

VOLUME TWO

Strategic Plan

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MAROOCHY PLAN MAPS VOLUME 2

TITLE	REFERENCE NUMBER	RELEVANT SCHEME REFERENCE
Strategic Plan Map	Map 2.1	Section 1.2
Road Hierarchy Map	Map 2.2	Section 13.3
Cane Rail Network Map	Figure 2-13.3(a)	Section 13.3

PREFACE

POTENTIAL INCONSISTENCIES BETWEEN STATEMENTS OF POLICY OR INTENT

The Statements of strategic and local policy contained in this volume, Volume 3 (Planning Areas, Precincts and Precinct Classes) 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

This Volume of the Planning Scheme establishes the strategic policy to be considered in the assessment of impact assessable development.

This Volume includes Desired Environmental Outcomes, Strategic Implementation Measures and more detailed measures to address broad strategic issues across the Shire.

It is intended that the Desired Environmental Outcomes, the Strategic Implementation Measures and the more detailed measures included in Sections 3 to 20 of this Volume be used as assessment criteria for the preparation and assessment of applications for impact assessable development as determined by the Tables of Development Assessment contained within Volumes 1 and 5 of this Planning Scheme.

Applications will be assessed to determine if the proposed development is compatible with the Desired Environmental Outcomes for the Shire and with strategic policy as established in Sections 3 to 20 of this Volume. Development proposals will also be considered in terms of cumulative impacts, and the extent to which such impacts may compromise the achievement of the Desired Environmental Outcomes.

1.1 EXPLANATION

This Volume of the Planning Scheme contains the Desired Environmental Outcomes for the whole of the planning scheme area to assist in the achievement of ecological sustainability as required by the Integrated Planning Act. This Volume of the Planning Scheme also contains measures to facilitate the achievement of these Desired Environmental Outcomes. There are two different types of measures included in this Volume. These are broad measures known as Strategic Implementation Measures, which describe how the Desired Environmental Outcomes are to be achieved. Sections 3 to 20 of this Volume also include more detailed measures about how issues across the Shire are to be addressed in order to achieve the overall goal of seeking to achieve ecological sustainability.

Additional Desired Environmental Outcomes for particular master planned areas are contained in Volume 5 (Structure Plans).

1.2 STRATEGIC PLAN FORMAT

The Strategic Plan is made up of the following elements:

- the Vision, articulating the Desired Environmental Outcomes that are being sought during the life of the Planning Scheme;
- Key Issues, which summarise the items that underpin the detailed measures included in the Strategies, Objectives and the Implementation Criteria which make up the core of the Strategic Plan;

- the Strategies, indicating how it is proposed to address the Key Issues through future development within the Shire;
- the Preferred Dominant Land Uses, as shown on the Strategic Plan Map indicating those land uses considered appropriate for the various parts of the Shire and which may indicate (where they appear inconsistent with the existing use rights) an intention to allow appropriate alternative development at an appropriate time;
- Objectives and Implementation Criteria Measures, which relate directly to Preferred Dominant Land Uses and other elements and indicate what is desired and how it is to be achieved;
- the Strategic Plan Map, which indicates over a cadastral base of the whole Shire, a Preferred Dominant Land Use for each area and such other elements which can be geographically or symbolically represented like the Road Hierarchy Map, which identifies a logical system of roads and streets throughout the Shire.

1.3 Preferred Dominant Land Uses

This Strategic Plan consists of ten Preferred Dominant Land Uses and the following table provides a key to where descriptions of the Preferred Dominant Land Uses can be found:

Preferred Dominant Land Use	Section
Agricultural Protection	6.0 Rural Activities
Conservation	10.0 Natural Resources
Extractive Industry	17.0 Mining & Extractive Industry
Industry	5.0 Industry
Recreation	11.0 Open Space & Recreation
Rural or Valued Habitat	10.0 Natural Resources
Special Purpose (Airport)	13.0 Transport
Special Purpose (University)	12.0 Community Facilities
State Forest	6.0 Rural Activities
Urban	3.0 Urban Development

2. THE VISION

2.1 Introduction

(1) Explanation

The purpose of the Integrated Planning Act (IPA) is to seek to achieve ecological sustainability. In order to assist in the achievement of this purpose, this Planning Scheme identifies Desired Environmental Outcomes and measures to achieve these outcomes. The Desired Environmental Outcomes relate to Shire wide issues and are outcomes that will work towards achieving ecological sustainability. The Planning Scheme also establishes Strategic Implementation Measures, which are broad measures to describe how the Desired Environmental Outcomes are to be achieved.

(2) Desired Environmental Outcomes (DEOs)

Under the Act, Desired Environmental Outcomes are a key element of a Planning Scheme. Desired environmental outcomes are used to consider the following:

- the performance and review of a Planning Scheme;
- the determination of applications for development which conflict with the other provisions of this Planning Scheme;
- the determination of land acquisition requirements for the construction of infrastructure; and
- for other purposes as allowed by IPA.

There are seven Desired Environmental Outcomes included in Volume 2. These DEOs relate to the issues of:

- Environmental Management;
- Social Equity and Liveability;
- Economic Sustainability;
- Transport and Accessibility;
- Community and Cultural Development;
- Urban Design, Heritage and Character; and
- Development Infrastructure.

Under each of these issues, there is a Desired Environmental Outcome and clarification of this outcome.

(3) Strategic Implementation Measures

Strategic Implementation Measures are broad level measures that facilitate the achievement of the Desired Environmental Outcomes contained in this volume. As well as these Strategic Implementation Measures, the Planning Scheme establishes more detailed measures that are found in this Volume and Volumes 3, 4 and 5 of this Planning Scheme.

The Strategic Implementation Measures provide a link to the more detailed measures.

2.2 Environmental Management

(1) Desired Environmental Outcome No. 1

The Shire's unique natural, open space, climatic, rural and scenic attributes are protected to maintain biodiversity, ecological processes, and visually attractive and varied landscapes and managed so as to

provide a sustainable focus and setting for the Shire's community and economic development. This includes:

- the variety of ecosystems and the species they support being maintained or enhanced,
- prominent natural landscape elements such as escarpments, ridgelines, beaches, headlands and mountain peaks, which serve as distinctive visual landmarks within the Shire, being protected,
- the Maroochy, Mooloolah and Mary River systems and other water resources, being protected,
- high standards of water and air quality, and acceptable noise levels, being maintained, and
- premises which are sensitively sited and designed having regard to local climatic conditions, vegetation cover and topography.

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 1, the following Strategic Implementation Measures are to be employed:

- (a) manage critical nature conservation areas, waterways and wetlands to maintain and where necessary restore, environmental values;
- (b) implement integrated catchment management practices, particularly for the catchment areas of the Maroochy, Mooloolah and Mary Rivers, major creeks and lakes within and immediately adjoining the Shire;
- (c) appropriately manage environmental and visual impacts of new development on beaches and other coastal landforms and values and ensure new development in these areas complies with the Regional Coastal Management Plan;
- (d) limit uses in rural, scenic and natural areas to low intensity, generally non-urban, activities to be consistent with the environmental capacities of such areas;
- (e) establish an integrated and sustainable open space system that reflects Council's Open Space Strategy and is responsive to the needs of residents and visitors;
- (f) effectively manage wastes, emissions and pollution sources to within acceptable environmental limits by complying with relevant national and state standards; and
- (g) ensure development in koala habitat areas is compatible with the Nature Conservation (Koala) Conservation Plan 2005 and Management Program 2005-2015, or prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development.

2.3 Social Equity and Livability

(1) Desired Environmental Outcome No. 2

Vibrant, attractive and safe local communities provided with quality lifestyle choices and amenity for all people (including youth, aged people and people with disabilities), with each community:

- exhibiting a distinctive character and sense of place; and
- having convenient access to a diversity of housing, shopping and other business services, community and recreational facilities and jobs - all located and designed to sustain the significant ecological and scenic resources of the Shire.

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 2, the following Strategic Implementation Measures are to be employed:

- (a) integrated land use and transport planning to promote distinctive but inter-related local communities offering desirable places to live, work, shop and recreate, ranging from rural towns and villages to suburban neighbourhoods and major urban centres;
- (b) appropriate land use planning that provides for attractive and functional urban form with urban and rural residential settlements being contained and managed so as to avoid expansion beyond defined boundaries;
- (c) separation and management of potentially conflicting land uses;
- (d) consolidate residential forms around Centres so as to optimise support for public transport and employment, community and commercial services; and
- (e) provide for a diversity, choice and mix of housing styles, with housing designed to be responsive to local character, climatic conditions and community needs.

2.4 Economic Sustainability

(1) Desired Environmental Outcome No. 3

A prosperous, productive and broad economy which reinforces the Shire's strengths in tourism, commercial/business services, rural activities, educational and health facilities, and transport infrastructure, whilst diversifying this base in a manner consistent with the Shire's character and the sustainable use of the Shire's resources. This includes having an optimal amount of good quality agricultural and other productive rural land in a form which maximises its productive use, consistent with the community's need for other uses and the availability of other suitable land for those uses. It also includes Maroochydore fulfilling its role as a Principal Activity Centre (as recognised in the South East Queensland Regional Plan 2005-2026), complemented by a hierarchy of lower order centres at suitably accessible locations across the Shire and Local centres which do not compromise the role and function of higher order centres.

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 3, the following Strategic Implementation Measures are to be employed:

- (a) ensure that agricultural and other rural activities are sustained through the implementation of State Planning Policy 1/92 and associated guidelines and the intent of the Rural Precincts;
- (b) provide for a diversity of and support for rural based industries through appropriate land use, transport and infrastructure planning;
- (c) maintain a vibrant, diverse and sustainable tourism industry through the protection of tourist nodes as identified on the Strategic Plan Map;
- (d) meet the demands of resident and visitor population growth by providing accommodation, employment, recreational and social opportunities through appropriate land use, transport and infrastructure planning;
- (e) increase the convenience of journeys between home and work by implementing the Shire road hierarchy, Traffic and Access Management Code and Council's Bikeways Plan;
- (f) reinforce the roles of various centres in the achievement of the Shire's commercial hierarchy, including Maroochydore as a Principal Activity Centre and Nambour and Sippy Downs as Major Activity Centre (as recognised in the South East Queensland Regional Plan 2005-2026);
- (g) support small business enterprises and increase employment opportunities including home-based businesses;
- (h) ensure development recognises the substantial contribution of the Shire's natural resources, amenity and lifestyle values to the Shire economy and does not deleteriously impact upon these values;

- (i) protect known and likely mineral/ extractive resources for ongoing effective and sustainable use by:
 - discouraging encroachment, alienation or limitation of proven resources;
 - encouraging buffers between extractive resource areas (including haul routes) and incompatible uses; and
 - allowing extraction of proven viable resources where community need is demonstrated, adverse environmental impacts can be managed to acceptable levels, and existing or committed land uses are not prejudiced.
 - (j) support new development which adds to the economic benefits available through the education sector and particularly the Sunshine Coast University.
- (c) promote regional transport targets and initiatives in accordance with the Integrated Regional Transport Plan;
 - (d) maintain and improve Council's existing and future district road/rail networks through the consideration of the Shire road hierarchy and the Traffic Impact and Access Management Code;
 - (e) implement the Shire road hierarchy and the Traffic Impact and Access Management Code to provide a convenient local connectivity with limited reliance on State-controlled roads and remove freight and heavy through traffic from roads through urban settlement areas and CAMCOS;
 - (f) ensure the provision of an efficient and accessible cycle network by implementing Council's Bikeways Plan;
 - (g) achieve quality landscape treatment in accordance with Council's Landscaping Code as well as impact mitigation treatments for all transportation infrastructure and corridors;
 - (h) protect and enhance the Sunshine Coast Airport's economic and transport roles in accordance with its Master Plan and having regard to the environmental values of its surrounding lands and the amenity of nearby communities; and
 - (i) ensure safe and convenient access is provided within new developments for all members of the community.

2.5 Transport and Accessibility

(1) Desired Environmental Outcome No. 4

Residential, visitor and business communities serviced by an efficient, safe, convenient and attractive transport network achieving:

- *pedestrian, cycle and vehicle integration and connectivity;*
- *a viable and coordinated public transport system;*
- *minimal conflict, congestion and severance;*
- *a choice of effective and environmentally responsive transport modes including rail, air and water based modes;*
- *ease of movement within and between communities, major centres, employment areas and public transport interchanges;*
- *high capacity and secure freight movement; and*
- *good quality urban design.*

This includes compatible uses and premises being established in the vicinity of the Sunshine Coast Airport which maintain the long term operational and safety requirements for air traffic.

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 4, the following Strategic Implementation Measures are to be employed:

- (a) support land use and development strategies which serve to reduce private vehicle dependency and which integrate with transport planning strategies;
- (b) create a nexus between appropriate land use and transport planning through the implementation of the Shire road hierarchy;

2.6 Community and Cultural Development

(1) Desired Environmental Outcome No. 5

Community, recreational and cultural services and facilities provided in a timely way and maintained so that:

- *areas of public parkland are accessible and useable;*
- *public places for people to gather, meet and socially interact, both casually and formally, are attractive, comfortable, safe and convenient;*
- *the other diverse and changing needs of the whole community (including residents, visitors, youth, the aged and people with disabilities) are met;*
- *opportunities to create or strengthen local community identity are provided, and*
- *places and items of historic and indigenous cultural heritage significance are conserved.*

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 5, the following Strategic Implementation Measures are to be employed:

- (a) create identifiable urban communities in discrete localities as identified by the Strategic Plan, with each locality:
 - separated by greenspace;
 - displaying a distinctive character; and
 - provided with local services that are within convenient walking/cycling distances of dwellings
- (b) ensure ongoing adequate access to community facilities and services by implementing transport links identified in the Shire road hierarchy maps, the cycleways designated in Council's Bikeways Plan and pedestrian paths;
- (c) facilitate the development of premises, such as community halls, schools, welfare services and retirement villages, and residential care facilities at suitable locations which can meet community needs and demands;
- (d) identify and support urban design initiatives which create more comfortable and attractive public spaces;
- (e) new development, particularly in Master Planning Community Precincts, considers and plans for the provision of community facilities;
- (f) new development contributes to the provision of community services and facilities where reasonable and relevant to the additional demand generated; and
- (g) implement and support Council's Sports Strategy Plan and Open Space Strategy which provide mechanisms to achieve useable open space for recreational or sporting purposes.

2.7 Urban Design, Heritage and Character

(1) Desired Environmental Outcome No. 6

A high quality, built environment characterised by premises which:

- are consistent with local desired character which reflects the Shire's diverse range of subtropical coastal, mountain and rural settlements;
- are in keeping with the community, transport and utility infrastructure servicing the locality;
- if part of a retail or commercial centre, creates a positive community focal point that contributes to the sense of place and community identity, and which is in keeping with reasonable expectations about the location and size of such centres;
- strengthen positive architectural, landscape, scenic and conserve cultural and built heritage features;
- create pleasant, legible, memorable and safe living environments for the whole community; and

- respect the natural environmental characteristics and capacities of the locality in which they are situated.

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 6, the following Strategic Implementation Measures are to be employed:

- (a) ensure that individual development, landscaping and signage complement and strengthen the key elements of character reflected in the intent statements for the Planning Areas and Precincts;
- (b) design and locate structures and plantings to:
 - protect and enhance major vistas, view corridors and areas of scenic significance;
 - define gateways and focal points; and
 - strengthen the visual context of buildings or places of significance.
- (c) maintain a generally low rise built form whilst allowing for a range of housing types and densities in appropriate areas;
- (d) through the Special Management Area ensure appropriate assessment to facilitate the conservation of buildings, other structures, streetscapes and places of heritage value;
- (e) through the Special Management Area ensure appropriate assessment to facilitate the protection of areas and features of historic and indigenous Cultural Heritage;
- (f) provision of effective buffering by new development to areas of incompatible land use and environmental sensitivity;
- (g) ensure development of and along transport corridors has an aesthetic architectural design, and a well landscaped, high quality visual appearance, emphasising vegetation retention, landscaping and integration with natural landforms;
- (h) encourage development to be designed in accordance with community safety principles, to maximise access opportunities, to be climatically responsive and to respect its natural environmental setting in accordance with Planning Scheme codes;
- (i) encourage adaptive reuse of structurally sound significant older building stock; and
- (j) through the Retail and Commercial Centres Hierarchy described in the Strategic Plan, and the Centre Precincts or sites specifically identified in the Planning Areas, ensure Local centres are located at sites that are specifically identified in the Planning Scheme, and are of a scale consistent with Statements of Desired Precinct Key Character Elements (in Volume 3).

2.8 Physical Infrastructure

(1) Desired Environmental Outcome No. 7

Orderly and sequenced development which allows for the efficient, affordable and environmentally acceptable provision (and ongoing maintenance) of engineering infrastructure by service providers in a way which ensures the sustainable use of the Shire's water and other resources, and adequately serves community needs for;

- *Water supply, sewerage treatment and disposal, wastewater management, power, solid waste management, communications and other related services.*

(2) Strategic Implementation Measures

In order to achieve Desired Environmental Outcome No. 7, the following Strategic Implementation Measures are to be employed:

- (a) development contributes a fair and equitable share to the costs of providing development infrastructure;
- (b) ensure that development inconsistent with the assumptions, or outside the Priority Infrastructure Area, of the priority Infrastructure Plan is assessed for its impacts on the provision of trunk infrastructure;
- (c) promote strategies for recycling and reuse of treated wastewater particularly for industrial activities, for water management and waste minimisation, including cleaner production activities;
- (d) ensure rural residential and non-urban activities have a reliable potable water supply and ecologically sustainable on-site effluent treatment and disposal facilities;
- (e) promote an orderly development pattern which optimises the efficient and timely provision of physical and human services and facilities; and
- (f) maintenance of a Retail and Commercial Centres Hierarchy to ensure that new nodes of activity are not created that would duplicate existing established or planned services and infrastructure in centres that meet the reasonable needs of the community.

3. URBAN DEVELOPMENT

3.1 Explanation

"Urban Development" embraces development in those areas where residential uses of an urban density dominate and includes those other uses (principally commercial and retail, social and educational facilities and industry) which are required to service the residential areas and are normally integral components of such areas.

3.2 Key Issues

The key issues dictating the planning strategy in the Shire's urban areas and Permissible Areas for Rural Residential include:

- the expectation that the current high rates of population and tourism growth will continue for the life of the Strategic Plan;
- the serious impacts that such growth, if not properly managed, can have on the important natural and aesthetic resources, the protection of good quality agricultural land, the loss of character and livability and the costs of physical and social infrastructure;
- the advantages in facilitating higher densities and encouraging infill and redevelopment without compromising living standards for potential or existing residents and visitors;
- the need to limit high rise development to agreed locations;
- contemporary design of housing estates and other urban areas which have tended to lack community identity, character and focus;
- the continued availability of the current diversity of housing options, from high-rise units to rural retreats, recognising the limited suitability of some forms of development in the light of other sound objectives, such as the containment of urban areas, the preservation of important habitats and good quality agricultural land, the image and character of the Shire and the impact of high densities and substantial buildings on residential amenity;
- changes in household structure with significant single person and single parent households with a subsequent change in the housing form that meets their needs;
- the need to address effects of the State controlled road network, including the visual impacts and impacts of traffic noise, dust and vehicle emissions;
- the need to service urban areas with Local centre and General store development, at a limited range of sites, and providing clear expectations for local communities.

3.3 Urban Strategy

The following outlines the elements of the planning strategy to be employed in those areas shown as Urban and Permissible Area for Rural Residential on the Strategic Plan Map:

3.3.1 The principal element of the strategy is the allocation of Urban areas and Permissible Areas for Rural Residential which recognise the broadly different residential categories containing urban communities and

providing separation between communities with characteristic rural and natural landscapes and protecting good quality agricultural land and significant natural and scenic resources from urban expansion.

3.3.2 The Urban allocation indicates areas existing and preferred for predominantly residential use. A range of ancillary uses such as commercial and retail, social and education facilities and industry may also establish within Urban areas.

3.3.3 Areas within the urban designation possess significant natural attributes important to the character or environment of a locality or are needed to meet open space requirements of the community. Development proposals in these areas should seek to preserve significant habitat and provide for a integrated open space network.

3.3.4 Specific areas have been included within the Permissible Area for Rural Residential on the basis that they are considered to contain land suitable to this form of closer settlement within the time span of this Plan. This includes:

- areas relatively close to substantial urban settlements;
- areas of infill in locations where rural residential is the dominant land use;
- land which is topographically constrained for other more intensive land uses;
- those catchments where opportunities for higher forms of development are restricted due to the downstream hydrological characteristics.

3.3.5 Strategies and policies relating to matters such as lot configuration design, building siting, the location of commercial, transport and community facilities and the relationship between transport modes will be employed. These controls are aimed at improving social interaction and accessibility, primarily in new urban areas and commercial centres.

3.3.6 The spread of urban areas is contained in the interests of preserving the identity of individual communities, maximising the efficiency of urban infrastructure and minimising the loss of good quality agricultural and rural land and land possessing high habitat or scenic values. Containment strategies, such as urban renewal and infill techniques, are facilitated.

3.3.7 High-rise development will be limited to the existing coastal tourist node of Mooloolaba, Alexandra Headland, the Maroochydore Principal Activity Centre and a small strip of land at Marcoola.

3.4 Preferred Dominant Land Uses

3.4.1 Urban

The Urban allocation identifies areas suitable for residential premises of varying densities, but allows for retail, commercial, community services and general industrial activities required to serve the day-to-day needs of local communities and which are of a scale appropriate to these needs.

The Urban areas may include land which is considered to have significant ecological value and sensitive development options would be appropriate to adequately incorporate this land into the urban fabric with minimal impact.

3.5 Objectives and Implementation Measures

3.5.1 To Develop Upon and Consolidate Existing Residential Areas

Considerable emphasis has been given to consolidation and containment of the existing urban form and structure as shown on the Strategic Plan Map. Particular weight has been placed upon the containment of the creation of rural residential lots. This emphasis allows greater efficiencies in the delivery of social and physical infrastructure and provides greater protection for good quality agricultural and rural land and the considerable natural resources of the Shire.

It may not be possible to accurately quantify the total cost to the community of premature urban expansion. However, there are considerable physical costs attributable to inefficient development in providing services and maintaining infrastructure, even where infrastructure is provided by an applicant, and there are social costs associated with matters such as isolation and limited community involvement. For these reasons, the Council will only facilitate proposals which logically expand on existing urban development.

An indication of a logical development sequence, is given in the Priority Infrastructure Plan.

Implementation

1. Council will generally only support applications for urban development in which the connection to all existing development infrastructure and the provision of social infrastructure can be achieved in an orderly and progressive manner.
2. Council is prepared to negotiate development parameters on innovative forms of urban development which may contribute towards this objective, even where such development may not satisfy all Planning Scheme requirements.
3. The Priority Infrastructure Plan will be used by Council to guide urban development and rural residential development in an orderly, cost efficient and socially effective manner.
4. Council will not support any further urban uses west of the mouth of Eudlo Creek other than the land shown Urban on the Strategic Plan Map.

3.5.2 To provide for a Diverse Range of Housing and Residential Lots

While it is anticipated that the single detached dwelling will remain the dominant form of housing within the Shire, consideration needs to be given to the particular and changing demographic and economic characteristics of the Shire. This will be achieved by adopting residential standards which encourage a diversity of housing types and housing mix which meet community expectations.

Implementation

1. Residential development will generally be in accordance with the desired character of the Planning Area and Precinct in which the premises are proposed to be situated.
2. The Planning Scheme's development provisions facilitate a range of lot sizes, housing types and higher density accommodation.
3. To allow for low cost housing and market demand for smaller housing, development in the urban residential Precincts, in accordance with local character. In the interests of ensuring that such development provides suitable home environments and integrates with existing neighbourhoods, impact assessable applications will be assessed against the provisions of relevant codes and the Statements of Desired Precinct Character contained in Volume 3. In addition, regard may be given to the Queensland Residential Design Guidelines (QRDG).
4. The development of high-rise apartment buildings is allowed for in the tourist nodes of Mooloolaba, Alexandra Headland and a small area at Marcoola, as well as in the Maroochydore Principal Activity Centre. It is not envisaged that such development will be supported outside those nodes.

3.5.3 To Encourage A Comprehensive and Integrated Set of Performance and Prescriptive Standards To Cover Low and Medium Density Residential Development

The successful adoption of the Performance and Criteria and Acceptable Measures will provide a comprehensive and integrated set of performance and prescriptive standards which will be applied to low and medium density residential development within the Urban areas.

Implementation

1. Council will assess applications for residential development in accordance with the Planning Scheme codes.
2. In some parts of the Shire, additional criteria will be applied as dictated by local conditions, which may relate to matters such as the protection of significant vegetation, natural resources, flood prone land and steeply sloping land. These are identified by the Special Management Areas and Planning Areas and Precincts.

3.5.4 To Ensure That The Physical Environment Can Sustain Urban and Rural Residential Development

Because the Shire's urban areas comprise significant areas of steep or slip-prone land, potential exists for inadequate drainage, slope retention and site planning to compromise the conditions of development below and to scar visually prominent features of the landscape. Substantial amounts of land are also flood-prone. Implementation criteria are intended to ensure sound planning prevents or minimises potential problems.

It is recognised that the protection of certain natural areas is necessary for the future image of the Shire and

the maintenance of its natural environmental integrity. Subsequently, development within the Urban areas and Permissible Areas for Rural Residential should have regard to areas of natural habitat.

In order to determine the potential effect of any proposal on areas determined to have environmental significance, Council may seek the submission of an environmental impact statement and/or management plan. The identification of areas is important in implementing the Planning Scheme's strategic measures.

Urban designated areas which contain significant stands of vegetation or fauna habitats may have their significance protected in a variety of ways, depending on the nature of the stand or habitat, ranging from habitat preservation measures to dedication of land. The appropriate development of a particular area can only be determined after an assessment has been made of its environmental and/or visual significance.

Information available from Council should be sufficient to enable a basic understanding of the significant features of the area involved. Developers are encouraged to hold pre-application or pre property-purchase meetings with Council officers.

Implementation

1. Applications for development in Urban areas which contain Vegetation Management Units (refer Figure 4-2.1.1(a) or on land adjoining areas shown as Conservation on the Strategic Plan Map, are likely to be subject to a request for an environmental assessment addressing any likely impact of the proposal on the important habitat elements of the identified area.

2. Development of land which is recognised as having conservation value is to provide for the adequate protection of the relevant significant habitat and other areas which are determined to have habitat areas of significance. In such cases, the Council may seek the dedication of land for that purpose. Developers are encouraged to negotiate the parameters of development and land dedication prior to lodging an application. Negotiation may include alternative means of preserving the significant areas.

3. Applications for development on land, displaying other sensitive environmental characteristics, and generally included in a Special Management Area under the development management provisions (in Volume 1) of the Planning Scheme, are likely to be subject to a request for a formal environmental assessment report outlining the manner in which the development is to be carried out to minimise environmental degradation, having regard to the guidelines for such assessment set out in relevant Planning Scheme codes and policies. The Council may request the submission of an environmental impact statement in some cases.

4. All applications are to address the possibility of impacts relating to steep or slip-prone land in accordance with the provisions of Section 18.0 of the Strategic Plan and relevant Planning Scheme codes.

5. All applications relating to land in flood-prone areas are to describe the known flood-plains and the characteristics of natural drainage and detail the drainage, landfilling, open space allocation and site planning to be adopted in addressing flood issues.

6. If, after assessing any environmental impact statements or environmental assessments, Council is not satisfied that a sensitive environment or habitat can adequately sustain a proposed development, it may not support the application.

7. Applications for development which adjoin or are within the near vicinity of land used or likely to be used for agriculture shall have regard to the State Government's 'Planning Guidelines – Separating Agricultural and Urban Land Uses' and State Planning Policy 1/92 as both require the provision of suitable buffering to good quality agricultural land. Similar considerations will apply to lands intended for commercial pastoral use.

8. All applications will be required to demonstrate that adequate stormwater systems can be provided for water quality and quantity management.

3.5.5 To Enhance the Amenity of Existing and Proposed Residential Areas and Permissible Areas for Rural Residential

Appropriate lot reconfiguration design and land use planning contribute towards the well-being of residents and the broader community. This can be achieved by ensuring reasonable accessibility to services, improving safety for motorists, pedestrians, cyclists and the community generally, maximising the potential of the landform and providing useable recreation space linked where possible to regional open space systems.

Implementation

1. Council will have regard to the following criteria for applicable applications in the Urban areas and Permissible Areas for Rural Residential shown on the Strategic Plan Map:

- the desired character of the Planning Area and Precinct in which the site is located;
- open space needs and the relationship of the area to the provision strategy set out in the Priority Infrastructure Plan;
- accessibility to the retail, commercial and community services required by occupants of the proposal;
- the impacts of any Local centre development on the amenity (including visual, character, traffic, noise, odours, vibrations, etc) of existing properties and streets;
- the adequacy of existing and proposed roads to cope with the level of traffic and on- street parking likely to be generated;
- the provision of appropriate buffering to address the impacts of traffic noise, dust and vehicle emissions and for visual amenity on land adjoining State controlled roads;
- the aesthetics of the proposal relative to the site's role in the locality and its visibility from major roads, public areas, coastline, environmentally or visually significant areas and tourist nodes;

- the noise impacts of developing land adjoining State controlled roads;
- the design and operational characteristics of the proposal which ensure its compatibility with the primarily residential nature of development in these designations; matters to be taken into account include noise, dust and smell nuisance, the impact of lighting devices, screening of service and parking areas, building height and bulk and traffic generation;
- the design and locational elements which contribute to the privacy of occupants of the proposed and neighbouring premises;
- the landscaped presentation and buffering of the proposal with regard to vegetation preservation, revegetation, the retention of natural features on the site and the use of native species;
- designs which have regard to the retention of significant vegetation, the revegetation of denuded areas, the establishment of landscaping to achieve a particular streetscape theme and the retention of valued habitat or corridors connecting valued habitat; and
- the adequacy of any existing or proposed buffer to any non-residential use which may exist or may establish on an adjoining property. In respect to buffering needed for agricultural and other productive rural uses, regard shall be given to guidelines issued by the State Government.

2. Council will have specific regard to the following criteria for applicable lot reconfiguration applications and other applications which involve the layout of urban communities:

- the design and layout of accessways, demonstrating that the location of lots, retail and community facilities, schools, recreation or open space, roads and pedestrian and cycle paths facilitate and provide easy access between homes and the places where the community shops, gathers and recreates, with priority being given to non-vehicular modes of transport;
- the location of retail and community facilities to reflect their role as the focal point for the community in which they are located;
- the treatment of visually prominent parts of a site, such as crests; and
- the preservation of the semi-rural character of Permissible Areas For Rural Residential.

3. Further detail on lot reconfiguration is provided in the Code for Reconfiguring Lots.

4. Council will require the construction of concrete footpaths as part of residential developments.

3.5.6 To Provide for Retail Commercial and Service Industrial Activities Appropriate to Service the Residential Communities without Compromising Residential Amenity

Local retail, commercial and service uses should be part of the urban fabric, as they can desirably form a part of the community to which they provide a service. However, they may cause detrimental impacts on residential amenity because of their potential to generate traffic and people movements, to produce noise and smell and to shed light. The concentration of such activities maximises community focus objectives and localises any potential amenity problems.

Implementation

Council will take into account the following criteria when assessing applications for non-residential uses in Urban areas and Permissible Areas for Rural Residential:

1. Approval is only likely to be granted to development of retail, commercial and service uses which are to be located on a specific site (in a Centre Precinct or site specifically identified) and which offer a service only to local communities (other than in the Maroochydore Principal Activity Centre) and are consistent with the intent for, and desired character of the Planning Area and Precinct in which it is to be situated. Consideration will be given to the characteristics of the proposed use, including its location and scale, which determine its accessibility to its locality and its ability to service areas beyond an immediate locality and consequently diminish the vital role played by such facilities in providing a community focus and identity.

2. It is envisaged that local retail, commercial and service uses will be concentrated into nodes in urban communities. In new communities, these nodes will generally have been established at the conceptual and detailed site planning stages. In older ones, they will be on specifically designated or referenced sites characterised by the existence of shopping groups or centres which are adequately accessible to a locality. In all Planning Areas the preferred site for the Local centre will be clearly referenced. Applications for retail, commercial and service uses outside these sites will not be supported.

3. Consideration will be given to the impacts of noise, dust, smell, light and traffic on neighbouring properties by assessing the nature of the proposed activities, the proposed buildings and site layout, the roads from which access is obtained and the location and design of activity areas, parking areas, access points and sources of noise, smell or light relative to residential neighbours.

4. It is envisaged that local services and some service industries will form part of the community focus of the nominated Local centre sites. The Council is unlikely to support applications for development which may create significant impacts on residential amenity and should therefore be located in designated industrial areas. Consideration will be given to otherwise unacceptable proposals which can demonstrate compatibility because of the nature of their activities and/or the performance characteristics of the buildings in which they are to be located.

3.5.7 To Minimise the Impact of Multi-Storey Residential Development

The availability of land for Multi-storey residential development is necessary to satisfy demand for Residential and Tourist accommodation and to realise urban consolidation objectives. However, there are potential impacts on traditional low density residential areas because of possible effects on privacy, bulk and scale of development, traffic and construction activity. The Strategic Plan seeks to manage such development through localising activity nodes and controlling and guiding the impact of individual proposals.

Implementation

(1) In assessing Multi-storey residential applications, Council will have regard to the following criteria:

- Council is unlikely to support applications seeking Multi-storey residential premises unless the sites to which they relate are located in a nominated principal tourist area or in the immediate vicinity of a higher order centre or public transport node as identified by Planning Areas and Precincts;
- Council is unlikely to support development applications seeking low-rise multi-unit residential premises unless the sites to which they relate are located in the immediate vicinity of an established or planned centre, public transport terminal or existing concentration of similarly developed land as identified by Planning Areas and Precincts; and
- Applications are unlikely to be supported where they would compromise other objectives of the Strategic Plan and where existing land intended for medium density residential development in the locality is not adequately utilised.

(2) In assessing relevant applications relating to a particular proposal, the Council will have regard to the following criteria:

- the proposed scale and site planning relative to the existing or intended development on neighbouring property;
- the design, location and site planning of the proposal as it affects access to light and breezes, issues of privacy, traffic, shadowing and noise as is likely to be experienced on the site and on adjoining properties. Attention will be focussed on building design, setbacks and bulk relative to

building height, landscaping and screening, particularly along the street and property boundaries, the location of vehicular access, parking and manoeuvring areas and the useability and location of activity and recreation areas; and

- the location of access points so as to minimise traffic volumes on residential streets.

3.5.8 To Provide for Rural Residential Development within the Permissible Area for Rural Residential with Regard to the Protection of Good Quality Agricultural Land and Valued Habitat

The Permissible Area For Rural Residential identifies locations within which rural residential may be supported and is based on areas which are committed to rural residential development or are appropriate for this use, having regard to location, topography, land resources and existing land uses. Development for rural residential purposes within the permissible area will be supported subject to the justification of the suitability of the land for rural residential on town planning grounds.

Implementation

(1) Applications for rural residential development shall be confined to the Permissible Areas for Rural Residential and the application shall justify the appropriateness of the proposed development on town planning grounds with particular regard to the protection of good quality agricultural land, valued habitat and water quality. This planning intent is reflected in the Planning Area and Precinct provisions (in Volume 3 of the Planning Scheme).

3.5.9 To Provide for Home Based Businesses which do not Impact on Surrounding Amenity

There is a growing demand for people to operate a low key business from their home for lifestyle reasons. These activities also have the benefit of reduced transportation and less demand on commercial areas. It will be necessary to ensure that the operation of any business does not impact on the amenity of others.

Implementation

(1) The Planning Scheme provides for home based businesses, which are of a restrictive nature and are likely to be undetectable to others, to be established without the need for development assessment by Council.

(2) Planning Scheme Code provisions define the Performance Criteria appropriate to acceptable home-based businesses and the performance standards to which they must operate.

3.5.10 To Provide for Increased Residential Densities in the Vicinity of Business Centres and Transport Nodes

The preferred urban forms of development include nodes and urban villages with a public transport interchange as a focus. The node would support higher densities of retail, commercial, industry and residential as well as civic and recreational spaces all within walking and cycling distances.

Implementation

(1) Local area planning has been carried out for the railway towns of Palmwoods, Woombye, Yandina and Eumundi. The resulting Planning Area and Precinct provisions allow for these towns to develop as effective urban nodes with increased residential density in close proximity to the business centres with particular care to maintain and enhance the individual character of each node.

(2) The Planning Scheme consolidates existing opportunities for medium density residential developments in the vicinity of the commercial nodes of Bundilla, Buderim, Coolum, Maroochydore and Nambour in a manner which enhances their scope as transport nodes.

3.5.11 To Protect Good Quality Agricultural Land from Urban and Rural Residential Encroachment

While recognising that urban development is an integral part of the Shire’s development, this should not unnecessarily occur to the detriment of the Shire’s agricultural and other rural resources. The State Government has issued a State Planning Policy, and associated guidelines, which seeks to protect this valuable resource.

Implementation

(1) In accordance with State Planning Policy 1/92: Development and the Conservation of Agricultural Land and its associated guidelines, the Council will

ensure that growth within the identified Urban areas and Permissible Areas for Rural Residential will not impact upon good quality agricultural land unless there exists an overriding need for development in terms of community benefit or strategic land use needs and appropriate sites are not available. Similar considerations will be applied to other productive rural lands. Any development shall also be in accordance with State Planning Guidelines: Separating Agricultural and Residential Land uses.

3.5.12 To Encourage the Design of Buildings and Landscapes which Relate to their Physical Context and are User Friendly

Building design can produce a more liveable building if the design has regard to local climate, effective use of passive (low energy) design principles, the appropriate use of native landscapes and the physical relationship to adjoining buildings or potential buildings. The visual character of the building is important if it is to be reflective of the Sunshine Coast and respect the immediate amenity in which it is to be located. The building design must not lose sight of its purpose and its accessibility to its users.

Implementation

(1) Development is designed to be in accordance with Council’s Planning Scheme Codes to ensure that:

- Site layouts, including building and landscape designs address local climate, and topography including such issues as the use of space, effective use of passive (low energy) design principles and site excavation;
- Landscape works appropriately incorporate the use of endemic and non-native species, and shade planting; and
- Pedestrian, disabled and vehicular access, vehicle parking and service areas are adequate, functional and do not unduly compromise other aspects of the development.

(2) Council in assessing applications will have regard to the visual character of a development to ensure that the character of the particular Planning Area, the immediate amenity and the historical and cultural character of the area in which it is located, has been considered. The visual character of a development will also integrate any associated infrastructure which must be designed as part of the total visual presentation.

(3) Buildings are designed in accordance with Council’s Planning Scheme Codes.

4. RETAIL AND COMMERCE

4.1 Explanation

“Retail and Commerce” includes the people servicing activities which provide goods and services for the personal use of, or consumption by, the purchaser and which tend to collect as business centres in urban areas.

4.2 Key Issues

The key issues dictating the planning strategy in the identified Retail and Commercial areas include:

- a Retail and Commercial Centres Hierarchy has formed with:
 - a Principal Activity Centre at Maroochydore as the highest order retail and commercial centre serving the Sunshine Coast Sub-region, so identified because of its centrality to the coastal urban population, the existence of many regional public sector offices, the fact that it includes Sunshine Plaza, which at present houses the only large national department store on the coast, and its capability to be developed further as a multi-function centre with a distinct, attractive character and identity;
 - a Major Activity Centre at Nambour, servicing the town and its hinterland and providing a service role to local industry and the rural sector;
 - a Major Activity Centre at Sippy Downs, taking the form of a traditional town centre, containing retail, civic and commercial offices, key community facilities, medium density residential and a public transport interchange, serving the local community as well as sub-regional needs associated with the University of the Sunshine Coast;
 - traditional retail and commercial town centres in all of the rural towns;
 - Village Centres at Buderim and Bli Bli which act as neighbourhood centres, though their locations on arterial roads and roles as tourist centres distort the neighbourhood concept;
 - established individual shops or groups of shops taking on local functions; and
 - a number of Tourist centres, primarily at Mooloolaba, Coolum and Montville, which provide a range of commercial, retail, service and entertainment facilities primarily satisfying the needs of tourists.
- economic and community advantages in recognising and supporting the Retail and Commercial Centres Hierarchy, particularly with respect to the Maroochydore Key Principal Activity Centre and Local centres which do not compromise higher order centres;
- the need for the Shire’s retail and commercial services to cater for tourist as well as resident population, reflected in the relatively high retail floor space per capita ratio and the need for centres
 - to absorb downturns in turnover during off peak times;
 - the demand for additional retail and commercial floor space in planned centres because of the likely continuation of high population growth in the short to medium term;
 - the expected continued demand for retail warehousing and need to manage demand to limit further ribbon commercial development along major roads in and around existing commercial centres and industrial estates;
 - the demand for additional office space for higher order facilities and perhaps for public service facilities;
 - the failure of some existing centres to meet appropriate aesthetic and social expectations, variously exhibiting the following –
 - retail and commercial centres which are disjointed and lack cohesion;
 - retail and commercial areas which fail to adequately address the street, placing parking areas abutting the street and containing facades which are out of context and demote civic profile;
 - inappropriate signage which detracts from the character of an area;
 - lacking community focus points which are accessible day and night;
 - inadequate access for pedestrians and cyclists;
 - inadequate street furniture; and
 - inappropriate structural landscape works which contrast strongly with the use of awnings on older buildings;
 - the need to address effects of the State controlled road network, including visual impacts and the impacts of traffic noise, dust and vehicle emissions;
 - excessive development of Local centres that provide services beyond convenience shopping levels and compete with higher order centres; and
 - the need for a clear policy on the location of centres in order to create certainty and clear expectations for the community and investment by the private and public sector.

4.3 Retail and Commercial Strategy

The Strategic Plan embodies the following elements of the strategy for the development of the Shire’s retail and commercial areas.

4.3.1 Principal Activity Centre

- the Principal Activity Centre of Maroochydore is to be promoted as the principal business centre of the Shire and the Sunshine Coast Sub-region;
- the Maroochydore Central Precinct (Master Plan Unit) within the Maroochydore PAC Master Planned Area is to be developed as the city centre core, focussed on a transit station and interchange (CAMCOS) and accommodating the highest concentration of future retail floor space and community facilities infrastructure;
- the highest order of retail, commercial, service and administration facilities are to be established within the Maroochydore PAC Master Planned Area, with higher order retailing, including any future national department stores to be located in the Maroochydore Central Precinct (Master Plan Unit);
- State and Federal Government offices, private office buildings and a comprehensive range of commercial support services are also to be established in the Maroochydore Principal Activity Centre;
- the city centre core is intended to remain compact, to enable patrons to walk between its component parts. Premises are encouraged or required to provide pedestrian accessways providing direct links between retail and commercial facilities, car parking areas and other commercial sites;
- mixed use development which increases accessibility between residential and commercial uses, enlivens the commercial area outside normal business hours, increases the potential for viable public transport nodes and interchanges and provides alternative housing options is encouraged, provided that it does not fragment continuous retail shop-fronts. Other uses considered compatible with the Maroochydore Principal Activity Centre include visitor accommodation, service entertainment, recreational uses and community facilities;
- retail warehousing and other retail and commercial development which requires large display areas and tends to rely on accessibility by private transport is not to be established within the Maroochydore Principal Activity Centre except where specifically provided for by the Maroochydore PAC Structure Plan;
- detailed local area and infrastructure network planning has been undertaken for the Maroochydore Principal Activity Centre. The outcomes are reflected in the Maroochydore PAC Structure Plan incorporated in Volume 5 of the Planning Scheme.

4.3.2 Major Activity Centres

- the Major Activity Centres at Nambour and Sippy Downs will complement the Principal Activity Centre, with the establishment of higher order retailing, commercial and service functions encouraged to establish here in preference to the lower order centres in the hierarchy;
- Council encourages the rural oriented sections of government and private enterprise to
- locate in the Major Activity Centre of Nambour

- The Major Activity Centre at Sippy Downs will take the form of a traditional town centre and will serve the Sippy Downs township and also serve 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 Panning Scheme area.
- Retail facilities, government and commercial offices, key civic and community facilities, community health centre, public library and appropriate university uses are encouraged in the Major Activity Centre of Sippy Downs. Cultural and entertainment uses, childcare, tourist accommodation, restaurants, cafes and taverns are also appropriate.

4.3.3 Village Centres

- these centres provide a range of retail and commercial facilities satisfying the needs of their host towns. The strategy seeks to enhance the character of the towns and their centres and it must therefore ensure that existing business areas retain their role as the principal retail and Commercial Service centres of their towns;
- new commercial development in the rural towns is generally to occur in the Village centre, though corner or General stores may locate elsewhere in the surrounding urban areas strictly in accordance with the Code for Town and Village Centres;
- land uses are generally expected to include small scale supermarkets that service the local community only, specialty shops, a range of local community services, such as libraries and health and education facilities, and small scale tourist facilities;
- the total gross floor area for commercial uses in Village centres may consist of no more than 1,000m² Gross floor area on any single development site;
- uses such as retail showrooms, commercial recreation and repair and maintenance services are not generally considered appropriate in Village Centres;
- some Village centres are to provide the level of service or perform the role of a Local centre; and
- development within a Village centre which fragments the centre or creates a focus away from the established centre in that locality will not be supported.

4.3.4 Local Centres

- these facilities are not shown on the Strategic Plan Map;
- Local centres, which may consist of up to 1,000m² of gross floor area for commercial uses, may comprise a small scale supermarket, convenience shops and some comparison shopping to satisfy the day-to-day needs of discrete residential areas. The intended location of Local centres, is particularised in the Planning Area provisions, either by identification of a Local Centre Precinct or by wording which identifies a preferred or anticipated site by reference to bounding streets or other site-specific identifiers;

- General stores which may consist of up to 150m² of gross retail floor area (in one or more shops) comprise corner stores or smaller shopping groups which satisfy occasional, after-hours or emergency needs;
- both Local centres and General stores are intended to be distributed throughout the Shire in a manner that ensures all residential areas have access to such a centre;
- new Local centres, or expansion of existing smaller scale shops into a Local centre (within a Local Centre Precinct or at an identified Local centre site) should be clearly associated with a definite local community, be adequately accessible to it and facilitate the grouping of all or most retail, commercial, service and community facilities;
- Local centres may also include, in addition to the commercial facilities, other 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 3,000m² (including the gross floor area of commercial uses which must not exceed 1,000m²);
- the intent in limiting development to that servicing local communities only is to ensure a Local centre strengthens community identity and focus, whereby non-local traffic in residential areas is minimised, and the site of the centre is complementary to the character of its Precinct;
- Local centres are not intended to be established as, or to expand into, higher order centres comprising or containing a standard size or larger supermarket. Any such facilities are defined (in Volume 1) to be a Shopping complex, and it is intended that such facilities be located only within District centres or higher order centres within the hierarchy. 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.

4.3.5 Tourist Centres

- these centres are referred to as Major Tourist Nodes on the Strategic Plan Map;
- these centres provide a range of tourist related facilities, including shops, take-away food shops, restaurants and cafes and a range of commercial facilities;
- the concentration of tourist facilities in the identified tourist nodes is encouraged;
- all 3 Major Tourist Nodes shown on the Strategic Plan Map are to provide the level of service or perform the role of a Local centre. No new Local centres will be approved in the locality of the Major Tourist Nodes.

4.4 Objectives and Implementation Measures

4.4.1 To Consolidate and Maintain the Integrity of the Retail and Commercial Centres Hierarchy

The maintenance of the Retail and Commercial Centres Hierarchy protects the investments made in existing centres and promotes private and public sector confidence in, and public knowledge of, the Council's continuing commitment to that investment. It also provides a basis for containing the growth and function of centres, limiting their spread into the residential areas in which they play a fundamental role and facilitating the concentration of certain uses in highly accessible and appropriately serviced areas.

Implementation

The Council will have regard to the following criteria when assessing relevant applications for development in the centres classified below.

Principal Activity Centre (Maroochydore)

- (1) Development in the Maroochydore Principal Activity Centre is to contribute to the primacy of Maroochydore as the Principal Activity Centre for the Sub-region by providing for the highest order and widest range of retail, commercial and community uses to be established.
- (2) Development in the Maroochydore Principal Activity Centre provides for the city centre core to be established within the Maroochydore Central Precinct (Master Plan Unit) in conjunction with the transit station and interchange (CAMCOS), main street, civic plaza, transit plaza and other urban open space and community facilities infrastructure in the Maroochydore Central Precinct (Master Plan Unit) as specified in the Maroochydore PAC Structure Plan.
- (3) Development in the Maroochydore Principal Activity Centre contributes to the achievement of transit oriented development which provides a high degree of accessibility and permeability and provides for the establishment of the infrastructure specified on the Maroochydore PAC Structure Plan maps.
- (4) Development in the Maroochydore Principal Activity Centre provides for the establishment of mixed use development.
- (5) Development in the Maroochydore Principal Activity Centre does not comprise showrooms, other than in the Dalton Drive West, Aerodrome Road and Maroochy Boulevard Precincts in accordance with Maroochydore PAC Structure Plan.

- (6) Development in the vicinity of Maud Canal, Cornmeal Creek and Maroochy River has regard to the visual amenity and public access opportunities which they provide, as well as the retention of and rehabilitation of vegetation along the waterways, including the provision of water quality buffers to the banks of these waterways. Development is to relate to the waterways and respond to the opportunities they offer. Expansive public access to and along waterways is to be provided with the access along the waterways being in public ownership.

Major Activity Centre (Nambour)

- (8) Consolidation of commercial and retail development in the Town Centre Core and Frame is encouraged.
- (9) With respect to retail showrooms and other land consumptive uses which would fragment the continuity of retail shop-fronts at street level, the Council will favourably consider applications which provide for the grouping of such premises along Coronation Avenue north of Lowe Street.
- (10) The Council will actively encourage Government Departments and substantial private operators to locate their rural oriented activities in Nambour.
- (11) Development of mixed use premises is facilitated and encouraged, where individual uses are permitted to operate independently of each other and where proposals will not compromise street level shop-front objectives.
- (12) All development in the Town Centre Core is to contribute towards a continuous retail shopfront at street level. The Council will generally not support applications in the Core for retail showrooms or other uses the ground floor activities of which may fragment this objective.
- (13) All applications in the Town Centre Core are to be designed to maximise pedestrian accessibility between premises. Development along or adjacent to Petrie Creek should provide for water quality buffers through the retention or rehabilitation of vegetation. Public access to and along waterways will be sought with access to waterways being in public ownership where practical.

Major Activity Centre (Sippy Downs)

- (14) Council will not support development applications proposing the expansion of day-to-day retailing and commercial activities beyond the existing extent of the Town Centre Core Precinct.
- (15) Development of the Sippy Downs Town Centre Core Precinct shall be in accordance with the provisions of the Planning Area and Precincts in Volume 3 and the Code for Development in the Sippy Downs Town Centre in Volume 4 of this Planning Scheme.
- (16) The Sippy Downs Town Centre Core Precinct will have the form, characteristics and qualities evident in the main streets of traditional

townships and will ensure that there is a strong relationship between retail uses and the main streets.

- (17) The Council will not support development applications proposing development in the form of a "Shopping centre" which provides an indoor retail shopping environment. Instead, the Council will support the incremental growth of a widerange of mixed use developments and building types focussed on the main streets.
- (18) Mixed use development is facilitated and encouraged, where individual uses are permitted to operate independently of each other and where proposals will not compromise street level shopfront objectives.

District Centres

- (19) District level centres may be allowed if it can be established that the existence of such a centre is necessary to cater for unsatisfied demand or to allow systematic development of a particular area.

Village Centres

- (20) All retail and commercial development in the rural towns will enhance and link with the existing business areas. The Council will not support applications seeking to expand the area of an existing centre unless such areas are fully and satisfactorily utilised. Support is not envisaged for retail or commercial development, other than a General store, in areas outside the Village centres.
- (21) Development in Village centres is to contribute towards a compact street level centre in which it is easy for the public to walk between all convenience retail and commercial facilities and car parking areas. The Council may seek modification of premises which consume an excessive amount of street frontage.
- (22) Showrooms and other land consumptive uses, which would fragment the continuity of retail shopfronts at street level, are generally considered at odds with the achievement of compact Village centres.
- (23) The existing David Low Way based facilities at Coolum are the Village centre. Retail and commercial activities in Coolum Beach will be concentrated between Beach Road in the south and Margaret Street in the north, to be consistent with the Coolum Beach Village centre Precinct in the Coolum Beach Planning Area in Volume 3 of this Planning Scheme

- (24) The location of the centres intended to meet the needs of the Planning Areas are shown on the Planning Areas maps (or nominated in the specific provisions).
- (25) Development within Village centres will be consistent with established scale and character of small shopfronts unless otherwise specifically provided for in the Statements of Desired Character for Planning Areas and Precincts (in Volume 3).

Local Centres

- (26) In most cases, sufficient land has already been allocated for Local centres at the sites identified in the Planning Area provisions, either by designation as a Local centre Precinct or by site-specific identification in the text of the provisions. The Council does not intend to approve applications to establish Local centres at other locations, to expand Local centres beyond their intended scale as set out in section 4.3.5 above, or to establish retail or commercial development beyond the scale of a Local centre at any locations except those designated in the Planning Area provisions for higher order centres.
- (27) Even if genuine public demand for additional or higher order retail or commercial facilities is demonstrated, it is intended that the Council should consider that matter in terms of whether it justifies a review of the relevant Planning Area provisions to accommodate that demand, and it is not intended that such demand should be met by the ad hoc approval of new or expanded facilities contrary to the structure of the Retail and Commercial Centres Hierarchy as set out in section 4.3 above, and as reflected in the Planning Area provisions.
- (28) In Mooloolaba, with respect to retail showrooms and other land consumptive uses which would fragment the continuity of retail shop-fronts at street level, the Council will only support applications which provide for the grouping of such premises on the periphery of the retail cores.
- (29) Existing scattered commercial uses exist on Eumundi-Noosa Road in the Doonan, Eumundi, Verrierdale and Weyba Downs localities. The expansion of the existing uses or the establishment of new uses along Eumundi-Noosa Road is not encouraged due to impacts upon the visual amenity, rural character, traffic function, the tourist experience and the established retail hierarchy in the Shire. In particular commercial development that attracts customers from outside the local area and relies on exposure to Eumundi-Noosa Road and passing trade are not appropriate along this road eg. retail showrooms. However, Council may give consideration to some commercial uses in the area between Beddington Road and the Shire boundary which provide a community focus, are designed to improve the Shire's image in the gateway location, contribute to the rural character, provide a favourable tourist experience consistent with the rural character and do not degrade traffic function. Any development should properly consider the

environmental values and protection of water quality in Doonan Creek, including the provision of adequate buffers to Doonan Creek.

- (30) A Local Neighbourhood Centre will be provided within the Lakelands/Coolum Ridges area in Planning Area No. 12 (South Peregrin). The centre is intended to serve the day-to-day needs of the residents of this area and shall be centrally located within the area to be easily accessible by a range of transport modes. The centre should not be located to serve passing trade from the Sunshine Motorway.
- (31) Development in Local centres is to be complementary to the residential scale of the locality; the intended character and Statements of Desired Precinct Key Character Elements (in Volume 3) of the Planning Areas; and the provisions of the Code for Local Centres and General Stores.

Tourist Centres

- (32) Tourist centres are intended to be developed in accordance with the implementation criteria of Section 8.0, of the Strategic Plan.

General Stores

- (33) In residential, rural and rural residential areas, the Council will encourage small general or "corner" store facilities; only in very limited circumstances, and of a scale set out in the Code for Local centres and General stores, and consistent store facilities; only in very limited circumstances, and of a scale set out in the Code for Local centres and General stores, and consistent with the residential scale of its locality

4.4.2 To Minimise the Extent of Ribbon Commercial Development

The corollary of consolidating and encouraging growth in the retail and commercial centres is the limiting of ribbon commercial development. Limiting such development also has amenity implications for adjoining land uses (including residential and industrial) and implications for traffic management.

Implementation

- (1) The principal advantage to the community of ribbon commercial development is that commercial activity is collectively located in a highly visible and therefore well known location. The Council intends to maintain the concentration, but divert it from major arterial roads where it creates traffic, aesthetic, amenity and image problems.
- (2) Land consumptive uses such as showrooms, service activities, car yards and service stations are provided for in specific locations. Development involving the extension of commercial activity along major arterial roads outside these areas is not intended.
- (3) The assessment of applications for such development will have regard to their impact on traffic safety and efficiency, the impact of signage, cluttered activity and rows of buildings and parking areas on the character of an area and the potential for intrusion into the amenity of residential, commercial or tourist Precincts.

4.4.3 Retail and Commercial Centres are to be Readily Accessible to a Range of Transport Modes

Considerable emphasis has been given to the importance of centrally located, highly accessible, community nodes. This requires the integration of public transport facilities, good access for private vehicles and the encouragement of a safe, accessible environment for pedestrians and cyclists. This, along with contained areas of higher density residential uses can result in considerable environmental and energy efficiency gains.

Implementation

- (1) The Principal Activity Centre, Major Activity Centre and Town and Village centres have defined retail cores, the intention of which is to concentrate day-to-day activity into compact areas in which all facilities can be easily reached on foot.
- (2) Pedestrian links are to connect regularly patronised retail and commercial facilities with each other and with parking areas, public transport terminals, parks, government and cultural facilities and places of natural interest.
- (3) All substantial premises are to provide for public transport terminals if required to do so by the Council.
- (4) Local centres are to be adequately accessible to transport infrastructure used by motor vehicles, pedestrians and bicycles. The design of Local centres is to promote a pedestrian friendly and convenient environment, minimising the visual

impact of car parking servicing and manoeuvring areas.

- (5) The relationship of retail, commercial and service centres to transport modes in new residential neighbourhoods is to be adequately addressed when planning the neighbourhood.
- (6) The Council is committed to traffic management schemes aimed at improving vehicular accessibility, public transport facilities and the pedestrian and cyclist environments in major centres.

4.4.4 To Establish Retail and Commercial Centres as the Focus of Community Activity

Considerable emphasis has been given to the establishment or creation of communities within urban areas. The location and design of an appropriate array of land uses is of central importance in creating a focus of community activity.

Implementation

- (1) When master-planning residential estates, developers are expected to adequately plan for the location and scope of retail, commercial, service and community centres required to service the planned local populations.
- (2) Local Centres are to act as a focus for local community interaction and should be readily accessible, by car, bicycle and foot, to the whole area, and be so designed to encourage safe and convenient movement by pedestrians in the environs of the centre.
- (3) The centres are to allow for an appropriate range of facilities which may include shops, commercial services, formal recreation space, cultural facilities and in some cases, schools. Sufficient land is to be set aside for all activities.
- (4) Appropriate attention is to be paid to issues such as building scale, shared parking, streetscaping and traffic management, and the integration of public transport, walking and cycling.
- (5) Council will ensure that the public components of the centre are developed and maintained in the spirit and character of the centre and where relevant shall undertake works which are culturally, environmentally and aesthetically appropriate.

4.4.5 To Facilitate High Standards of Urban Design in Retail and Commercial Centres

The principal retail and commercial centres, particularly the Maroochydore Principal Activity Centre and the centres in the tourist areas of Mooloolaba, Coolum and Montville, have a major influence on people's perception of the Shire as a place to live and visit. In the same way, the smaller retail and commercial facilities also contribute to the image of the urban fabric albeit in a more general sense.

Implementation

- (1) All retail and commercial facilities are to be designed to facilitate convenient pedestrian access to others in the same vicinity. Accessways are to be designed to provide a safe, attractive and efficient means for able-bodied and disabled people to travel from one part of a centre to another. The Council may require the provision of suitable inter-site pedestrian links.
- (2) Buildings are to respect the street level scale of adjoining premises.
- (3) Development of new premises is to demonstrate street level design cohesion with that on adjoining property and is to provide for similar streetscaping treatment.
- (4) Development is to utilise natural attractions, such as waterways, foreshores, creeks and open spaces to enhance the environment of the centre. The Council may require or encourage pedestrian plazas, open spaces or building design which enables natural features to be appreciated from street level.
- (5) Landscaping is to be used to soften the impact of hard paving and building surfaces or to enhance street environments and the cohesion of adjoining premises.
- (6) In the Principal Activity Centre, Major Activity Centre, and Town and Village Centres, parking and vehicular manoeuvring areas and accesses are to be shared wherever possible and landscaped to minimise their visual impact on surrounding areas and the buildings on the site shall be designed to provide a focus to an external road which is not undermined by establishment of the car parking areas.
- (7) Sun and rain shelters of a compatible design to that on adjoining properties are to be incorporated into new premises.
- (8) Premises are to present a generally continuous shop-front appearance at street level unless it can be demonstrated that an alternative proposal has urban design merit in keeping with the intent of this objective.
- (9) Development in rural town centres is to maintain their existing village characters. In fulfilling this objective, the Council may require management of building height and bulk, the provision of awnings, sensitivity in the presentation of facades and signage and specific building and site development strategies.
- (10) Negotiation is encouraged by the Council as a useful tool in assuring appropriate development for a particular centre. Alternative solutions to normal development requirements may be appropriate in return for development which epitomises the Council's intentions.
- (11) Detailed local area planning has been carried out with the outcomes reflected in relevant Planning Area, Precinct and Planning Scheme code provisions for centres in Volumes 3 and 4 of this Planning Scheme. Sites in centre Precincts or nominated in the Planning Area provisions as sites for Local centres and found in Volume 3 are intended to be the only Local centre for the particular Planning Area.
- (12) Council will ensure that the public components of the centre are developed and maintained in the spirit and character of the centre and where relevant shall undertake works which are culturally, environmentally and aesthetically appropriate.
- (13) Development of new premises along the State controlled road network, and in particular, on sites abutting the Bruce Highway and the Sunshine Motorway, is to recognise the potential impacts and provide means for attenuation of 'traffic noise' emissions and dust, and use building and site design and landscaping to improve visual amenity and minimise those impacts.

4.4.6 To Encourage the Design of Buildings and Landscapes which Relate to their Physical Context and are User Friendly

Building design can produce a more livable building if the design has regard to local climate, effective use of passive (low energy) design principles, the appropriate use of native landscapes and the physical relationship to adjoining buildings or potential buildings. The visual character of the building is important if it is to be reflective of the Sunshine Coast and respect the immediate amenity in which it is to be located. The building design must not lose sight of its purpose and its accessibility to its users.

Implementation

(1) Development is designed to be in accordance with Council's Planning Scheme codes to ensure that:

- Site layouts, including building and landscape designs address local climate, and topography including such issues as the use of space, effective use of passive (low energy) design principles and site excavation;
- Landscape works appropriately incorporate the use of endemic and non-native species, and shade planting; and
- Pedestrian, disabled and vehicular access, vehicle parking and service areas are adequate, functional and do not unduly compromise other aspects of the development.

(2) Council in assessing applications will have regard to the visual character of a development to ensure that the intended character and Statements of Desired Precinct Key Character Elements (in Volume 3) of the particular Planning Area, the immediate amenity and the historical and cultural character of the area in which it is located, have been considered. The visual character of a development will also integrate any associated infrastructure which must be designed as part of the total visual presentation.

5. INDUSTRY

5.1 EXPLANATION

“Industry” embraces the physical acts of fabricating, repairing or servicing a product adding value in the process.

5.2 KEY ISSUES

The key issues dictating the planning strategy relating to the Shire’s industry include:

- a shallow but broad industrial base which includes agricultural, fishing, manufacturing, service, tourism and cottage industries;
- a lack of large, adequately serviced and suitably located land available for new industrial areas or the expansion of existing ones;
- a need to address the impacts of development on amenity and the environment including building design, road design and layout, signage, working conditions and visual and spatial separation;
- a need to curb industry along the Shire’s arterial roads, particularly in rural areas, which tends to fragment productive agricultural land, to be isolated from the populations which it serves and to detract from the Shire’s generally attractive rural character;
- the fundamental changes occurring in the areas of employment growth, work practices and demographic and social characteristics which indicate a need to encourage finer integration and mix of land uses and to provide greater opportunities for the establishment of new small businesses; and
- the need to address effects of State controlled road and rail network, including visual impacts and the impacts of traffic noise, dust and vehicle emissions.

5.3 INDUSTRY STRATEGY

The following elements comprise the strategy for planning the Shire’s identified industry areas and its industry generally.

5.3.1 The Strategic Plan Map identifies areas suited to new industrial areas or the consolidation of existing ones. Provision is made for a new area at Chevallum and the expansion of the existing estates at Coolum, Pacific Paradise, Fishermans Road, Maroochydore and Nambour.

5.3.2 The Strategic Plan Map identifies areas for future investigation for industrial purposes. These areas of investigation relate to predicted industrial growth and the future role the Shire will play to provide for industry in the region. The locations provide an indication of the amount of industrial land that will be required in the Shire for the life of this Planning Scheme and are based on Council’s Business and Industry Location Study (Stage 1, October 1998). The results of the study will assist Council in fulfilling its obligations to the Regional Growth Framework of SEQ2001 to identify and protect future strategically important industrial areas.

5.3.3 Some industrial activity close to the Maroochydore Principal Activity Centre is encouraged to adopt a commercial character and function to support that centre.

5.3.4 It is intended to minimise the incidence of development for non-industrial uses in identified industrial areas to ensure the efficient use of limited resources.

5.3.5 Additional industrial use along the Shire’s rural arterial roads is to be discouraged.

5.3.6 It is intended to allow some industry to establish within the urban fabric and within retail and commerce areas where it can be shown to be both non-intrusive and supportive of the surrounding land uses and the community.

5.3.7 Development in all industrial areas and of all industry is to be cognisant of its aesthetic, environmental and amenity impacts and is to meet best environmental management practice.

5.3.8 Encourage the development of industrial uses which will complement and consolidate future activity nodes generally and in particular the Sunshine Coast Airport locality.

5.3.9 Appropriate Planning Area and Precinct provisions and Planning Scheme codes have been formulated to reflect the above elements of Council’s Industry Strategy.

5.4 PREFERRED DOMINANT LAND USE

5.4.1 Industry

Major industrial areas have been indicated on the Strategic Plan Map. These cover existing and new centres.

Ancillary activities which are complementary and compatible with industry and provide direct services to industrial firms and their employees will be encouraged to co-locate within identified industrial areas.

5.4.2 Areas Under Investigation for Industry

An area for future investigation for industrial purposes has been identified by the Strategic Plan Map. This location is based on Stage 1 of the Business and Industry Location Study (October 1998) and provides an indication of the amount of industrial land that will be required in the shire for the life of this Planning Scheme.

5.5 Objectives and Implementation Measures

5.5.1 To Identify Areas of Land for Possible Future Investigation for Industrial Purposes

In accordance with the South East Queensland Regional Growth Framework, areas considered important for the future location of industry for the region or for the Shire should be identified and protected in order to ensure their most appropriate future use.

Implementation

- (1) Identify areas potentially suitable for future industrial use and consider these locations for further investigation.
- (2) Further investigation to determine the suitability of these sites will have to address issues such as:
 - flooding;
 - transport, including traffic generation and access;
 - impact on surrounding land-uses and the environment;
 - impact on existing infrastructure and whether an increase in service provision is required;
 - good quality agricultural land and the requirements of State Planning Policy 1/92.
- (3) Prior to these studies being finalised, the existing designation on the Strategic Plan Map and Planning Area and Precincts shall determine the appropriate land-uses.

5.5.2 To Provide Appropriately Located Centres of Employment for a Range of Industry Necessary to Meet the Future Needs of a Broad Based Economy and to Consolidate Industrial Activity into these Areas

This objective instills confidence in the Council's commitment to industrial development and to the specified areas in particular. It embodies the Council's intentions which are aimed at best utilising a limited resource.

Consolidation minimises the spread of industrial development into urban and rural areas and consequently preserves amenity and character and maintains as much good quality agricultural and other rural land as possible. It also provides for a network of interdependent industrial activities in preferred areas.

The allocation of industrial land at any point in time is proposed to be adequate to meet the needs of the Shire and consequently there should be limited reason for claiming that development outside nominated areas is justified due to the unavailability of suitable land elsewhere.

Implementation

- (1) Applications for industry other than those compatible with commercial activities are not likely to be supported elsewhere than in nominated industry areas and in accordance with the applicable Planning Area, Precinct and code provisions (included in Volumes 2 and 3 of the Planning Scheme).
- (2) Nominated industry areas are intended to accommodate only those industries which are best isolated from urban areas because of their scale, their generation of noise, dust, smell or traffic or their appearance. Applications for industry which can be readily accommodated in commercial areas or elsewhere are likely to not be supported in nominated industry areas.
- (3) Applications for industry in nominated Industry areas will be favourably considered where:
 - access is available to a suitable standard of road which does not direct traffic onto normal urban streets;
 - the land is suitably distant or buffered from other existing or future residential or other incompatible uses;
 - the land is so sited or intended to be treated that it will not visually scar views of the Shire which are important to its character or tourist image;
 - the land is reasonably accessible to necessary services, workforces and supply routes; and
 - expansion of an existing industrial area can be achieved through the orderly and progressive extension of existing infrastructure.
- (4) Council will monitor and continue to investigate opportunities for expanding and consolidating the industrial base for the Shire. As part of these continued investigations it is intended that the Planning Scheme could be modified to enable changes to the nominated industrial areas in accordance with future identified requirements.
- (5) The allocation of industrial land at any point in time is proposed to be adequate to meet the needs of the Shire and consequently there should be little reason for claiming that development outside a designated industrial area or investigation area is justified because of the unavailability of suitable land elsewhere.

5.5.3 To Cater for Some Appropriate Industrial Activities Within the Urban Fabric

This objective:

- establishes the mechanism by which nominated areas are able to be used solely for bona fide industrial purposes;
- allows low impact industries to locate within the urban fabric where they are closer to customers, transport and urban services;
- recognises the difficulties in categorising activities which mix commercial and industrial uses (such as furniture manufacturers and repairers); and
- recognises that specific proposals may be able to overcome traditional industry compatibility problems through building design and process control.

Such uses are facilitated so that communities can have reasonable access to frequently used services and so that the limited amount of land allocated for Industry can be efficiently utilised without being displaced by activities which do not demand such a location.

Implementation

- (1) Various Precincts facilitate the establishment of some industries by references in Planning Area and Precinct intents and desired character statements and the allocation of assessment categories.
- (2) Some industrial and commercial definitions recognise that the manner in which an industrial use is conducted, as distinct from the mere fact that it is an industry, may determine its compatibility with uses in a particular Precinct.
- (3) Council may support an application for an industrial use outside an industrial area depicted on the Strategic Plan Map and Precinct Map where it is satisfied that the performance characteristics of the proposal make the use compatible with its surroundings, having regard to:
 - its potential generation of noise, dust and smell; and
 - the layout of the site and the design and construction of the building in which it is to be accommodated;
 - the likely impact of the use on the amenity of its surroundings;
 - the aesthetics of the proposal relative to the expectations of development in the locality;
 - particularly with regard to a commercial area, whether the use would fragment a cohesive Precinct and the manner in which it satisfies the

criteria applicable to development in commercial areas in Section 4.0 of the Strategic Plan; and

- where appropriate, the ability of the use to be compatible with the role of the centre in which it is to be located and to be compatible with the other uses, layout and efficiency of the centre.

5.5.4 To Protect Industrial Areas from the Unwarranted Intrusion of Non-Industrial or Less Intensive Industrial Development

It is recognised that purpose designed industrial areas experience lower than typical urban standards of amenity. Legitimate industry should be able to operate in that environment without being compromised by complaints from neighbouring non-industrial activities or lower intensity industries that the Precinct allows for. Council's commitment to this objective promotes confidence in industrial operators that incompatible activities are unlikely to be permitted to establish next door.

Implementation

- (1) The Planning Area intents and statements of desired Precinct character (in Volume 3), the required levels of assessment and the definitions broadly ensure that only like or compatible industries establish in particular areas.
- (2) Council will not generally support applications for development in industrial areas which are incompatible with the other activities intended in that Precinct.
- (3) If it can be established that a use should be established in a Precinct in which it may be incompatible with the uses typically allowed for in that Precinct, the Council will require that use to make on-site provision for minimising the impact on adjoining industrial uses.
- (4) Attention will be paid to all development in industrial Precincts to ensure that incompatibility does not occur or is minimised.
- (5) The development of sites either side of the interface between nominated industrial areas and other land uses may be subjected to conditions relating to matters such as buffering and the setback of certain activities, particularly where this interface is with residential or community uses.

5.5.5. To Ensure that Industrial Areas have no Unacceptable Impacts on the Integrity of Ecosystems

Efficient uncontaminated ecosystems are essential to the community's health, living standards and pride in its environment and are important to the Shire's tourist

image. There are also substantial costs involved in carrying out remedial action if required. Management of land use location and site activity, at the development stage and thereafter, is essential to the maintenance of environmental integrity.

Implementation

- (1) Council may require the submission of an environmental impact statement.
- (2) For all applications, details of the intended processes used to dispose of stormwater run-off, general waste and industrial wastes are to be requested. For proposals utilising processes which may cause the emission of any dust, smoke, smell or hazardous waste, the application is to describe the processes and the means by which impacts are to be managed. The Council may not support an application, require modifications or specify requirements aimed at managing impacts, including long-term monitoring and assessment programs.
- (3) Council may support an application for an industry having high environmental impact potential where the site is in an environmentally stable area and where a positive assessment has been made of the proposed pollution control and waste management practices, or where an industrial site is suitable and compatible with other land uses and where energy and resource efficient technology and alternative best practice technology is intended to be implemented to manage impacts.
- (4) Council is unlikely to support any applications for the extension or establishment of an industrial area in a potentially environmentally sensitive location unless proposals can demonstrate that they will have no unacceptable impact on that environment.

5.5.6 To Ensure that Due Regard is Given to the Visual and Amenity Impacts of Industrial Developments

Considerable emphasis is given to the creation or maintenance of a high standard of urban design for commercial, residential and other forms of development, given the quality of life of residents and the importance of image in a predominantly tourist based economy. It is considered that giving due regard to achieving a high standard of design is in the best interests of the Shire because of:

- the location of industry within the urban fabric;
- the location of many industrial areas on higher order roads and close to tourist areas; and
- Council's commitment to attracting further industry to the Shire.

Implementation

- (1) In assessing relevant applications for material change of use, the Council will have regard to:
 - accessibility to major arterial roads, ensuring that industrial traffic does not pass through other urban and particularly residential areas;
 - the proximity to residential and commercial areas, ensuring that any noise, dust, smell, traffic, light and so on likely to be generated will not detrimentally affect amenity;
 - the provision of buffering on the perimeters of land parcels forming edges of nominated industrial areas; dedication may occur either by way of land transfers for open space purposes or allocations of private land which is not to be used for industrial activities; Public open space may be required to cover any land allocated for such purposes;
 - the visibility of the land parcel from major roads, public areas and significant residential areas;
 - the retention of existing vegetation, native tree planting and landscaping surrounding each industry; and
 - the allocation of Precincts providing for a progressive gradation of industrial intensity from the edge to the centre of the nominated area and providing for relatively low intensity activities in highly visible areas or areas frequented by the public.
- (2) In assessing development applications, the Council will have regard to:
 - the allocation of activities on land towards the edge of nominated areas, adjoining major roads and in otherwise highly visible locations such that visually intrusive activities are, or are able to be, obscured;
 - the allocation of landscaping and screening devices and significant existing vegetation is to be retained;
 - the impact of signage; in most circumstances, no more than one sign per premises is likely to be supported;
 - the proposed signage, such that the premises will exhibit a relatively low-key character to arterial roads; and
 - the placement of lights, security measures, alarms and waste storage.
- (3) In assessing relevant lot reconfiguration applications, the Council will have regard to lots on land at the edge of nominated areas, adjoining major roads or otherwise in highly visible locations, ensuring that they are sufficiently large to accommodate the extent

of landscaping required to satisfy this objective;

- (4) The criteria for industrial development shall become more performance based to allow greater flexibility in the assessment of development while still ensuring that amenity issues are addressed. This is reflected in Council's relevant Planning Scheme codes.

5.5.7 To Enhance Working Conditions in Industrial Areas

It is recognised that suitable site conditions allow for improved working conditions and therefore improve the health and efficiency of workforces.

Implementation

- (1) In assessing industrial site plans, regard will be had for the facilities provided for workforces. Council may require that space be set aside in a location reasonably distant from the major industrial activities on the site.
- (2) In assessing relevant lot reconfiguration applications, Council may seek the provision of suitably sited and specified public parkland for the use of workforces. Conditions of workforces will be considered in assessing applications with respect to matters such as the allocation of parking and the impact of site activities on the working conditions on neighbouring properties.
- (3) Development of new premises along the State controlled road network, and in particular, on sites abutting the Bruce Highway and the Sunshine Motorway, is to recognise the potential impacts and provide means for attenuation of traffic noise, emissions and dust, and use building and site design and landscaping to improve visual amenity and minimise those impacts.

5.5.8 To Encourage the Design of Buildings and Landscapes which relate to their Physical Context and are User Friendly

Building design can produce a more livable building if the design has regard to local climate, effective use of passive (low energy) design principles, the appropriate use of native landscapes and the physical relationship to adjoining buildings or potential buildings. The visual character of the building is important if it is to be reflective of the Sunshine Coast and respect the immediate amenity in which it is to be located. The building design must not lose sight of its purpose and its accessibility to its users.

Implementation

- (1) Development is designed to be in accordance with Council's Planning Scheme codes to ensure that:
 - Site layouts, including building and landscape designs address local climate, and topography including such issues as the use of space, effective use of passive (low energy) design principles and site excavation;
 - Landscape works appropriately incorporate the use of endemic and non-native species, and shade planting; and
 - Pedestrian, disabled and vehicular access, vehicle parking and service areas are adequate, functional and do not unduly compromise other aspects of the development.
- (2) Council in assessing applications will have regard to the visual character of a development to ensure that the character of the particular Planning Area, the immediate amenity and the historical and cultural character of the area in which it is located, has been considered. The visual character of a development will also integrate any associated infrastructure which must be designed as part of the total visual presentation

6. Rural Activities

6.1 Explanation

“Rural Activities” refers to the growing of sugar cane and horticultural crops, livestock production and other agricultural endeavours as well as the use of balance areas of non-urban land for a range of activities best suited to locations removed from the urban fabric.

6.2 Key Issues

The key issues dictating the planning strategy in the Shire’s Rural areas include:

- the fact that primary production is an essential component of Maroochy Shire’s economy;
- the need to preserve a sufficient stock of agricultural and other productive land to support each rural sector;
- the State Government Planning Policy regarding development and conservation of good quality agricultural land, where possible, including where that potential is not currently being realised;
- the realisation that an area of less than 24% of the Shire has been identified as good quality agricultural land for horticulture and sugar cane which is being decreased by the pressure of an expanding population and the impact of non-rural development;
- the acceptance that some good quality agricultural land will be lost to urban activities because of the impracticality in many cases of urban areas skirting around contiguous productive land;
- the need to identify potential urban areas and to limit development and lot fragmentation in the shorter term;
- the critical need for appropriate land management, for example, on land within water supply catchments, where stream bank protection or a high standard of water quality is essential and where the potential for soil erosion and landslip is high;
- the contribution of the broad-acre rural character of much of Maroochy Shire to its tourist image and the recognition that some areas may never be used for more intensive rural activity nor are likely to be suitable for closer settlement, yet such areas make a considerable contribution to the visual amenity of an area as low intensity grazing land;
- the need for rural areas to accommodate a range of non-farming activities demanded by urban and rural communities which cannot be reasonably located in urban areas and the need to manage their location and operation to minimise the costs and impacts to the community in terms of infrastructure, image, rural character and extraneous traffic; and

- need to address the effects of the State-controlled road network upon rural residents and rural uses, including visual impacts on traffic noise, dust and vehicle emissions.

6.3 Rural Strategy

The planning strategy comprises the following elements to be employed in the Shire’s rural areas.

6.3.1 Central to the principal strategy is the protection of all good quality agricultural and other productive rural land where it is not required for, or committed to, urban development. The Strategic Plan nominates Agricultural Protection areas to preserve important agricultural land for that purpose. Nominated land is good quality agricultural land in terms of the State Government Planning Policy apart from land determined to be required for other purposes and land which contains vegetation worthy of preservation.

6.3.2 Also of importance is the reasonable protection of land suitable for less intensive agriculture and pastoral pursuits. Such land is appropriate under the ‘Rural or Valued Habitat’ designation and it is accepted that, unlike land in the previous category, interests competing for the use of some of this land may be more important to the Shire than its farming role and provision is made for uses of that type. However, any proposed development should have to demonstrate its suitability to the location and that it will not cause detrimental effects on the environment, the amenity of the locality, the rural landscape or the productivity of a viable farming unit.

6.3.3 It is important that consideration be given to the effect that proposals may have on the character of the Shire’s rural areas. This is an issue which should be taken into account with all applications.

6.3.4 Relevant Planning Area, Precinct and code provisions (in Volumes 3 and 4 of the Planning Scheme) reflect these elements of Council’s rural lands strategy.

6.4 Preferred Dominant Land Uses

6.4.1 Agricultural Protection

Agricultural Protection areas identify good quality agricultural land apart from land determined to be required for other purposes and land which contains vegetation worthy of preservation and significant vegetation as determined by the Turnbull & Olsen Report (1992) or subsequent studies. The principal intention of this identification is to retain the land for agricultural purposes and consequently protect the future viability of agriculture in the Shire. To this end, intensive agricultural activities will be allowed within these designated areas, while uses which contradict

this intention or threaten the agricultural capability will not be supported. The boundaries of the Rural Agricultural Protection areas are based on defining good quality agricultural land and consequently the location may vary to that shown in line with more detailed assessments undertaken in accordance with the State Government Planning Policy guidelines for the Identification of Good Quality Agricultural Land.

6.4.2 Rural or Valued Habitat

The Preferred Dominant Land Use of Rural or Valued Habitat is described at Section 10.0. of this Strategic Plan.

6.4.3 State Forest

The State Forest areas shown on the Strategic Plan Map include land which is reserved for State Forest purposes. The objective of the relevant State Government Department is the sustainable production of forest products within a balanced conservation programme which provides for co-ordinated development and preservation of environmental integrity.

6.5 Objectives and Implementation Measures

6.5.1 To Protect Areas of Good Quality Agricultural Land and Balance Areas for the Production of Sugar Cane, a Wide Range of Horticultural Purposes, Grazing and other Agricultural Purposes in a Manner which Encourages and Maintains the Suitability of those Areas for Land Based Primary Production

The future of the Shire's agricultural production relies on the continued availability of viable units of good quality agricultural land and on the potential to make use of such land which may be currently underutilised. Planning decisions must preserve as much important agricultural land as reasonably possible, even though it may not currently be productive. The Strategic Plan's Agricultural Protection area identifies that land on the basis of Department of Natural Resources land resource information and recommendations. It is recognised that this information may not be sufficiently detailed to adequately determine the effect of an application on a particular parcel of land and therefore the Council may require more detailed information in some instances.

Implementation

(1) On land in nominated Agricultural Protection areas, Council will not support applications for any purposes other than agriculture and rural activities, which may compromise the potential of the land to be used for agriculture, or purposes necessarily ancillary to these uses. It will not support lot reconfiguration

applications which may compromise the efficient operation of these areas for primary production.¹

(2) On land within Rural or Valued Habitat areas, Council will not support applications for development other than agriculture, other productive rural or ancillary uses unless:

- it can be demonstrated that the proposed use is appropriate to the site and would not be likely to undermine the existing use of any adjoining land for productive rural purposes. Council will consider the land resource significance of the site and to that end, may require the applicant to carry out detailed land suitability/capability studies. The above would not apply to land containing valued habitat where the significant vegetation is essentially being retained; and
- the land is within the Permissible Area for Rural Residential and the development proposed is Rural Residential and is justified under Objective 3.8, and in accordance with the desired character statements for the relevant Planning Area and Precinct.

(3) Any agricultural appraisal required by Council will be prepared by an appropriately qualified and experienced professional. If after assessing the information and seeking the advice of the Department of Natural Resources, Council is not satisfied that appropriate protection is being afforded to the rural sector, it may not support the application.

(4) Council encourages the adoption by farmers of land management techniques which prevent any degradation of soil resources or water quality of rivers, streams and water supply reservoirs. Rehabilitation of degraded areas is also encouraged.

6.5.2 To Allow a Range of Activities Suitable for Establishing in Rural Areas

While it is essential that areas of good quality agricultural land be preserved for agriculture, it is recognised that the rural areas which are not agriculturally significant may support a range of non-farming uses which contribute to the Shire's economy, provide essential services to rural areas and satisfy the demands of urban

¹Subdivision of land within the Regional Landscape and Rural Production Area and Investigation Area must comply with Division 3 of the Regulatory Provisions of the SEQ Regional Plan 2005-2026.

communities for facilities which cannot be satisfactorily accommodated in urban areas. Uses in this category may include cemeteries, kennels, plant nurseries, service stations, tourist facilities and perhaps some forms of commerce or industry.

Management of the location, site planning, scale, traffic generating capability, land management techniques and appearance of these activities is required to minimise the consequent costs to the community of providing and maintaining infrastructure and to minimise the impact of the proposal on amenity, rural character, traffic conditions, the environment and the Shire's image.

Implementation²

- (1) Council will not support any applications for non-agricultural activities on land in nominated Agricultural Protection areas unless it can be demonstrated that there is an overriding need for the proposal in terms of community benefit that outweighs the need to preserve the land for purely agricultural purposes.
- (2) In deciding applications for non-farming uses on land in Rural or Valued Habitat areas, Council will take into account:
 - the intent and desired character of the relevant Planning Area and Precinct;
 - the land resource significance of the site in terms of its outright quality or its contribution to the productivity of adjoining good quality rural land and advice from the Department of Natural Resources in this regard;
 - the proximity of the land to the urban services and infrastructure on which the use may rely or which may be relied upon by its potential patrons; Council is unlikely to support an application where the cost of providing, upgrading or maintaining services or infrastructure, now or in the future, is considered likely to be unreasonably required, having regard to the proposal's community benefit;
 - the need for the proposal to establish in a rural rather than an urban area;
 - the ecological values of the site and the potential impact of the proposed use on those values;
 - the impact of the proposal on the amenity and character of the locality having regard to its character, the proposed site planning, the scale and appearance of buildings and structures,

² The level of assessment for a material change of use may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan. In addition, subdivision of land must comply with Division 3 of the Regulatory Provisions of the SEQ Regional Plan 2005-2026.

landscaping, the vegetation to be retained, its traffic generating capability, land management techniques and its appearance;

- the likely impact of the proposal, or of any development, on the locality's character and on the Shire's image having regard to its visibility from important arterial routes, tourist drives or tourist attractions and the importance of the site and its locality in projecting that character or image;
 - the effect of the proposal on land stability, erosion and impacts on water quality;
 - the effect the proposal may have on the potential productivity or operation efficiency of neighbouring rural pursuits;
 - the potential for the proposal to be compromised by neighbouring rural uses; and
 - any benefits proposed in respect of the revegetation and restoration of degraded land.
- (3) Applications for development which adjoin or are within the near vicinity of land used or likely to be used for agriculture or other commercial rural production shall have regard to the State Government's planning guidelines on separating agricultural and urban land uses'.

6.5.3 To Encourage Development and Land Management Practices which are Environmentally Responsible and Which Contribute to the Rural Amenity of the Area

Poor land management practices or inappropriate land clearing, may cause erosion, be detrimental to the integrity of botanically significant areas, scar visually significant landscapes, compromise agricultural potential or result in unacceptable impacts on downstream land or surface and groundwater.

Implementation

- (1) Council may not support applications for development on land which is slip-prone, steep, ecologically significant, in a highly visible location or in the catchment of significant surface or groundwater aquifers unless it is satisfied that proposed land management practices can address all environmental, visual and downstream concerns.
- (2) In assessing relevant development and reconfiguration of a lot applications, Council will require, where appropriate, that sound land management practices are carried out when development involves clearing, constructing buildings, roads or hard paved areas, using land, carrying out drainage and earthworks.

6.5.4 To Maintain and Preserve the Amenity and Character of Rural Areas

The retention of many of the agricultural activities, including the growing of sugar cane and horticultural crops, grazing as well as the retention of bushland, make a significant and positive contribution to the amenity of the Shire. Such components should be maintained for their contribution to the character, ecological well-being and the tourist industry of the Sunshine Coast region.

Implementation

- (1) In considering applications for development on land in designated Rural or Valued Habitat areas, the Council will have regard to:
 - the implementation criteria of Section 6.0 of this Strategic Plan;
 - the potential for preserving, in their natural state, tracts of land which are significant visual elements of the rural landscape based on the natural vegetation considered significant under the Turnbull & Olsen Report (1992) and subsequent studies;
 - the benefit of dedicating buffers between the proposed development site and roads, rail networks, parks, lookouts, urban areas and other areas frequented by residents, tourists or travellers; and
 - the ecological significance, habitat protection values, identification of endangered and rare species of fauna and flora on the land.
- (2) With respect to applications on land in areas fringing rural towns or between neighbouring rural towns, Council will consider the implications for a primary objective of maintaining the status of each town as a distinctive entity, in community and visual terms.
- (3) Development of new premises along the State controlled road and/or rail networks, and in particular, on sites abutting the Bruce Highway and the Sunshine Motorway, is to recognise the potential impacts and provide means for attenuation of traffic noise emissions and dust, and use building and site design and landscaping to improve visual amenity and minimise those impacts.

7. VISUAL AMENITY

7.1 Explanation

“Visual Amenity” is a measure of the visual quality of a site or area experienced by residents, workers or visitors. It is the collective impact of the visual components which make a site or an area pleasant to be in. In this section, the term assumes a broad context, relating to elements which contribute to the visual pleasantness and character of towns, localities and neighbourhoods rather than any site specific considerations.

7.2 Key Issues

Visual amenity issues are intrinsic to the planning assessment of all development proposals, but in the assessment of an individual proposal, the issues tend to be localised. Some amenity issues cannot be addressed purely on a local level, as they relate to a larger area and number of land parcels. Others cannot be adequately addressed in sections of the Strategic Plan relating to a specific preferred dominant land use, as the issues cut across land uses. Nevertheless, individual proposals contribute towards an end result on a cumulative basis, so there is a need to separately deal with those amenity issues which transcend the applicability of the specific sections.

The following summarises the key issues forming the basis for a Visual Amenity strategy. They include:

- the importance of water bodies, such as oceans, beaches, rivers and lakes, and public accessibility to them in characterising the amenity associated with Sunshine Coast life, which must be balanced against managing the pressure for coastal urban growth;
- the significance of the Shire’s vegetated character, particularly in forming backdrops to urban areas including the rich agricultural areas in the railway towns’ corridor, the Dulong/Kureelpa Ridge, Forest Glen and the edges of waterways such as the north shore of Maroochy River;
- the prominence and uniqueness of the Shire’s landform on the character and scenic quality of localities including Buderim Mountain, the ridges between the railway towns and the coast (such as Kiel Mountain), isolated mountains such as Ninderry, Peregian, Coolum and Eewah, the Blackall and Conondale Ranges and islands such as Mudjimba, Chambers and Goat;
- the effect of the visual quality, scale and character of built environment elements relative to natural elements such as hills and vegetation and the way in which they are visually contained by the natural elements;
- the importance of “naturalness” to the perceived character of the Sunshine Coast particularly where it is challenged by large scale or tall development which is visible from a significant proportion of the region;
- the compatibility of new development to the scale, character and visual quality of the existing urban fabric and landscape with the potential impact on local character and identity;
- the failure of most settlements to establish a prominent focus for community interaction which can act as a catalyst to social activity and to creating a community spirit;
- the significance of strong architectural traditions in characterising some of the Shire’s older settlements;
- continued pressure for more urban development and higher-density urban renewal, especially on coastal fringes; causing settlements to merge and leading to a loss of distinctive identities;
- the impact of vegetation loss on the character of many localities particularly where forested slopes are cleared and not replanted, such as in many rural residential and new urban development;
- the impact of development, clearing, the provision of infrastructure and extractive industry operations on scenic quality particularly on hills and slopes;
- the importance of major roads, particularly the Sunshine Motorway, Bruce Highway and the David Low Way, which offer ever changing experiences of the diverse range of landscapes evident in the Shire, in conveying a Shire image to residents and tourists;
- the failure of the landscape treatment of many developments to respond appropriately to the sub-tropical vegetative characteristics of the Shire; and
- the proliferation of signage in both urban and rural areas and its adverse impact on scenic character.

7.3 Visual Amenity Strategy

The following outlines the planning strategy developed to address the issues raised above.

- (1) Primarily the Strategic Plan Map protects the more significant geological formations, land possessing the highest environmental values, land which is steep or otherwise constrained in its suitability for rural activity and closer settlement, and land which has other aesthetic qualities. This is achieved through the allocation of the Conservation and Rural or Valued Habitat areas on the Strategic Plan Map.
- (2) Many visually important landforms, landcover and other cultural features have also been identified as having scenic values within the Key Character Element description of the Shire’s Planning Areas in Volume 3 of this Planning Scheme. These places or features are specifically identified under the Key Character Elements description of Design-Intent, Landscape and Built Form, and or Environmental Values in the Planning Area description. It is

intended that the identification of a site within a scenic area will influence the design, character and intensity of the proposal.

- (3) Provision is also made to maintain visual amenity within the Shire on an application basis by the inclusion of objectives and implementation criteria relating to a range of visual amenity issues.
- (4) Visual amenity has been considered in formulating the Planning Area and Precinct provisions (in Volume 3 of the Planning Scheme).

7.4 Objectives and Implementation Measures

7.4.1 To Protect the Integrity of Water Bodies and Their Edges and Enhance Access to them

The Shire’s oceans, rivers, creeks and lakes and their beaches/foreshores identify the Shire as an interesting coastal environment with an equally interesting hinterland. Their maintenance as dominant and accessible features of the landscape recognises their importance to the Shire’s natural environment and enhances the Shire’s image as a desirable place to live and tourism destination.

Implementation

- (1) In assessing relevant development applications in the immediate vicinity of water bodies, Council shall consider the visual impact of the proposal on the water bodies.
- (2) Council shall also consider how public access to those water bodies is enhanced by the proposal.
- (3) In assessing the adequacy of proposals to satisfy this objective, Council shall have regard to:
 - the maintenance of coastal, waterway and terrestrial environments and ecosystems;
 - the provision of public parks and soft landscaping;
 - whether the proposal is visible from the water bodies and compromises their character;
 - the provision of roadways and pedestrian and bicycle paths from urban areas to water bodies; and
 - the provision of buffers and preservation of vegetation along waterways.

7.4.2 To Maintain the Dominance of Important Topography and Natural Vegetation over Urban Development

Considerable emphasis has been given to the importance of the topography and natural vegetation within the Shire to the visual amenity and character of many

urban and rural areas as well as to the quality of life of residents and to the image of the Shire to visitors.

In urban situations, the character of an area can be diminished by an inappropriate development of prominent land, particularly steep, well vegetated sites on the edge of urban areas or serving as a backdrop to them. The preservation of such features in their natural state is an intrinsic part of maintaining and enhancing the character of some urban areas.

In rural situations, character is influenced by land uses and land management practices. The land use planning strategies set out in the urban and rural sections of the Strategic Plan aim to minimise inappropriate land uses. With respect to land management, while the conduct of most rural pursuits is not subject to Council approval, Council has a role in controlling and guiding the establishment and management of some rural and non-urban uses.

Implementation

- (1) In assessing relevant applications for development in urban or rural areas, Council may have regard to scenic values. Council will consider the implications of development on land which makes significant contributions to the character of the locality. It may seek to ensure that:
 - specific land is left in its natural state and, for visual amenity purposes, that land is dedicated to the Crown, subject to affected landowners receiving just compensation, or otherwise managed or protected through statutory mechanisms and/or management agreements;
 - the creation of fragmented landscape systems and islands of vegetation cover be avoided; and
 - urban design principles are adopted to retain the dominance of the natural environment and to respond to topographic features such as ridgelines, spurs, knolls, rock outcrops, water bodies.
- (2) Specific attention will be focussed on development in the vicinity of the ridges between the railway towns and the coast (such as Kiel Mountain), isolated mountains such as Rosemount, Ninderry, Peregian, Coolum and Eewah, the Blackall and Conondale Ranges, Buderim Escarpments, and development which may intrude into sightlines between urban areas and Mudjimba, Chambers and Goat Islands.
- (3) In assessing relevant applications for development in the rural areas, Council will have regard to whether the proposal would compromise an existing continuous rural character, either by virtue of the proposal itself or, in the case of a lot reconfiguration, by virtue of the compromises that may be effected on viable rural production.

- (4) Council may initiate or support education programmes aimed at encouraging land owners in rural areas to utilise appropriate land management techniques.
- (5) Council may, with the cooperation of landowners, investigate other means of protecting land with important landscape values including acquisition, voluntary management agreements and infrastructure agreements.

7.4.3 To Manage Development Along and Visible from the Shire's Major Roads so as to Project an Attractive Shire Image to Motorists and to Enhance their Function as Open Space Corridors

The Shire's major roads, particularly the Bruce Highway, Sunshine Motorway and David Low Way, display to residents and visitors the Shire's natural and built environment. They consequently have an influence on people's perception of the Shire as a place to live or visit.

Implementation

- (1) Council may request that it be demonstrated how a proposal on sites abutting the Bruce Highway, Sunshine Motorway and David Low Way and other major roads as identified by Council, or on sites close to and visible from these roads, is to project an attractive image to motorists travelling along the relevant road.
- (2) Council may not support or may require modifications to proposals which may compromise the character of a rural, natural or otherwise intrinsically attractive scene. Unless the proposal is considered unacceptably intrusive, modifications may relate to elements such as buffering, landscaping, building setbacks and lot reconfiguration design.
- (3) Council will seek to implement landscape works in the Shire's major road reserves. Where a development site abuts a State controlled road, such landscaping is to be provided as part of the buffering for visual amenity and for traffic noise, emissions and dust attenuation.

7.4.4 To Retain and Enhance the Townscape Character of Discrete Local Communities and Rural Towns

One of the major attractions of living in and visiting the Shire's rural towns and some of its discrete local communities is their village character, the general subservience of the buildings to the natural environment and the compatibility of building scale and character evident throughout the towns and localities. Enhancement of that character is beneficial to residents and to the Shire's image as an attractive and interesting place in which to live or holiday.

Implementation

- (1) In assessing relevant applications for development of land in the Shire's rural towns and in discrete urban centres that display cohesive characters, the Council will encourage the enhancement of that character having regard to:
 - the intent and desired character of the Planning Area and Precinct in which the site is situated;
 - the scale and general design elements of buildings and structures relative to that town or locality in general and to that on adjoining land in particular. The extent to which building design elements are to be considered important will depend on the architectural significance and integrity of groups of existing buildings;
 - the existence of elements common to site development in the immediate vicinity, such as the awnings, built to the alignment buildings, one to two storey construction, street alignment shop-fronts and rear parking common to rural town centres;
 - for Local centres and General stores, the relationship of the centre or store to its residential environs; and
 - the importance of dominant natural elements, such as significant vegetation stands or prominent hills, in forming the local character.
- (2) Detailed Planning Areas and Precincts have been prepared to guide decisions in specific locations such as the rural towns of Eumundi, Palmwoods, Woombye, Eudlo and Yandina.
- (3) Consideration will be given to such design and aesthetic features as:
 - the height, scale and form of buildings;
 - design details such as awnings and verandahs, parapets, fenestration; and
 - the colour and texture of materials.
- (4) Local area planning has been undertaken to address broader community issues including road network, streetscape, character, parks, car parking, pedestrian and bicycle access, and the like in conjunction with the issues noted in (3) above.

7.4.5 To Minimise Visual Scarring of Significant Natural Elements

Development land clearing, works associated with infrastructure and extractive industries can visually scar prominent landscapes which are important elements of an area’s character.

Implementation

- (1) With respect to applications relating to any works on steep, distinctively vegetated and highly visible sites, Council may request the applicant to carry out a landscape sensitivity analysis to determine the nature of works that may be sustained by the environment without longer term scarring. Areas identified for specific consideration include the edges of the Buderim Plateau, Blackall Range, the Conondale Range and in and around Nambour and Coolum.
- (2) Where possible, Council will seek commitments from public infrastructure authorities to similarly analyse the landscape sensitivity of land proposed to be used for infrastructure corridors.

7.4.6 To Ensure that Signage Complements the Character of Rural and Urban Areas

Signage in urban and rural areas often conveys an image about the locality in which it is located. It can clutter scenes, contribute to visual confusion, exacerbate an unattractive scene and detract from an otherwise attractive scene. Control of the amount and the erection of signage can make a significant contribution to the character of localities and the image of the Shire.

Implementation

- (1) In general, Council will require signage which complements the premises on which they are displayed and the character of the surrounding locality. They should not adversely affect the area with their appearance, size, illumination, overshadowing or in any other way.
- (2) Council will regulate the design and siting of advertisements using the Planning Scheme code provisions.

7.4.7 To Encourage the Use of Landscaping Which Reflects the Sub-Tropical Character of the Shire’s Natural Vegetation

Landscaping is a vital element in integrating the built environment with the natural environment and minimising the impact of development on its surroundings. It can also contribute to amenity by hiding obtrusive elements, providing shade and creating interesting streetscapes. Species native to the local area can grow well without special care, can demonstrate

a link with the natural environment and can enhance fauna habitats.

Implementation

- (1) In assessing applications for development in urban or rural areas, the Council will encourage and/or require the use of semi-tropical and sub-tropical species native to the region or the locality in accordance with the Planning Scheme code provisions.

7.4.8 To Encourage the Rehabilitation of Degraded Land Areas

Locations exist throughout the Shire where earlier land management practices or failed rural activities have led to the land being degraded. Degraded land as well as having potential stability and erosion problems can also have a poor visual presentation in a Shire that values its amenity. Encouragement to owners to rehabilitate is desirable.

Implementation

- (1) Council will assist Landcare groups wherever practical to achieve the rehabilitation of degraded land.
- (2) Council will assist in making land owners aware of the negative aspects of degraded land and encourage them to undertake appropriate rehabilitation.

7.4.9 To Encourage the Design of Buildings and Landscapes which Relate to their Physical Context and are User Friendly

Building design can produce a more livable building if the design has regard to local climate, effective use of passive (low energy) design principles, the appropriate use of native landscapes and the physical relationship to adjoining buildings or potential buildings. The visual character of the building is important if it is to be reflective of the Sunshine Coast and respect the immediate amenity in which it is to be located. The building design must not lose sight of its purpose and its accessibility to its users.

Implementation

- (1) Council will develop local area codes for the Shire’s Town and Village centre Precincts and Local centre Precincts to ensure that the site layouts, including building and landscape designs, address local climate and topography including such issues as the use of space, effective use of passive (low energy) design principles and site excavation. Centre design codes will be developed for Maroochydore, Nambour, Mooloolaba, Sippy Downs, Coolum and the Rail Towns.
- (2) Development is designed to be in accordance with Council’s Planning Scheme codes to ensure that:

- Landscape works appropriately incorporate the use of endemic and non-native species, and shade planting; and
 - Pedestrian, disabled and vehicular access, vehicle parking and service areas are adequate, functional and do not unduly compromise other aspects of the development or its visual amenity from the street frontages.
- (3) Council in assessing applications will have regard to the visual character of a development to ensure that the character of the particular Planning Area, the immediate amenity and the historical and cultural character of the area in which it is located has been considered. The visual character of a development will also integrate any associated infrastructure which must be designed as a part of the total visual presentation.

8. TOURISM

8.1 Explanation

“Tourism” is the activity of promoting visitation to an area and accommodating and servicing the visitors en route and in the area.

8.2 Key Issues

The key issues forming the basis for a Tourism strategy include:

- the diversified tourism base of Maroochy Shire (including high rise and low rise tourist resorts by the sea, country villages with cottage industries, bed and breakfast accommodation and tourist oriented rural industries, rural retreats and host farms, and trails and walks through extensive tracts of National Parks and State Forests);
- the concentration of tourist accommodation and facilities in Mooloolaba, Coolum and Montville, which are representative of a specific tourist experience;
- the trend throughout the Shire to stand-alone destination resorts and tourist activities, such as tourist parks, providing a special part of the tourist experience and exhibiting different landscapes;
- theme parks, resorts, caravan parks, tourist routes, beaches, art and craft workshops and galleries which account for 1 to 2% of the area of the Shire, but which are the Shire’s largest employer and industry sector;
- the number of visitors to the Shire which is growing at a faster rate than the growth rates for permanent residents;
- the recognition that the majority of visitors to the Sunshine Coast are day trippers while the most significant section of the market is the domestic family market, most of which are from Brisbane;
- the increasing percentage of overseas visitors;
- the fact that tourism will not only remain the most important single employer and industrial sector within the Shire, but is expected to increase proportionally in importance, ensuring strong growth in the coastal population centres and driving other strong sectors, such as the building and retail and commercial sectors.
- the importance of Maroochy Shire’s natural and rural character and relaxed lifestyle, reflected in its beaches and hinterland landscapes to the maintenance of a strong tourism base;
- the natural and rural resources which may be appropriately and sustainably exploited by encouraging more eco-tourism, off-road trail networks linking natural features, and rural type accommodation where

impacts have been assessed and will not adversely affect environmentally sensitive areas; and

- the importance of the settings and character of the rural towns and their environs along with that of the rural roads which link them as an important part of the overall tourist experience.

8.3 Tourism Strategy

The following outlines the planning strategy developed to address the issues raised above.

8.3.1 Central to the tourism strategy is the protection of the Shire’s natural, rural and tourist areas across the Shire. This includes the establishment of a stronger environmental framework and maintaining the village character of the rural towns and their environs, particularly those on the Blackall Range, and the protection of the amenity of rural roads.

8.3.2 The role of the larger coastal communities as the dominant tourist Precincts is recognised through identification and promotion of specific tourist nodes enabling the concentration of tourist facilities and minimising the impact of tourist areas on other residential areas.

8.3.3 The establishment of stand-alone tourist facilities is encouraged in appropriate locations throughout the Shire where they contribute to the whole-of-Shire tourist experience and their development and use is ecologically sustainable.

8.3.4 Tourist facilities will be required to be compatible with surrounding development and display an affinity for the character of the Sunshine Coast.

8.4 Objectives and Implementation Measures

8.4.1 To Promote the Growth of Tourism in Recognition of its Importance to the Shire’s Economy in a Manner Compatible with the Natural Environment and the Existing Amenity

The long-term future of the tourist industry in the Shire and on the Sunshine Coast requires a commitment to enhancing the Shire’s image. The image which appeals to tourists is that of a broad range of good quality accommodation, commercial facilities and tourist facilities and the preservation of the integrity of the natural environment and its precedence over the built environment.

Tourist facilities should exhibit characteristics of scale, site planning and design which are compatible with the natural features thereby taking advantage of the inherent tourist attraction and compatible with the developed amenity of an area.

Implementation

(1) The Council will preserve and retain the context of the Shire's natural features by:

- implementing the relevant criteria in Section 7.0 of this Volume of the Planning Scheme;
- assessing the impact on the character and identity of a natural feature having regard to a proposal's scale, site planning and proximity, particularly in relation to the stated desired character and intent for the Planning Area and Precinct in which the development site is situated, and the environmental values intended to be protected by any Special Management Area relevant to the site;
- assessing the need for buffering or setting back development on lots adjacent to environmentally sensitive areas;
- where appropriate, requiring the surrender or alienation of land supporting environmentally sensitive areas; and
- with respect to development in the immediate vicinity of water bodies, encouraging the establishment of vegetated riverine corridors which reduce sediment run-off, increase streambank stability and act as biological filters which in turn reduce run-off of nutrients, pesticides and weedicides.

(2) The Council will provide for the enhancement of the character of tourist Precincts by:

- identifying tourist Precincts in which character requirements will be specified. codes, policies or other guidelines may be prepared in some instances;
- assessing whether proposals are compatible with that of existing development and the desired character of the locality, having regard to building height and bulk, street presentation and landscaping;
- assessing the likely traffic generating capacity of each proposal and the impact of the amount and type of traffic on the safety, character and efficiency of the access streets. Control over access points may be exercised;
- ensuring that pedestrian links are designed to be direct, safe, well lit, pleasant spaces;
- investing in street management and streetscape enhancement schemes; and
- recognising the role of Council provided services, such as swimming pools, parks and playing fields in creating a pleasant tourist environment.

(3) Council in considering applications for tourist facilities will have regard to the compatibility of these facilities with the amenity of the surrounding area and the character of the Sunshine Coast. Where the facilities involve Aboriginal cultural heritage, Council will also have regard to the cultural wishes of the relevant Aboriginal people who have an association with the area.

(4) Development of new premises along the State controlled road network, and in particular, on sites abutting the Bruce Highway and the Sunshine Motorway, is to recognise the potential impacts and provide means for attenuation of 'traffic noise' emissions and dust, and use building and site design and landscaping to improve visual amenity and minimise those impacts.

8.4.2 To Focus Tourist Activity into the Preferred Areas of Mooloolaba, Coolum and Montville

By promoting the concentration of tourist activity into a small number of nodes, the Strategic Plan intends creating compact and interesting tourist centres. It also signals the Council's intention to favourably consider development for tourism purposes in particular areas and to honour its commitments to the ratepayers to focus investments into high quality schemes, such as streetscape upgrading, which improve the Shire's tourist image. Within Mooloolaba, Coolum and Montville are relatively well established tourist nodes which best characterise the tourist experience of their respective localities without being unduly contaminated by non-tourist activities.

Implementation

(1) Council will generally support development applications for tourist accommodation and facilities in the identified Tourist Nodes and at Montville in accordance with the Blackall Range Local Area Code.

(2) Council will favourably consider development applications providing for the expansion or increased density of tourist or commercial centres in the identified Tourist Nodes where such applications are required to increase the area available for tourist activities.

(3) Council may prepare Local Area Codes or other Planning Scheme provisions to better manage development in such areas.

(4) Council may undertake local area improvement programmes in identified Tourist Nodes.

(5) The realisation of this objective means that some tourist facilities are incompatible with the tourist and urban development being encouraged in these locations. In such instances, Council will have

regard to the proposal's theme, scale, character and compatibility with the existing or intended urban form and the relevant Planning Area intent and desired Precinct character.

8.4.3 To Provide Adequate Opportunity for a Wide Range of Appropriately Themed and Designed Tourist Developments within a Range of Locations and Environments Across the Shire

The Shire provides a wide range of tourist activities, including beaches and water-based activities, mountain retreats, drives in the rural hinterland, rainforest walks and 5-star self-contained resorts. Tourists participating in any one of these activities will require accommodation and a range of commercial and service activities in locations close to the principal activity.

Although there is a small number of well established tourist centres in the Shire, it is recognised that there is a legitimate demand for tourist facilities outside these centres, both in smaller centres and by way of stand-alone facilities. Stand-alone facilities may be supported in areas otherwise unsuited to urban development because of their overriding benefits to the Shire's tourist image. The concentration of such facilities is not encouraged, as the benefits of the stand-alone facilities stem from their contribution towards a network of facilities across the Shire. Concentration may highlight the disadvantages associated with dislocation from urban centres and minimise opportunities for whole-of-Shire tourist experiences to the extent where the advantages to the Shire's image would be overridden.

Implementation

(1) It is recognised that tourist development may be appropriate in a variety of locations throughout the Shire. In assessing relevant applications for such development outside identified tourist areas, the Council will have regard to:

- any impact on the dominance of important natural features;
- the ability of the natural environment to sustain the proposal and its impacts;
- the relevant Planning Area, Precinct and, if applicable, Special Management Area provisions of the Planning Scheme;
- the potential for traffic generation, particularly on arterial roads;
- the impact on the character of an area, the nature of which is important to the Shire's image, likely to be caused by the development itself, the premises or associated advertising devices;
- infrastructure demands;

- where appropriate, the role, intended character, and Statements of Desired Precinct Key Character Elements (in Volume 3) of the centre and the Planning Area in which it is located;
 - whether the proposal implies the establishment of urban development where that would otherwise be contrary to the urban and rural objectives of this Strategic Plan;
 - the potential for the loss of good quality agricultural and other rural land; and
 - whether the proposal contributes towards the objective of providing tourists with a range of whole-of-Shire experiences.
- (2) Rural towns have a valuable role to play in the Shire's overall tourist character. Council encourages suitably scaled and themed tourist development in the rural towns, but in assessing applications for such development, it will have regard to the overriding concern that their simple, peaceful character is intrinsic to their on-going appeal, particularly as expressed through the Planning Area intents and statements of desired Precinct character.

8.4.4 To Provide Interesting Road Links Between Rural Towns

Many rural roads within the Shire are an important part of the full tourist experience the Shire can offer. In the long term, their interest value can be sustained by their recognition and the management of land use along them and in areas visible from them.

Implementation

(1) In considering applications for development on land fronting or clearly visible from rural roads regarded as tourist routes, Council will have regard to the implementation criteria of Section 7.0 of this Strategic Plan, with a particular emphasis on their application to the preserving of the existing tourist character.

8.4.5 To Ensure that Development Proposed for Land Adjacent to a Major Tourist Facility is Unlikely to Detract from that Facility

Tourist facilities are generally reliant upon their inherent character and attractiveness. To this end, development which is contrary to the character displayed by a tourist facility or tourist area or is likely to be deleterious to the attractiveness of a tourist facility or tourist area should be discouraged from locating adjacent to such facilities or areas.

Implementation

- (1) In assessing development in the vicinity of a major tourist facility, Council will have regard to:
- the visual impact of the proposal relative to the character and design of the major tourist facility;
 - the impact of the proposal on the amenity of its surroundings; and
 - whether the proposal is likely to negatively impact on the economic viability of the major tourist facility.

8.4.6 To Support the Strengthening of the Major Tourist Facilities as Needed to Cater for the Tourism Market

The Major Tourist Facilities have a high capital outlay and have developed a high profile in the tourism market place. The attractiveness of the facility to the tourist will dwindle if it offers no new incentives to encourage a revisit by previous patrons. To maintain its attractiveness to tourists the facility needs to undergo change to continually strengthen its place in the market and this should be recognised in the planning system.

Implementation

1. Council will generally support applications for the upgrading of or modifications to the Major Tourist Facilities subject to their retention of sensitivity to surrounding land uses and the adequate functioning of the facility in respect of environmental and land use planning issues.

8.4.7 To Encourage the Design of Buildings and Landscapes which Relate to their Physical Context and are User Friendly

Building design can produce a more livable building if the design has regard to local climate, effective use of passive (low energy) design principles, the appropriate use of native landscapes and the physical relationship to adjoining buildings or potential buildings. The visual character of the building is important if it is to be reflective of the Sunshine Coast and respect the immediate amenity in which it is to be located. The building design must not lose sight of its purpose and its accessibility to its users.

Implementation

- (1) Development is designed to be in accordance with Council's Planning Scheme codes to ensure that:
- Site layouts, including building and landscape designs address local climate, and topography including such issues as the use of space, effective use of passive (low energy) design principles and site excavation;
 - Landscape works appropriately incorporate the use of endemic and non-native species, and shade planting; and
 - Pedestrian, disabled and vehicular access, vehicle parking and service areas are adequate, functional and do not unduly compromise other aspects of the development.
- (2) Council in assessing applications will have regard to the visual character of a development to ensure that the character of the particular Planning Area, the immediate amenity and the historical and cultural character of the area in which it is located, has been considered. The visual character of a development will also integrate any associated infrastructure which must be designed as part of the total visual presentation.

9. HERITAGE

9.1 Explanation

“Heritage” includes those places and structures, being components of the natural or cultural environment, that have aesthetic, historic, scientific or social significance or other special value for future generations, as well as for the present community. Heritage includes natural and human elements of Aboriginal as well as historic significance.

9.2 Key Issues

The key issues dictating development for places and structures of heritage value include:

- Maroochy Shire’s rich social and economic history and pre-history which has left a legacy of places which may possess heritage significance and which has not been fully identified to date;
- the very small proportion of identified heritage protected by statute or local regulations;
- the acute pressure for development in the Shire which may pose a major threat to its heritage places, especially in coastal locations;
- the need for accurate records of heritage places and values and the need to make such records readily accessible;
- the need for ongoing identification and evaluation of heritage places in order that changing community values can be reflected in the development process; and
- the effect of land use activities on values attached to heritage places and the importance of maintaining the setting of heritage places and ensuring that the land uses and development occurring in its neighbourhood are compatible with a heritage place.

9.3 Heritage Strategy

The following elements outline the planning strategy to be employed in protecting the Shire’s heritage.

- (1) Protection is to be afforded through the employment of appropriate development controls over places and structures having identified indigenous or historic cultural heritage, or particular township/streetscape, values.
- (2) It is intended that a Heritage Register be established to record areas, sites, buildings or objects significant in terms of their historical, cultural, scientific or scenic value. The continued identification of places and structures of heritage value is intended to act as a means to ensure the Shire continues to be an attractive living, working and tourist destination.

- (3) Recognition is given to the valuable role the community can play in identifying and protecting heritage components. To date a number of heritage nominations have been received from Shire residents. The community will continue to have a role in nominating sites and promoting heritage places and structures.
- (4) Additionally, a precautionary approach is to be used in assessing development proposals (including demolition and removal of buildings) in Precincts identified as having a special heritage or other townscape character (such as the traditional Village centres and older established residential areas).

9.4 Objectives and Implementation Measures

9.4.1 To Conserve those Places and Structures Being Components of the Natural or Cultural Environment of Heritage or Character Value

There are places and structures within the Shire that have aesthetic, historic, scientific, townscape or social significance or other special value for future generations as well as the present community. The protection of these values is important because of their contribution to the livelihood and cultural richness of future and present generations.

Implementation

- (1) Council has adopted particular assessment provisions and a Planning Scheme code to assist applications for development relating to or affecting places which have:
 - indigenous cultural heritage value;
 - historic cultural heritage value; and
 - particular townscape/streetscape character value.
- (2) Council will have regard to the following criteria when assessing applications affecting sites for which heritage or particular character values have been identified:
 - the likely effects of the proposed development on any place or structure having heritage or character value;
 - in respect to indigenous heritage places, the cultural values, aspirations and wishes of the indigenous people having association with the subject area;
 - the suitability of the proposed use for the place or structure of heritage or character value; and
 - the impact of the proposed development on the visual setting in terms of colour, scale, texture and materials.

- (3) Council may seek the preparation of a heritage or townscape/streetscape plan prior to considering the appropriateness or otherwise of any development application. The plan will:
- detail the history of the area and the development site or the character elements of the area;
 - in respect to places having indigenous cultural heritage value, involve consultation with representatives of the indigenous people who have association with the subject area;
 - conclusively determine the heritage or character values of the site and when necessary, adjoining sites; and
 - determine what impact the proposed development is likely to have on the heritage or character values of the area, and how that impact is to be managed.
- (4) If after assessing any proposal affecting any heritage or character values, Council is not satisfied that the proposal adequately protects those values, it may not support the application.
- (4) A positive evaluation of a heritage nomination may result in the inclusion of that place or structure on the Heritage Register along with sufficient details on the particular values and other information which may affect any proposed change of use, redevelopment or demolition to that place or structure.
- (5) Council shall make the Heritage Register publicly accessible through inclusion as an attachment to the Planning Scheme Code for Heritage Conservation or other appropriate ways. In respect to places of indigenous cultural heritage significance, information will only be made available in a culturally sensitive and appropriate way, having due regard to the wishes of the relevant indigenous people.

9.4.3 To Promote Heritage Places for Community, Tourism and Educational Purposes

Heritage places and structures have considerable potential as an education and tourism resource. The preservation of heritage values is likely to meet with greater success if there is widespread appreciation of the aesthetic, historic, scientific and social values as well as for the potential economic returns.

Implementation

- It is imperative that a Heritage Register be established so that significant places and structures can be more appropriately protected and greater certainty be provided to the community. This requires the gathering of appropriate data and a thorough and considered analysis of the data to ensure that a comprehensive but appropriate list of places and structures can be compiled.
- Implementation**
- (1) In compiling the Heritage Register, Council will encourage community members to submit heritage nominations. Council may assist this process through the preparation of guidance notes and other means.
- (2) All heritage nominations shall be examined by appropriate professionals to determine their heritage values and to ensure consistent and impartial assessment. In respect to indigenous cultural heritage, the assessment must include consultation with representatives from relevant indigenous groups and places will only be included in the Heritage Register with the permission and agreement of appropriate indigenous representatives.
- (3) In evaluating the status of potential heritage places, Council will be guided by the principles and standards of the Burra Charter and Queensland and Commonwealth legislation and may seek expert guidance and direction from relevant organisations and professionals.
- (1) The Council may compile information on an area or place or carry out such other activity as appropriate as part of its commitment to the promotion of Maroochy Shire as an attractive place to live, visit and invest.
- (2) Indigenous cultural heritage places will only be promoted in a manner that is culturally appropriate, having due regard to the wishes of the relevant indigenous people whom have association with the area.

10. NATURAL RESOURCES

10.1 Explanation

“Natural Resources” refers to plants, animals and micro-organisms and their relationship with the non-living environment on which they depend. It includes ecological processes including those associated with the coastal zone.

By their inherent character, environmental and ecological processes affect and are affected by virtually all development and use of premises, due to:

- the character of ecosystems as well as individual natural settings and features; and
- the cumulative effects of a broad range of activities on an ecosystem.

Therefore, there are a number of environmental issues which transcend the application of specific sections of the Planning Scheme.

10.2 Key Issues

The key elements forming the basis for the Natural Resources planning strategy include:

- the need and desire to advance the purpose of the Act in seeking to achieve ecological sustainability;
- the maintenance of biodiversity through adherence to key principles including:
 - retaining the representativeness of different species, ecosystems and vegetation communities;
 - ensuring that large, viable tracts of habitat are conserved so that ecological processes of movement, dispersal, breeding and feeding can occur and to retain as broad a range of species and genetic diversity as possible;
 - managing a landscape which exhibits important connections and linkages including linkages between the coast and hinterland, between scattered rainforest remnants, from high to low altitudes and for continuous transects reflecting the transition between different habitat types; and
 - maintenance of the integrity of native vegetation and waterway systems through strategies such as prevention of weed infestation and/or rehabilitation of disturbed areas to restore and enhance remnant values;
- recognising and valuing the diversity of significant natural landscapes within Maroochy Shire including:
 - the ocean, beaches, foreshores and coastal plains;
 - major waterways;
- unique landforms, such as Mount Coolum, the other past volcanic landscapes, Blackall Range, Buderim Mountain and associated escarpments; and
- the vegetated and open, rural character of much of the Shire;
- areas of high ecological, scientific and aesthetic value including the vegetation associations of coastal and mountain heathlands, paperbark forests and wetlands, riverine communities and the ecotonal and rainforest communities found along many coastal streams and in parts of the Blackall and Conondale Ranges; Eucalypt forests;
- the occurrence of a number of rare and threatened flora species with very restricted distributions, including *Macadamia ternifolia* (the Maroochy Nut), *Triunia robusta* (previously considered to be extinct), *Allocasuarina emuina* (found only in small populations near the coast), and *Eucalyptus conglomerata* (the Swamp Stringybark, considered to be the most threatened eucalypt species in Queensland);
- the presence of rare and threatened fauna, such as the Ground Parrot (*Pezoporus wallicus*) found in coastal heathlands, frog species from both acidic waters in low coastal environments and mountain stream habitats, fish species and their habitat including the Mary River Cod, Honey Blue-eye and Oxleyan Pigmy Perch), the Richmond Birdwing Butterfly (*Ornithoptera richmondia*) which depends on rainforest patches throughout the Shire and the large number of species considered regionally significant (because the Shire represents the northern or southern limits of their distribution);
- the essential need to retain the considerable and significant natural resources of the Shire including the protection of aquatic and marine environments, terrestrial habitats, the diverse geological features and the natural character of the Shire so that:
 - ecological processes are protected;
 - habitat integrity is conserved;
 - the natural amenity of the Shire is maintained;
 - the quality of life of residents is protected;
 - a sustainable tourist industry is provided for;
 - recreational settings are maximised; and
 - the need to strive for a high environmental standard for the reasons given above is maintained;
- recognition that significant areas of natural habitat are in public ownership, most of which is preserved in a natural or semi-natural state, including the beaches and waterways, National and Conservation Parks and State Forests and a number of Council parks.

- recognition that substantial areas of natural habitat occur on freehold land and that the rights of property owners will be considered equitably in regard to the protection and management of natural resources on these lands; and
- recognition of the special nature of the dynamic dunal systems of the coastal zone, the importance of coastal vegetation in the prevention of, and recovery from, major erosion events in this zone, and the potential impacts of natural processes associated with the coastline for much of the length of the Shire.

10.3 Natural Resources Strategy

The following elements outline the planning strategy to be employed in protecting the natural resources of the Shire.

10.3.1 Central to the strategy is the location, objectives and implementation criteria of the preferred dominant land uses of Conservation and Rural or Valued Habitat. These allocations are intended to:

- protect critical representative vegetation communities within the Shire of all sizes which includes the seven rainforest associations, the coastal and inland scribbly gum areas, rare and threatened flora species, rare and threatened fauna species and their habitat as well as important eucalypt, melaleuca, aquatic, marine and coastal habitat;
- protect unfragmented, relatively undisturbed tracts of vegetation in both coastal and hinterland landscapes which provide habitat for species which do not thrive in smaller, more isolated remnants;
- retain vegetated areas which function as links and corridors such as closely located mosaics of vegetation and vegetated waterways to enhance rehabilitation opportunities, benefit fauna movement and genetic exchange and improve the viability of vegetated remnants;
- preserve significant geological formations and prominent escarpments; and
- protect soil resources and the quality of creeks and rivers;

10.3.2 The Conservation preferred dominant land use includes those areas considered to have the more highly valued areas of vegetation such as rainforest or heathland as well as land in public ownership intended to be preserved in a natural or semi natural state, such as National Parks and Conservation Parks. Also included are particular vegetated waterways where protection and rehabilitation is important to sustainable ecosystems.

10.3.3 Rural or Valued Habitat allocations include areas of remnant vegetation, often in private ownership, which form broad linkages between the principal

conservation areas and major vegetation zones within and outside the Shire. They also incorporate other land where vegetation protection or rehabilitation is considered appropriate due to slope, potential for landslip, or for its catchment, recreational or aesthetic values.

10.3.4 The Conservation and Rural or Valued Habitat areas also intend to protect wetland areas which are valuable natural physical and biological treatment systems of water quality and quantity.

10.3.5 Aquatic and marine ecosystems are to be maintained through the retention and rehabilitation of waterway corridors and coastal and estuarine communities, and through land use measures intended to minimise clearing, stabilise and rehabilitate banks and adjacent lands, reduce soil erosion and sedimentation and control excess nutrient impacts and stormwater flows in new development.

10.3.6 While the emphasis for this Strategic Plan has centred around the identification and protection of vegetation and waterway and wetland values, it follows that the development of a comprehensive strategy for the protection of vegetation will allow appropriate conservation of the Shire's fauna populations.

10.3.7 A strong environmental framework requires not only the protection of resources through limiting land uses in sensitive locations, but requires also the establishment and implementation of an appropriate array of development guidelines and standards for all other forms of development. Such guidelines and standards, imposed as conditions on development and embodied in Council's Planning Scheme Codes for environmental management³, will:

- ensure sensitive and innovative development solutions;
- adopt a best environmental management practice approach;
- reinforce environmental objectives; and
- seek a high standard of environmental amenity.

10.3.8 Under the Natural Resources Strategy, as proposed, the maintenance of land in its natural state is considered a legitimate land use in itself. This means that in some parts of the Shire development opportunities are limited to those which ensure the natural resource values for that site or adjoining areas are protected in perpetuity.

³ Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015 or, prior to the adoption of the Conservation Plan, the Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.

10.3.9 The broad strategy measures are intended to be refined and implemented through the relevant codes.

10.3.10 In addition to protection of vegetation, waterways and wetlands, the Conservation and Valued Habitat areas apply to land in the coastal zone. Every effort will need to be made to retain land along the coastline as a buffer zone free from all development so that coastal fluctuations can be accepted without the need for property protection measures which are detrimental to beaches. The desirable area of the coastal buffer zone is the designated erosion prone area as shown on the State Government's Plan No SC 3369E, which is held by Council.

10.4 Preferred Dominant Land Uses

10.4.1 Conservation

Those areas that are intended or preferred for Conservation are shown as dark green on the Strategic Plan Map. These designations represent best available information at a particular point in time in combination with the constraints of existing land uses and are not considered to be a definitive representation of all areas in the Shire having conservation value.

The Natural Resources Strategy objectives are best achieved by the exclusion of most forms of development from such areas.

10.4.2 Rural or Valued Habitat

The emphasis of this allocation is generally on the retention of the land in its present situation, although development allocation in accordance with the Natural Resources Strategy and the development management and relevant code provisions of the Planning Scheme are envisaged. This includes land being used for rural purposes which may not have been identified as good quality agricultural land; land with limited rural capability; land identified as good quality agricultural land which contains vegetation worthy of preservation and significant vegetation; and land which, at this time, has a preferred non urban function. While it is intended that rural and non urban uses and the retention of valued habitat should be the dominant activities occurring in the Rural or Valued Habitat areas, the allocation provides for a range of other uses suited to establishing in rural areas.

A key principle of the natural resources strategy, as implemented through the Code for Nature Conservation and Biodiversity, is that, where development is proposed for sites having significant vegetation, buildings and other infrastructure should be directed away from environmentally sensitive areas and avoid fragmentation of important habitat corridors and linkages.

Valued Habitats have been defined as vegetation worthy of preservation and significant vegetation as identified by the Turnbull & Olsen Report (1992), and the Mary Maher and Associates Coastal Remnant Bushland Study (1996). These designations should also be supplemented with the findings of the 1999 study of Remnant Vegetation in Maroochy Shire (Draft). Together these studies form the basis of the Nature Conservation Management Special Management Area.

These uses may include by are not limited to rural industries, tourist and accommodation facilities appropriate to a rural area and animal husbandry and rural residential in the Permissible Area for rural Residential.

In Rural or Valued Habitat areas it will be a requirement that all development and use of premises protect the natural resources of the sites and that all development activities incorporate appropriate design solutions and other best environmental management practices.

10.5 Objectives and Implementation Measures

10.5.1 To Protect and Maintain the Biodiversity Values of the Shire

Considerable emphasis has been given to the significance of the natural resources of the Shire in terms of ecological and aesthetic values. Their protection is essential in maintaining a high level of biodiversity and landscape integrity. To achieve this goal it is necessary to implement effective mechanisms for the assessment of environmental impact associated with development applications.

Implementation

- (1) Council has prepared Planning Scheme provisions which describe the circumstances in which a formal environmental assessment report will be sought in support of a development application and the scope of such appraisal. Council has also prepared a Planning Scheme Policy which provides guidelines for the preparation of such reports. Any environmental appraisal required by Council must be prepared by appropriately qualified and experienced professionals. If after assessing any environmental appraisal, Council is not satisfied that a sensitive ecosystem, habitat or natural area with an integrated landscape function can be adequately sustained, it may not support the application.
- (2) In the assessment of development proposals which incorporate the retention of vegetation or adjoin areas which are vegetated, Council will have regard to the adequacy of any proposed fire management measures to protect the premises or may require the preparation of such measures if none are proposed.

10.5.2 To Protect those Habitats of Terrestrial and Aquatic Fauna and Flora which are Considered Ecologically Significant in a Manner which Ensures Long Term Sustainability

Inventories of the vegetation of the Shire have been prepared and assessments made of the ecological significance of natural areas. These assessments were conducted on the basis of: size of remnant vegetation areas; their regional significance; the degree of connectivity or isolation; their condition; diversity exhibited and the presence of significant species.

The nucleus for a Natural Resource strategy is the conservation of:

- representative locations of significant ecosystems and vegetation communities;
- large viable areas of habitat to ensure the maintenance of ecological processes; and
- natural connections and linkages across the landscape.

The protection of these resources is critical in maintaining the current level of biodiversity and in preserving a high level of landscape integrity within the Shire.

Implementation⁴

- (1) On land shown as Conservation, Urban and Rural or Valued Habitat on the Strategic Plan Map, and/or shown as a Special Management Area on Council's regulatory maps, Council will not support development which is likely to:
 - unduly degrade or reduce the values of regionally significant ecosystems
 - require the removal or destruction of rare and threatened flora or its habitat; and
 - otherwise impact on the habitat so as to threaten the existence of the rare and threatened species.
- (2) On other land, Council is unlikely to support an application which may detrimentally impact on a regionally significant ecosystem or the habitat of any rare and threatened species of fauna and flora unless it can be demonstrated that adequate and appropriate measures are to be provided to ensure protection.

⁴ Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the *Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015* or, prior to the adoption of the *Conservation Plan, the Interim Guideline: Koalas and Development*. Koala habitat areas are identified in these documents.

10.5.3 To Protect or Provide Connections and Linkages to or Between Areas of Conservation Significance

The protection and rehabilitation of vegetation corridors utilising waterways, ridgelines and remnant vegetation to link to or between significant natural areas is essential to:

- link core areas and provide critical linkage from coast to hinterland or connect extensive areas of similar habitat type;
- assist fauna movement through viable, quality and safe areas of habitat;
- minimise the fragmentation of areas and increase the quality of the linkage; and
- manage biodiversity within a fragmented landscape by minimising edge effects and impacts from surrounding land uses;

It must be recognised that this objective will be realised over the longer term. Some corridors, for example, along particular creek and river systems or in localities typified by a mosaic of bushland remnants are often devoid of any substantial endemic vegetation. In many rural areas, all available land down to the top of the stream bank has been utilised for agricultural purposes. In such locations (and given the protection afforded farm land), it will be important to build co-operative management approaches with landholders, foster community involvement in management and encourage ownership of remnants.

Consequently the conservation values of these corridors require recognition in the Strategic Plan.

Implementation

- (1) (a) The important linkage component provided by waterway corridors occurs in many areas of the Shire. The right to farm or undertake rural activity, where that use is already established, will generally take precedence over use of corridors land. Such rights however do not override such other duties or responsibilities under the instruments such as the *Environmental Protection Act* which imposes a general duty on all Queenslanders to prevent environmental harm.
- (b) The allocation will not affect any existing rural operations or existing urban development or existing industrial use, nor will it prevent existing or future improvements allied or incidental to established activities, which do not require development approval where an urban or industrial use is already established in the corridors. Where it is not practical to establish a corridor, regard will still be had in the consideration of the applications, to the intent of Council. Where large areas of land are required

for a waterway corridor, Council may negotiate an agreement with a development proponent to acquire the land for public open space purposes.

- (2) In waterway situations, corridors should be preserved having regard to:
- the ecological values of the land;
 - physical characteristics;
 - other constraints such as flooding or urban land uses which may encumber the land; and
 - the need for flood mitigation, stormwater drainage and physical infrastructure.
- (3) In linkage areas development is to be sensitive to site values through sympathetic design and should seek to establish in existing cleared areas to prevent further fragmentation.
- (4) Opportunities should be sought to establish appropriate buffers in development applications and through catchment management activities.
- (5) The protection or rehabilitation of other corridors and linkages may also be required in locations not identified specifically on the Strategic Plan Map. Such features may include:
- the presence of wetlands;
 - the intrinsic value of the habitat for fauna and flora; and
 - other physical and aesthetic characteristics of the land.

10.5.4 To Protect Waterways, Waterbodies and Wetlands in a Manner Which Protects and Enhances Water Quality and Aquatic Habitats

The riverine and coastal systems of Maroochy Shire contain many important heathland, aquatic and intertidal systems which provide essential habitats for many varieties of birds, fish and crustacea. Estuarine and marine environments, such as mangroves and seagrass meadows, also provide critical nursery habitat for a large number of juvenile marine species which, as well as their intrinsic and ecological values also provide the basis for the Shire's commercial and recreational fishing resources. These habitats also comprise some of the principal recreational resources of the Shire which underly the Shire's highly prized lifestyle and its tourism industry.

The protection of the waterways and waterbodies is therefore not only critical in preserving a high level of environmental amenity within the Shire but their protection is also critical from a visual amenity and recreational perspective.

It is conceded that many matters relating to the protection of waterways, wetlands and waterbodies is outside the

ambit of the Planning Scheme (and determined by other State Government legislation). However, it must be recognised that terrestrial activities adjacent to waterways, wetlands and waterbodies, and within their catchments, are closely linked to health, and therefore sustainability, of these aquatic and marine environments. Therefore, a number of land use controls are warranted to ensure that any impacts on waterways and waterbodies are minimised.

Implementation

- (1) When considering relevant applications for development adjacent to waterways, Council will have regard to:
- the likely impact of the intended use, including its construction, on the physical, chemical and biological qualities of water and ground water;
 - the likely impact of any discharge associated with the intended use on water quality; including ground water quality;
 - the likely impact of stormwater run-off and the need for management of contaminated and uncontaminated stormwater;
 - the likely impact of any recreational or other water based activities which will occur ancillary to the intended use on water quality.
 - the measures proposed to be implemented to improve water quality, prevent erosion, prevent decline in water quality and unacceptable prevent nutrient and soil inputs;
 - the opportunities available for alternatives to disposal such as waste prevention, on-site wastewater treatment and recycling and/or are-use so far as such options do not increase human health or safety risks; and
 - the need to retain and/or provide adequate buffers between adjacent uses and marine, wetland and heathland environments.
- (2) In considering whether impacts on water quality have occurred or are likely to occur, Council will have regard to the Environmental Protection (Water) Policy 1997 and, in particular, the following matters:
- the likely impact on water quality values (as defined in the EPP for Water);
 - cumulative impacts from releases;
 - short term and long term impacts;
 - data on ambient quality of the receiving waters and possible effects on the existing water quality;

- monitoring programs and impact monitoring programs related to releases;
- any stormwater management plan;
- acceptable health risks; and
- whether the initial mixing zone will effect environmental values including biological integrity.

10.5.5 To Rehabilitate Fragmented and Degraded Linkages

Equally as important as the stated objectives of protecting the significant natural features and terrestrial, aquatic and marine ecosystem is the rehabilitation, stabilisation and management of land where natural vegetation areas have been altered. Such works are essential if environmental sustainability of the Shire's ecosystems are to be secured.

Implementation

- (1) Where reasonable and relevant, Council may require as a condition of development that land which has been previously cleared or degraded, be rehabilitated back to a natural or semi-natural state for ecological or amenity purposes.
- (2) Such purpose may include that the land is:
 - prone to landslip as a result of geological characteristics or hydrological action;
 - located within a water supply catchment;
 - contributing to a lowering of water quality or detrimentally impacting on an aquatic habitat though soil erosion, nutrient or pollution discharge; and
 - identified on the Strategic Plan Map or within or adjacent to a Nature Conservation Management Special Management Area shown on regulatory map 1.1 of this Planning Scheme.
- (3) Where rehabilitation is required, Council will have regard to:
 - the purpose for which rehabilitation is required;
 - the proposed planting schedule including species selection, composition and distribution;
 - any rehabilitation works and the methods proposed for rehabilitation; and
 - any other measures which will result in the stabilisation and ongoing maintenance and management of the land.

10.5.6 To ensure that the Erosion Prone Area is kept to the extent possible as an area that allows for Natural Coastal Processes to continue to occur unimpeded

Where buffer zones exist, the dunes provide a reservoir of sand which will accommodate future erosion. The appropriate maintenance of dune vegetation within the buffer zone facilitates the stabilisation of the dune system and the rebuilding of the dunes after storms. The management of beach and hind-dune areas must include the regulation of development within erosion prone areas and the appropriate maintenance of these areas such that they can function as buffer zones to accommodate shoreline fluctuations. This acknowledges that coastal erosion is a natural phenomenon which may be accommodated through planning as an alternative to costly engineering works. The dune system acts as a buffer zone and affords protection from the sea.

Implementation

- (1) In assessing applications for development in the coastal buffer zone, and in assessing the provision of infrastructure and other works, Council will consider whether natural foreshore fluctuations, including natural movement of sand sediments, are likely to be compromised.
- (2) The development of land which is vulnerable to erosion is not in the long term interest of Council and where development has already encroached, the level of development will not be permitted to increase. Council will consider the opportunity to restore a full width buffer zone where possible. Coastal Management Control District No. 17 includes land in an area to which erosion prone area Plan No SC 3369E relates, and identifies private land (freehold or leasehold) that may be vulnerable to erosion. Where reasonable and relevant, Council may require as a condition of development the restoration of a full width of undeveloped coastal zone as a permanently reserved buffer.
- (3) Facilities such as picnic tables, barbecues, coastal trails and bikeways should be located landward of the erosion prone area or, if this is not practical, as far back as possible. Any such structures will be considered expendable or removable. Surf life saving observation towers and equipment sheds, lookouts, shelter sheds, elevated decks and pergolas should be specifically designed to be portable or demountable structures so as to be capable of being easily and quickly removed when threatened by sea erosion.

- (4) The Planning Area and Precinct provisions in Volume 3 of the Planning Scheme provide additional land use intent statements for consideration of impact assessable development, and which require coastal and estuarine processes not be impeded through development activity.

10.6 Other Measures for Natural Resources Protection and Management

10.6.1 The measures included in the Planning Scheme are intended to optimise outcomes for natural resources protection and management through the allocation of appropriate land use designations and through the development assessment process. In addition to Planning Scheme measures, Council has a range of additional strategies for achieving its long terms objectives in relation to the achievement of ecological sustainability, and in particular, maintenance of biodiversity. These strategies include:

- a conservation levy to provide funds specifically for acquisition of significant sites worthy of protection;
- voluntary conservation agreements under programs such as “Land For Wildlife” and “Bushcare”; and
- protection of environmentally sensitive areas in Council ownership or control through their management as bushland and conservation parks.

10.6.2 As part of encouraging rehabilitation and reforestation of degraded and fragmented bushland areas, Council will also encourage the establishment of uses such as farm forestry. While it is recognised that these uses when established have timber production as their primary purpose, they nevertheless can provide, as ancillary functions, increased habitat for native wildlife and improved environmental conditions where land is degraded from erosion and problems such as soils salinity.

11. OPEN SPACE AND RECREATION

11.1 Explanation

“Open Space and Recreation” refers to the system of public and private land and facilities as well as coastal areas and waterways. These areas can have nature conservation, environmental, scientific, social, recreational, cultural, spiritual, scenic, health and economic benefit for the community, both now and in the future. It excludes entertainment areas such as cinemas and video game parlours. Outdoor Recreation includes sustainable nature based recreation and will be ecologically sustainable and accessible for enjoyment of local, district, regional, national and international visitors. It will involve land which is or ultimately may be in public ownership as part of the recreation and conservation resources of the Shire, or which may be in private ownership, but because of its recognised contribution to recreation, conservation, biodiversity or landscape and amenity should be managed and protected using various statutory or voluntary mechanisms.

Unless agricultural land is within these categories it is not included in this definition.

11.2 Key Issues

The key issues to which the planning strategy for open space and recreation within the Shire responds include:

- the need to provide equitable access to a diverse range of open space experiences for the community;
- the value of open space includes its contribution to available recreation opportunities, to conservation, environmental management and water cycle management, and to the economic resources of the community;
- the need to co-ordinate the planning, provision and management of open space;
- the number of regionally significant natural resources in Maroochy Shire offers a comprehensive range of recreational activities and facilities;
- the opportunity for multiple use of the Shire’s many recreational reserves, by land used for drainage purposes and by formed and unformed road reserves and esplanades;
- the importance of connectivity or creating linkages in the open space network;
- the need to provide land and facilities of an appropriate standard to minimise life cycle/maintenance costs while meeting community needs;
- the need to establish a sound basis for the funding of open space provision;
- the pace of growth in the Shire and the need to identify and protect opportunities to establish a functional open space network;

- the diverse physical settings, development patterns and community characteristics in the Shire; and
- the adequacy of the type and distribution of open space and recreational facilities in meeting community requirements.

11.3 Open Space and Recreation Strategy

The following outlines the elements of the planning strategy to be employed to address the above issues:

11.3.1 Distinguishing the two layers of the open space system in the Shire.

- The first layer embodies the conservation and visual amenity elements that provide the Shire with its landscape character and ‘macro’ level open space structure. Sections 7.0 and 10.0 of the Strategic Plan, in particular, address the identification and preservation of these conservation and visual amenity elements; and
- The second layer identifies different types of open space at a settlement specific or ‘micro’ level. This recognises that the settlement areas framed by the ‘macro’ open space structure have different lifestyle preferences, different built forms, different levels of accessibility to recreation and leisure opportunities and different needs for open space and leisure.

11.3.2 Identifying a coherent and inter connected physical system of open space which serves the following broad functions:

- conservation and environmental management, where land contains significant biological diversity values such as vegetation or habitat for fauna, or can support these (as corridors or buffers), or is necessary for the sustainable management and protection of all water resources;
- recreation, including organised sporting pursuits, for informal play, for walking or for simply ‘passing the time of day’ in pleasant relaxed surroundings;
- definition of a visual and landscape ‘character’ that adds to the amenity and visual appeal at both a Shire wide and local level; and
- links between areas providing the above functions.

11.3.3 The classification of open space areas as regional, shirewide, district or local, where these ‘levels of significance’ are generally distinguished:

- for active or informal recreation reserves, and open space links, by the distance between them, or the number of people they serve (that is, there will be more local than district facilities and more district than shirewide facilities, and more shirewide facilities than regional); and for open space areas with conservation, environmental management or landscape and amenity values, by how important the values being protected are (for example, an area containing a plant species that is very rare and threatened in national terms would be of ‘regional’ significance, while a landscape backdrop to a small local park, providing amenity value to a neighbourhood, might be of only ‘local’ significance).

11.3.4 Notwithstanding the general distinction between the levels of significance of the different types of open space, adoption of the following criteria for allocating local, district, shirewide and regional open space classifications.

- **Local open space** serves the population *living in* a neighbourhood, locality, planning area or township within the Shire.
- **District open space** serves the population *living in* a township, as well as a substantial section of the Shire or visitors from the remainder of the Shire or immediately adjoining local government areas, for a particular array of opportunities. District open spaces should vary in what they offer across a local government area, rather than duplicate each other. All residents should have good access (with safe provision of access routes) to one or more district open spaces within the Shire (in accessible locations) and a choice of uses across the array of sites provided.
- **Shirewide open space** serves the population of the planning scheme area. The spaces are envisaged to provide “headquarter facilities” for the major sports and other shirewide public recreation functions. They are preferably located within or adjacent to major urban areas. Shirewide open space also includes the recreation trails network.
- **Regional open space** serves or is significant to residents of the whole Shire, those from neighbouring local government areas, and potentially, those from South East Queensland, the rest of the State, other states and overseas. A regional open space may support *one* activity or a particular *range* of activities although multi-use is desirable.

11.3.5 Applying three key principles relating to equity of opportunity, access and diversity to guide the distribution, level of provision and quality of open space to meet community needs and expectations at a settlement or micro level.

(i) Ensuring equity of opportunity for all residents regardless of age, ability, interests, and economic circumstances

This principle directs that no resident will suffer disadvantage in terms of open space opportunities because of personal circumstances or because of technical or administrative barriers

(ii) Ensuring access

No resident will suffer disadvantage in terms of open space opportunities because of the location, character, design or cost of using open spaces

(iii) Ensuring Diversity

A range of open spaces will be provided such that an array of settings can be used and a range of experiences and benefits can be gained from them by the community

11.3.6 The implementation of an equitable and effective system for funding, designing, developing and managing open space, having regard to a range of guiding principles as follows.

- *Giving priority consideration to the protection of the intrinsic and natural attributes of the environment; honouring national and international commitments; ensuring environmental sustainability and monitoring and responding to use impacts*

Environmental sustainability and the protection of the intrinsic and natural attributes of the environment will be given precedence of consideration over other forms of open space use.

- *Protecting the community’s cultural heritage*

Action to develop open space will only be taken if the community’s cultural heritage is protected or not degraded.

- *Being relevant to community needs and reflective of culture and cultural change*

Actions will only be taken after an appropriate assessment of the needs of the community and an assessment of cultural change and the projected needs of future generations.

- *Devising an appropriate plan for funding open space*

Open space will be funded according to the applicable infrastructure charging instrument, covering the levying of infrastructure charges or contributions on development.

- *Optimising the benefits offered by existing resources*

The use and capacity of existing resources will be fully developed before additional resources are provided.

- *Maintaining and enhancing the built environment*

Open space acquisition, development and management will contribute to the quality of the built environment.

- *Seeking operational viability and net community benefits*

Open spaces will only be acquired and developed if they have the capacity to achieve operational objectives and provide net community benefits given the financial investment.

- *Protecting existing provision*
A net reduction in open space provision levels should not be permitted without compensatory enhancement of another site or sites to a standard and at a location which are acceptable to the community.
- *Pursuing integration and consolidation of provision*
Open space provision will be enhanced through actions designed to integrate and consolidate existing and additional future provision.
- *Treating property and owners with equity and respect; providing appropriate compensation; ensuring investment certainty*
All property will be treated with respect; property owners will be treated equitably regarding the acquisition, management and funding of open space; compensation will be paid for demonstrable loss by property owners in accordance with relevant legislative requirements; action will be taken to maintain investment certainty with respect to open space.
- *Seeking roles for private providers*
The roles and opportunities offered through private providers of open space will be recognised and incorporated into open space planning, acquisition, development and management.
- *Integrated planning*
Open space acquisition, development and management will be treated as an integral part of local, district, shirewide and regional planning and infrastructure provision

11.4 Preferred Dominant Land Use

11.4.1 Recreation

The preferred dominant land use of 'Recreation' has been attributed to existing and proposed major recreational facilities recognising their potential for establishment and/or expansion, and the need to protect the resource from the encroachment of incompatible land uses. It is intended that the extension of the existing recreational use or the establishment of an appropriate new recreational use as well as a range of ancillary uses are likely to be permitted, having regard to its impact on existing land uses in the surrounding area.

The recreation preferred dominant land use does not include many other important elements of the open space network, particularly those of a shirewide, district or local level significance or whose predominant function is other than recreation. While these exist within other designations on the Strategic Plan Map, the objectives and implementation strategies set out in this section will apply equally to them.

11.5 Objectives and Implementation Measures

11.5.1 To Develop an Open Space Network which Performs a Range of Functions, Meets Community Needs and is in Keeping with its Setting

Open space can fulfil a number of functions including conservation and environmental management, definition of a landscape and visual character and structure and provision for passive and active recreation. Its utility is maximised when it is provided as a coherent and interconnected network.

Areas of open space serve different catchments. They may perform any of the above functions, at a regional, shirewide, district or local level of significance.

At the local level, it is generally intended to promote the provision of larger spaces to offer flexibility in function as community needs change over time and to minimise maintenance costs. In addition, linkages between open space areas of all types are seen as a critical part of the system. Roads and other linear reserves can be utilised to fulfil this function.

Maroochy Shire has a range of settlement types, including rural and rural residential areas, small towns in the 'rail' corridor, on the Blackall Range and elsewhere in the hinterland, and larger urban settlements at Buderim, Nambour and on the coastal plains. Open space provision in these different settlement areas may reflect different needs and preferences, and different landscape and amenity values.

Consultation with the communities in these different settlement areas, combined with the application of normative standards of provision, have been utilised to identify an open space system consisting of a range of open space projects.

Implementation

- (1) The Priority Infrastructure Plan sets out in detail the intended classification, distribution and level of provision for different elements of the open space system. The applicable infrastructure charging instrument sets out the intended means of funding these elements.
- (2) Provisions have also been incorporated into the Code for Reconfiguring Lots to provide guidance for the contribution of land in lieu of paying all or part of the applicable infrastructure charge.
- (3) Council's Open Space Strategy contains additional elements, covering open space design and management, which also provide guidance for the development of the open space network and for establishing the appropriate role and setting of particular open space projects.

11.5.2 To Protect Natural Features and Resources which Establish the Visual and Landscape Structure and Provide Important Recreational Resources

Elements of the open space system which define the visual and landscape structure of the Shire include its topographic features, vegetation and habitat areas, and linkages between these and the foreshores and river corridors.

While this array of significant natural resources have undisputed ecological values, they also have considerable aesthetic values, provide recreational opportunities, impact on quality of life and providing an indispensable asset for the economy of the Sunshine Coast. As such, these resources must be protected. Some protection is already afforded through public ownership and management plans that provide for recreational needs and protect the environmental qualities of these areas. However, a number of these resources are also being encroached on by urban development or other activity which has the potential to undermine the aesthetic qualities and range of recreational experiences which may otherwise be offered by these resources.

Beach, foreshore and river areas are important natural recreational resources of the Shire and unless required to be protected to secure their integrity or are required to be protected under coastal management plans, the public areas should be made accessible to people.

Implementation

- (1) Development on land on the periphery of natural resources which provide landscape values and/ or recreational opportunities will be subject to management regimes which seek to prevent the natural resource from being compromised.
- (2) Development on land adjacent to natural resources will be assessed having regard to the recreational potential the resources embody to ensure that future conflicts are minimised and the recreation potential is not undermined.
- (3) Wherever practical natural recreation resources will be secured in public ownership.
- (4) Beach, foreshore and river areas in public ownership shall be made accessible to the people where their environmental values are not compromised or endangered.

11.5.3 To Protect Existing Open Space and Recreational Facilities

Existing open space areas are important community resources and form the basis of the intended future system at local, district and regional levels. Large sporting fields and other recreational facilities are shown on the strategic plan map. These large facilities may create impacts on surrounding areas as a result of noise, lighting and traffic, albeit for generally limited periods of time.

It is important to recognise existing facilities, to plan for their continued development and to protect them from potential conflict with incompatible uses.

Implementation

- (1) Development on land near existing open space areas and recreational facilities may be subject to conditions relating to such matters as buffering and setbacks of certain activities, particularly where the land is being developed for predominantly residential purposes.
- (2) Development on land near existing open space areas and recreational facilities will be assessed having regard to activities or proposed activities in or at these areas and facilities, to ensure that any future conflicts are minimised.

11.5.4 To Secure Centrally Located Civic Spaces Providing a Community Focus and Serving Community Needs

Considerable emphasis is given to the desire for greater community focus in urban development, to be achieved in part through the provision of central focus points from regional to neighbourhood levels of planning. Central to this provision will be the provision of highly visible and accessible civic spaces located in conjunction with retail and commercial development and other public buildings, serving a range of civic and recreational functions. These spaces may only be small in size, but may be intensively utilised and serve a number of community functions appropriate to the size of the community it serves.

Implementation

- (1) In development proposals including proposals for retail and commercial development and other centrally located facilities, regard may be given to the community need for civic spaces. The size, shape and character of the civic space, is to have regard to the role, intended character and Statements of Desired Precinct Key Character Elements (in Volume 3) of the centre, including Local centres, that the space is intended to enhance.
- (2) Civic spaces should be made accessible to surrounding public facilities and amenities, including recreation facilities and open space, schools, public transport and shops, with appropriate pedestrian, bicycle and other linkages and connections.

- (3) Civic spaces should be designed so as to be highly visible, accessible, safe and provide adequate seating, shade structures and recreational equipment to serve the needs of the community.

12. COMMUNITY FACILITIES

12.1 Explanation

“Community Facilities” cover health, education, personal, community and family support measures provided by various governmental, private and voluntary agencies. It also includes planning strategies which affect the community’s access to facilities or which influence the well being of communities and consequently their need for greater support.

12.2 Key Issues

Community facilities are in most cases not provided by Council. In its traditional role as a land use planning mechanism, the Planning Scheme has little control over their siting and establishment. However, planning strategies can assist in foreseeing the need for various facilities and, given good planning practices, alleviating some of the causes of demand for some facilities. The Priority Infrastructure Plan assists in the better provision of facilities. The key issues forming the basis for a Community Facilities strategy include:

- the existence of few centres which provide an appropriate range of accessible community facilities including meeting places for community groups or individuals;
- a characteristically high unemployment rate (relative to the Queensland average), indicating a need to facilitate employment opportunities and to increase accessibility to employment nodes;
- health services which have not kept pace with the rapid population growth;
- the demographic profile of the Shire which requires that particular attention be paid to social services for the young and the elderly;
- the lack of an adequate public transport service; and
- the Shire’s attractions influencing demand for community facilities by introducing substantial tourist populations and a non-typical socio-economic profile (including a high incidence of aged and unemployed people, etc).

12.3 Community Facilities Strategy

The following outlines the planning strategy developed to address the issues raised above:

- (1) Underlying the Community Facilities strategy is the belief that urban form can influence the need for community facilities by planning for dispersed or concentrated facilities and affecting accessibility and community interaction. To this end:
 - residential premises of a higher density, concentrated around retail and commercial nodes, thus increasing accessibility is encouraged;
 - a greater mix of uses in the retail and commercial nodes is supported (within the physical limits of the designated or referenced centres) to encourage greater industry and business opportunities and consequently greater employment opportunities; and

- there is an increasing emphasis on providing for public transport, pedestrian and cyclists as well as increased accessibility for motor vehicles, in turn increasing accessibility for residents to facilities.
- (2) The Strategy aims to address unemployment through the designation of adequate supplies of land for industrial, commercial and retail activities and through the development of a strong tourism strategy.
 - (3) Access to employment nodes by a variety of means, will be pursued through the transport strategy (see Section 13). The role of transport infrastructure, particularly public transport, is recognised as being intrinsic to the successful implementation of a community facilities strategy. Appropriate steps are to be taken under the urban and transport strategies.
 - (4) There is a view that an adequate delivery of appropriately located and timed social and community infrastructure can not be effectively achieved without the planning of such facilities being an integral component of the land development process. Therefore, the emphasis of the Strategy is on addressing this issue through the development process and in conjunction with the development or redevelopment of sites located within Regional, Sub-regional, District, Village and Local Centres and larger sites being developed for predominantly residential purposes. The Priority Infrastructure Plan is also a part of the strategy to provide for improved availability of community facilities to newly developing areas.
 - (5) Such a strategy, however, relies on the preparation of a social infrastructure plan or other assessment to determine an appropriate range of social and community facilities, their optimal locations and delivery dates or population thresholds.
 - (6) The designation of land for community purposes under the relevant provisions of the Act is also part of the strategy.

12.4 Preferred Dominant Land Use

12.4.1 Special Purpose (University)

The proposed site of the Sunshine Coast University College at Sippy Downs has been identified by the preferred dominant land use of 'Special Purpose' with a symbol to identify the particular purpose. The development of the land for this purpose will extend to activities on the land which are considered to be related to a university and will also have a significant influence on the planning of the surrounding area.

12.5 Objectives and Implementation Measures

12.5.1 To Produce Needs Assessment Criteria for Community Facilities

To plan for a satisfactory community facilities network, the Council must have an understanding of the inter-relationship between community types and sizes and their needs. It is expected that criteria should reasonably pre-determine the level of local services required by planned communities, the contribution towards demand made by smaller subdivisions and the need for and location of district or regional level facilities on the basis of population growth in a vicinity.

Implementation

(1) Council is committed to consulting with community facilities providers to determine needs for facilities on a basis which will assist in their translation to requirements or guidelines for the supply of facilities on local, district and regional levels.

12.5.2 To Incorporate the Provision of Community Facilities into the Development Process

By nominating the location and size of facilities, it is possible to optimise accessibility and minimise the need for service providers to undertake the complex and costly procedure of acquiring available land, which may not be eminently suited to the proposed purpose or the good of the community. The Act provides a formal "designation" process to assist in this regard.

Implementation

- (1) In assessing relevant development applications which relate to the establishment of residential communities, the Council will have regard to the implementation criteria relating to Objectives 3.5, 3.6 and 11.0 of this Strategic Plan and to the following criteria:
- with respect to applications relating to communities of a size which, according to the needs assessment criteria, should desirably be provided with certain facilities, whether adequate provision has been made for such facilities;

- with respect to other applications, whether the proposed community contributes towards a demand for facilities on the basis of it being part of a larger community; the Council may require that provision be made for certain facilities or that an infrastructure charge be made towards their provision as set out in the applicable infrastructure charging instrument;
- whether all proposed community facilities, including shops, schools, churches, child care centres, community meeting places, social welfare agencies and emergency services, are provided in a single, adequately accessible location which acts as a local community focus. Consideration will be given to whether such an arrangement is appropriate to the subject proposal; and
- whether the proposal facilitates appropriate standards of accessibility to community facilities for motorists, pedestrians and cyclists;

- (2) Due to the small size and intended role of Local centres, Council accepts that the ability to encourage a full mix of community facilities and other non-commercial or retail uses may not always be achievable.
- (3) Council may seek a report assessing the social impact of the proposal and its capacity to generate demand for social and community facilities.
- (4) Any social impact report must be prepared by an appropriately qualified and experienced professional.
- (5) If after assessing any social impact report, Council is not satisfied that the proposal can be adequately supported by the existing and proposed community facilities, it may not support the application.

12.5.3 To Facilitate Community Interaction

It is recognised that the need for some community facilities arises out of social dislocation and generally inadequate community structures. Social conditions can be improved by ensuring that communities have good access to facilities and are encouraged to interact at accessible and thoughtfully planned community nodes, which may centre on local shopping centres.

Implementation

- (1) In assessing relevant applications for development in established or proposed community activity nodes, the Council will have regard to the implementation criteria in Objective 12.5.2 above and to the proposed design. The design should ensure that the community is afforded efficient, safe and user-friendly pedestrian access between facilities in the node and that development in the node is conducive to community interaction.

- (2) In assessing applications for community facilities and local retail facilities which are not in community activity nodes or defined Local or Village centres or which erode the function of a satisfactory existing node, Council's position is that the community would be better served by the proposal's establishment in such a node or centre, having regard to the principles espoused in the need assessment criteria.
- (3) In considering applications for the establishment of residential communities, the Council will have regard to the criteria relating to Objective 3.5 of this Strategic Plan. Favourable consideration will be given to applications for comprehensively planned residential communities which incorporate measures for improving social interaction. Measures may include innovative street layouts and treatments, appropriate house to street interfaces, innovative approaches to improving pedestrian and cyclist accessibility and the creation of relatively high density communities centred on community activity nodes. Council may vary its standard development requirements to facilitate such proposals.
- (2) Council in assessing applications will have regard to the visual character of a development to ensure that the character of the particular Planning Area, the immediate amenity and the historical and cultural character of the area in which it is located, has been considered. The visual character of a development will also integrate any associated infrastructure which must be designed as part of the total visual presentation.

12.5.4 To Encourage the Design of Buildings and Landscapes which Relate to their Physical Context and are User Friendly

Building design can produce a more livable building if the design has regard to local climate, effective use of passive (low energy) design principles, the appropriate use of native landscapes and the physical relationship to adjoining buildings or potential buildings. The visual character of the building is important if it is to be reflective of the Sunshine Coast and respect the immediate amenity in which it is to be located. The building design must not lose sight of its purpose and its accessibility to its users.

Implementation

- (1) Development is designed to be in accordance with Council's Planning Scheme codes to ensure that:
- Site layouts, including building and landscape designs address local climate, and topography including such issues as the use of space, effective use of passive (low energy) design principles and site excavation;
 - Landscape works appropriately incorporate the use of endemic and non-native species, and shade planting;
 - Pedestrian, disabled and vehicular access, vehicle parking and service areas are adequate, functional and do not unduly compromise other aspects of the development; and
 - the intended character, Statements of Desired Precinct Key Character Elements (in Volume 3) and the role of Local centres is not compromised.

13. TRANSPORT

13.1 Explanation

“Transport” covers the land, air and water based networks which move people and goods around Maroochy Shire and which link to areas outside the Shire.

13.2 Key Issues

The key issues forming the basis for a Transport strategy include:

Roads

- the need to develop a road hierarchy which meets the following objectives:
 - to ensure the orderly grouping of roads and streets in a framework around which state and local governments can plan and implement various construction, maintenance, environmental management schemes and projects;
 - to assist Council to identify the effects of decisions in and on surrounding areas and streets within the hierarchy;
 - to preserve areas where through traffic is discouraged;
 - to assist the State Government and Council with the adoption of appropriate standards of construction of traffic routes and Local Area Traffic Management Schemes for various roads and streets;
 - to allow orderly planning of heavy goods vehicle routes including dangerous goods;
 - to ensure control over access onto roads to ensure safe operation for through traffic;
 - to ensure land uses and activities that are incompatible with traffic flow be restricted from routes where traffic movement should predominate;
 - to reduce overall environmental impact of traffic by concentrating longer distance flow onto routes in less sensitive locations;
 - to identify treatments such as barriers, buffers and landscaping to preserve amenity for adjacent land;
 - to ensure activities most closely related to frontage development, including social interaction and parking, can be given more space when environmental and access functions are allowed to predominate;
 - to assist in the identification and preservation of public transport routes;
 - to assist in the identification of bicycle routes; and
 - to identify appropriate facilities for pedestrians, bicycles and public transport.
- the substantial consequences of the two major north-south arterial roads, the Bruce Highway

and Sunshine Motorway, for the growth patterns of urban and tourist activity;

- the need to optimise the efficiency of arterial and other traffic distributing roads, thereby minimising travel times and expenditure on upgrading, duplication and by-passes;
- the impact of the Shire’s arterial roads, particularly those along the coast, on the image of the Shire, affecting perceptions of the Shire’s tourist reputation and livability;
- the visual amenity of the Shire’s rural arterials enhancing the image of the rural areas as interesting places to live in and visit;
- recognising that street design can enhance or detract from the amenity of an area and in some cases, adding to available recreation space; and
- the impact of construction and operation of new arterial roads in the Shire on environmental values, for example, water quality, soil erodibility and land stability and on natural resource values, for example, loss or disturbance to significant vegetation communities, disturbance to fauna populations, fragmentation of areas of natural vegetation.

Rail

- the influence of the North Coast Railway on the growth of the Shire’s railway towns for commuters to Brisbane and for industry;
- the potential for the existing rail infrastructure to provide intra- regional transportation;
- the potential impact of State government initiatives such as the Caboolture - Maroochydoore Corridor Options Study (CAMCOS) investigating the feasibility of a public transport corridor on the Sunshine Coast; and
- recognition of the cane rail network as an effective and cost efficient mode of transport for cane haulage.

Air

- the importance of the Sunshine Coast Airport at Mudjimba, being the only one on the Sunshine Coast capable of accommodating commercial jet aircraft;
- the Airport Master Plan, commissioned by the Council, which recommends expansion to cope with anticipated increased passenger movements including the development of an east-west runway;
- the need for appropriate planning control in the surrounding area and the implications of the State Planning Policy 1/02 on Development in the Vicinity of Certain Airports and Aviation Facilities on Planning for Aerodromes and Other Aeronautical Facilities which requires controls on building height, lighting and bird hazards and appropriate consideration being given to the air pollution, noise and community safety impacts;
- recognition of the part played by the Airport’s location which will continue to facilitate the development of single destination resorts, such as the Hyatt Coolum and Novotel Twin Waters Resorts; and

- the need to plan for future uses which are complementary to and associated with the longer term development of the airport, and will require a location in close proximity to this activity centre.

Water

- the scope to consider water transport, particularly along and across the Maroochy and Mooloolah Rivers and Coolum Creek with continued urban development;
- the opportunities for waterfront development, mainly on the Maroochy River and its implications for water based transport facilities; and
- the need to protect the water quality and ecological values of waterways associated with transport use.

Public Transport

- the generally poor provision of public transport especially in and between coastal towns being served by a number of private bus services linking the major coastal population centres with each other and with Brisbane;
- the complications of the existing public transport network (in areas other than the coast), particularly to the unemployed and underprivileged, who already tend to suffer from poor accessibility;
- the impact that land use planning can have on the public transport system ensuring that new development can adequately accommodate the possibility in their design and through the creation of nodes, around which are concentrated commercial and community facilities and higher density residential development, generating demand for public transport services; and
- the impact on local and regional bus services resulting from the introduction of a dedicated line haul public transport system within the CAMCOS corridor.

General

- the significant opportunities throughout the Shire to develop and enhance the range of scenic drives, long distance paths and other endeavours which create or reinforce tourism opportunities in the Shire, such as horse riding holidays, day trips from the coast to the hinterland and boat cruises; and
- the need to continue the Council's work in improving and creating access to the Shire's water bodies, especially the ocean and rivers.

13.3 Transport Strategy

The spatial components of the Transport Strategy are indicated on the Strategic Plan Map and Road Hierarchy Map and include:

- a hierarchy of major roads;
- the location of the North Coast Railway line;
- the proposed location of the dedicated transit corridor (CAMCOS); and
- the Specialist Activity Centre (Sunshine Coast Airport) (recognised in the South East Queensland Regional Plan 2005-2026 as a Specialist Activity Centre) and the Airport Affected Area.

The following outlines the planning strategy developed to address the key issues:

13.3.1 Roads

- Council is currently developing a road hierarchy that will ensure the orderly grouping of roads and streets throughout the shire and assist Council in making land use decisions. This road hierarchy will reflect the following:
 - a classification of roadways according to their functional objectives;
 - the identification of Performance Criteria to ensure that the functional objectives of each element of the hierarchy can be achieved;
 - the identification of a urban and rural framework within which various elements of the hierarchy can be incorporated while preserving amenity for the land uses they serve;
 - flexibility to enable the classification of an existing road network according to the hierarchy structure; and
 - flexibility to enable the incorporation of new elements into the road network whilst maintaining the integrity of the hierarchy.
- additional land has been allocated for urban development in Palmwoods, Nambour, Yandina and along the north-eastern coast in recognition of their

increased attraction as places to live as a result of improved road and/or rail access;

- future major road corridors should be located with deference to established vegetation communities and wildlife habitats;
- the Council encourages the innovative treatment of roads, particularly residential streets, to improve their appearance, visually designate their function and enhance recreational opportunities;
- the standard of construction and treatment of major arterial roads and that of development along them is, where possible, to project a positive image of the Shire;
- the character of the Shire's rural arterial roads and tourist routes are to be preserved or enhanced by appropriate land use control, attention to aesthetics and signposting;
- the efficiency of arterial roads is to be optimised by exercising land use and property access control;
- new lot reconfiguration proposals are to be co-ordinated with proposals on neighbouring sites to ensure interconnected and efficient road networks; and
- buffering for visual amenity and traffic noise, emissions and dust is to be provided within land being developed adjacent to the road network to ensure satisfactory amenity in the adjoining lands; and preferred minimum widths are proposed to ensure satisfactory outcomes are achieved.

13.3.2 Rail

- the Council will monitor the growth of the towns serviced by the North Coast Railway and assess the need to allocate more land for urban development or exercise different land use management techniques, having regard to the desire to preserve their existing village forms;
- the Council will address possible future rail needs by protecting the CAMCOS corridor; and
- any development particularly in the Urban designation shall not adversely impact on the cane rail network. Refer Figure 2-13.3(a).

13.3.3 Air

- the State Planning Policy 1/02 on Development in the Vicinity of Certain Airports and Aviation Facilities will be followed in managing development in and around the designated Airport Affected Area; and
- the Council intends managing the aesthetic character of the road corridor and development along the David Low Way and other "gateway" arterial roads distributing traffic from the Airport in recognition of the important roles they play in projecting the Shire's image to tourists;

13.3.4 Water

- proposals to utilise waterways as formal transport avenues where environmental standards can be met, will be encouraged;

13.3.5 Public Transport

- the Council will encourage improvements to the Shire's public transport systems;
- development of new premises should provide suitable standards of access for public transport vehicles, whether to facilitate an existing service or in anticipation of a suitable service commencing;
- the Council will encourage improvements to the Shire's public transport systems, including where appropriate, facilitating the establishment of potential public transport nodes, and the use of centres as a focus for local public transport, cycling and walking; and
- the Council will promote the CAMCOS corridor as a public transport link.

13.3.6 General

- suitable tourist routes and trails should be identified and promoted. Land use control may be able to secure land or ensure that identified routes retain a character appropriate to the experience it is capable of offering.

13.4 Preferred Dominant Land Use

13.4.1 Specialist Activity Centre (Airport)

The Sunshine Coast Airport has been identified by the preferred dominant land use of 'Specialist Activity Centre' in accordance with the South East Queensland Regional Plan 2005-2026. The allocated area will incorporate land use activities which are considered to be related to the airport or would benefit from a close proximity to the airport. The Sunshine Coast Airport will also have a significant influence on the planning of the surrounding area.

13.5 Objectives and Implementation Measures

13.5.1 To Develop and Protect a Functional Hierarchy of Roads Throughout the Shire to Enable the Safe and Convenient Movement of People and Goods

Council will develop a road hierarchy that recognises and encourages the development of roads which reflect their function, from the efficiency-above-all role of arterial roads to the role of residential access streets in contributing towards an area's amenity.

Implementation

- (1) In assessing relevant applications for lot reconfiguration, Council will seek road layouts that demonstrate a suitable hierarchical structure, both internally and with respect to external links. Council may require the use of different pavements, street treatments and design, streetscaping and signage to distinguish between roads at different levels in the hierarchy;
- (2) In assessing all relevant applications, regard will be had to the level of roads in the hierarchy in determining access conditions. In the case of premises fronting arterial or sub-arterial roads, Council may refuse to allow access, apply specific access conditions or not support an application if the proposed access arrangements, alone or as part of an accumulation of access in the vicinity, would unreasonably compromise the efficiency of the road to which access is proposed.
- (3) With respect to applications over land through which an arterial or other higher order road is planned to traverse, Council may require that sufficient land be dedicated for this purpose.

13.5.2 To Ensure that Adequate Car Parking is Provided in Suitable Locations to Service Major Traffic Generating Nodes

Adequate car parking ensures that the public can park in the relative safety and convenience of off-street parking areas, that on-street parking is relatively uncongested and that traffic movement is relatively unobstructed by on-street parking manoeuvres.

Implementation

- (1) Council will require that the amount of car parking spaces to be established in association with particular developments will be sufficient to meet the car parking needs generated by the premises taking into account the particular locality of the site.
- (2) Council will also require that vehicular parking areas be located and designed in such a way that they integrate into the existing landscape and do not adversely effect the amenity of an area. In this regard Council considers the following design components to be essential:
 - screening treatment between car parks and adjoining land uses, including roadways;
 - the provision of planting bays within parking areas to allow for the planting and establishment of shade trees and understorey planting;

- the identification of safe pedestrian zones within parking areas; and
 - best practice measures to dissipate and polish stormwater flows from carparks.
- (3) In some locations, such as Local centres and some older town centres, the provision of car parking on the site may contradict the Heritage, Amenity or other strategies. In such instances, Council may choose alternative measures to achieve car parking requirements.

13.5.3 To Ensure the Efficient Functioning of the Sunshine Coast Airport and other Aeronautical Facilities by Protecting them from Urban Encroachment and Incompatible Land Use Activities

As a significant node and tourist gateway, it is important that the functioning and future growth prospects of the Sunshine Coast Airport not be inhibited by unsympathetic development and inappropriate land uses.

Implementation

- (1) When assessing development applications, Council will require that:
 - the intended use of the subject land does not threaten the effective functioning of the Sunshine Coast Airport. In this respect, Council will be guided by Section 4 of State Planning Policy 1/02 (Development in the Vicinity of Certain Airports and Aviation Facilities);
 - the intended use of the subject land is in accordance with the Australian Noise Exposure Forecast (ANEF) system as applied to the Sunshine Coast Airport; and
 - any structures to be constructed on the subject site do not protrude above Obstacle Limitation surfaces as applied to the Sunshine Coast airport.
- (2) Council has prepared Planning Scheme provisions which provides for development in the Shire to not compromise the operation of any existing or future aeronautical facilities.
- (3) Where an application refers to a site within that area shown as Airport Affected on the Strategic Plan Map, Council will seek a planning report which addresses those matters listed above.
- (4) Council investigate opportunities for the future expansion of airport related activities essential to the longer term development of this important transportation node.

13.5.4 To Encourage the Upgrading of the Sunshine Coast Airport and Surrounds to that Appropriate to a Tourist Region

As the gateway to the Sunshine Coast to many tourists, the airport, its surrounds and the roads providing access to it serve an important role in projecting the Shire's image as a tourist destination. The appropriate treatment of the airport and roads and the appropriate development of the surrounding land is vital to the Shire's long-term status as a tourist destination.

Implementation

- (1) Council will encourage the appropriate authorities to make aesthetics a high priority in developing the airport and major roads.
- (2) Development in the vicinity of the airport and of the David Low Way and the other roads which distribute traffic from the airport currently and in the future is to acknowledge the gateway quality of the airport through the adoption of appropriate development, landscape and access standards.
- (3) The implementation criteria of Section 7.0 of this Strategic Plan will be utilised.
- (4) In assessing applications to which these provisions apply, Council will have regard to the following criteria:
 - landscaping, particularly along road frontages and site boundaries readily visible from arterial roads and the airport;
 - the provision of buffers between the arterial roads and the airport and the proposed development;
 - the scale and presentation of buildings; and access to arterial roads.
- (5) In assessing applications for development on sites proximate to the airport, Council may require that appropriate acoustic attenuation measures are incorporated.
- (6) Council may prepare guidelines regarding noise attenuation in building design.

13.5.5 To Facilitate the Provision of a Public Transport System Capable of Meeting the Needs of Shire Residents

A useful public transport system as well as catering for the general transportation needs of the community will provide mobility for people such as aged persons, disadvantaged persons, children and tourists who may otherwise have difficulty in moving from one place to another. The public transportation system may also relieve congestion in major activity areas during peak periods.

Implementation

- (1) Council encourages the establishment of new and upgrading of existing public transport facilities with regard given to positive or negative impacts on established land uses.
- (2) The development of the Caboolture – Maroochydore land use transit corridor strategy will play a fundamental role in improving the public transport system within and external to the Shire. Council will actively promote the development of this transport link.
- (3) In assessing relevant development applications, Council will ensure, where reasonable, that appropriate allowance is made for existing or potential public transport systems, having regard to the following criteria:
 - the design and route of arterial, distributor and collector roads, such that road grades and curves are reasonably negotiable by buses, the route a bus would need to follow is not overly tortuous and the majority of residents are within easy walking distance of such a road;
 - the provision of pedestrian walkways which improve access to potential public transport routes; and
 - provision be made for bus stops at substantial public venues, such as shopping centres and other community foci.
- (4) Council encourages and will favourably consider proposals for substantial residential communities which may facilitate a viable and efficient public transport system by providing for the concentration of commercial and community facilities and accommodation in locations such as Centre Precincts or specifically referenced centres (including Local centres) which are readily accessible to their respective communities and to the Shire's arterial road system.
- (5) To encourage adequate bus patronage the residents in new estates should be captured as early as practical and Council will assist by requiring user friendly bus stops where appropriate.

13.5.6 To Maintain the Integrity of Natural Resources and the Amenity of Transport Corridors in the Development of Transport Facilities and Routes

The development of transport infrastructure (in whatever form) should aim to maintain the values attached to natural resources in the interests of protecting significant vegetation and wildlife habitats and to project an appropriate image from transport corridors.

Implementation

- (1) In siting and designing major roads, or in deliberations with State or Federal authorities relating to the siting and design of major roads or other transport modes, Council will endeavour to influence the location and design to respect existing vegetation communities and wildlife habitats. In particular, such works should accommodate and sustain wildlife by conserving significant vegetation, minimising changes to the hydrology of vegetation communities and by providing fauna protection mechanisms where appropriate. Works should also consider sediment and erosion control, stormwater management and protection of natural drainage systems and other potential impacts.
- (2) In considering relevant applications for development on land in the immediate vicinity of major transport corridors, Council may require vegetation retention, rehabilitation, or landscaping to provide effective visual screening. This may influence the design of structures, building setbacks and sites adjoining transport corridors.

maintain and enhance these areas in a manner which does not significantly impact on the natural and cultural resources of these areas.

- (6) Local centres are to be so designed to ensure they function as a focus for local public transport, cycling and walking.

13.5.7 To Develop a Network of Bikeways and Pedestrian Paths including Boardwalks for Safe and Convenient Access Between Residential Areas and Desired Destinations and for Recreational Use

The growth in motor vehicle traffic within the Shire and the dispersal of destinations creates the need for safe and convenient access for cyclists and pedestrians. Also many residents and tourists are drawn to the recreational and health benefits of cycling and walking.

Implementation

- (1) Continue the preparation of a functional network of bikeways and pedestrian paths to provide effective links between places of residence and destinations such as employment, retail and recreational uses.
- (2) Undertake the construction of further elements of the network as demand and finance dictate, and if appropriate, seek infrastructure charges under the applicable infrastructure charging instrument to facilitate the development of a comprehensive network.
- (3) Development proposals shall incorporate those sections of the network that are relevant to the development or traverse the development.
- (4) The consideration of new developments should include whether upgradings or modifications are required to the network to provide for the development proposal.
- (5) Consider that development proposals promoting public access to coastal areas, waterways and wetlands do not affect the enjoyment of these areas and that access ways are designed to

14. PHYSICAL INFRASTRUCTURE

14.1 Explanation

“Physical Infrastructure” embraces all services necessary for any development including water, sewerage, electricity, street lighting and telephone. For the purposes of this Section, the provision of a road network is addressed elsewhere.

14.2 Key Issues

The key issues determining the provision of physical infrastructure include:

- the significant impacts on the viability and therefore level of growth in any location by providing or alternatively retarding physical infrastructure;
- the need for land use planning and infrastructure planning to work together, to minimise inappropriate development (resulting in infrastructure which is costly to provide and inefficient to operate) and inappropriate infrastructure planning (undermine land use planning strategies);
- the whole range of extraneous costs (outside the normal fee structures and charges) associated with development which is fragmented or inappropriately staged;
- the need for an appropriate standard of development to ensure that adverse environmental impacts are minimal and to secure development that is aesthetically acceptable.
- the need to identify solid waste disposal sites at an early date to meet the future requirements of the Shire and to safeguard them from conflicting land uses.

14.3 Physical Infrastructure Strategy

The following comprises the elements of the physical infrastructure strategy.

14.3.1 The underlying goal in the development of the physical infrastructure strategy is the establishment of an appropriate array of standards which address the environmental and aesthetic impacts of development on the wider community and environment and the encouragement of development which is appropriate in character and location to ensure an efficient delivery of services which will serve the community well in the future as well as the present.

14.3.2 In terms of the provision of a reticulated water supply this means that, while most development within Urban areas and some select Permissible Areas For Rural Residential (that is within water benefited areas) must be reticulated, there will also be other Urban areas and Permissible Areas For Rural Residential as well as other forms of development for which there may never be an available reticulated supply of potable water. For these areas suitable alternative sources of water will be required.

14.3.3 As indicated in Section 15.0 of the Strategic Plan there is also a need to protect the quality and quantity of water supply through the protection of the integrity of their catchments and the identification and protection of groundwater reserves and associated aquifers.

14.3.4 Reticulated sewerage disposal systems are considered the most appropriate means of sewage disposal for closer settlement. Generally, the provision of a reticulated system is mandatory for all development located within Urban areas.

14.3.5 Where development infrastructure is to be provided, this provision will be in accordance with the Priority Infrastructure Plan.

14.3.6. Most other parts of the Shire will not require connection to a reticulated sewage disposal system. An alternative means of sewage disposal in accordance with appropriate health and environmental standards will be required.

14.3.7 A number of established or proposed Water Pollution Control Works are shown on the Strategic Plan Map. Water Pollution Control Works will be protected ensuring sufficient separation distances by allocating adjoining areas to the Preferred Dominant Land Uses of Industry, Agricultural Protection and Rural or Valued Habitat.

14.3.8 Solid waste disposal sites available within the Shire to meet ongoing needs are limited having regard to appropriate issues. Desired sites are to be identified as early as practical to enable these to be accommodated in planning considerations.

14.4 Objectives and Implementation Measures

14.4.1 To Ensure that all New Development Occurs in Locations Capable of Being Adequately Serviced with Physical Infrastructure Utilities, having regard to the Orderly Extension of such Services

With a number of exceptions (listed below), the areas shown Urban and Industry and some parts of the Permissible Area For Rural Residential have been identified as areas which can be economically provided with public utilities assuming development takes place on a progressive basis. This assumption is an important consideration in assessing development applications. It is probable that a number of proposals will be found to be premature during the life of the Planning Scheme. In some Urban areas within the Shire (such as at Eudlo and the Blackall Range) and some Permissible Areas For Rural Residential (such

as Rosemount, Keil Mountain and west Buderim) and other areas (and in the case of reticulated sewage disposal and all Permissible Areas For Rural Residential), it is not intended to provide a reticulated water supply or sewage disposal system. In such instances, due consideration shall be given to the means proposed to trap and store potable water and to dispose of sewage effluent.

Implementation

1. In assessing relevant development applications, Council will have regard to:

- whether it is proposed to provide the site with reticulated water supply and sewerage infrastructure and other physical infrastructure;
- the physical impositions to be overcome in providing the proposed infrastructure if any; and
- any approvals, planned stages or financial commitments by Council or other lead agencies in the provision of infrastructure.

2. Where it is not intended to provide reticulated water supply or sewerage and where an alternative to conventional infrastructure is proposed, Council will have regard to the suitability of that alternative, from an environmental, health and aesthetic point of view.

3. Council will generally only support applications for development in which the connection to all appropriate infrastructure can be achieved in an orderly and progressive manner.

14.4.2 To Provide an Adequate Water Supply

Some form of water supply is required for all development. In most instances it must be potable, whether reticulated or stored on site. However, there are other uses for water, whether potable or reclaimed, including industrial applications, lawns, gardens and fire fighting purposes.

Ensuring there is an adequate and appropriate supply of water is necessary in providing for the health, safety and amenity of residents, workforce and visitors to the Shire.

Implementation

1. In all Urban areas (and as required, in other areas) where reticulated supply is to be provided, no development will be supported without there being adequate provision made for the reticulated supply.

2. Where potable water is required outside the area to be reticulated, Council shall have regard to: whether an adequate supply can be assured with respect to the proposed use of the land, the rainfall characteristics, catchment area and storage volume;

- whether an adequate quality can be assured with respect to the use of particular materials for catchment and storage; and
- the use of devices such as first flush by-pass and water purification (such as chlorination) may be required;

3. Council may require adequate provision for water (whether potable or reclaimed) for such purposes as:

- commercial and industrial development as well as low density residential development where there is a risk of commercial, industrial or wild fire; and
- commercial and tourist development where a high standard of visual amenity is required and extensive lawns and gardens are proposed.

14.4.3 To Provide an Adequate Sewerage Collection and Disposal System

Some form of disposal of sewage and sillage is required for all development. A high standard of effluent disposal is essential in maintaining a high environmental standard, in minimising health risks and in achieving an acceptable community standard.

Implementation

1. In all Urban areas where a reticulated supply is to be provided, no development will be supported without there being adequate provision made for reticulated disposal of sewage and sillage.

2. Where no reticulated disposal system is provided, Council shall have regard to:

- the capacity of each lot to provide adequate on-site disposal in terms of soil permeability, proximity of the water table, the underlying geology, topography and wet weather conditions;
- whether the land is contained within a potable water supply catchment or upstream of an environmentally significant habitat;
- whether there is minimal and acceptable risk of contamination of groundwater or overland flow;
- the presence and location of residential or other land use;
- The presence and functioning of other on-site disposal systems; and
- The cumulative impact from the number of on site sewerage disposal systems in the area.

3. If after assessing a proposed disposal system, Council is not satisfied that an acceptable disposal system can be provided, it may not support an application.

14.4.4 To Provide an Adequate Level of Other Physical Infrastructure

The provision of an appropriate level of physical infrastructure is central to a satisfactory quality of life for residents, workers and visitors to the Shire. This does not require the universal adoption of a single set of standards. In some circumstances the provision of a high standard of infrastructure may be considered detrimental to an individual or community's quality of life.

Implementation

1. On determining an appropriate level of services, due regard must be given to:
 - accepted community standards;
 - the amenity and land uses within a particular area;
 - the character and location of future development within the area;
 - opportunities for ecologically sustainable and innovative technical solutions.
2. An adequate supply of electricity or other approved alternative energy source will be provided to all premises.
3. All electricity supply shall be undergrounded in all Urban and select Permissible Areas For Rural Residential as required by Council.
4. Street lighting to an appropriate standard shall be provided in all Urban and select Permissible Areas For Rural Residential as required by Council.
5. Telstra clearance is to be provided for all lot reconfiguration and relevant material change of use applications as required by Council.
6. All physical infrastructure shall be provided in accordance with the requirements, including environmental considerations and conditions, of both Council and the regulatory authority and to an appropriate level of reliability.

14.4.5 To Identify and Protect Waste Disposal Sites which are Needed to Service the Shire

Suitable sites for the disposal of waste are limited due to the constraints that apply to an acceptable disposal location. With the growth of the Shire and expansion of the urban areas and other uses that may conflict with a waste disposal site it is important to identify sites as early as practical so that these may form part of the Shire's planning.

Implementation

1. To identify potential waste disposal sites and determine those which are considered to be needed to meet the future requirements of the Shire.
2. To protect any waste disposal sites which are identified under 1 above from potential land uses which may undermine the use of these sites for waste disposal.

15. WATER SUPPLY CATCHMENTS

15.1 Explanation

“Water Supply Catchments” refer to the total surface water catchment area for each dam used for the reticulated supply of potable water.

15.2 Key Issues

The key issues dictating the planning strategy within water supply catchment areas located within the Shire include:

- the whole or partial location of the water supply catchments of Lake MacDonald, Wappa Dam and Lake Baroon within Maroochy Shire;
- the paramount importance of protecting these valuable water resources from pollution or risk of pollution or from any circumstances where the quality of the surface or groundwater entering such resources may be compromised;
- the understanding that the preservation and enhancement of a high standard of water quality requires not only an effective treatment of water prior to delivery but management of the total catchment of the water supply storage dam; and
- the need to be able to prevent any proposal which introduces a potential source of contamination to the water supply.

15.3 Water Supply Catchment Strategy

The following elements outline the planning strategy to be employed in the water supply catchment areas located within the Shire.

1. The principal element of the Water Supply Catchment Strategy is the preference shown on the Strategic Plan Map to lower intensity land uses. Preferred Dominant Land Uses have been allocated on the basis of :
 - existing vegetation;
 - land fragmentation; and
 - current land use.
2. Each of the catchment areas has a catchment management plan either completed or in preparation. This may mean planning controls will need to be amended to bring them in line with plans once they are completed.
3. Where development is proposed in the catchment, a high standard of environmental management must be achieved. This will require at least the adoption of a best environmental management

practice approach in all development. Where there is any doubt as to the ability of the proposal to achieve an appropriate standard, Council may not support the application.

4. As a general principle, the number of additional residences within the catchment is not intended to be increased. Council is unlikely to support the creation of new small lots or more than one dwelling unit on a lot.
5. Council has prepared and adopted applicable Planning Scheme code provisions to assist with the regulation of development in water supply catchment areas.

15.4 Objectives and Implementation Measures

15.4.1 To Preserve and Enhance Water Quality through Effective Management of Potable Water Supply Dam Catchments Located Wholly or Partially within the Shire

The importance of preserving and enhancing water quality through appropriate management of water supply dam catchments is critical to securing a supply which minimises any potential health risks, results in a more efficient treatment plant operation, maintains a high aesthetic standard and prolongs the life of the infrastructure.

Implementation

1. Council is unlikely to support development proposals which may result in the loss of water quality within the catchment. Such unacceptable uses include feed lots, piggeries, fuel depots, truck depots or other like uses.
2. Council is unlikely to support small lot rural lot reconfiguration or other like development which would increase housing density.
3. Council shall give due regard to the provisions of any existing or proposed management plans for the water supply catchments.
4. Council will pay particular heed to the provisions relating to:
 - the protection or rehabilitation of vegetation along waterbodies and on steeper and unstable land;
 - the need for a high standard of septic and sullage disposal; and
 - the retardation and control of stormwater run-off.

5. In assessing any proposal Council will give due regard to:
- the scale, character and location of any proposed structures and other activities;
 - whether it is proposed to retain existing vegetation, particularly in those areas close to the ponded area and downstream of the proposal;
 - whether any point or non point sediment or nutrient controls or streambank stabilisation measures are being proposed; and
 - Existing groundwater quality and downstream water quality as well as whether any groundwater and water quality monitoring programs are proposed.
6. If after assessing a proposal, Council is not satisfied that an acceptable proposal can be provided, it may not support an application.

16. STORMWATER DRAINAGE AND FLOODPRONE LAND

16.1 Explanation

“Stormwater Drainage” refers to the system of gutters, pipes and channels along with retardation basins, streams and water quality control systems which make up the drainage network.

“Floodprone Land” refers to those sites normally above water level where there is a reasonable probability of inundation during 100 year ARI flood events.

16.2 Key Issues

The key issues dictating the provision of stormwater drainage and sustaining development on floodprone land include:

- the large coastal lowlands and the broad expanse of the Maroochy, Mary and Mooloolah River systems and tributaries which results in periodic flooding in populated areas;
- the impact of flooding causing destruction of crops, damage to property, disruption to transport and social activity and associated economic impacts because of the historic location of land uses and infrastructure within the flood plains;
- the importance of land use planning in acknowledging the significance of flooding ensuring that land uses are appropriate and reducing or not worsening the impact of future flooding events;
- the need to constrain development on floodprone land so that flood paths are retained resulting in minimal adverse impact on flooding;
- the quality of stormwater as a significant issue which may drastically reduce the efficiency and working life of stormwater infrastructure;
- ecologically valuable components of the drainage network may be negatively impacted by the action of stormwater;
- the impact on drainage on State controlled roads by the changes to the land or the land use in catchment upstream and downstream of those roads; and
- the impact on drainage and diversion of floodwaters onto adjoining properties and land uses.

16.3 Stormwater Drainage and Floodprone Land Strategy

The following elements outline the planning strategy to be employed in the provision of stormwater drainage and development in floodprone land.

16.3.1 The principal elements of the Stormwater Drainage and Floodprone Land Strategy is the emphasis given to the protection of waterway and drainage corridors, the limitations on further urban development on flood prone land and the protection of vegetation along waterways, and the maintenance of natural wetlands.

16.3.2 Due to the continuing urbanisation of parts of the Shire, the adoption of higher densities of residential development and the topographic and hydrologic characteristics of the Shire, the use of sedimentation traps and retardation measures and other mitigating devices within the context of an integrated approach to Stormwater Management will become increasingly important in future development.

16.3.3 It is recognised that in some locations flooding and mitigation works requiring contour reprofiling and vegetation clearance may be required but will be undertaken in accordance with Best Environmental Management Practice and guidelines such as ‘The Stormwater Quality Guidelines for Local Government’.

16.3.4 Council has prepared and adopted applicable Planning Scheme Code provisions to assist with the regulation of development on floodprone land.

16.4 Objectives and Implementation Measures

16.4.1 To Ensure any Structure or Activity is Located and Designed in a Manner Consistent with Council’s Strategy on Development in Floodprone Lands

In addition to placing property at risk by locating within the flood plain, urban development and land filling within the flood plain can have a cumulative and adverse effect on flood levels, by obstructing flood flows and by reducing the available flood storage areas. Further, development in one part of the catchment may influence the flood regime further downstream. Such changes may include clearing of vegetation for agricultural purposes or a change in agricultural activity from grazing to cultivation.

Implementation

1. In determining the suitability of all proposals, due regard shall be given to the potential impact of the proposed development on flooding in adjoining areas and downstream of the proposed development.
2. Where requested, a flooding and stormwater management study clearly indicating the potential impact of the proposed development and supported by such information as is necessary is to be supplied prior to an approval being granted for the proposed development.

- Any flooding investigation will be prepared by appropriately qualified and experienced professionals. If after assessing any hydrological investigation, Council is not satisfied that the hydrological impacts of the proposal can be supported, it may not support the application.

16.4.2 To Ensure that Ecological Values along Creek Systems can be Maintained in the Development of Urban Areas where Flood Mitigation and Drainage Works are Necessary

Considerable emphasis has been given to the preservation or rehabilitation of waterways and wetlands because of their ecological, economic, aesthetic and recreation potential. While it is preferred that waterways be preserved in a natural state, it is recognised that flood mitigation, streambank stabilisation and other works may be necessary at times to protect both property and environmental values.

Implementation

- As indicated at Section 10.0 of this Strategic Plan, and in the relevant Code provision of the Planning Scheme. Council will require that vegetated corridors along waterways are protected to a width that will ensure flora and fauna habitats are safeguarded while permitting flood mitigation works where necessary.
- Council may require that drainage easements and parkland designations within development sites occur side by side to enable the complimentary management of these areas. Parkland should be allocated over and above those areas required for stormwater drainage.
- Council's open space strategy identifies open space projects in the Shire's river corridors and waterways. To implement these projects Council may wish to establish voluntary management agreements with private land owners.

16.4.3 To Ensure, Where Practical, that Stormwater Drainage Systems have a Natural Landscape Appearance or Integrate into the Landscaping Theme of an Area

Within any development site there must be adequate provision for the disposal of stormwater. Engineering solutions to achieve this capacity have the potential to disrupt the amenity of the area. Stormwater drainage solutions which utilise natural landscape features are more visually appealing and consequently improve the amenity of an area and have the potential to be a key feature of a locality while supporting stormwater management requirements.

Implementation

- Council will have regard to the visual and ecological enhancement opportunities of any stormwater drainage features which are above ground when considering any development application to ensure, where practical, that they adopt natural landscape characteristics such as grassed overland swales, pools, riffles and vegetation and integrate with the landscaping theme of an area. The preservation and maintenance of natural stormwater systems is preferred to a constructed artificial stormwater drainage system.

16.4.4 To Ensure Impacts of Changes in Stormwater Drainage Characteristics does not Adversely Impact on State Controlled Roads

State controlled roads are a beneficial asset for the community by enabling the economic and social interactions necessary for the well being of the community. They should be protected from the impact of changes in the land use of upstream and downstream catchments, on the capacity of the drainage structures under these roads by increased run-off and reduced time of stormwater concentration or waters backing-up, or ponding on, the road.

Implementation

- Where development upstream or downstream of a State controlled road will convert land to a higher drainage impact use, a hydrology study may be required:
 - to identify potential impacts of the stormwater run-off on the State controlled road; and
 - to identify the measures needed to ensure the stormwater flows do not adversely affect the State controlled road by overtopping, increased afflux and stream velocities or by increased moisture penetration into the pavement or road embankments.
- In assessing applications involving such impacts on State controlled roads, Council will have regard to the comments and requirements of Queensland Department of Main Roads.

17. MINING AND EXTRACTIVE INDUSTRY

17.1 Explanation

“Mining and Extractive Industry” refers to the removal of significant deposits of geological materials (minerals, quarry rock, sand, gravel and clay) suitable for construction or industrial purposes.

It should be noted that Mining and Extractive Industries are distinct land uses and both have separate administrative regimes. Extractive Industries are generally assessable development in the Planning Scheme and require development approval. Mining, however, is administered by the *Mineral Resources Act* and is exempt from development approval requirements under the Planning Scheme.

17.2 Key Issues

The key issues dictating the planning strategy relating to the protection and extraction of minerals and extractive material include:

- Maroochy Shire’s adequate supply of all types of quarry rock (with the exception of bitumen screenings), and sand and gravel, as well as some limited clay, metallic and non-metallic mineral deposits;
- the need for adequate planning protection for extractive material, mineral deposits and major haul routes because of the increasing demand for materials due to the high population growth of the Shire and South East Queensland;
- the consideration needed to be given to land use, environmental and aesthetic impacts as a result of extractive industries, or associated uses, the transportation of extractive materials, as well as the impact of any proposed extractive industry on existing or proposed development; and
- the consideration needed to be given to the potential alienating effects on extractive resources and operations, of incompatible developments on or near resources or associated haul routes.

17.3 Mining and Extractive Industry Strategy

The following elements comprise the strategy for planning for Mining and Extractive Industry.

17.3.1 It is intended that all known significant deposits of sought after extractive resources considered appropriate for extraction (subject to appropriate controls), be identified on the Strategic Plan Map. Possible haul routes can then be identified, land use decisions made for adjoining areas and adequate buffer zones provided around the resources.

17.3.2 Other provisions in the Strategy include determining appropriate environmental, aesthetic and operational controls to limit the impacts of the industry on surrounding communities and the environment and minimising conflict by ensuring compatible development in the vicinity of the mining and extractive material deposits and probable haul routes.

17.4 Preferred Dominant Land Use

17.4.1 Extractive Industry

Allocated Extractive Industry areas have been assessed as possessing useable extractive resource deposits. It is intended that these areas and the areas shown as Extractive Industry Resources will be protected from incompatible uses so that they may be utilised for existing or future extraction. Land uses which threaten the viability of these deposits or the effective functioning of designated haul routes, servicing extractive deposit sites are unlikely to be supported. In particular, it is considered that encroaching urban development of any density represents a significant threat to these areas.

17.5 Objectives and Implementation Measures

17.5.1 To Ensure that known Significant Deposits of Mining and Extractive Material, in Locations Considered Suitable for Extraction are Preserved for that Purpose

As the locations of reserves of minerals and quarry materials are fixed, the reserves are finite and the demands for those resources are increasing, it is imperative that such resources be protected from land uses which may limit the viability of mining and hauling of such material in the Shire.

Implementation

1. Implementation of the Extractive Industry allocation will be through recognition shown on the Strategic Plan Map where known significant deposits of extractive materials have been identified.
2. Development in these areas will be predominantly limited to Extractive Industries and associated or compatible land uses. Council is unlikely to grant approval for activities which may limit the availability of the identified areas for their intended purpose.
3. Where feasible, a buffer of the preferred dominant land uses of Rural or Valued Habitat have been shown on the Strategic Plan Map around the identified Extractive Industry areas and Resources. Development in these buffer areas shall be limited to those uses which are compatible with the intended use of the Extractive Industry areas and Resources.

- Council will only support development proposals in the vicinity of an identified Extractive Industry area or identified haul route, Extractive Industry Resources or mining operation where conflict with existing or future mining or extraction operations is not likely to occur.

17.5.2 To Minimise the Environmental Impacts of Extractive Industries

Considerable emphasis has been given to the maintenance of a high standard of environmental amenity. Extractive industry by its very character has the potential to destroy natural features of the Shire and to degrade ecological systems. This concern needs to be balanced against community need for extractive material. Appropriate management at the establishment and during the life of the use, will be required to ensure any potential impacts are minimised.

Implementation

- Applications for Extractive Industries shall not be considered without an appropriate level of environmental impact assessment dependent on the scale and type of the proposal, in accordance with the provisions of Section 10.0 of this Strategic Plan and the relevant Planning Scheme code for assessment of applications for extractive industry in Volume 4 and any other relevant provisions in the Planning Scheme.
- In assessing the environmental impacts of a proposal, Council will have regard to:
 - the destruction of fauna and flora habitat;
 - water erosion and consequent sediment mobilisation and stream pollution;
 - wind erosion and dust generation;
 - noise and vibration;
 - traffic impacts;
 - proposed rehabilitation and long term impacts of the proposal;
 - the significance of the resource to which an application relates, to the extent that a particularly valuable resource may warrant special consideration which may outweigh other considerations and the functioning of the haul route; and
 - any other potential environmental impacts that may result on or adjoining the site.
- The application may not be supported unless the environmental impacts of the proposed development can be satisfactorily resolved or minimised.

- In assessing the haul routes proposed to be used in conjunction with the extractive industry, due regard shall be given to the impact of the proposed development on the road network and to land uses adjoining the haul route.

17.5.3 To Ensure that Extraction of Protected Extractive Material Deposits has Minimal Impact on the Amenity of the Surrounding Area

Given the population growth and importance of tourism to the Sunshine Coast, minimising the aesthetic impact of extractive industry shall be an important requirement of development. This may mean the establishment of appropriate vegetative buffers, the construction of structural barriers, or the employment of any required creek diversions or sedimentation control measures to adequately reduce the impact of an extractive operation on the surrounding area.

Implementation

- In assessing the impacts of a proposal on amenity, Council will have regard to:
 - the short and long term aesthetic impacts of the proposal;
 - the impacts on lifestyle; and
 - the likely effects on land values of neighbouring properties.

17.5.4 To Ensure that Extractive Industry Sites are Appropriately Rehabilitated

The end use options for any extractive materials proposal should be determined and designed prior to the commencement of the extraction operation so that rehabilitation to an aesthetically acceptable standard can be appropriately designed and staged.

Implementation

- Prior to the commencement of an extraction operation, Council will seek the determination and design of an appropriate end use of the site.
- Council may require that rehabilitation occurs in stages or at the termination of works, that topsoil and subsoil is stockpiled and seed stock collected and that drainage issues are addressed. Rehabilitation should also include remoulding the site afterwards so as to ensure that the disturbed site will integrate with or become a feature of the landscape. Such works will be as shown on an approved landscape plan.

17.5.5 To Permit the Extraction of Significant Deposits of Extractive Materials in Areas not shown as an Extractive Industry Preferred Dominant Land Use which are Fully Justified with Minimal Detrimental Impact

The Extractive Industry areas shown on the Strategic Plan Map are significant deposits either presently operating or have been identified as needing to be operated. Further significant sources of extractive materials would exist which may be known but are not likely to be able to be operated without detrimental impact or may be unknown at this time. Known Extractive Industry Resources of regional significance are depicted on the Strategic Plan Map. These resources and any other unknown extractive industry resources should have the opportunity of being used if they can be fully justified and it can be demonstrated that the extraction and hauling of the material would have minimal detrimental impact.

Implementation

1. A geotechnical report will be requested for development applications where land is affected by land prone to slippage included in the Planning Scheme and other areas identified or suspected to be prone to slippage, as determined by the Regulatory Maps included in this Planning Scheme.
2. This geotechnical report will address:
 - the design and slope of all structures, roads and accessways;
 - the treatment of slopes in excess of 20% to ensure stability; and
 - the disposal of all stormwater and liquid waste disposal.
3. The geotechnical report will be prepared by an appropriate qualified and experienced registered geotechnical engineer.
4. If after assessing any proposal on land prone to slippage, Council is not satisfied the land can be appropriately managed, it may not support the application.

18. SLOPE AND GEOLOGICAL STABILITY

18.1 Explanation

“Slope” refers to the inclination of topography or altered made grade (refer the Administrative definitions in Volume 1 of the Planning Scheme). “Geological Stability” refers to the particular interaction of soil, underlying rock, groundwater and slope on the stability of any site.

18.2 Key Issues

The key issues dictating the planning strategy for steep and geologically unstable land include:

- the impact of clearing and grazing on steep or unstable land leading to sheet or gully erosion, hillside creep, slumping or debris flows; in urban areas, conventional residential development on steep or unstable lands requiring overly steep batters, retaining walls and fill which may result in structural failure, soil erosion and drainage issues with adjoining landowners;
- the implications of soil erosion and landslip on the wider community, in the form of eroded material transported to a water body, reducing water quality, affecting the aquatic environment and the carrying capacity of the waterbody and aggravating localised flooding and impacting on riverine vegetation and stream bank stability;
- the existence of areas within Maroochy Shire which are not only steep but also particularly prone to slope failure including benches and scarps associated with the basalt plateaus in the Mapleton-Montville area and at Buderim and areas with high ground water pressures or ground water levels in the Coolum area;
- the management issues associated with inappropriate development on overly steep or unstable land and the importance of land use controls in mitigating such impacts; and
- the loading of steep and unstable land with water from stormwater run-off and/or effluent disposal may increase the risk of landslip.

18.3 Slope and Geological Stability Strategy

The following outlines the elements of the planning strategy to be employed for the development of steep and geologically unstable land.

18.3.1 The Slope and Geological Stability Strategy requires matching the range of land uses to the difficulties imposed by the topography of the land, by requiring, where there is an area of known geological instability, such information as is necessary to determine the suitability of the site for the proposed development

and by imposing such conditions as are necessary to minimise the potential for soil erosion and landslip.

18.4 Objectives and Implementation Measures

18.4.1 To Encourage Activities Appropriate to the Slope of the Land

In the rural parts of the Shire, land steeper than 20 to 25% is generally included in the preferred dominant land uses of Rural or Valued Habitat where a wide range of rural and rural related activities is permitted.

In urban areas, recognition is given to the limitations of slope, particularly on multi-unit density, lot size and dimensions. This has important implications for the standards and Performance Criteria adopted for the reconfiguration of land and forms and design of urban development in such areas.

Implementation

1. When assessing development applications, Council will give preference to proposals which recognise the natural characteristics of a site.
2. In assessing a proposal on land classified on Regulatory Map 1.3 (1 of 2) Landslip Hazard as being of moderate, high or very high hazard, or classified as low or very low but with slopes of 15% or greater in areas A to H or classified as low or very low but with slopes of 20% or greater in other areas, due regard shall be given to:
 - the probability of soil erosion and landslip;
 - the potential for structural failure;
 - the likely impact of drainage on adjoining properties;
 - the extent of earthworks;
 - the likely impact of vegetation removal on stability;
 - the impact on permanent and intermittent watercourses; and
 - the potential for visual scarring.
3. Where land has been included in the preferred dominant land use of Rural or Valued Habitat, recognition has been given in part to the importance of vegetation protection as an appropriate land management strategy. Development in these areas shall be in accordance with the provisions relating to Rural or Valued Habitat as described in Section 10.0 of this Strategic Plan.

4. Council has prepared a code for the assessment and management of land on steep and unstable land to ensure the key issues outlined in 18.2 are adequately addressed.
5. If after assessing any proposal on steep land, Council is not satisfied that the development can be appropriately managed, it may not support the application.

18.4.2 To Ensure that Due Regard is Given to the Constraints of Likely Geological Instability

There are areas of known geological instability within the Shire.

Implementation

1. A geotechnical report will be requested for development applications where land is affected by land prone to slippage, as determined by the regulatory maps included in this Planning Scheme.
2. This geotechnical report will address the matters detailed in Planning Scheme Policy No. 4.- Preparation of Geotechnical Reports.
3. The geotechnical report will be prepared by an appropriately qualified professional⁵.
4. If after assessing any proposal on land prone to slippage, Council is not satisfied the land can be appropriately managed, it may not support the application.

⁵ An appropriately qualified professional is described in Planning Scheme Policy No. - 4 Preparation of Geotechnical Reports

19. CONTAMINATED SITES

19.1 Explanation

“Contaminated Sites” refers to sites that are known to be or are suspected of being contaminated by hazardous substances. These include those sites which may contain unexploded ordnance.

19.2 Key Issues

The key issues dictating the planning strategy relating to sites which may be contaminated or which have been positively identified as contaminated include:

- the increasing concern in the community and within government regarding the public health risks associated with the redevelopment of land formerly used for military firing ranges, waste disposal and other industrial, commercial or agricultural purposes and for the detrimental effects of such contamination on the environment;
- the statutory provisions relating to sites which require reporting on the level and character of contamination by potentially hazardous chemicals and wastes prior to development activity;
- the procedures which have been developed for the identification of contaminants, the development of site management plans and remediation or other necessary actions;
- there is a potential for pyrite in soils (acid sulphate soils) in swampy areas to cause serious environmental problems if the saturated soils are excavated or drained because oxidation of the pyrite results in the formation of acidic leachate.

19.3 Contaminated Sites Strategy

The following elements outline the planning strategy to be employed in the intended development or rehabilitation of a contaminated site.

19.3.1 The Contaminated Sites Strategy involves the development and implementation of adequate procedures to identify as early as possible in the development assessment process, whether an application is over a potentially contaminated site. Once identified, there are Planning Scheme and legislated procedures for the assessment and resolution of the issue.

19.3.2 An area which has been identified as potentially affected by unexploded ordnance and which is subject to legislated procedures is shown on maps held by Council.

19.4 Objectives & Implementation Measures

19.4.1 To develop appropriate procedures for the early detection of possible contaminated sites.

Statutory provisions have been developed for the identification of contamination and the management and remediation of a site. Council can aid the development of potentially contaminated sites by applying procedures which secure early discovery of a contaminated site.

Implementation

1. The Environmental Protection Act specifies the relative provisions for potentially contaminated sites. In the event that contamination is determined or suspected the Director of the Chemical Hazards and Emergency Unit will be advised and the relevant legislative provisions will apply.
2. With respect to unexploded ordnance, areas suspected of being contaminated have been identified. These areas have been derived from information provided by the Australian Department of Defence. Land within this area is subject to the provisions of the Environmental Protection Act.
3. Council has included provisions in the Planning Scheme to ensure sites with a high probability of being contaminated, or containing contaminated materials, will be assessed at a level which will allow for referral of applications to the relevant State Agency.
4. Council has included provisions in the Planning Scheme to require higher levels of assessment in areas which are likely to contain actual acid sulfate soils. Where such soils are found to exist, development applications will be required to be supported by an approved environmental management plan prepared by a suitably qualified person. Because of the potential for adverse ecological impacts from exposure of acid sulfate soils, Council will generally prefer they are not disturbed as part of development.

20. MOSQUITOES AND BITING MIDGES

20.1 Explanation

“Mosquitoes and Biting Midges” refers to those communities of insects which under ideal conditions breed rapidly.

20.2 Key Issues

The key issues dictating the planning strategy for mosquitoes and biting midges include:

- the existence of locations (including the coastal lowlands where there is greatest pressure for closer settlement) where large numbers of mosquitoes and biting midges breed;
- recognition that mosquitoes and biting midges are an inconvenience at best reducing the quality of life of residents, employees and visitors.

20.3 Mosquitoes and Biting Midge Strategy

The following is the planning strategy to be employed in minimising the impact of mosquitoes and biting midges on residents, employees or visitors.

20.3.1 The strategy is to discourage in locations where large populations of mosquitoes and biting midges are known to breed, inappropriate land uses such as those which:

- generate higher densities of population;
- are residential in character;
- require or encourage outdoor activities.

20.4 Objectives and Implementation Measures

20.4.1 To limit development in mosquito plague areas and biting midge habitats to those uses which are appropriate

The quality of life and perhaps health of residents, employees and visitors to the Shire will be affected by the inappropriate location of some activities within areas affected by large populations of mosquitoes and biting midges. Perhaps the best means of minimising potential conflict is to limit development in areas so affected.

Implementation

1. The Council will not support any applications for inappropriate developments, such as those which involve continual, long term habitation (as is the case for retirement villages and residential care facilities), in locations likely to impact on lifestyle or health because of the presence of mosquitoes and biting midges, unless it can be demonstrated that there is an overriding need for the development which outweighs the detrimental impacts.