

## 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 Maroochyore 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 Maroochyore 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.