avoiding or minimising disturbance to native vegetation, appropriate lot layout, appropriate building siting and design and additional vegetation planting;
- (e) the scenic values of forested areas to be respected;
- (f) the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (g) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (h) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (i) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (j) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

#### (13) Ensby Road Rural Residential (Precinct Class = Rural residential)

##### *Intent<sup>6</sup>*

This Precinct comprises the existing rural residential area surrounding the intersection of Mapleton - Montville Road and Ensby Road.

The intent for the area is to remain in rural residential use, with an amenity that retains the best features of rural living close to urban facilities.

It is also intended that the area's rural or natural character be maintained, particularly through the retention, rehabilitation or enhancement of natural vegetation.

It is intended, within this Precinct, to allow for a limited range of rural uses, where they are undertaken:

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

##### *Preferred and Acceptable Uses*

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

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

##### *Landscape and Built Form*

Any development for rural residential purposes within the Precinct is to provide for:

- (a) rural residential amenity to be maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the scenic values of forested areas to be respected;
- (d) the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;

<sup>6</sup> Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (g) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (h) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (i) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

#### (14) Mapleton South Rural (Precinct Class = General Rural Lands)

##### *Intent*

This area includes land containing significant vegetation or which has significant environmental constraints which limits the suitability of the land for more intense use. The intent for the area is to limit the use of land to purposes which are sensitive to the physical, environmental and aesthetic constraints of the area.

It is intended that areas which are presently degraded will be rehabilitated in association with any proposed new land use in the area. It is further intended that fauna and flora and recreation corridors be established between the major public reserves.

##### *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.

It is intended that areas be retained for general rural purposes and remain undeveloped for either rural residential or urban purposes.

##### *Landscape and Built Form*

Any development within the Precinct is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;
- (c) the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (g) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (h) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (i) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

#### (15) Mapleton Rural Residential (Precinct Class = Rural Residential)

##### *Intent*<sup>7</sup>

This Precinct comprises pockets of existing rural residential development around the Mapleton township.

The intent for the area is to remain in rural residential use, with an amenity that retains the best features of rural living close to urban facilities.

It is also intended that the area's rural or natural character be maintained, particularly through the retention, rehabilitation or enhancement of natural vegetation.

<sup>7</sup> Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

It is intended, within this Precinct, to allow for a limited range of rural uses, where they are undertaken:

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

The Precinct is also adjacent to horticultural land and there is 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 new development.

##### *Preferred and Acceptable Uses*

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

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

##### *Landscape and Built Form*

Any development for rural residential purposes within the Precinct is to provide for:

- (a) rural residential amenity to be maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the scenic values of forested areas to be respected;
- (d) the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (g) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;

- (h) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (i) non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

#### **(16) Mapleton Village Residential (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct comprises the residential areas that immediately surround the Mapleton Village Centre. Further urban consolidation and development is intended to occur in this area.

The Precinct also is adjacent to horticultural land, and there is the potential for land use conflict to arise. It is intended that such conflicts be avoided or minimised through the incorporation of adequate buffering measures in new development.

##### *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, predominantly Traditional houses on minimum 1500 or 3000 square metre lots (depending on effluent disposal methods).

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

- Bed and breakfast
- Retirement village.

##### *Landscape and Built Form*

The village character of Mapleton is to be reinforced and maintained, by reflecting and/or reinforcing the scale, massing and Queensland vernacular traditions of existing buildings and maintaining or upgrading the landscape character of these areas (including the treatment of road reserves and parking areas).

New development is to retain or improve residential amenity, and provide for the ecologically sustainable management of domestic wastewater.

In addition, land use conflicts with any established agricultural use, through use of buffering and other measures, are to be avoided or minimised.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code.

##### *Preferred Maximum Density*

The density of any new lot created in this Precinct shall be in accordance with the Code for Reconfiguration of a Lot.

#### **(17) Mapleton Village Centre (Precinct Class = Village Centre)**

##### *Intent*

This area is intended to be the business and community centre of Mapleton. Development which is consistent with and/or strengthens the character of existing premises in the Village Centre is intended. Limited community services, such as churches, halls and child care centres, may also be appropriate in this Precinct. New development is to complement the scale of existing retail and other commercial facilities and enhance the attraction of the area for local residents and visitors alike, by providing for the local and convenience shopping and other business and community needs of the Mapleton community.

The Precinct also includes the Lilly Ponds Parkland adjacent to the business area. This is intended to remain as an attractive local park for the community.

##### *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, provided they are undertaken in a manner which is consistent with the desired character and scale of premises within the Precinct.

In particular, preferred development includes Arts and craft centres, Shops and Restaurants which enhance the tourist and village appeal of the centre.

Uses which detract from the centre's desired character, including Convenience restaurants, Fast food stores and larger scale retail uses, are not considered appropriate.

The Lilly Ponds Parkland is to be retained for park purposes.

##### *Landscape and Built Form*

The village character of Mapleton is to be reinforced and maintained, by reflecting and/or reinforcing the scale, massing and Queensland vernacular traditions of existing buildings and maintaining or upgrading the landscape character of these areas (including the treatment of road reserves and parking areas).

The Lilly Ponds Parkland will be maintained as an attractive open space.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

*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	0.5	200

<sup>1</sup>DUF = 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) where on land sloping not more than 15%
- 2 storeys (but not more than 10.0 metres) where on land sloping greater than 15%

**(18) Mapleton Forest Residential**  
(Precinct Class = Rural residential)

*Intent<sup>8</sup>*

The Mapleton Forest Residential Precinct comprises land where the existing vegetation (predominantly rainforest and brush box / tallowood / flooded gum ecotonal forest) is of a nature where some level of development can occur while maintaining the integrity of the habitat.

It is intended that the natural character be maintained through the retention, rehabilitation and enhancement of natural vegetation.

In this Precinct, it is intended to allow for rural residential development, but only of a nature and scale which maintains the viability of the representative vegetation communities existing on the land. It is further intended that fauna corridors be maintained through habitat protection, restrictions on clearing and appropriate lot layout.

The Precinct is also adjacent to Linda Garrett Park, which is environmentally sensitive. Development on a site which shares a boundary with the park will be assessed having particular regard to likely impacts on the park and whether or not pedestrian access is, or should be, provided from this Precinct to the 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 Rural Residential Precinct Class.

<sup>8</sup> Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

*Landscape and Built Form*

Any development for rural residential purposes within the Precinct is intended to be master planned to Council's satisfaction and provide for:

- rural residential amenity to be created and/or maintained;
- retention of the area's natural forested character;
- the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- flora and fauna corridors through the area by avoiding or minimising disturbance to native vegetation, appropriate lot layout, appropriate building siting and design and additional vegetation planting;
- the scenic values of forested areas to be respected;
- the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- avoiding or minimising the potential for adverse environmental impacts on Linda Garrett Park by having regard to the environmental and open space values of the park and implementing appropriate environmental management measures;
- land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

#### (19) Mapleton West Rural (Precinct Class = General Rural Lands)

##### *Intent*

This Precinct comprises areas of agricultural land, potentially water logged lands, and forested areas, all of which have important rural characteristics. These areas are important as passive bushland and rural landscape providing an attractive backdrop to the Blackall Range as a whole.

The Precinct is also adjacent to the environmentally sensitive Mapleton Falls National Park. Development will be assessed having particular regard to potential adverse environmental impacts on the park and what measures are proposed to avoid or minimise such impacts.

##### *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.

It is intended that areas be retained for general rural purposes and remain undeveloped for either rural residential or urban purposes.

##### *Landscape and Built Form*

Any development within the Precinct is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;
- (c) the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (d) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;

- (e) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (f) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (g) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (h) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

#### (20) Mapleton Horticulture (Precinct Class = Sustainable Horticultural Lands)

##### *Intent*

This area is to be preserved for horticultural uses and includes most areas of available identified Good Quality Agricultural Land. It is intended that the dominant land use be horticulture.

##### *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.

Non - horticultural uses and the creation of additional lots are discouraged in the Precinct.

##### *Landscape and Built Form*

Any development in the Precinct is to provide for:

- buffering measures and/or best management practices which can avoid or minimise land use conflicts with any adjacent incompatible uses; and
- any non-rural activities to be integrated sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

**(21) Linda Garret Park**  
*(Precinct Class = Special Purpose)*

***Intent***

This Precinct comprises Linda Garrett Park. It is intended that the park be retained as an attractive community facility.

***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 public parkland.

***Landscape and Built Form***

The existing character and qualities of the park are to be maintained and enhanced.

### 3.20 Planning Area No. 20 – Mountain Creek Valley

#### 3.20.1 Location and Role

This Planning Area includes the rural and rural residential areas within the catchment area of Mountain Creek in the southern part of the Shire, extending from the boundary with Caloundra City to the area between Buderim and Sippy Downs.

The area has a fragmented landscape containing large forest remnants, including rainforest vegetation and blackbutt associations, which serve as a broad corridor for fauna moving between the Blackall Range, areas in the adjoining Caloundra City, and the Mooloolah River National Park further to the east.

#### 3.20.2 Vision Statement

(1) It is intended that:

*Mountain Creek Valley maintain a predominantly rural landscape at a major southern gateway to the Shire, accommodating areas of rural activities and natural vegetation, and providing a distinctive break between the urban areas of Buderim and Sippy Downs.*

(2) This will be achieved by:

- (a) the continued use of land for rural activities;
- (b) preventing urban development from encroaching into the Planning Area;
- (c) maintaining the setting of the Bruce Highway generally as a densely vegetated scenic corridor;
- (d) retaining and enhancing areas of remnant native vegetation; and
- (e) limiting rural residential development to suitably located pockets of land east of the Highway.

#### 3.20.3 Key Character Elements

##### (1) Rural Landscape

- (a) The “gateway” location of this Planning Area at the main southern entry to the Shire gives additional significance and prominence to the use and development of land along and visible from the Bruce Highway. The distinctive hinterland pattern of urban areas set within the natural landscape and viewed across rural lands is presently a characteristic of this Planning Area that is intended to continue.
- (b) Areas of rural residential development, general rural activities and naturally forested land which separate the urban areas of Buderim and Sippy Downs are to be maintained to the east of the Highway.

- (c) The lands to the west of the Highway are intended to remain generally in rural use.

##### (2) Settlement Pattern

- (a) East of the Highway, further rural residential development should be sensitive to and in keeping with the locality’s high natural environmental values, particularly the dense lush vegetation and steep topography.
- (b) Development for urban purposes is not intended to encroach into this Planning Area.

##### (3) Environmental Values

- (a) The existing highly natural character of most of this Planning Area is intended to be preserved. The remaining areas of riparian rainforest and blackbutt are to be protected, while the waterway corridor vegetation generally along both Mountain and Sippy Creeks is to be maintained, enhanced and, where necessary, rehabilitated.
- (b) Development should avoid treed ridgelines or ensure that 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.
- (c) An acceptable quality of water entering the area’s waterways is sought by Council. This may require development proposals to demonstrate effective land management practices for both construction and operational activities, increased erosion and sediment control measures and control of stormwater runoff.

#### 3.20.4 Statements of Desired Precinct Character

##### (1) Mountain Creek Rural Residential (Precinct Class = Rural Residential)

###### Description

This Precinct recognises the area developed for rural residential purposes situated between the urban areas of Buderim to the north and Sippy Downs to the south (around the Matthew Flinders Anglican College site). A small area of land fronting Stringybark Road beside Mountain Creek remains of sufficient size to be further developed. This land has an extensive forest cover.

###### Intent

This Precinct is intended to remain in rural residential use with significant areas of remnant vegetation retained as much as possible. On-site treatment and disposal of domestic effluent and other wastewater is intended to be in accordance with environmentally sustainable practices.

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

Development for urban purposes is not intended on land in this Precinct.

Any new development should provide for the protection of the environmental values of Mountain Creek. This is intended to involve 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.

#### *Preferred and Acceptable Uses*

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

Urban uses are not considered consistent with the intent and desired character of this Precinct.

#### **(2) Mountain Creek Plains East (Precinct Class = General Rural Lands)**

##### *Description*

This Precinct contains gently sloping and lower-lying lands with significant areas of remnant forest, with some clearing for low productivity pastures and small scale horticultural cropping.

The Precinct provides a well vegetated break between the urban areas of Buderim to the north and Sippy Downs to the south. The preservation of this vegetation mosaic is important to developing the corridor linkage between the Mooloolah River National Park and areas to the south and west in the adjoining Caloundra City.

##### *Intent*

This Precinct is intended to remain in rural use with significant areas of remnant vegetation retained as much as possible.

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

Development for urban purposes or rural residential purposes 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.

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.

#### **(3) Mons South (Precinct Class = Rural Residential)**

##### *Description*

This Precinct contains mostly elevated and undulating lands with a significant mosaic of remnant forest, and pockets of rural residential development and several regional tourist attractions (at Tanawha).

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

The area's vegetation forms an important part of the southern gateway to the Shire, and contributes to the densely vegetated southern backdrop from the Buderim plateau to the Bruce Highway.

##### *Intent*

This Precinct is intended to be further developed for rural residential purposes, with significant areas of remnant vegetation retained as much as possible, particularly along waterways and ridgelines. On-site treatment and disposal of domestic effluent and other wastewater is intended to be in accordance with environmentally sustainable practices.

It is intended to allow for opportunities to consolidate tourist attractions at Tanawha 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 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, 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 Rural Residential 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
- Caravan park
- Outdoor recreation.

#### **(4) Sippy Creek Plains East** *(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.

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. As such, any development adjacent to the gardens site should have regard to the environmental, cultural and aesthetic values associated with the gardens.

##### *Intent*

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 in the area to the South 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, 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.

#### **(5) Bushland Botanic Gardens** *(Precinct Class = Special Purpose)*

##### *Intent*

This Precinct comprises the Maroochy Shire Bushland Botanic Gardens. It is intended that this site will be developed as a regional facility which promotes environmental and cultural education and interpretation.

Adjacent development should not impact upon the significant environmental, amenity and cultural values of the 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 Special Purpose Precinct Class, in this case public parkland.

#### *Landscape and Built Form*

The existing natural vegetation is to be preserved and enhanced.

Development within the Precinct must promote innovative environmental practices.



### 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 Maroochy 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 <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
All sites	0.5	200

<sup>1</sup>DUF = 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**

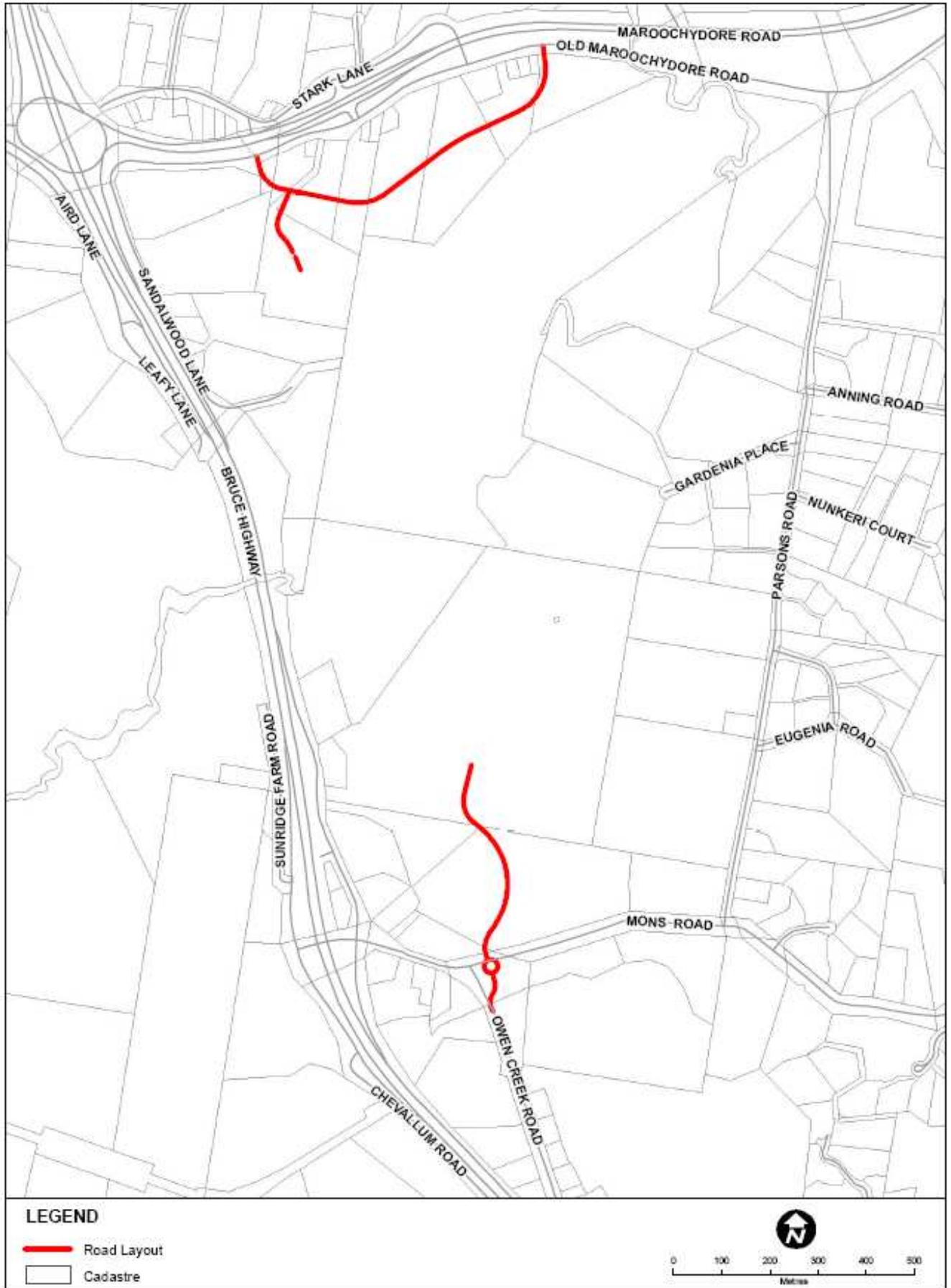
Site Area (m <sup>2</sup> )	Slope	Maximum plot ratio	Site area per dwelling for calculating the DUF1
All sites	0-15 %	0.6	180
All sites	16 % +	0.6	300

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

Path: E:\Workflow\Projects\63718\_Forest\_Glen\_Master\_Plan\4792\_Council\_Report\_2011\0711\20110712\Mapa\Fig3\_21\_e\_a\_Forest\_Glen\_Road\_Layout\_20110711.mxd

#### 3.22 Planning Area No. 22 – Petrie/Paynter Creek Plains

##### 3.22.1 Location and Role

This Planning Area comprises the rural lands within the catchment areas of Petrie and Paynter Creeks east of Nambour.

Much of the land is shown as “good quality agricultural land” on the Strategic Plan map and comprises the floodplains of the creek which are extensively used for sugar cane production.

The Planning Area is intended to provide for the protection of land suitable for the production of sugar cane, continued rural activities, rural residential use on the more elevated lands in the area, industrial use around the existing quarry and Council waste facility in the Planning Area’s north-western corner.

The area is also characterised by a mosaic of remnant vegetation, along waterways and elsewhere, that include riparian, rainforest and (in the south-western part) blackbutt forest areas.

##### 3.22.2 Vision Statement

(1) It is intended that:

*the canelands within the floodplains of Petrie and Paynter Creeks be protected for commercial rural production, with the steeper lands at Kiels Mountain and Diddillibah accommodating environmentally sensitive and sustainable rural residential use.*

(2) This will be achieved by:

- (a) generally preventing the fragmentation or other alienation of good quality agricultural lands;
- (b) allowing for further sustainable rural residential development on suitable lands at Kiels Mountain and Diddillibah;
- (c) seeking development and use in accordance with best available land, and other environmental, management practices;
- (d) recognising and protecting the integrity and viability of Petrie and Paynters Creeks; and
- (e) protecting the amenity of Nambour, Woombye and Bli Bli.

##### 3.22.3 Key Character Elements

###### (1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and open space characteristics supporting sustainable cane growing and other rural activities and providing a buffer between Nambour/Woombye and the Bruce Highway.

###### (2) Settlement Pattern

- (a) East of the highway, further rural residential development (at Kiels Mountain and Diddillibah) should be sensitive to and in keeping with the high natural environmental values of these areas, particularly areas of significant vegetation and steep topography.
- (b) At the intersection of the Nambour-Bli Bli Road and the Highway, further industrial uses may be established. The area enjoys good accessibility to the highway to which premises should present an attractive, well landscaped appearance. This node is not intended to develop as a shopping area.
- (c) Other development for urban purposes is not intended in this Planning Area.
- (d) It is preferred that any intensive animal, or other high potential impact rural industries be located on sites where any significant adverse environmental impact can be effectively managed.

###### (3) Environmental Values

- (a) The environmental values of both Petrie and Paynter’s Creeks are to be protected through maintenance, enhancement and, where necessary, rehabilitation of waterway vegetation, and by seeking an acceptable quality of water entering the waterways. This will require effective land management practices, (by both development and use), to control erosion and sedimentation and to manage stormwater runoff.
- (b) Rural residential development should avoid treed ridgelines or ensure that buildings and other structures remain below the vegetation canopy on steeper (and especially more visible) lands.
- (c) More generally, roadside and major natural drainage line vegetation should be retained as much as possible, together with remnant blackbutt forest areas in the south-western part of the area.
- (d) 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.

**3.22.4 Statements of Desired Precinct Character**

**(1) Rifle Range Road**  
(Precinct Class = General Rural Lands)

*Description*

This Precinct comprises a small pocket of steeply sloping, generally cleared, rural land that is situated above a cutting of the Bruce Highway and fronting the Nambour-Bli Bli Road at the eastern outskirts of Nambour.

*Intent*

This land is intended to remain in low intensity rural use between the Highway and industrial lands. Other land extensive uses that are suitable for relatively steep lands adjoining industrial activities and beside the Highway may be investigated.

*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 be considered consistent with the intent and desired character of this Precinct where appropriately located, sited and designed:

- Major utility
- Outdoor entertainment.

**(2) Nambour – Bli Bli Road**  
(Precinct Class = Core Industry)

*Description*

This Precinct is located north and south of the Nambour-Bli Bli Road, east of the Bruce Highway, and accessed by Cooney Road.

There are limited industrial activities existing within the Precinct, with a few rurally oriented establishments located in easy access of the Nambour-Bli Bli Road. The major uses are a quarry and a Council refuse facility.

The Precinct’s significant attributes are:

- a high level of visibility and accessibility to the Bruce Highway via the Nambour-Bli Bli Road,
- reasonable access to the Nambour Town Centre for support services, and
- isolation from the residential areas of Nambour.

However, the Precinct has only a limited amount of flat land much of which is subject to drainage and flooding constraints.

*Intent*

This Precinct is intended to accommodate:

- existing extractive industry and waste management uses,
- uses which have sub-regional and regional markets (covering the Sunshine Coast) rather than predominantly district or local markets,
- construction industry activities to complement the existing extractive industry operations, including concrete batching plants, bitumen plants and other building materials plants, such as re-cycling depots, raw materials depots and stone crushing and screening plants,
- waste recycling activities to complement the existing Council refuse facility, including tertiary treatment of waste, scrap yards and commercial composting plants,
- open air storage of construction industry equipment and other equipment, such as rural industry plant, and
- wholesale nursery activities including landscape supplies and materials.

*Preferred and Acceptable Uses*

Preferred uses within this Precinct are extractive industry and those uses referred to in the Table of Development Assessment (refer Vol 1) for the Core Industry Precinct Class, particularly uses related to the waste recycling and management.

**(3) Rocky Creek Uplands South**  
(Precinct Class = General Rural Lands)

*Description*

This Precinct comprises mainly sloping forested rural lands above the floodplains of Petrie Creek, with the western edge adjoining State Forest, and the eastern edge the township of Bli Bli. The Precinct is bounded by the Nambour-Bli Bli Road to the south.

This Precinct also includes a small established residential area, located on the eastern foothills to the Bli Bli State Forest and situated close to the urban services and facilities provided at Nambour and Bli Bli. The area is highly visible from the Nambour Bli Bli Road and is effectively fully developed with large residential lots. Atkinson Road is the principal local road serving the area.

The remnant vegetation provides an opportunity to contribute to the desired broad ecological link between the forested uplands of the Mapleton State Forest in the west and the coastal lowlands around the Maroochy River in the east.

#### *Intent*

It is intended to provide for the continuation of the existing level of use of land in this Precinct. This Precinct is intended to remain largely in native forest cover, with the area's environmental values protected. The existing residential area around Atkinson Road is intended to remain but not expand or intensify.

Any development of premises within the vicinity of the Nambour-Bli Bli Road should set any buildings and structures well back from the road and maintain the road's generally rural setting.

Any new development should provide for the maintenance and/or enhancement of the existing diversity of vegetation types and desired ecological linkages. It should also provide for the protection of the environmental and resource values of the adjoining State Forest through the preservation of a high quality of water discharging from the land, retention of sustainable areas of remnant native vegetation, effective management of declared and other environmental weeds, and bushfire management measures.

Any development for should be sensitively integrated into its environmental and landscape setting, and provide for the desired broad ecological corridor.

The Precinct adjoins State Forest 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 development in this Precinct or in the adjoining Precincts.

#### *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.

#### **(4) Nambour East Canelands** *(Precinct Class = Sustainable Cane Lands)*

#### *Description*

This Precinct contains the lowlands within the floodplains of Petrie and Paynter Creeks, to the east of the Nambour/Woombye urban areas across the Bruce Highway. 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.

Linear strips of riparian vegetation typically remain along the creeks. As the creeks eventually flow into the Maroochy River near its confluence with Eudlo Creek, 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 the waterways and significant remnant 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 waterways 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.

#### *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.

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

#### (5) Rosemount (Precinct Class = Rural Residential)

##### Description

This Precinct comprises a linear area which is developing for rural residential purposes on the hills of Upper Rosemount between Petrie Creek Road and Paynter Creek Road, stretching east of the Bruce Highway.

The Precinct rises up from the coastal plains used for cane production and above the floodplain of Paynter Creek. The Precinct is located in a highly visible area between the David Low Way and the Bruce Highway within easy commuting distance of services and facilities provided by Nambour, Maroochydore and Bli Bli.

The area is characterised by houses interspersed with remnant vegetation located on ridgelines and steeper upper slopes, as well as some remaining rural activities.

##### Intent<sup>9</sup>

The intent for the area is that it remain predominantly for rural residential purposes having a mostly natural character which contrasts with the adjoining flatter, more open and cleared canefields.

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 Nambour, Maroochydore and Bli Bli.

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.

<sup>9</sup> Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005 - 2026.

##### 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 bushland 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,
- any remnant blackbutt forest areas are protected,
- significant areas of remnant and habitat vegetation are retained as far as practical, particularly on steeper slopes and along ridgeline and roadways,
- fragmented vegetated communities are progressively restored;

##### Amenity and Character

- rural residential amenity is maintained,
- the area's scenic and natural forested character is enhanced and development remains unobtrusive when viewed from major roads and prominent public vantage points,
- landscape treatment to Paynters Creek, Upper

Rosemount and Petrie Creek Roads and to 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 or communal 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.

#### **(6) East Nambour** *(Precinct Class = General Rural Lands)*

##### *Description*

This Precinct contains a mix of steep and undulating lands with a significant mosaic of farms, small rural lots and remnant forest areas. Pockets of “good quality agricultural land” have been identified, mainly on the alluvial plains of Paynter Creek, and are indicated on the Strategic Plan map.

Extensive fragmentation of land holdings has occurred throughout the Precinct.

The Precinct adjoins the urban areas of Woombye and Nambour and rural residential areas.

The Bruce Highway and Nambour Connection Road

traverse the Precinct.

##### *Intent*

While parts of this Precinct contain good quality agricultural land, the land holdings within the Precinct are probably too extensively fragmented, too close to urban areas and/or contain too steep land, 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 Precinct adjoins urban and 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 at the Precinct boundaries.

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

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 setting. Where vehicle access is to be sought from the Highway, the approval of the relevant State government department will need to be obtained.

##### *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) Kiel Mountain North** *(Precinct Class = Rural Residential)*

##### *Description*

This Precinct comprises a small rural residential community on the northern foothills to Kiels Mountain, set above the river flats and riparian rainforest vegetation associated with Paynter Creek. 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 lands associated with Paynter 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 and the riparian habitat would help maintain the environmental values of downstream wetlands and the desired regional environmental linkage between the Blackall Range to the west and the Maroochy River to the east.

#### *Intent<sup>10</sup>*

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.

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.

<sup>10</sup> *Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005 – 2026.*

#### *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 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 significant 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,
- a continuous and healthy riparian system is maintained along Paynter's Creek to protect the receiving water quality of the Eudlo Creek Conservation Park and the Maroochy River;

#### 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, Diddilibah 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 or communal 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.



### 3.23 Planning Area No. 23 – Maroochy River Plains

#### 3.23.1 Location and Role

This Planning Area includes the rural lands within the immediate catchment area of the Maroochy and South Maroochy Rivers east of the Bruce Highway.

This Planning Area is intended to provide for:

- 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 the Bli Bli Wetland Sanctuary, and the Bli Bli State Forest,
- on-going ecologically sustainable rural residential development and use at appropriate locations, and
- general rural activities elsewhere in the area.

#### 3.23.2 Vision Statement

(1) It is intended that:

*the Maroochy River floodplain continue to be used predominantly for cane growing, with continued management and use of State Forest land for forestry and associated purposes, and consolidation of the existing area of rural residential development.*

(2) This will be achieved by:

- (a) generally preventing the fragmentation or other alienation of good quality agricultural lands;
- (b) providing for further sustainable rural residential development which consolidates the existing rural residential area to the north-west of Bli Bli;
- (c) providing for the ongoing management of State Forest lands for sustainable forestry and related secondary uses;
- (d) allowing a consolidation of business, industry and compatible uses around the intersection of the Nambour-Bli Bli Road and the Bruce Highway;
- (e) allowing for the ongoing working of identified extractive resources in the area in ways which are environmentally responsible;
- (f) seeking development and use in accordance with best available land, and other
- (g) environmental management practices; and
- (h) protecting the amenity of adjoining urban areas.

#### 3.23.3 Key Character Elements

##### (1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and open space characteristics supporting sustainable cane growing and other rural activities.
- (b) The State Forest lands are to be managed for sustainable forestry purposes and for other compatible purposes which would not prejudice the forestry activities.
- (c) The open space and low key recreation facilities at Dunethin Rocks will be maintained.
- (d) Any extractive industry should be carried out in accordance with best management practices, including effective rehabilitation of disturbed areas.
- (e) It is preferred that any intensive animal, or other high potential impact rural, industries be located away from Yandina and Bli Bli, on sites where any significant adverse environmental impact can be effectively managed.

##### (2) Settlement Pattern

- (a) Further rural residential development (as a consolidation of the existing area to the north of Bli Bli) should be sensitive to and in keeping with the area's natural environmental values.
- (b) Development for urban purposes is not intended in this Planning Area.

##### (3) Environmental Values

- (a) The eastern parts of this Planning Area include significant wetland areas and coastal lowlands with species-rich heathlands. A range of ecologically significant flora (including rare, threatened and endangered species) has been found in past studies in the remnant vegetation of lowland areas. Development is to be managed to avoid or minimise adverse impacts on these wetland and lowland areas. The protection of their values through suitable conservation measures is preferred.
- (b) The environmental values of the Maroochy River system are to be protected through maintenance, enhancement and, where necessary, rehabilitation of waterway vegetation, and by seeking an acceptable quality of water entering the river. This will require effective land management practices, by both development and use, to control erosion and sedimentation and manage stormwater runoff.
- (d) Any areas of environmentally significant remnant natural vegetation, especially within the waterway corridors and on the more elevated lands surrounding and including Mount Ninderry are to

be conserved and, where necessary enhanced or rehabilitated.

- (e) 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.

#### 3.23.4 Statements of Desired Precinct Character

##### (1) Maroochy River Canelands (Precinct Class = Sustainable Cane Lands)

###### *Description*

This Precinct contains the lowlands within the floodplains of the Maroochy River, extending east from Yandina and the Bruce Highway to Marcoola. 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. The Precinct also includes the recreational facilities at Lake Dunethin which are centrally situated within the Precinct.

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.

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 road’s generally rural setting. No direct property access should be obtained from the highway.

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 the Maroochy River. This is intended to include preservation of the quality of

water in and entering the river, preservation of the river banks from erosion, and maintenance of a sustainable vegetation corridor along the river.

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 Lake Dunethin area is intended to continue to be used for nature-based recreation.

###### *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. Development for nature-based Outdoor recreation purposes may also be acceptable where suitably sited and designed, mainly in the Lake Dunethin area.

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

##### (2) East Nambour State Forest (Precinct Class = Special Purpose)

###### *Description*

This Precinct comprises the State Forest adjoining the Bruce Highway to the immediate north-east of Nambour.

###### *Intent*

It is intended that forestry activities continue in ways which respect and maintain the important biodiversity and other environmental values of the area. These values include remnant areas of rainforest. State forest lands should be managed in accordance with the intent and provisions of the State Government’s Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

It is further intended that the conservation values of the remnant native vegetation communities be protected through management measures that include avoiding clearing of native vegetation having core environmental value, using a conservative fire regime and minimising other forms of disturbance.

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

Preferred uses within this Precinct are those uses referred to in the Table of Development Assessment in a Special Purpose Precinct Class, in this case State forestry and nature conservation.

#### (3) Rocky Creek Uplands North (Precinct Class = General Rural Lands)

##### *Description*

This Precinct contains mainly steeply sloping and elevated forested lands extending north-eastwards out of the adjoining Bli Bli State Forest. Very small pockets of “good quality agricultural land” (suited to sugar cane growing) have been identified, mostly in the southern part of the Precinct, and are indicated on the Strategic Plan map.

This Precinct also includes a small established residential area, located on the eastern foothills to the Bli Bli State Forest, and situated close to the urban services and facilities provided at Nambour and Bli Bli. The Precinct is highly visible from the Nambour Bli Bli Road and is effectively fully developed with large residential lots. Gallery Drive is the principal local road serving the area.

The Precinct is in an area which contains significant, if somewhat fragmented, areas of remnant upland forest, including rainforest and blackbutt areas. The preservation and longer term restoration of this vegetation mosaic would strengthen the broad corridor linkage between the State Forest areas 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.

##### *Intent*

Most of the land is 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.

The existing residential area around Gallery Drive is intended to remain but not expand or intensify.

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. It should also provide for the protection of the environmental and resource values of the adjoining State Forest through the preservation of a high quality of water discharging from the land, retention of sustainable areas of remnant native vegetation, effective management of declared and other environmental weeds, and bushfire management measures.

##### *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.

#### (4) Kirra Road (Precinct Class = Rural Residential)

##### *Description*

This Precinct comprises an expanding rural residential area contained by the Yandina-Bli Bli Road and focused on Kirra Road. It is situated along the north-eastern spur line running east from the Bli Bli State Forest.

The Precinct rises up from the lands on the Maroochy River floodplains used for cane production. The Precinct comprises sloping land located in a highly visible area within easy commuting distance of Bli Bli town.

The area is characterised by houses interspersed with remnant vegetation and some rural activities.

##### *Intent*

The intent for the area is that it remain predominantly used for rural residential purposes having a bushland character which contrasts with the adjoining flatter, more open and cleared canefields.

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 Bli Bli and Nambour.

The Precinct adjoins existing and preferred cane farming 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 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 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.

#### *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,
- 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

- rural residential amenity is maintained,
- development remains unobtrusive when viewed from major roads ,
- landscape treatment to the Yandina-Bli Bli Road screens development and retains the bushland character currently experienced along this scenic route,
- 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

- 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 or communal 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.

#### **(5) Central Coastal Lowlands (Precinct Class = General Rural Lands)**

#### *Description*

This Precinct includes coastal lowlands along the western side of the Maroochy River, immediately north of the Bli Bli wetlands sanctuary.

While adjoining cane lands, the lands in this Precinct are low lying and support extensive areas of remnant native vegetation.

The remnant vegetation areas in the Precinct are in core conservation areas that contain highly restricted vegetation communities including mangrove, waterway corridor and paperbark forest. These are mainly associated with the Maroochy River corridor and provide a diverse habitat for fauna, contribute to waterway health and support aquatic species.

#### *Intent*

It is intended to provide for the continuation of the existing level of use of land in this Precinct. This Precinct is intended to remain largely in native vegetation cover, with the area's environmental values protected.

Any development for should be sensitively integrated into its environmental and landscape setting. It should provide for the protection of the environmental values of the Maroochy River and adjoining wetlands. This is intended to include preservation of the quality of water in and entering the river and wetlands, preservation of the river banks from erosion, and maintenance of a sustainable vegetation corridor along the river and wetlands area.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are nature conservation management and those uses 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.

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

#### (6) Maroochy River Wetlands Environmental Area (Precinct Class = Special Purpose)

##### *Description*

This Precinct includes the Wetland Sanctuary along the Maroochy River adjoining the north-eastern corner of the Bli Bli township. This sanctuary protects fauna habitat and contributes to river health and aquatic fauna. It is a major component of a riparian ecological corridor that extends south to the Eudlo Creek Conservation Park and mouth of the Maroochy River and north to Lake Weyba and into Noosa 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.

The Precinct also includes a small area used as sports fields.

##### *Intent*

The wetlands 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 ecological 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.

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 wetlands 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.

The continued use of the sportsfields and recreational area at the David Low Way Bridge as recreational open space is intended.

##### *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 natural environmental management of a wetlands and outdoor recreation.

#### (7) East Maroochy Canelands (Precinct Class = Sustainable Cane Lands)

##### *Description*

This Precinct contains the lowlands within the floodplain of the Maroochy River on the eastern (Marcoola) side of the river. 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.

Some fragmentation of land holdings has occurred in the southern part of the Precinct in riverside locations. A small residential settlement has established immediately west of the Sunshine Motorway around Godfreys Avenue and Waterview Crescent. A strip of housing also exists along the David Low Way extending west from the Motorway to Finland Road. The precinct also includes four existing riverfront residential dwellings along Cooks Road.

A small node of tourist and recreational facilities has established beside the river at the David Low Bridge in the south-west corner of the Precinct.

The remnant vegetation areas in the Precinct are part of a core conservation area that contains highly restricted vegetation communities including mangrove, waterway corridor and paperbark forest. These are associated with the Maroochy River corridor and provide a diverse habitat for fauna, contribute to waterway health and support aquatic species.

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. While the existing small residential areas along the David Low Way, Cooks Road and at the southern end of Godfreys Road are recognised, they are not intended to be expanded nor supplied with urban

services. Generally, no further significant fragmentation of land holdings is intended in this Precinct.

Any development of premises within the vicinity of the Sunshine Motorway and the David Low Way should set any buildings and structures well back from the road and maintain the road's generally rural setting. No direct property access should be obtained from the Motorway.

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

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 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.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this Precinct outside the established settled areas at the eastern end of the David Low Way and the southern end of Godfreys Road.

Development for public parkland and nature-based Outdoor recreation purposes may also be acceptable where suitably sited and designed, mainly in the vicinity of the David Low Bridge.

### 3.24 Planning Area No. 24 Yandina Creek Valley

#### 3.24.1 Location and Role

This Planning Area includes lands within the catchment area of Yandina Creek. It includes valuable cane and other rural land, significant rural residential areas as well as areas of State Forest. A small area designated as business and industry is located in the south western corner of the precinct adjoining part of the Yandina Gateway Industrial precinct. The Planning Area provides a very attractive rural and vegetated landscape in close proximity to coastal urban areas. The Bruce Highway forms the western boundary of this Planning Area.

The capacity, functions and rural setting of the Highway are intended to be protected.

Mt Ninderry is a significant element in the Planning Area's landscape and the natural forested appearance of its elevated lands is to be maintained.

The area's State Forests and patches of remnant vegetation provide the only possible viable ecological connection between the upland forests of the Mapleton State Forest and coastal lowland forests around the Maroochy River. This broad corridor of vegetation fragments should be protected and strengthened by maintaining and restoring connectivity.

#### 3.24.2 Vision Statement

(1) It is intended that:

*cane lands within the Yandina Creek Valley be protected for commercial rural production, with the steeper lands of the Ninderry Range accommodating environmentally sensitive and sustainable rural residential use and State Forest activities; and*

*business and industry land with the Yandina Creek Valley provides local economic and employment opportunities.*

(2) This will be achieved by:

- (a) generally preventing the fragmentation or other alienation of good quality agricultural land;
- (b) providing for further sustainable rural residential development on suitable lands along the Ninderry Range;
- (c) allowing for the ongoing working of identified extractive resources in the area in ways which are environmentally responsible;
- (d) providing for the ongoing management of State Forest lands for sustainable forestry and related secondary uses;
- (e) seeking development and use in accordance with best available land, and other environmental, management practices; and
- (f) protecting the amenity of the towns of Yandina and Eumundi;
- (g) providing a limited amount land for the purpose of industrial development.

#### 3.24.3 Key Character Elements

#### (1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and open space characteristics supporting sustainable cane growing and other rural activities.
- (b) The State Forest lands are to be managed for sustainable forestry purposes and for other compatible purposes which would not prejudice the forestry activities.
- (c) Any extractive industry should be carried out in accordance with best management practices, including effective rehabilitation of disturbed areas.
- (d) It is preferred that any intensive animal, or other high potential impact rural, industries be located away from Yandina and Eumundi, on sites where any significant adverse environmental impacts can be effectively managed.
- (e) Industrial development is to protect the scenic amenity of the rural landscape and view corridors to Mount Ninderry and be setback from rural lands with the provision of landscaped amenity buffers.

#### (2) Settlement Pattern

- (a) Further rural residential development (at Ninderry) should be sensitive to and in keeping with the locality's high natural environmental values, particularly areas of dense vegetation, steep topography and high visibility.
- (b) Development for urban purposes is not intended in this Planning Area, except for land within the Business and Industry Precinct.

#### (3) Environmental Values

- (a) 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 drainage line vegetation should be retained as much as possible.
- (b) The extraction of sand and gravel resources should be carried out in accordance with best management practices, including effective rehabilitation of disturbed areas.
- (c) An acceptable quality of water entering Yandina Creek and the Maroochy River is sought by Council. This will require development and use to control erosion and sedimentation and manage stormwater runoff.
- (d) 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.
- (e) Development within the Business and Industry Precinct should not adversely impact on local drainage, the floodplain and the conveyance of flood waters, from the North Maroochy River or the unnamed waterway.
- (f) Development in the Business and Industry Precinct should protect, rehabilitate and connect waterways and riparian corridors.

### 3.24.4 Statements of Desired Precinct Character

#### (1) Yandina Valley Canelands (Precinct Class = Sustainable Cane Lands)

##### *Description*

This precinct contains coastal lowlands within the floodplains of the North Maroochy River, to the east of the Bruce Highway between Eumundi and Yandina, and along Yandina Creek south to the Maroochy River. 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.

Some remnant vegetation areas along and around the North Maroochy River and its tributaries, provide an opportunity to protect and strengthen an ecological link between the State Forest areas of Mapleton in the west and North Arm in the east.

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.

Council may investigate an area in the northern portion of this precinct for a sporting reserve facility to address the future active recreational needs of the district.

An area in the south west of the precinct adjoins the Business and Industry Precinct. It is unlikely that during the life of this planning scheme that further industrial development will occur within this precinct.

##### *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. Preservation of the visual corridors and scenic amenity when viewed from the Bruce Highway and Yandina Coolum Road should receive special consideration when developing land within this precinct.

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 the floodplain, waterways, riparian corridors and significant remnant 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 waterways 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.

##### *Land Adjoining Business and Industry Precinct*

The south western corner of this precinct adjoins Business and Industry Precinct 9. This section of sustainable cane lands and the Business and Industry Precinct is subject to the Yandina East Industrial Local Area Code 7.6.

Development of land to which the Yandina East Industrial Local Area Code applies is to be undertaken in an integrated and coordinated manner that provides for the outcomes sought for both the Business and Industry Precinct and the Sustainable Cane Lands Precinct to be achieved conjointly and consistent with the Yandina East Industrial Local Area Code (7.6) and Preferred Development Outcomes Map (Figure 7.6.1).

The lots subject to this code have both Business and Industry and Sustainable Cane Lands Precinct Class designations applying to them. The sites are in part subject to flooding constraints however, the Sustainable Cane Lands Precinct class largely includes much of the land subject to inundation.

Development within the Sustainable Cane Lands Precinct is to protect the floodplain, rehabilitate waterways and riparian corridors, provide landscaped amenity buffers to surrounding rural land, and provide opportunities for limited open space to service the needs of employees of the industrial 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 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.

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

#### (2) Upper Yandina State Forest (Precinct Class = Special Purpose)

##### *Description*

This precinct comprises the State Forest off the Eumundi-Noosa Road at Verrierdale to the east of the township of Eumundi. It is intended that forestry activities continue in ways which respect and maintain the important biodiversity and other environmental values of the area.

This State forest area provides opportunities for ecologically linkages to the larger State forests to the west and to areas of remnant vegetation in the adjoining Noosa Shire and on the coastal lowlands around the Maroochy River to the north and east respectively.

##### *Intent*

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government's Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

It is further intended that the conservation values of the remnant native vegetation communities be protected through management measures that include avoiding clearing of native vegetation having core environmental value, using a conservative fire regime and minimising other forms of disturbance.

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

Preferred uses within this precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose precinct class, in this case State forestry and nature conservation.

### **(3) Yandina Valley Uplands (Precinct Class = General Rural Lands)**

#### ***Description***

This precinct contains a mosaic of remnant forest with some residual commercial farming. Small areas of "good quality agricultural land" (suited to sugar cane growing) and an extractive resource area have been identified in the southern part of the precinct and are 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 State Forest areas 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.

#### ***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.

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.

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.

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.

### **(4) Ninderry Plains (Precinct Class = General Rural Lands)**

#### ***Description***

This precinct includes land in and around the foothills of the northern end of the Ninderry Range adjoining State Forest lands at North Arm to the east of the Bruce highway.

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 State Forest areas 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.

#### ***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, or used for quarrying, 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 new development should provide for the protection of the environmental values of the North Maroochy River. This is intended to include preservation of the quality of water in and entering the river, preservation of the river banks from erosion, and maintenance of a sustainable vegetation corridor along the river.

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 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 maintenance and/or enhancement of the existing diversity of vegetation types and desired ecological linkages. It should also provide for the protection of the environmental and resource values of the adjoining State Forest through the preservation of a high quality of water discharging from the land, retention of sustainable areas of remnant native vegetation, effective management of declared and other environmental weeds, and bushfire management measures.

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.

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.

### **(5) Ninderry State Forest (Precinct Class = Special Purpose)**

#### ***Description***

This precinct comprises the State Forest around the North Arm-Yandina Creek Road at North Arm to the south east of the township of Eumundi. It is intended that forestry activities continue in ways which respect and maintain the important biodiversity and other environmental values of the area.

This State forest area provides opportunities for ecologically linkages to the larger State forests to the west and to areas of remnant vegetation on the coastal lowlands around the Maroochy River to the east.

#### ***Intent***

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government's Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

It is further intended that the conservation values of the remnant native vegetation communities be protected through management measures that include avoiding clearing of native vegetation having core environmental value, using a conservative fire regime and minimising other forms of disturbance.

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

Preferred uses within this precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose precinct class, in this case State forestry and nature conservation.

### **(6) Yandina Valley Lowlands (Precinct Class = General Rural Lands)**

#### ***Description***

This precinct includes coastal lowlands in the south-eastern corner of the precinct. Existing quarrying operations in the northern part of the precinct have been recognised and are indicated on the Strategic Plan map. This precinct also includes a Council landfill site located at Toolborough Road.

While adjoining cane lands, the lands in this precinct are low lying and support extensive areas of remnant native vegetation, or are used for quarrying.

The remnant vegetation areas in the precinct are in core conservation areas that contain highly restricted vegetation communities including mangrove, riparian and paperbark forest. These are mainly associated with the Maroochy River corridor and provide a diverse habitat for fauna, contribute to waterway health and support aquatic species.

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***

It is intended to provide for the continuation of the existing level of use of land in this precinct. This precinct is intended to remain largely in native forest cover, with the area's environmental values protected.

Any development for should be sensitively integrated into its environmental and landscape setting.

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.

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. Development of transfer station on the existing refuse land site is considered consistent with the intent of the precinct.

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.

### **(7) Ninderry Range** ***(Precinct Class = Rural Residential)***

#### ***Description***

This precinct comprises a proportion of the Ninderry Range, as bounded generally by the Yandina-Coolum Road, Valdora Road and North Arm-Yandina Creek Road, and includes a mixture of rural, cane and rural residential type uses.

The Ninderry Range forms a distinctive geological, landscape and cultural heritage landmark in the Shire and the Sunshine Coast. The range is visible from the Bruce Highway and from the northern plains and it provides an important vegetated backdrop to the coastal and hinterland plains in the northern part of the Shire.

The northern part of the range provides a fractured but identifiable ecological link north to the North Arm State Forest and remnant vegetation around Eumundi, and into Noosa Shire.

The precinct is almost completely surrounded by cane and rural lands. This accentuates its visual landscape qualities and also creates the need for careful management of development and use of land at the edges of the precinct. The closest urban services and facilities are provided at Yandina township.

#### ***Intent<sup>1</sup>***

It is expected that the lower slopes of the precinct will be progressively converted from fragmented rural and cane farming activities to semi-rural living in a bushland setting.

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. Particular emphasis will be given to protection of the vegetation on the range and associated ridgelines.

The precinct adjoins existing and preferred cane farming 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 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 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 areas and locally native species at and around the Mt Ninderry summit 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 major roads and prominent public vantage points,
- landscape treatment to major access roads screens development and retains the bushland character currently experienced along these scenic routes,
- colours and building materials minimise visual contrast and reflectivity;

<sup>1</sup> Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2009-2031.

### 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

- 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 or communal 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.

## **(8)Mount Ninderry Park (Precinct Class = Special Purpose)**

### **Intent**

This precinct comprises the Mount Ninderry Park which forms part of the Ninderry Range, a distinctive geological landscape and cultural heritage landmark within the Sunshine Coast region. This precinct provides a visible vegetated backdrop to the coastal and hinterland plains in the northern part of the Shire.

It is intended that this park be retained to preserve the regionally significant environmental, visual and cultural values of Mount Ninderry and the surrounding range.

Council may support future development when it facilitates ecotourism or cultural interpretation of the significant values inherent to the 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 Special Purpose precinct class, in this case public parkland.

### **Landscape and Built Form**

The existing character and qualities of the park are to be maintained and enhanced.

Development within the precinct must promote innovative environmental practices.

## **(9)Yandina East Industrial Area (Precinct Class = Business and Industry)**

### **Description**

This precinct is located approximately 300 metres east of the Bruce Highway and accessed off Yandina Coolum Road. It is dissected and surrounded by sustainable cane land to the north, east and south, and core industry to the west. The North Maroochy River is situated to the north and east and an unnamed waterway traverses the area.

This Business and Industry precinct adjoins, and is a value adding, extension of the Yandina core industrial area.

### **Intent**

This precinct is intended to extend and value add to the existing core industrial precinct in Yandina and provide for local economic and employment opportunities.

Development of land to which the Yandina East Industrial Local Area Code applies is to be undertaken in an integrated and coordinated manner that provides for the outcomes sought for both the Business and Industry Precinct and the Sustainable Cane Lands Precinct to be achieved conjointly and consistent with the Yandina East Industrial Local Area Code (7.6) and Preferred Development Outcomes Map (Figure 7.6.1).

The lots subject to this code have both Business and Industry and Sustainable Cane Lands Precinct Class designations applying to them. The sites are in part subject to flooding constraints however, the Sustainable Cane Lands Precinct class largely includes much of the land subject to inundation.

Industrial uses within this precinct should have regard to the environmental constraints on the land, scenic and landscape amenity of the adjoining rural land, and views to Mount Ninderry.

The North Maroochy River and an unnamed waterway are located in close proximity to this precinct. Development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and waterway and any measures proposed to avoid or minimise such impacts.

Some land within the precinct has been identified as being subject to flooding. This land may be filled subject to operational works approval, to provide flood immunity for public safety, to avoid potential waterway pollutants and to protect infrastructure. However, no filling is to be placed outside the developable area. Particular consideration will also be given to the maintenance of the hydraulic and environmental capacity of the river, and its environmental values. Development must not adversely impact on the flood plain or the conveyance of flood waters.

Development must protect, rehabilitate waterways and riparian corridors.

An infrastructure agreement is required between the developer and Council prior to development approval being granted. The infrastructure agreement must contain provision for any technical investigations required to identify infrastructure requirements and the costs associated with providing the necessary infrastructure to support the development of the land including water, sewerage, roads, stormwater, rehabilitation of riparian buffers, open space and bicycle facilities consistent with the local area code.

***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.

***Landscape and Built Form***

New development should achieve a high standard of siting, design and effective buffering where adjoining sustainable cane lands. Such buffering may include landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

New development should consider the rural landscape and not adversely impact on the scenic amenity of Mount Ninderry when viewed from the Bruce Highway or Yandina Coolum Road, through appropriate use of building bulk and scale.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby North Maroochy River.

Development must provide amenity buffers to surrounding rural lands and at the entrance to Paulger Flat Road. These areas should be designated as public open space and designed in a manner that ensures encroachment/impacts on the buffer are avoided.

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#### 3.25 Planning Area No. 25 – Northern Coastal Plains

##### 3.25.1 Location and Role

This Planning Area includes the most northern parts of the Shire extending from the coastal plains adjacent to Lake Weyba, west to the Bruce Highway and the outskirts of Eumundi township.

The Planning Area includes valuable cane and other rural land, significant rural residential areas as well as part of the water catchments of Lake Weyba and Lake MacDonald (the water supply for adjacent Noosa Shire). Part of the Lake Weyba Section of Noosa National Park is also located within this Planning Area. The Planning Area provides a very attractive rural and vegetated landscape in close proximity to coastal urban areas. The major arterial roads of the Sunshine Motorway and Eumundi-Noosa Road also pass through this Planning Area.

These roads provide important routes for residents and tourists in the Shire, and it is critical that favourable impressions be retained from these routes so as to maintain their resident and tourist appeal. The existing rural landscape in this Planning Area provides an attractive and positive impression.

##### 3.25.2 Vision Statement

(1) It is intended that:

*the Northern Coastal Plains Planning Area will retain its natural and rural landscape attributes, dominated by Noosa National Park, Lake Weyba, large tracts of remnant vegetation and a mosaic of rural activities. The protection of the natural and rural attributes of this Planning Area will ensure that the Coastal Plains remains a naturally attractive rural area which provides a pleasant gateway to the Shire and a meaningful contrast to the Shire's urban areas and the urban communities located in Noosa Shire to the north.*

(2) This will be achieved by:

- (a) measures which retain the rural and open space amenity and landscape of the Planning Area;
- (b) preventing the fragmentation or other alienation of good quality agricultural land;
- (c) providing for further sustainable rural residential development centred on the gazetted locality of Doonan;
- (d) preventing new development or intensification of existing land uses in the Lake Weyba and Lake MacDonald water catchment areas, and ensuring any development is compatible with the water quality and other environmental values of these catchment areas;

- (e) preventing urban uses and urban style development from encroaching into the Planning Area and degrading its natural/rural character;
- (f) preventing new commercial, industrial or related uses from establishing along the arterial routes of Eumundi-Noosa Road or Sunshine Motorway thereby degrading the rural character of the area and the traffic function of the roads;
- (g) promoting the establishment of a small local centre as a community focus for the existing rural residential community centred around Doonan.

##### 3.25.3 Key Character Elements

###### (1) Rural Landscape

- (a) Any new development in the Planning Area is to provide for the rural landscape character to be retained, through low density of development, retention of vegetation, provision of large building setbacks to road frontages and the use of architectural styles which respond to and reflect the rural setting.
- (b) Further rural residential development at Doonan should be sensitive to and in keeping with the area's landscape values, including landform, vegetation and drainage patterns.
- (c) A community focus is desired at the location of existing commercial development along Eumundi-Noosa Road between Beddington Road and the Shire boundary. Uses able to create a community focus to balance existing commercial development in the locality are intended. Such uses are to be designed to improve the Shire's image at this gateway location, bring cohesiveness to the area's existing ad-hoc appearance, respect the rural character of the area, and improve traffic movement.
- (d) The water catchments of Lake MacDonald and Lake Weyba are to be protected from adverse impacts of new development and intensification of existing development.

###### (2) Settlement Pattern

- (a) Areas of good quality agricultural land are to be retained for agricultural production and not displaced by other land uses.
- (b) Further sustainable rural residential development is suitable within the existing rural residential area defined by the Strategic Plan subject to siting and design to Council's satisfaction.
- (c) Community uses are encouraged at the location of existing commercial premises along Eumundi-Noosa Road between Beddington Road and the Shire boundary. Such premises are to promote the

creation of a community focus to balance existing commercial uses in the locality. Such premises are to promote a community focus, be designed to improve the Shire's image at a gateway location, bring cohesiveness to the area's existing ad-hoc appearance, respect the area's rural character and improve traffic movement. Uses which would be desirable include public halls, sporting fields, a community and arts centre or the like.

- (d) Development for urban purposes and any form of premises which have an urban character, style or form are considered to be contrary to the desired rural and natural character of this Planning Area.
- (e) Commercial, industry, service industry or related uses are inconsistent with the desired character of this Planning Area. In particular, the further proliferation of development for such purposes along Noosa-Eumundi Road is not considered acceptable. The existing commercial and service industrial uses that exist on Noosa-Eumundi Road (between Beddington Road and the northern Shire boundary) provide sufficient scope for facilities to service the Planning Area and additional floorspace is unwarranted. No new additional premises expansion of existing commercial and service industry premises are envisaged in this area.

#### (3) Environmental Values<sup>12</sup>

- (a) The water catchment areas of Lake Weyba and Lake MacDonald are to be managed to optimise runoff water quality, particularly through:
  - limitation of new development or intensification of existing development;
  - retention of vegetation, particularly adjacent to waterways and major drainage lines;
  - use of best environmental and land management practices;
  - use of best practice waste (including on-site effluent) disposal methods.
- (b) Any development of land adjacent to Noosa National Park is to be sympathetic to the environmental values of the National Park and is to protect those values through appropriate management measures such as buffers, fire breaks, etc.

<sup>12</sup> Development in koala habitat areas is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and Management Program 2005-2015 or the Conservation Plan, Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.

- (c) Rural residential development is to retain extensive tree cover, particularly on elevated lands, roadsides and waterways so as to protect the environmental values and landscape character of the Planning Area.
- (d) The banks and foreshores of Lake Weyba are to remain in public ownership, where existing. Any new development on land parcels that have private frontage to Lake Weyba should dedicate lake frontage into public tenure.
- (e) 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.

#### (4) Access and Movement

- (a) The traffic functions of the Sunshine Motorway and the Eumundi-Noosa Road are to be protected. New development is not to create or contribute to unacceptable traffic conflicts on these roads. New development is to facilitate any planned upgrading of these roads, as the roads are important components of the regional traffic system, and their optimal operation is essential to efficient regional transportation.
- (b) Development along these major road corridors is to ensure adequate buffering is provided, especially to noise sensitive uses. It is desired that the road corridors and land immediately adjacent to road corridors be landscaped with mature vegetation.

#### 3.25.4 Statements of Desired Precinct Character

##### (1) Lake MacDonald Catchment Area (Precinct Class = Water Resource Catchment Area)

###### Description

Lake MacDonald is situated on Six Mile Creek wholly within Noosa Shire. It provides the primary source of water for many parts of Noosa Shire.

The lake is managed as a "water supply catchment". The southern part of the lake's physical catchment area falls within Maroochy Shire. This catchment area is characterised by deforested pastures on moderately to steeply sloping lands.

A small amount of rural residential development has occurred in the Precinct in the past.

#### *Intent*

The intention of this Precinct is to protect the valuable water and other ecological resources in the region from pollution and to provide for the maintenance or improvement of the quality of surface or ground water entering Lake MacDonald. Any proposal which introduces a potentially significant source of water contamination or other degradation into the catchment area is considered contrary to the desired character of the Precinct and an undesirable environmental outcome.

It is intended that the area's rural or natural character be maintained, particularly through the retention, restoration or enhancement of natural vegetation, particularly along waterways and major drainage lines.

Development within the catchment should be very restricted and consistent with principles of sound water catchment area management.

Any development in the catchment area is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;
- (c) the retention, restoration or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (d) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and that it remains ecologically sustainable; and
- (e) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are State forestry and those uses referred to in the Table of Development Assessment (refer Vol 1) for the Water Supply Catchment Area Precinct Class, provided they are undertaken in a manner which prevents unacceptable impacts upon runoff water quality.

While the existing areas used for rural residential purposes are to be recognised, no additional areas are intended to be developed for such use.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this

Precinct because of their potential for unacceptable impact on water quality.

#### **(2) Eumundi Range Road South** *(Precinct Class = General Rural Lands)*

#### *Description*

This Precinct includes a pocket of rural, relatively steeply sloping, lands around the North Coast railway line at the northern boundary of the Shire. While it is outside the area shown for possible rural residential development on the Strategic Plan map, rural residential sized lots have in the past been created along ridge lines. Some small tree cropping occurs on the flatter land around the North Maroochy River. This Precinct contains land which is partially designated Agricultural Protection as recognised by the Strategic Plan.

#### *Intent*

While parts of this Precinct contain good quality agricultural land, the land holdings within the Precinct are probably too small and sloping to allow for commercial rural production of any significance. However, proposals for non-rural purposes need to address State Planning Policy 1/92 and associated Planning Guidelines.

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.

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

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 setting. Where vehicle access is to be sought from the Highway, the approval of the relevant State government department will need to be obtained.

#### *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.

#### (3) Northern Coastal Canelands (Precinct Class = Sustainable Cane Lands)

##### *Description*

This Precinct contains coastal lowlands around Doonan Creek to the south-west of the Lake Weyba water catchment area, and along the North Maroochy River adjoining Eumundi. 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.

Some remnant vegetation areas at the edges of the Precinct are in core conservation areas that contain highly restricted vegetation communities including wallum heathlands, paperbark forest and Scribbly gum eucalypt forest.

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 intended 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 the waterways and significant remnant 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 river, other waterways 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.

Council may investigate (if the opportunity arises) a portion of the land to the east of this Precinct, within

the vicinity of the Coolum State School, be developed for the purposes of a sporting reserve to address the recreational requirements of the district future active recreational needs.

##### *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.

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

#### (4) Doonan (Precinct Class = Rural Residential)

##### *Description*

This Precinct includes the large rural residential and semi-rural areas located north-east of Eumundi. The Precinct is located around the Noosa Eumundi Road and defined by the North Coast Rail line, Sunrise Road, Verriedale State Forest and the Shire boundary.

The Precinct primarily comprises undulating terrain with flatter plains in the eastern parts around the Noosa Valley Golf Course and Doonan Creek.

The Precinct comprises a major part of the scenic corridor between Eumundi and Noosa.

The western part of the Precinct supports rainforest remnants. The vegetation cover is fragmented and thinned in many areas, particularly along the gullies and valley floors. In contrast, ridgelines support dense vegetation. This vegetation mosaic represents a significant environmental connection through to Noosa Shire.

The southern part of the Precinct includes fragmented forest areas which provide an environmental link between the hinterland and the coastal lowlands across the northern part of the Shire.

##### *Intent*

It is intended to provide for continued rural residential and rural activities which are appropriate to the undulating bushland and coastal lowland settings characterising the Precinct.

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 Eumundi

Along the Eumundi-Noosa Road, uses which create or contribute to “ribbon development” (and thereby reduce the road’s scenic qualities and can compromise the road’s safety and capacity), will not be supported.

A community focus is desired at the location of existing commercial uses along Eumundi-Noosa Road between Beddington Road and the Shire boundary. Uses able to create a community focus by providing a wider range of community activities which complement existing commercial uses in the locality are intended.

The Precinct adjoins existing and preferred cane farming 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 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.

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.

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. In particular, the further proliferation of commercial, industry, service industry or related uses along Eumundi Noosa Road is not considered acceptable. The existing commercial and service industrial uses that exist on Eumundi Noosa Road (between Beddington Road and the northern Shire boundary) provides sufficient scope for facilities to service the Planning Area and additional floorspace is unwarranted. No new development nor expansion of existing commercial and service industry use is envisaged in this area.

Some local community uses may be appropriate in this area between Beddington Road and the northern Shire boundary to balance commercial uses in this area, and promote a community focus. Uses which would be desirable include public halls, sporting fields and a community arts and craft centres, or the like. Such uses would need to demonstrate that they fulfill a local need (rather than rely on visitation from passing traffic).

#### *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 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, along corridors running north into Noosa shire, and along ridgelines, roadways and waterways,
- fragmented vegetated communities 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 Noosa Eumundi Road and other major roads and the North Coast Rail line 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

- 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 or communal 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.

Community uses which promote a community focus are encouraged in the vicinity of existing commercial uses along Eumundi-Noosa Road between Beddington Road and the northern Shire boundary. Such uses are to promote a community focus, be designed to improve the Shire's image at a gateway location, bring cohesiveness to the area's existing ad-hoc appearance, respect the area's rural character and achieve satisfactory traffic movement. Uses which would be desirable include public halls, sporting fields, a community and arts centre and the like.

#### (5) Northern Coastal Lowlands (Precinct Class = General Rural Lands)

##### Description

This Precinct includes three small pockets of coastal lowlands along the eastern edges of the Precinct. While adjoining cane lands, the lands in this Precinct are low lying and support extensive areas of remnant native vegetation.

The remnant vegetation areas in the Precinct are in core conservation areas that contain highly restricted vegetation communities including wallum heathlands, paperbark forest, melaleuca and Scribbly gum eucalypt forest.

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

It is intended to provide for the continuation of the existing level of use of land in this Precinct. This Precinct is intended to remain largely in native forest cover, with the area's environmental values protected.

A community focus is desired at the location of existing commercial uses along Eumundi-Noosa Road between Beddington Road and the Shire boundary. Uses able to create a community focus by providing a wider range of community activities which complement existing commercial uses in the locality are intended.

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 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.

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. In particular, the further proliferation of commercial, industry, service industry or related uses along Eumundi Noosa Road is not considered acceptable. The existing commercial and service industrial uses that exist on Eumundi Noosa Road (between Beddington Road and the northern Shire boundary) provides sufficient scope for facilities to service the Planning Area and additional floorspace is unwarranted. No new development nor expansion of existing commercial and service industry use is envisaged in this area.

Some local community uses may be appropriate in this area between Beddington Road and the northern Shire boundary to balance commercial uses in this area, and promote a community focus. Uses which would be desirable include public halls, sporting fields and a community arts and craft centres, or the like. Such uses would need to demonstrate that they fulfill a local need (rather than rely on visitation from passing traffic).

##### Landscape and Built Form

Any development for should be sensitively integrated into its environmental and landscape setting.

Community uses which promote a community focus are encouraged in the vicinity of existing commercial uses along Eumundi-Noosa Road between Beddington Road

and the northern Shire boundary. Such uses are to promote a community focus, be designed to improve the Shire's image at a gateway location, bring cohesiveness to the area's existing ad-hoc appearance, respect the area's rural character and achieve satisfactory traffic movement. Uses which would be desirable include public halls, sporting fields, a community and arts centre and the like.

#### (6) Lake Wyebea Catchment Area (*Precinct Class = Water Supply Resource Area*)

##### *Description*

This Precinct is situated in the north-eastern corner of the Shire around the southern and western banks of Lake Weyba. The southern and western catchment area of the lake falls within Maroochy Shire. The balance of the lake and the catchment is located within Noosa Shire.

The lake comprises a large expanse of shallow, partly tidal, water that links to the Noosa River to the north. The lake is part of a declared Fish Habitat Area and possesses a range of regional economic, ecological, recreational and scenic values consistent with the natural environmental character and qualities of the Sunshine Coast. The catchment is noted as being the homeland of the Gubbi Gubbi Aboriginal people.

The Precinct supports a mixed Wallum vegetation community which is recognised as important not only because of the diversity of fauna, but also because it provides a viable habitat for koalas which links to protected areas in Noosa Shire. The remnant vegetation also supports rare plant species and endangered vegetation communities.

A small amount of rural residential development has occurred in the Precinct in the past.

##### *Intent*

The intention of this Precinct is to protect the valuable water and other ecological resources in the region from pollution and to provide for the maintenance or improvement of the quality of surface or ground water entering Lake Weyba. Any proposal which introduces a potentially significant source of water contamination or other degradation into the catchment area is considered contrary to the desired character of the Precinct and an undesirable environmental outcome.

It is intended that the area's rural or natural character be maintained, particularly through the retention, restoration or enhancement of natural vegetation.

Development within the catchment should be very restricted and consistent with principles of sound water catchment area management.

Any development in the catchment area is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;
- (c) the retention, restoration or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (d) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and that it remains ecologically sustainable; and
- (e) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site.

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are State forestry and those uses referred to in the Table of Development Assessment (refer Vol 1) for the Water Supply Catchment Area Precinct Class, provided they are undertaken in a manner which prevents unacceptable impacts upon runoff water quality.

While the existing areas used for rural residential purposes are to be recognised, no additional areas are intended to be developed for such use.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality.

#### (7) Northern Coastal Uplands (*Precinct Class = General Rural Lands*)

##### *Description*

This Precinct contains a mosaic of remnant forest with some residual commercial farming. 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 throughout the Precinct, but particularly at its southern and northern ends, including the rural residential estates off Arcoona Road.

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 Mapleton State Forest 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.

#### *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.

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.

#### *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.

#### 3.26 Planning Area No. 26 – Northern Hinterland

##### 3.26.1 Location and Role

This Planning Area comprises the rural lands and forests in the northern part of the Shire, extending west from the Bruce Highway to the hilly, steep terrain of the eastern end of the Mapleton State Forest. It includes areas shown as “good quality agricultural land” on the Strategic Plan which (in the south-eastern parts of the Planning Area) are used mainly for sugar cane growing.

This Planning Area includes the north-eastern part of the Mapleton State Forest, Mt Eerwah, the North Maroochy River, Eerwah Creek, a large remnant vegetation area at Gneering and other waterways such as Running, Browns and Bunya Creeks. These areas provide important habitat for fauna. Many rare and threatened plant and animal species exist in these areas which represent the largest areas of remnant native vegetation in the Shire. The remnant vegetation mosaic, especially the native vegetation along the waterways, is also of significance for the protection it offers to aquatic plants and fauna and migratory birds. It also provides for the movement of other fauna between the larger areas of remnant vegetation in the State Forest and the Maroochy River in the east and the Tuckechnoi Conservation Park (in the adjoining Noosa Shire) to the north.

The Planning Area is intended to remain an important area for cane growing, other rural uses and forestry, while conserving its significant environmental values (including those of the Mary River itself).

##### 3.26.2 Vision Statement

(1) It is intended that:

*the lower-lying parts of the Northern Hinterland continue to be used for cane growing and other rural activities, with continued use of steeper lands for State Forest and conservation purposes.*

(2) This will be achieved by:

- (a) generally preventing the fragmentation or other alienation of good quality agricultural land;
- (b) providing for the ongoing management of State Forest lands for sustainable forestry and related secondary uses;
- (c) seeking development and use in accordance with best available land, or other environmental , management practices;
- (d) recognising and protecting the integrity and viability of waterways and any other environmentally significant areas; and
- (e) protecting the amenity of the Yandina and Eumundi townships.

##### 3.26.3 Key Character Elements

###### (1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and open space characteristics supporting sustainable cane growing and rural activities.
- (b) The significant area of State Forest is to be managed for sustainable forestry purposes and for other compatible purposes (eg. wilderness recreation) which would not prejudice the forestry activities.
- (c) It is preferred that any rural industry having high impact potential be located away from Yandina, Eumundi and the Highway generally, and on sites where, any significant adverse environmental impacts can be effectively managed.
- (d) Any extraction of sand and gravel resources should be carried out in accordance with best management practices, including effective rehabilitation of disturbed areas.

###### (2) Settlement Pattern

- (a) Lands within this Planning Area are more suited to productive rural and forestry purposes or are too remote from social and infrastructure services, to allow for rural residential development.
- (b) Development for urban purposes is not intended in this Planning Area.

###### (3) Environmental Values

- (a) Any areas of environmentally significant remnant natural vegetation are intended to be conserved, including riparian vegetation along the river and creeks in the area which should be maintained, enhanced and, where necessary, restored.
- (b) The maintenance and strengthening of viable ecological corridors between the Mapleton State Forest east towards the Maroochy River and north to Mt Eerwah and the Tuckechnoi Conservation Park in the adjoining Noosa Shire are intended.
- (c) The protection of rainforest areas and other vegetation communities containing rare or endangered species, including the Mt Eerwah summit complex, will be sought.
- (d) An acceptable quality of water entering the area’s waterways is sought by Council. This will require best land management practices to be adopted for all activities and uses within the area.
- (e) More generally, roadside and major natural drainage line vegetation should be retained as much as possible to enhance the visual amenity of the Highway and other road corridors and to protect water quality.

**3.26.4 Statements of Desired  
Precinct Character**

**(1) Belli Foothills East**  
*(Precinct Class = General Rural Lands)*

*Description*

This Precinct comprises the foothills of that part of the Blackall Range along the northern boundary of the Shire extending west from the Bruce Highway. It includes a mixture of remnant native forest areas and degraded pastures. Low intensity, generally non-commercial, rural activities predominate.

The Precinct includes some small pockets of land shown on the Strategic Plan map as “good quality agricultural land”.

*Intent*

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.

Any new development should provide for the protection of the environmental values of the North Maroochy River and its tributaries. This is intended to include preservation of the quality of water in and entering the waterways, preservation of the river and creek banks from erosion, and maintenance of a sustainable vegetation corridor along the river and creeks.

As much as possible, any new development should occur within already cleared areas and provide for preservation or enhancement of remnant vegetation along waterways and on steeper elevated lands. Ecological corridors linking north into the Tuckechoi Conservation Park and other areas of remnant vegetation in the adjoining Noosa Shire are intended to be maintained and strengthened.

Any development of premises within the vicinity of the Bruce Highway should site any buildings and structures so as to maintain the road’s generally forested/rural setting. No direct vehicle access should be provided to 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.

**(2) North Arm**  
*(Precinct Class = General Rural Lands)*

*Description*

This Precinct includes mostly old dairy pastures, with heavily fragmented land holdings found along the roads and ridgelines. The Precinct extends west from the Bruce Highway to the Mapleton State Forest and includes the North Maroochy River, its floodplain and tributaries.

*Intent*

Land in the Precinct is expected to continue to be used for part-time/hobby farming activities given the extent of fragmentation that has occurred.

It is intended to allow for low intensity 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.

Any new development should provide for the protection of the environmental and resource values of the adjoining State Forest, and the environmental values of the North Maroochy River system. This is intended to include preservation of the quality of water discharging from the land, retention of sustainable areas of remnant native vegetation, effective management of declared and other environmental weeds, and bushfire management measures.

As much as possible, remnant vegetation is to be preserved or enhanced and connectivity maintained to the vegetated areas in the adjoining Shire to the east and north. Provision is intended to be made to maintain and strengthen environmental linkages from this area northwards to the Tuckechoi Conservation Park in the Adjoining Noosa Shire.

*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 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.

**(3) Eerwah Swains**  
*(Precinct Class = General Rural Lands)*

*Description*

This Precinct includes the forested steeply sloping lands extending north-east from the Mapleton State Forest and including Mt Eerwah which is a prominent feature

of the local landscape. The area supports the Mt Eerwah summit complex which is a vegetation community spatially restricted to the summit plateau and southern cliff line of Mt Eerwah and including rare and endangered species.

#### *Intent*

Little further development is expected in this Precinct. Any new development should provide for the protection of the environmental and resource values of Mt Eerwah and the surrounding hilly, forested terrain. This is intended to include protection of vegetation communities containing rare or endangered species, retention of sustainable areas of remnant native vegetation, avoiding or minimising changes to natural landform, effective management of declared and other environmental weeds, and bushfire management measures. Particular consideration should be given to buffering measures on land adjoining the Mapleton State Forest.

As much as possible, remnant vegetation is to be preserved or enhanced and connectivity maintained to the vegetated areas in the adjoining State Forest to the south-west.

#### *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 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.

#### **(4) Northern Hinterland Canelands** *(Precinct Class = Sustainable Cane Lands)*

##### *Description*

This Precinct contains the gently sloping side-slopes and alluvial floodplain of the North Maroochy River on the western side of the Bruce Highway extending between Eumundi and Yandina. 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. Some fragmentation of land holdings has occurred.

Large areas of remnant vegetation in the Gneering area provide opportunities for ecologically linkages from the adjoining Mapleton state Forest in the west towards the Maroochy River system in the east.

##### *Intent*

The land in this Precinct is intended to be used predominantly for cane and other agricultural production. The Precinct adjoins urban areas and the

State Forest 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, or in any new development on land in this Precinct which adjoins the State Forest.

Any development of premises within the vicinity of the Bruce Highway should set any buildings and structures well back from these roads and maintain the roads' generally forested/rural settings.

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 the creeks running through the area including Running Creek, Browns Creek and Bunya Creek. This is intended to include preservation of the quality of water in and entering the creeks, preservation of creek banks from erosion, and maintenance of a sustainable vegetation corridor along the creeks.

#### *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.

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

#### **(5) Mapleton State Forest East** *(Precinct Class = Special Purpose)*

##### *Description*

This Precinct comprises the north-eastern part of the large Mapleton State Forest in the centre of the Shire's rural hinterland. It is intended that forestry activities continue in ways which respect and maintain the important biodiversity and other environmental values of the area.

This State forest contains notable rare vegetation communities including an importantly large representation of the restricted upland Scribbly Gum community, as well as rainforest and blackbutt areas.

##### *Intent*

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government's Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

It is further intended that the conservation values of the remnant native vegetation communities be protected

through management measures that include avoiding clearing of native vegetation having core environmental value, using a conservative fire regime and minimising other forms of disturbance.

#### *Preferred and Acceptable Uses*

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

#### 3.27 Planning Area No. 27 – Central Hinterland

##### 3.27.1 Location and Role

This Planning Area includes the catchment areas of the Cooloolabin, Wappa and Poona Dams, the rural lands at Dulong and the existing rural residential areas at Kureelpa in the central part of the Shire.

The Planning Area is intended to provide for the protection of the water supply catchment areas and the quality of water entering and in the water supply lakes, to allow for sustainable horticultural production on the Dulong plateau, and to recognise the existing extent of rural residential development in the area.

##### 3.27.2 Vision Statement

(1) It is intended that:

*the dam catchment areas be managed to protect their important water, landscape and other environmental resources, and that lands at Dulong be protected as good quality agricultural land with little further rural residential development.*

(2) This will be achieved by:

- (a) generally preventing the fragmentation, or other alienation of good quality agricultural land;
- (b) allowing little, if any, intensification of land use within the water catchment areas and ensuring any new use or development is compatible with the water quality and other environmental values of these catchment areas;
- (c) ensuring land use and development is carried out in accordance with best available land, and other environmental management, practices particularly in the water catchment areas;
- (d) conserving the integrity and viability of the natural ecosystems within the dam catchment areas;
- (e) maintaining a viable, extensively vegetated corridor between the Mapleton State Forest to the west through towards the Maroochy River in the east;
- (f) allowing further rural residential development only as a consolidation of existing rural residential areas; and
- (g) protecting the amenity of adjoining settled areas.

##### 3.27.3 Key Character Elements

###### (1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and open space characteristics. In the Dulong area, sustainable productive rural uses (including tree

cropping and horticulture) are preferred. In the water catchment areas of the Cooloolabin, Wappa and Poona Dams, low intensity rural and open space usage desired to protect the natural landform and densely vegetated landscape.

- (b) The State Forest lands are to be managed for sustainable forestry purposes and for other purposes which would not prejudice the forestry activities or the quality of water entering downstream dams.
- (c) Any extractive industry should be carried out in accordance with best management practices, including effective restoration of disturbed areas.
- (d) It is intended that any rural industry having high environmental impact potential be located away from settled areas, outside the catchment areas of the water supply dams, and on sites where any significant adverse impacts can be effectively managed.

###### (2) Settlement Pattern

- (a) Further rural residential development (in the Dulong area) should only be as a consolidation of the existing rural residential areas. Such development should be sensitive to the natural landform, vegetation and drainage patterns of the locality, as well as the impacts of extractive industry, including its haul routes.
- (b) Development for urban purposes is not intended in this Planning Area.

###### (3) Environmental Values

- (a) As much as possible, the natural vegetation and forest cover of lands within each dam's catchment area should be conserved.
- (b) The Mapleton and Wappa State Forests are important fauna habitat areas and their conservation values should be recognised and protected. Recreational use should avoid vulnerable sites within these forests.
- (c) More generally, any significant areas of remnant vegetation having particular environmental value, including the riparian vegetation of the creeks, should be maintained and, where necessary, enhanced or rehabilitated. A well vegetated environmental corridor extending between the Mapleton State Forest and the Maroochy River through the centre of the Shire is envisaged.
- (d) An acceptable quality of water entering the area's creeks is sought by Council. This will require best integrated catchment management practices to be adopted for all activities and uses within the area.

**3.27.4 Statements of Desired  
Precinct Character**

**(1) Cooloolabin Dam Catchment (Precinct Class  
= Water Resource Catchment Area)**

*Description*

Cooloolabin Dam is located to the west of Yandina in the headwaters of the South Maroochy River system. Through a system of pipes, weirs and the Wappa and Poona Dams, this key component of the South Maroochy River water supply provides raw urban water to the communities of Nambour, Eumundi, Bli Bli, Cooloolabin and Peregian.

The catchment area to the dam primarily falls within the Mapleton State Forest which is under the control of the State government. As a result, the catchment, with the exception of a small number of freehold properties, is largely forested.

The dam provides for limited fishing and non-water contact recreational opportunities. The forest setting and dam-side recreation reserves provide opportunities for passive activities such as picnicking and bushwalking.

*Intent*

The intention of this Precinct is to protect valuable water resources in the Shire from pollution and to provide for the maintenance or improvement of the quality of surface or ground water entering the Cooloolabin Dam storage. Any proposal which introduces a potentially significant source of water contamination or other degradation into the catchment area is considered contrary to the desired character of the Precinct and an undesirable environmental outcome.

It is intended that the area’s rural or natural character be maintained, particularly through the retention, restoration or enhancement of natural vegetation.

Development within the catchment should be very restricted and consistent with principles of sound water catchment area management.

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government’s Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

All activities on freehold lands within the Precinct should be undertaken in a manner which provides for the protection of downstream surface and ground water quality, and the environmental values of the adjoining Mapleton State Forest.

Any development in the catchment area is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;
- (c) the retention, restoration or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (d) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and that it remains ecologically sustainable; and
- (e) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site.

*Preferred and Acceptable Uses*

Preferred uses within this Precinct are State forestry and those uses referred to in the Table of Development Assessment (refer Vol 1) for the Water Supply Catchment Area Precinct Class, provided they are undertaken in a manner which prevents unacceptable impacts upon runoff water quality.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality.

**(2) Wappa Dam Catchment Area (Precinct Class  
= Water Resource Catchment Area)**

*Description*

Wappa Dam and its immediate water catchment area are located west of Yandina downstream of the Cooloolabin Dam. The Wappa Dam forms part of the South Maroochy River water supply system.

This Precinct contains parts of the Mapleton and Wappa State Forests and privately owned lands that have been cleared for pastures and small cropping. Some pockets of land are shown on the Strategic Plan map as having been identified as “good quality agricultural land”.

Wappa Dam, although not used for water-based recreational uses, provides a low key, semi-natural recreational resource.

The conservation values of areas of remnant vegetation within this Precinct are significant and are intended to contribute to an environmental corridor extending

between the Mapleton State Forest and the Maroochy River to the east.

#### *Intent*

The intention of this Precinct is to protect valuable water resources in the Shire from pollution and to provide for the maintenance or improvement of the quality of surface or ground water entering the Wappa Dam storage. Any proposal which introduces a potentially significant source of water contamination or other degradation into the catchment area is considered contrary to the desired character of the Precinct and an undesirable environmental outcome.

It is intended that the area's rural or natural character be maintained, particularly through the retention, restoration or enhancement of natural vegetation.

Development within the catchment should be very restricted and consistent with principles of sound water catchment area management.

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government's Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

All activities on freehold lands within the Precinct should be undertaken in a manner which provides for the protection of downstream surface and ground water quality, and the environmental values of the adjoining Mapleton State Forest.

Any development in the catchment area is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;
- (c) use to be made of existing cleared land, in preference to land with remnant vegetation, as much as possible;
- (d) the retention, restoration or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and that it remains ecologically sustainable; and
- (f) earthworks and drainage works to be carried out so

as not to allow unacceptable sediment runoff from the site.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are State forestry and those uses referred to in the Table of Development Assessment (refer Vol 1) for the Water Supply Catchment Area Precinct Class, provided they are undertaken in a manner which prevents unacceptable impacts upon runoff water quality.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality.

#### **(3) Poona Dam Catchment Area (Precinct Class = Water Resource Catchment Area)**

##### *Description*

This Precinct provides for the Poona Dam and the downstream water treatment plant at Image Flat which are components of the South Maroochy River water supply system.

The catchment takes in the south-eastern corner of the Mapleton State Forest, agricultural and other rural lands, areas of remnant vegetation having conservation significance (including rainforest, Scribbly Gum communities and rocky heath), and extractive industry resources.

Some pockets of land are shown on the Strategic Plan map as having been identified as "good quality agricultural land" and some small-scale cropping occurs around the dam.

Some lands within this Precinct have been identified as having potential landslip problems and need to be carefully managed.

The areas of rock, mineral, gravel, sand or clay resources in this Precinct have been shown on the Strategic Plan map.

##### *Intent*

The intention of this Precinct is to protect valuable water resources in the Shire from pollution and to provide for the maintenance or improvement of the quality of surface or ground water entering the Poona Dam storage. Any proposal which introduces a potentially significant source of water contamination or other degradation into the catchment area is considered contrary to the desired character of the Precinct, unless Council can be satisfied that effective environmental management measures are to be implemented.

It is intended that the area's rural or natural character be maintained, particularly through the retention, restoration or enhancement of natural vegetation.

Development within the catchment should be very restricted and consistent with principles of sound water catchment area management.

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government's Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

All activities on freehold lands within the Precinct should be undertaken in a manner which provides for the protection of downstream surface and ground water quality, and the environmental values of the adjoining Mapleton State Forest.

Any development in the catchment area is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;
- (c) use to be made of existing cleared land, in preference to land with remnant vegetation, as much as possible;
- (d) the retention, restoration or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and that it remains ecologically sustainable; and
- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site.

Known and other likely potential landslip areas are to be used only in accordance with the recommendations of a competent geotechnical report.

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 State forestry and those uses referred to in the Table of Development Assessment (refer Vol 1) for the Water Supply Catchment Area Precinct Class, provided they are undertaken in a manner which prevents unacceptable impacts upon runoff water quality.

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.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality.

#### **(4) Wappa State Forest** *(Precinct Class = Special Purpose)*

##### *Description*

This Precinct comprises the Wappa State Forest. It is intended that forestry activities continue.

This State forest contains the eastern-most representation of upland Scribbly Gum communities and areas of rocky heath which are of particular conservation value. Rocky heath is spatially highly restricted and occurs along escarpments and summits which are also popular for recreational use as lookouts and the like.

##### *Intent*

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government's Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

It is further intended that the conservation values of the Scribbly Gum and rocky heath communities be protected through management measures that include avoiding clearing, using a conservative fire regime and minimising other forms of disturbance.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class, in this case State forestry.

#### (5) Yandina-Nambour Hinterland (Precinct Class = General Rural Lands)

##### *Description*

This Precinct contains a mix of steep and undulating lands with a significant mosaic of cane and other farms, small rural lots and remnant forest areas. Pockets of “good quality agricultural land” have been identified, mainly on the alluvial plains of the South Maroochy River, Rocky Creek and Ferntree Creek, and are indicated on the Strategic Plan map.

Extensive fragmentation of land holdings has occurred throughout the central and northern parts of the Precinct.

The Precinct adjoins the urban areas of Yandina and Nambour and provides an open rural/vegetated break between these town areas.

The Bruce Highway and North Coast railway are situated in the south-east corner of the Precinct.

##### *Intent*

While parts of this Precinct contain good quality agricultural land, the land holdings within the Precinct are probably too extensively fragmented, and too close to urban areas, 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.

Any new development should provide for the protection of the environmental values of South Maroochy River, Rocky Creek and Ferntree Creek. This is intended to include preservation of the quality of water in and entering the waterways, preservation of the river and creek banks from erosion, and maintenance of a sustainable vegetation corridor along the river and creeks.

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 setting. Where vehicle access is to be sought from the Highway, the approval of the relevant State government department will need to be obtained.

##### *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) Wappa Range (Precinct Class = General Rural Lands)

##### *Description*

This small Precinct includes steep well forested lands extending between the Mapleton and Wappa State Forests. It provides a well vegetated “green” backdrop in views from the east across the South Maroochy floodplain. The land is generally too steep for more intense land use.

##### *Intent*

It is intended to provide for the continuation of the existing level of use of land in this Precinct. The environmental values of this land are intended to be protected.

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are nature conservation and those uses 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) Kureelpa Rural Residential (Precinct Class = Rural Residential)

##### *Description*

This Precinct includes the three existing rural residential areas on the Dulong Plateau situated about halfway between Mapleton in the west and Nambour in the east. They present as having an open “parkland” character.

These areas are within the water catchment area of the South Maroochy River which is part of the Shire’s water supply system, and are surrounded by “good quality agricultural land”.

##### *Intent*<sup>13</sup>

The intent for the area is to remain in, and be consolidated for, rural residential use having an open “parkland” character through low-key, informal development infrastructure, extensive open space areas and through the retention, restoration or enhancement of natural and other mature vegetation.

<sup>13</sup> Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

It is intended, within this Precinct, to allow for a limited range of rural uses, where they are undertaken:

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

Any development for rural residential purposes within the Precinct is to provide for:

- (a) rural residential amenity to be maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the retention, restoration or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (d) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (e) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (f) land use conflicts from any proposed or established agricultural use, or extractive industry (including known or likely future haul routes), to be avoided or minimised through use of buffering and best management practices; and
- (g) any non-rural activities to integrate sensitively into their rural setting.

#### *Preferred and Acceptable Uses*

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

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

#### *(8) Dulong (Precinct Class = Sustainable Horticultural Lands)*

##### *Description*

This Precinct contains the largest extent of lands suitable for tree cropping in the Shire. Significant areas of land are shown on the Strategic Plan map as having been identified as "good quality agricultural land".

The Precinct comprises mainly undulating valleys with land used for some small-scale cropping, but mostly for pastures. An area of extractive industry resources in this Precinct is shown on the Strategic Plan map.

The Precinct is also within the water catchment area of the South Maroochy River which is part of the Shire's water supply system,

##### *Intent*

This area is intended to be used mainly for horticulture. Activities should be undertaken in a manner which provides for the protection of downstream surface and ground water quality.

Any development in the Precinct is to provide for:

- (a) measures consistent with principles of sound water catchment area management,
- (b) the retention, restoration or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (c) buffering measures and/or best management practices which can avoid or minimise land use conflicts with any adjacent incompatible uses (including extractive industry including its haul routes); and
- (d) any non-rural activities to be integrated sensitively into their rural setting.

Any development of premises within the vicinity of the Nambour-Mapleton Road should site any buildings and structures so as to maintain the road's generally forested/rural setting.

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.

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 Council.

Other non - horticultural uses and the creation of additional lots are discouraged in the Precinct.

#### **(9) Blackall Range Northern Foothills (Precinct Class = Water Resource Catchment Area)**

##### *Description*

This Precinct is within the water catchment area of the South Maroochy River which is part of the Shire's water supply system. The 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.

##### *Intent*

The intention of this Precinct is to protect valuable water resources in the Shire from pollution and to provide for the maintenance or improvement of the quality of surface or ground water entering the river and downstream dam storages. Any proposal which introduces a potentially significant source of water contamination or other degradation into the catchment area is considered contrary to the desired character of the Precinct, unless Council can be satisfied that effective environmental management measures are to be implemented.

The land in this Precinct is too steep and geologically constrained to allow for commercial rural production. Known and other likely potential landslip areas are to be used only in accordance with the recommendations of a competent geotechnical report.

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 development of premises within the vicinity of the Nambour-Mapleton Road should site any buildings and structures so as to maintain the road's generally forested/rural setting.

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.

#### *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.



#### 3.28 Planning Area No. 28 – Southern Hinterland

##### 3.28.1 Location and Role

This Planning Area includes the rural lands, within the upper catchment areas of Petrie and Paynter Creeks, extending west from the towns of Nambour, Woombye and Palmwoods to the eastern edge of the Blackall Plateau. It includes the localities of Perwillowen and Hunchy.

The area comprises a mix of residual commercial farms, hobby farms, cleared and forested lands, some steep (and unstable) lands and alluvial plains. Small-scale tree and other horticultural cropping predominate.

It is also characterised by a mosaic of remnant vegetation, mainly along the creeks and along the Blackall Range escarpment. This remnant vegetation includes areas of riparian rainforest and blackbutt associations.

The land holdings in the area are probably too fragmented to allow for significant commercial rural production to be viable, and the continuation of the existing land use pattern is expected.

##### 3.28.2 Vision Statement

(1) It is intended that:

*the upper catchment areas of Petrie and Paynter Creeks remain in rural or rural living use consistent with the land resources and environmental values of the area.*

(2) This will be achieved by:

- (a) preventing the further excessive fragmentation, or other unjustified alienation, of good quality agricultural land;
- (b) protecting geologically unstable land from development that could adversely affect, or be adversely affected by, landslip or other instabilities;
- (c) maintaining an otherwise open rural landscape character;
- (d) providing for an acceptable quality of water entering Petrie and Paynter Creeks, particularly by seeking the protection, enhancement and/or rehabilitation of riparian vegetation;
- (e) providing for the retention, enhancement or rehabilitation of areas of remnant native vegetation, particularly areas of riparian rainforest and blackbutt;
- (f) seeking development and use in accordance with best available land, and other environmental, management practices; and
- (g) protecting the amenity of adjoining settled areas.

##### 3.28.3 Key Character Elements

###### (1) Rural Landscape

- (a) This Planning Area is intended to retain its rural and open space characteristics, supporting sustainable rural activities and avoiding other than low risk development on geologically unstable lands.
- (b) It is preferred that any rural industries having high impact potential be located away from urban areas and on sites where any significant adverse environmental impacts can be effectively managed.

###### (2) Settlement Pattern

- (a) Development for rural residential purposes is not intended in this Planning Area as lands:
  - are more suited to productive rural purposes;
  - are geologically unstable; or
  - otherwise provide an attractive rural landscape setting for, and separation of, the settlements along the railway to the east and the Blackall Range to the west.
- (b) Development for urban purposes or rural residential purposes is not intended in this Planning Area.
- (c) Any development in this Planning Area should be sensitive to, and in keeping with the areas inherent environmental and cultural values.

###### (3) Environmental Values

- (a) Any areas of environmentally significant remnant natural vegetation, especially within the riparian corridors of creeks and on the more elevated lands of the Blackall Range escarpment, are to be conserved and, where necessary, enhanced or rehabilitated.
- (b) An acceptable quality of water entering the creeks is sought by Council. This will require best land management practices to be adopted for all activities and uses within the area. This is of particular importance in the case of Paynter Creek which flows into the Eudlo Creek Conservation Park.
- (c) More generally, roadside and major drainage line vegetation should be retained as much as possible to enhance the visual amenity of the road corridors in the area and to protect water quality.

**3.28.4 Statements of Desired Precinct Character**

**(1) Perwillowen/Hunchy**  
(Precinct Class = General Rural Lands)

*Description*

This Precinct contains a mix of steep and undulating lands with a significant mosaic of remnant forest, with some clearing for low productivity pastures and small scale horticultural cropping. Small pockets of “good quality agricultural land” have been identified scattered across the Precinct and are indicated on the Strategic Plan map.

Fragmentation of land holdings has occurred throughout the Precinct but particularly in the eastern and southern parts.

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 corridor linkage between the Blackall Range and areas to the east.

The Precinct also includes the Department of Primary Industries’ Experimental Farm at Coes Creek on the western outskirts of Nambour.

Petrie Creek crosses the Precinct from west to east. The creek’s floodplain has been extensively cleared, with a thin linear strip of riparian vegetation and pockets of riparian rainforest remaining.

*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.

Any development of premises within the vicinity of the Nambour-Mapleton Road and the Blackall Range-Dulong Road should set any buildings and structures well back from these roads and maintain the roads’ generally forested/rural settings. 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.

Development for urban purposes or rural residential purposes is not intended on land in this Precinct.

Any new development should provide for the protection of the environmental values of Petrie 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.

*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 uses nor rural residential uses are considered consistent with the intent and desired character of this Precinct.

**(2) Blackall Range Central 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 Paynter and Petrie Creeks.

*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 development of premises within the vicinity of the Nambour-Mapleton Road or the Woombye-Montville Road should site any buildings and structures so as to maintain these roads’ generally forested/rural settings.

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 Paynter and Petrie Creeks. This is intended to include preservation of the quality of water in and entering the creeks, preservation of the creek banks from erosion, and maintenance of a sustainable vegetation corridor along the creeks.

#### *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 uses nor rural residential uses are considered consistent with the intent and desired character of this Precinct.

#### **(3) Upper Paynter Flats (Precinct Class = Sustainable Horticultural Lands)**

##### *Description*

This Precinct contains the gently sloping side-slopes and alluvial floodplain of Paynter Creek to the surrounding Palmwoods to the north, west and south. The lands are predominantly under pastures, with some areas of tree crops. 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.

Paynter Creek crosses the Precinct from south-west to north-east. The creek's floodplain has been extensively cleared, with a thin linear strip of riparian 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 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.

Any development of premises within the vicinity of the Woombye-Montville Road and the Blackall Range-Dulong Road should set any buildings and structures well back from these roads and maintain the roads' generally forested/rural settings.

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 Paynter 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.

It is intended that the existing sporting reserve located at Jubilee Drive, be retained, and where possible, consolidated to address the future active recreation requirements of the district.

#### *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 avoids or minimises land use conflicts and retains or enhances the area's environmental values.

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



#### 3.29 Planning Area No. 29 – Obi Obi Creek Valley

##### 3.29.1 Location and Role

This Planning Area includes rural lands in the south-western part of the Shire, within the catchment area of the Obi Obi and Walli Creeks.

The Obi Obi Escarpment, centred on the Kondalilla and Kondalilla Falls National Parks and State Forest, contains significant remnant rainforest and blackbutt areas that link through to similarly significant remnant vegetation areas in the adjoining Caloundra City in the south and the Mapleton State Forest to the north. The Planning Area also contains a mosaic of fringing rainforest in and around the Walli State Forest and Obi Obi and Walli Creeks.

The Planning Area also exhibits significant passive recreation and leisure values, with walking access to forested areas, and creek systems allowing access to the unique experiential qualities of the Precinct.

The Planning Area is intended to remain an important area for dairying, other pastoral uses and forestry, while conserving its significant environmental values.

##### 3.29.2 Vision Statement

(1) It is intended that:

*the Obi Obi Creek and Walli Creek Valleys remain in productive and sustainable rural use, with use of steeper lands for State Forest, conservation, recreation and low intensity rural purposes.*

(2) This will be achieved by:

- (a) generally preventing the fragmentation, or other alienation, of good quality grazing lands;
- (b) providing for ongoing management of State Forest lands for sustainable forestry and related secondary uses;
- (c) recognising, protecting and enhancing the integrity and viability of conservation parks, waterways and other environmentally significant area;
- (d) preventing the encroachment of rural residential or urban land use into the area;
- (e) seeking development and use in accordance with best available land, and other environmental, management practices;
- (f) protecting the amenity of the Kenilworth township; and
- (g) promoting sustainable leisure, recreation and tourism activity in appropriate areas.

##### 3.29.3 Key Character Elements

###### (1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and natural area conservation characteristics. On and adjoining the river and creek valley floors, sustainable rural (mainly dairy and other pastoral activities) uses are to continue. On the steeper and more rugged terrain, lower intensity rural and open space uses are desired to protect the natural landform and densely vegetated landscape.
- (b) The significant areas of State Forest within the Planning Area are to be managed for sustainable forestry and other compatible uses (eg. passive recreation and leisure activities) which would not prejudice the forestry activities. Similarly, lands in conservation parks are to be managed to protect their conservation values.

###### (2) Settlement Pattern

- (a) Kenilworth is to remain the local service centre for the Shire's western rural hinterland. As such, no new settlements are to be established in this Planning Area.
- (b) The area is too remote from social and infrastructure services, and comprises lands more suited to productive rural, forestry and conservation purposes, to allow for development for urban or rural residential purposes.
- (c) Community facilities present in the Planning Area, such as the public halls, provide valuable community facilities. It is envisaged that these uses continue. However any major expansion or additional facilities should be located in Kenilworth or Mapleton, in a conveniently accessible location for this part of the Shire.
- (d) While the existing road network is intended to be maintained and improved as required, standards of service are to remain at a rural level in order to keep the rural and bushland character and lifestyle of the area.
- (e) It is preferred that intensive rural industries, such as Intensive animal husbandry and Rural service industry be located away from Kenilworth, on sites where any potential for environmental harm or nuisance can be effectively managed.

###### (3) Environmental Values

- (a) The existing highly natural character of much of this Planning Area is intended to be conserved. The conservation parks are to be protected, along with waterway corridor vegetation and habitat areas associated with the Mary River Cod, along the Obi

Obi and Walli Creek systems should be maintained, enhanced and restored where appropriate.

- (b) The maintenance and strengthening of viable ecological corridors between the Mapleton, Walli, Conondale and Kondalilla State Forests and the conservation parks in and adjoining the area are intended.
- (c) Best catchment management practices are to be adopted for all activities and uses, in order to achieve an acceptable quality of water entering the Mary River, Obi Obi Creek and their tributaries. The Mary River Catchment Strategy comprehensively deals with sustainable land use within the Planning Area.

#### 3.29.4 Statements of Desired Precinct Character

##### (1) Obi Obi Creek - General Rural (Precinct Class = General Rural Lands)

###### *Intent*

This Precinct comprises

- the foothills of Walli Mountain between the Walli State Forest reserve and the floodplains of the Mary River and Walli and Obi Obi Creek;
- the steep lands within the eastern parts of the Obi Obi Creek catchment, extending south-west from the Blackall Range Plateau to the Shire boundary; and
- the southern section of the Gheerulla Ranges between Mapleton and the alluvial floodplains of the Obi Obi Creek.

Included within this Precinct are areas of general rural lands and remnant native forest remaining mainly on the steeper land and adjacent to waterways. Low intensity rural uses are predominant in this Precinct.

It is intended to allow for a wide range of rural activities within this Precinct, particularly those which are compatible with a rural setting and do not require urban services and infrastructure. Any development for non-rural purposes should be sensitively integrated into the rural setting.

Some of Precinct is extensively forested and is of significant local and regional environmental and conservation value. Within this Precinct the opportunity exists for the maintenance and enhancement of ecological linkages to State Forests to the north and south, and to areas of remnant vegetation in adjoining Caloundra City further to the south.

Obi Obi Creek, which represents an important water and environmental resource as part of the Mary River system, flows through this Planning Area. Tributary

creeks of Obi Obi Creek flow through sections of this Precinct. It is intended that the Precinct be managed in ways which are consistent with the principles of the Mary River Catchment Strategy, and ensure sustainable land management and improvement in water quality.

Recreation and leisure facilities exist within this Precinct in the form of roadside picnic and rest areas and scenic lookout points. These are areas of significant value to both the local and regional community, and enable local people and visitors to experience the attractive rural atmosphere of the area. The Obi Obi Road is a significant and scenic tourist route in the Shire, and it is intended that the scenic rural qualities experienced from this road be retained.

###### *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, retains or enhances the area's environmental values, and sensitively integrates into the rural setting.

There may also be opportunities for small scale tourist uses such as Bed and breakfast, where they are sensitively integrated into the rural setting.

Residential, commercial, industrial and rural residential uses are not considered consistent with the intent and desired character of this Precinct. In particular, large scale, intensive uses which are proposed to attract tourists are likely to detract from the general rural amenity and character of the Precinct and are therefore considered inappropriate.

In addition, intensive rural uses, such as Intensive animal husbandry and Rural service industry, should not be located in those parts of the Precinct in close proximity to Kenilworth township so as to avoid land use conflict.

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

Development and use of rural premises should be carried out in ways which are consistent with principles of sustainable land management. Reference is made to the Codes for Rural Development and Use contained within this Planning Scheme.

Any new development should provide for the protection of the environmental values of the Mary River System and its tributaries. This includes the preservation of the quality of water entering the river and creeks, and the preservation of vegetation adjacent to waterways and over steep land in order to prevent erosion and maintain sustainable habitat corridors along the river and creeks.

As far as practicable, any new development should occur within already cleared areas and provide for

preservation or enhancement of remnant vegetation along waterways and on steeper elevated lands.

Any development within the vicinity of the Obi Obi Road should maintain the rural character and aesthetics of the area, with any buildings and structures suitably designed and sited, including large building setbacks, rural architecture, minimal signage, and landscaping with large trees. In particular the rural setting and views experienced around rest areas and lookouts should be retained.

Any development which is on a site adjacent to a State Forest or National Park should have regard to environmental and management issues of the adjacent forest, in particular bushfire management and weed invasion.

#### (2) Obi Obi Creek Pastoral (*Precinct Class = Sustainable Pastoral Lands*)

##### *Intent*

This Precinct comprises:

- the side slopes and alluvial flats of the Obi Obi Creek extending south to the Shire boundary and north-west towards the township of Kenilworth; and
- land adjacent to the Mary River and Walli Creek to the south of Kenilworth.

Included within this Precinct are areas of alluvial land that are particularly valuable for pastoral uses. Land within this Precinct is predominantly used for dairy and beef cattle grazing, as well as for irrigated forage crops, reflecting the areas of good quality grazing land and sizeable land holdings.

The intention of the Precinct is to provide mainly for the sustainable use of good quality grazing land. It is intended to protect the area for pastoral production, particularly dairying, from inappropriate development such as lot reconfiguration which fragments land holdings, and urban and semi-rural land uses.

The Mary River and the tributary creeks of Obi Obi Creek and Walli Creek flow through the Precinct. The Mary River system represents an important water and environmental resource within the Shire and the region. It is intended that the Precinct be managed consistent with the principles of the Mary River Catchment Strategy, and ensure sustainable land management and improvement in water quality.

Some of Precinct is extensively forested and is of significant local and regional environmental and conservation value. Within this Precinct the opportunity exists for the maintenance and enhancement of ecological linkages to nearby State Forests, to areas of remnant vegetation in adjoining Caloundra City further to the south and along Obi Obi Creek.

Recreation and leisure facilities exist within this Precinct predominantly in the form of roadside picnic and rest areas and scenic lookout points. These are areas of significant value to both the local and regional community, and enable local people and visitors to experience the attractive rural atmosphere of the area. The Obi Obi Road is a significant and scenic tourist route in the Shire, and it is intended that the scenic rural qualities experienced from this road be retained.

The Precinct also contains the Obi Obi Public Hall, an important community facility in the Planning Area.

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment in the Sustainable Pastoral Lands Precinct Class, provided they are undertaken in a manner which avoids or minimises land use conflicts, retains or enhances the area's environmental values, and sensitively integrates into the rural setting.

Residential, commercial, industrial and rural residential uses are not considered consistent with the intent and desired character of this Precinct. In addition, lot reconfigurations which fragment land holdings are inappropriate.

There may also be opportunities for small scale tourist uses such as Bed and breakfast, where they are sensitively integrated into the rural setting. Large scale, intensive uses which are proposed to attract tourists are likely to detract from the general rural amenity and character of the Precinct and are therefore considered inappropriate.

In addition, intensive rural uses, such as Intensive animal husbandry and Rural service industry, should not be located in those parts of the Precinct in close proximity to Kenilworth township so as to avoid land use conflict.

It is not envisaged that there be any major expansion of, or additions to, the Obi Obi Hall. Rather new community uses should be located in Kenilworth or Mapleton where they are conveniently accessible.

##### *Landscape and Built Form*

Rural uses should be undertaken consistent with principles of sustainable land management. Reference is made to the Codes for Rural Development and Use contained within Volume 4 of this Planning Scheme.

Any new development should provide for the protection of the environmental values of the Mary River, Obi Obi Creek and their tributaries. These include the preservation of the quality of the water entering the river and creeks, and the preservation of vegetation along waterways and over steep land in order to prevent erosion and maintain habitat corridors along the river and creeks.

As far as practicable, any new development should occur within already cleared areas and provide for preservation or enhancement of remnant vegetation along waterways and on steeper elevated lands.

Any development within the vicinity of the Obi Obi Road should maintain the rural character and aesthetics of the area, with any buildings and structures suitably designed and sited, including large building setbacks, rural architecture, minimal signage, and landscaping with large trees. In particular the rural setting and views experienced around rest areas and lookouts should be retained.

Any development which is on a site adjacent to a State Forest or National Park should have regard to environmental and management issues of the adjacent forest, in particular bushfire management and weed invasion.

#### (3) Obi Obi Valley State Forests and National Parks (*Precinct Class = Special Purpose*)

##### *Intent*

This Precinct comprises:

- Walli State Forest along the Shire boundary to the south east of the township of Kenilworth;
- Obi Obi State Forest area located along the southern Shire;
- Kondalilla State Forest area to the east;
- Kondalilla National Park to the east of Obi Obi Creek; and
- Mapleton Falls National Park.

The Precinct is extensively vegetated with forestry and conservation the predominant land use activities. The Precinct is of significant ecological and conservation value both locally and regionally due to the native forest. Vulnerable and rare species of flora and fauna are known to inhabit remnant vegetation areas within this Precinct.

As well as its environmental and conservation values, the Precinct has significant tourism leisure and recreational value. Recreation facilities exist within the State Forest and National Park, providing an important recreational and tourism resource. These include the Kondalilla Falls Picnic Area and various walking trails. The continuation of these low scale facilities is envisaged.

However it is not envisaged that high impact facilities, such as tourist resorts, shops or large structures be located in the Precinct. Rather, if necessary, these facilities should be located in adjacent rural areas or in Kenilworth or Mapleton where they are conveniently accessible.

It is intended that the Precinct be managed by the State government in accordance with relevant legislation to ensure:

- retention of ecological and scenic values,
- sustainable management of forestry reserves, and
- an appropriate level of recreation facilities to provide tourism benefits at a level that is in keeping with sustaining the ecological values of the Precinct

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class, in this case State Forestry and National Park.

Any uses which detract from the natural and scenic qualities of the Precinct are considered unacceptable in this Precinct.

Commercial or residential uses, such as Shops and Integrated resorts and other high impact tourist facilities, are inappropriate in this Precinct. Any commercial or residential uses which are considered necessary to support recreational and tourism use in the Precinct, should be located outside of the Precinct in adjacent rural areas, or in the case of commercial use, located in Kenilworth or Mapleton where they are conveniently accessible.

##### *Landscape and Built Form*

Any new development should be that which serves to protect and / or enhance the ecological and scenic values of the area and / or to manage recreational impacts. Management should ensure:

- retention of ecological and scenic values,
- sustainable management of forestry reserves, and
- an appropriate level of recreation facilities to provide tourism benefits at a level that is in keeping with sustaining the environmental values of the Precinct.

Any new development should also provide for the protection of the environmental values of the Mary River, Obi Obi Creek and their tributaries. This includes the preservation of the quality of water entering the river and creeks, and the preservation of vegetation along waterways and over steep land in order to prevent erosion and maintain habitat corridors along the river and creeks.

As far as practicable, any new development should occur within already cleared areas and provide for preservation or enhancement of remnant vegetation along waterways and on steeper elevated lands. It should also should maintain the natural character and aesthetics of the area, with any buildings and structures suitably designed and sited, including large building setbacks, rural architecture, minimal signage, and extensive landscaping with native species.

#### 3.30 Planning Area No. 30 – Mary River Valley

##### 3.30.1 Location and Role

This Planning Area encompasses rural lands in the western part of the Shire. These lands are located within the catchment area of the Mary River and Belli Creek, both of which represent important water and environmental resources within the Shire and region.

The Planning Area is intended to remain an important area for dairying, other pastoral uses and forestry, whilst conserving its significant environmental values (including those of the Mary River and tributaries).

The Conondale State Forest and adjoining National Park, as well as the western section of the Mapleton State Forest are included in the Planning Area. The Planning Area contains the largest areas of remnant vegetation in the Shire. Such vegetation serves as important habitats for many species of fauna. Many rare and threatened animal and plant species are found within the area's remnant forest areas. The remnant vegetation mosaic of the river valley, especially that of the native riparian vegetation, is also of significance for the protection that it offers to aquatic plants and fauna, including migratory birds and the endangered Mary River cod. These waterway corridors also provide for fauna movement between the larger areas of remnant vegetation in the State Forests and Conservation Parks.

The superb scenic and aesthetic qualities of the Planning Area have high passive recreational value.

##### 3.30.2 Vision Statement

(1) It is intended that:

*the Mary River and associated creek valleys remain in productive and sustainable rural use, set within a vegetated waterway system, with continued use of more rugged land for State Forest, Conservation and recreational purposes.*

(2) This will be achieved by:

- (a) preventing the fragmentation, or alienation of good quality grazing and agricultural land;
- (b) providing for the ongoing management of State Forest lands for sustainable forestry and secondary uses;
- (c) recognising and protecting the integrity and viability of conservation parks, waterways and other environmentally significant areas;
- (d) preventing the encroachment of rural residential or urban use into the area;
- (e) seeking development and use in accordance with best available land and environmental management practices;

- (f) protecting the amenity of the Kenilworth township; and
- (g) promoting sustainable leisure, recreation and tourism activity in appropriate areas.

##### 3.30.3 Key Character Elements

###### (1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and nature conservation characteristics. On and adjoining the river and creek valley floors, sustainable rural (mainly dairy and other pastoral) activities are to continue. In areas of more rugged terrain, lower intensity rural uses are desired, in order to protect the valuable natural landform and densely vegetated landscape.
- (b) The significant areas of State Forest are to be managed for sustainable forestry purposes and for other compatible uses which would not prejudice the forestry activities. Passive recreation and leisure activities are to continue within these areas. Similarly, lands in conservation parks are to be managed in a manner which protects their conservation values, whilst allowing access to the wilderness recreation experiences to be had in these areas.

###### (2) Settlement Pattern

- (a) Kenilworth is to remain the local service centre for the Shire's western rural hinterland. As such, no new settlements are to be established in this Planning Area.
- (b) The area is too remote from social and infrastructure services, and comprises lands more suited to productive rural, forestry and conservation purposes, to allow for development for urban or rural residential purposes.
- (c) Community facilities present in the Planning Area, such as the public halls, provide valuable community facilities. It is envisaged that these uses continue. However any major expansion or additional facilities should be located in Kenilworth or Eumundi, in a conveniently accessible location for this part of the Shire.
- (d) Whilst the existing road network is intended to be maintained and improved as required, standards of service are to remain at a rural level in order to keep the rural and bushland lifestyle and character of the area.
- (e) It is preferred that any intensive animal industries be located away from Kenilworth, on sites where any potential for environmental harm or nuisance can be effectively managed.

#### (3) Environmental Values

- (a) The existing predominantly natural character of much of the Planning Area is intended to be conserved. Conservation Parks within the area are to be protected, while riparian vegetation and the habitat of the Mary River Cod, along the Mary River, Belli Creek, Skyring Creek and their tributaries should be maintained, enhanced, and restored where necessary.
- (b) The maintenance and strengthening of viable ecological corridors between the Mapleton and Conondale State Forests and the Conservation Parks in and adjoining the area is intended.
- (c) Best catchment management practices are to be adopted in order to achieve an acceptable quality of water entering the Mary River and its tributaries. The Mary River Catchment Strategy comprehensively deals with sustainable land use within the Planning Area.

#### 3.30.4 Statements of Desired Precinct Character

##### (1) Mary River Valley - General Rural (Precinct Class = General Rural Lands)

###### *Intent*

This Precinct comprises the northern foothills of the Blackall Ranges. Included within this Precinct are areas of general rural lands and remnant native forest remaining mainly on the steeper land and adjacent to waterways. Low intensity rural uses are the major land use in this Precinct.

The Mary River, which represents an important water and environmental resource, flows through the western edges of the Precinct. Tributary creeks to the Mary River flow through other sections of the Precinct. It is intended that the development and use of premises in the Precinct be managed in ways which are consistent with ecologically sustainable resource management. The principles adopted in the Mary River Catchment Strategy are consistent with such a management approach.

It is intended to allow for a wide range of rural activities within this Precinct, particularly those which are compatible with a rural setting and do not require urban services and infrastructure. Any development for non-rural purposes should be sensitively integrated into the rural setting.

Recreation and leisure facilities exist within this Precinct in the form of roadside picnic and rest areas and scenic lookout points. These areas are of significant value to both the local and regional community, and enable local people and visitors to experience the attractive rural atmosphere of the area.

The Eumundi Kenilworth Road and Kenilworth Brooloo Road are significant and scenic tourist routes in the Shire, and it is intended that the scenic rural qualities experienced from this road be retained.

The Precinct also contains the Belli Public Hall and Gheerulla Halls which are important community facilities in the Planning 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 General Rural Lands Precinct Class, provided they are undertaken in a manner which avoids or minimises land use conflicts, retains or enhances the area's environmental values, and sensitively integrates into the rural setting.

There may also be opportunities for small scale tourist uses such as Bed and breakfast, where they are sensitively integrated into the rural setting.

Residential, commercial, industrial and rural residential uses are not considered consistent with the intent and desired character of this Precinct. In particular, large scale, intensive uses which are proposed to attract tourists are likely to detract from the general rural amenity and character of the Precinct are therefore considered inappropriate.

In addition, intensive rural uses, such as intensive animal husbandry and rural service industry, should not be located in those parts of the Precinct in close proximity to Kenilworth township so as to avoid land use conflict.

It is not envisaged that there be any major expansion of, or additions to, the public halls. Rather new community facilities should be located in Kenilworth or Eumundi where they are conveniently accessible.

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

Rural uses should be undertaken in ways which are consistent with principles of sustainable land management. Reference is made to the Codes for Rural Development and Use contained within Volume 4 of this Planning Scheme.

Any new development should provide for the protection of the environmental values of the Mary River and its tributaries. This includes the preservation of the quality of water entering the river and creeks and the preservation of vegetation adjacent to waterways and over steep land in order to prevent erosion and maintain sustainable habitat corridors along the river and creeks.

As far as practicable, any new development should occur within already cleared areas and provide for the preservation or enhancement of remnant vegetation along waterways and on steeper elevated lands.

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

Any development within the vicinity of the Eumundi Kenilworth Road and Kenilworth Brooloo Road should maintain the rural character and aesthetics of the area, with any buildings and structures suitably designed and sited, including large building setbacks, rural architecture, minimal signage, and landscaping with large trees. In particular, the rural setting and views experienced around rest areas and lookouts should be retained.

Any development which is on a site adjacent to a State Forest should have regard to the environmental and management issues of the adjacent forest, in particular bushfire management.

#### **(2) Mary River Valley Pastoral (Precinct Class = Sustainable Pastoral Lands)**

##### ***Intent***

This precinct comprises pockets of land in the northern foothills of the Blackall Ranges. Included within this precinct are areas of alluvial land that are particularly valuable for pastoral uses. A major use of land within this precinct is dairying, reflecting the areas of good quality grazing land and sizeable land holdings.

Tributary creeks to the Mary River flow through the sections of the precinct. The Mary River system represents an important water and environmental resource within the Shire and the region. It is intended that the precinct be managed consistent with the principles of the Mary River Catchment Strategy, and ensure sustainable land management and improvement in water quality.

The intention of the precinct is to provide mainly for the sustainable use of good quality grazing land. It is intended to protect the area for pastoral production, particularly dairying, from inappropriate development, such as lot reconfiguration which fragments land holdings, and urban and semi-rural land uses.

Recreation and leisure facilities exist within this precinct predominantly in the form of roadside picnic and rest areas and scenic lookout points. These are areas of significant value to both the local and regional community, and enable local people and visitors to experience the attractive rural atmosphere of the area. The Eumundi Kenilworth Road and Kenilworth Brooloo Road are significant and scenic tourist routes in the Shire, and it is intended that the scenic rural qualities experienced from this road be retained.

Belli Picnic Shop on the corner of Brown and Eumundi Kenilworth Roads is the only local convenience store in the Planning Area, and is located within this precinct. This store services the local community and tourists, and is an important community facility.

##### ***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 Pastoral Lands precinct class, provided they are undertaken in a manner which avoids or minimises land use conflicts, retains or enhances the area's environmental values, and sensitively integrates into the rural setting.

Residential, commercial, industrial and rural residential uses are not considered consistent with the intent and desired character of this precinct. In addition, lot reconfiguration which fragments land holdings is inappropriate.

There may also be opportunities for small scale tourist uses such as Bed and breakfast, where they are sensitively integrated into the rural setting. Large scale, intensive uses which are proposed to attract tourists are likely to detract from the general rural amenity and character, and pastoral production, of the precinct and are considered inappropriate.

In addition, intensive rural uses, any uses such as Intensive animal husbandry and Rural service industry, should not be located in those parts of the precinct in close proximity to Kenilworth township so as to avoid land use conflict.

It is not envisaged that there be any major expansion of, or additions to, the Belli Picnic Shop. Rather new commercial uses should be centrally located in Kenilworth or Eumundi where they are conveniently accessible.

Council may investigate the opportunity to expand the Kenilworth showgrounds if the opportunity arises.

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

Rural uses should be carried out in ways which are consistent with principles of sustainable land management. Reference is made to the Codes for Rural Development and Use contained in Volume 4 of this Planning Scheme.

Any new development should provide for the protection of the environmental values of the Mary River and its tributaries. This includes the preservation of the quality of water entering the river and creeks, and the preservation of vegetation along waterways and over steep land in order to prevent erosion and maintain habitat corridors along the river and creeks.

As far as practicable, any new development should occur within already cleared areas and provide for preservation or enhancement of remnant vegetation along waterways and on steeper elevated lands.

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

Any development within the vicinity of the Eumundi Kenilworth Road and Kenilworth Brooloo Road should maintain the rural character and aesthetics of the area, with any buildings and structures suitably designed and sited, including large building setbacks, rural architecture, minimal signage, and landscaping with large trees. In particular, the rural setting and views experienced around rest areas and lookouts should be retained.

Any development which is on a site adjacent to a State Forest should have regard to the environmental and management issues of the adjacent forest, in particular bushfire management.

#### **(3) Mary River Valley State Forests and National Park** *(Precinct Class = Special Purpose)*

##### **Intent**

This precinct comprises:

- the western and central parts of the Mapleton State Forest in the centre of the Shire's rural hinterland;
- the large Conondale State Forest in the south-western corner of the Shire, west of Kenilworth; and
- National Park 1100 at the south-western corner of the Shire adjoining the southern boundary of the Conondale State Forest.

The precinct is extensively vegetated with forestry and conservation the predominant land use activities. The precinct is of significant ecological and conservation value both locally and regionally due to the native forest.

The forested areas within this precinct provide natural habitat for many species of native flora and fauna. Within the precinct, rare vegetation communities exist, including an important large representation of the upland Scribbly Gum community, an area of *Eucalyptus montivaga* which is of particular conservation value, as well as remnant rainforest and blackbutt.

As well as its environmental and conservation values, the precinct has significant tourism, leisure and recreational value. A number of camping and recreation facilities exist within the State Forest which provide an important recreational and tourism resource. These facilities include the camping areas at Boolumbah and Charlie Moreland State Forests, Boolumbah Waterfalls, Fig Tree Boardwalk, the trail motorbike area at Gheerulla and various walking trails. The continuation of these low scale facilities is envisaged.

However it is not envisaged that high impact facilities, such as tourist resorts, shops or large structures, be located in the precinct. Rather, if necessary, these facilities should be located in adjacent rural areas or in Kenilworth.

It is intended that the precinct be managed by the State government in accordance with relevant legislation to ensure:

- retention of ecological and scenic values;
- sustainable management of forestry reserves; and

- an appropriate level of recreation facilities to provide tourism benefits at a level that is in keeping with sustaining the ecological values of the precinct.

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

Preferred uses within this precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose precinct class, in this case State Forestry and National Park.

Any uses which detract from the natural and scenic qualities of the precinct are considered unacceptable in this precinct.

Commercial or residential uses, such as Shops and Integrated resorts and other high impact tourist facilities, are inappropriate in this precinct. Any commercial or residential uses which are considered necessary to support recreational and tourism use of the precinct, should be located outside of the precinct in adjacent rural areas, or in the case of commercial uses, located in Kenilworth township where they are conveniently accessible.

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

Any new development should be that which serves to protect and / or enhance the ecological and scenic values of the area and / or to manage recreational impacts. Management should ensure:

- retention of ecological and scenic values,
- sustainable management of forestry reserves, and
- an appropriate level of recreation facilities to provide tourism benefits at a level that is in keeping with sustaining the environmental values of the precinct.

Any new development should also provide for the protection of the environmental values of the Mary River and its tributaries. This include the preservation of the quality of water entering the river and creeks, and the preservation of vegetation along waterways and over steep land in order to prevent erosion and maintain habitat corridors along the river and creeks.

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

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As far as practicable, any new development should occur within already cleared areas and provide for preservation or enhancement of remnant vegetation along waterways and on steeper elevated lands. It should also should maintain the natural character and aesthetics of the area, with any buildings and structures suitably designed and sited, including large building setbacks, rural architecture, minimal signage, and extensive landscaping with native species.

