

3.10 Planning Area No. 10 – Mt Coolum

3.10.1 Location and Role

This Planning Area includes Mt Coolum and the surrounding lands which are designated “Urban” by the Strategic Plan.

This Planning Area is intended to provide for continuation of a compatible mix of a range of urban residential uses, regional, district and local recreational and tourist facilities and natural conservation.

3.10.2 Vision Statement

(1) It is intended that:

The Planning Area continue to accommodate a mix of master planned residential communities and tourist facilities set beside the beach and against the visually dominant Mt Coolum. Mt Coolum is a landmark of enormous cultural, ecological visual and social significance and will continue to be highly valued by the community for these reasons. The area will be characterised as a grouping of residential villages set amongst green open spaces that provide for nature conservation and recreational activities.

(2) This means that:

- (a) the Coolum resort’s existing and potential future activities are to be recognised and protected where in keeping with the environmental and community values of the area;
- (b) the area’s significant environmental values and resources (including its beaches, unique parabolic dune system, landform and native vegetation) are to be conserved and protected from potential impacts from adjacent uses;
- (c) the residential amenity and community needs of the area are to be recognised and enhanced;
- (d) new residential development is to provide housing choice; and
- (e) the Mt Coolum Local Centre is to be consolidated as the local shopping and community focus for the area.

3.10.3 Key Character Elements

(1) Location of Uses and Activities

(a) The Planning Area comprises three residential neighbourhoods set amongst canelands, the Mt Coolum National Park, the beach and two extensive areas of private open space (being golf courses). This structure is intended to continue with infill development which is consistent with the scale and

density of existing housing, and protects and enhances the area’s amenity.

- (b) Opportunities for new “greenfield” development exist mainly on the seaside land to the east of the David Low Way.
- (c) The Mt Coolum Local Centre is to be consolidated as the main centre in the Planning Area accommodating a range of local commercial services and community facilities.

(2) Design Intent

(a) New integrated residential communities should be developed to provide:

- housing choice through a mix of dwelling types and densities,
- a permeable and legible local road network,
- connection to the existing urban fabric,
- safe and convenient public access to the beach and foreshore for both pedestrians and vehicles,
- local convenience shopping and community facilities,
- safe, comfortable and attractive open spaces, including streets,
- a safe and attractive network of walkways and bikeways, and
- the retention of viable linkages of remnant vegetation through the site and to nearby conservation reserves; and
- adequate buffering to the David Low Way.

(b) Council will liaise with the responsible Queensland Government department about upgrading/enhancing the David Low Way. This may include the need for sensitive design to retain roadside remnant vegetation and landscaping (using local native plant species) and other works to create a visually attractive corridor.

(c) Urban development in and around the footslopes of Mt Coolum should have regard to the need to minimise edge effects and other impacts on the National Park, particularly to reduce risks of bushfire and weed infestation.

(d) Where urban residential development is proposed on land adjoining land used or intended for use for productive rural activities, suitable buffering measures will be sought which could include:

- a generously wide and suitably treated boundary road reserve, or
- larger lots (1000 - 2000 sq.m in area) that could be laid out in a way that allows for

reconfiguration to achieve smaller lots if a future need or opportunity for consolidation ever arises.

(3) Environmental Values

- (a) Despite its small area, the significant values of Mt Coolum have been recognised through its designation as a National Park. Consequently urban development in the footslopes of Mt Coolum will need to respond to and respect the values and management intent of the National Park.
- (b) Mt Coolum is also a dominant landscape feature and views to it should be enhanced and protected wherever possible. Where appropriate, development should highlight and frame such views.
- (c) The beaches, sand dunes and riverfront represent significant visual and recreational landscape assets which would be capitalised upon in surrounding development provided the environmental values of these features are respected and a sustainable form of development is proposed. In particular, the vegetated east-west parabolic dune, which bounds the Hyatt Regency Golf Course east of the David Low Way, is a significant local landform and is to be retained in its natural condition.
- (d) Paperbark rainforest has been found on the Hyatt Regency Golf Course site. This vegetation community is extremely rare and warrants protection. Also a patch of a unique mallee form of the endangered Eucalyptus conglomerata was found on the western margin the remnant beachside vegetation which should also be conserved.
- (e) Council will ensure that the quality of water leaving development sites is of an acceptable standard by requiring suitable measures to be put in place to control erosion and sedimentation and prevent off-site discharges of polluted waters.

(4) Access and Movement

- (a) The Sunshine Motorway and the David Low Way are the major road links serving the Planning Area. New development is to recognise and protect the function, capacity and efficiency of these roads.
- (b) Pedestrian and cycle linkages along the David Low Way and to and around Mt Coolum should be encouraged where it can be shown that these links will not adversely impact upon environmental or visual values to an unacceptable level.
- (c) Safe, convenient and attractive links to the beach and foreshore areas, through the open space network and to local centres will be provided and/or strengthened.

3.10.4 Statements of Desired Precinct Character

**(1) Mt Coolum Village Centre
(Precinct Class = Local Centre)**

Intent

This Precinct comprises the area’s local shopping facilities situated fronting the David Low Way at the eastern end of Suncoast Beach Drive. The maintenance and upgrading of the Centre and its facilities will be encouraged.

The Centre is intended as the focus for convenience shopping and other local commercial and community facilities able to serve Mount Coolum’s residents and visitors.

New development is intended to be consistent with the Centre’s intended role of providing convenience level retailing, business services and community/entertainment facilities.

Preferred and Acceptable Uses

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

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

Landscape and Built Form

New development should be in keeping with the scale and nature of a convenience level local centre. Premises should remain small-scale and low-rise but upgrading works should be carried out to improve the amenity of the centre and create some attractive and comfortable public space. This is likely to require on-site landscaping, streetscape works, refurbishment of existing premises and development of new premises.

The impacts of any new development on the amenity of surrounding dwellings and on the David Low Way need to be carefully considered.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
All sites	0.5	250

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

Maximum building height

- 3 storeys (but not more than 12 metres)

(2) Mt Coolum East (Precinct Class = Mixed Housing)

Intent

This Precinct extends from land at the base of Mount Coolum eastward to the frontal dune next to the beach. The Precinct's landscape is dominated by the mass of Mount Coolum. The Precinct has been developed with a variety of medium density residential accommodation and a few single dwellings. Most of the land is relatively flat, and given its proximity to the Mount Coolum Village Centre and the beach, generally suitable for medium density housing.

Future development should comprise a mix of dwelling types including different forms of medium density housing, including retirement village premises. New development should be compatible with the scale of existing development and conserve remnant mature trees where they exist.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing Precinct Class. Other forms of long term residential use may also be considered acceptable where they are suitably sited and designed.

Landscape and Built Form

New premises should be low-rise and contribute to a high standard of residential amenity. Provision of small lot housing, dual occupancy dwellings and small clusters of units is preferred to large groups of units. Buildings should exhibit a residential character and respect the scale and amenity of adjacent existing development.

Premises should incorporate extensive landscaping of a type that complements the natural vegetation around the base of Mount Coolum and along the frontal dune system.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	210
800 to 899	1.0	200
900 to 999	1.0	194
1000 to 1099	1.0	188
1100 to 1199	1.0	182
1200 to 1299	1.0	177
1300 to 1399	1.0	172
1400 to 1499	1.0	167
1500 to 1599	1.0	162
1600 to 1699	1.0	158
1700 to 1799	1.0	154
1800 +	1.0	150

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

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

- 2 storeys (but not more than 8.5 metres)

(3) Mt Coolum Golf Course (Precinct Class = Special Purpose)

Intent

This Precinct comprises the Mount Coolum Golf course and club facilities.

Preferred and Acceptable Uses

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

(4) Mt Coolum South (Precinct Class = Neighbourhood Residential)

Intent

This Precinct comprises undulating land adjacent to the southern side of Mount Coolum and the nearby golf course. The Precinct has been developed for low density detached housing. The Precinct's landscape is dominated by the dramatic presence of Mount Coolum. The overall form of existing development is typical of contemporary suburban residential areas and consists

of curvilinear streets and culs-de-sac and large lots. Some remnant native vegetation exists, particularly at the foot of Mount Coolum, but the majority of the Precinct was cleared prior to development.

All of the housing is relatively new and few vacant sites remain so little change is expected. The Precinct's distance from many urban services diminishes its attraction for medium-density housing. Therefore future development should be compatible with the density, scale and siting of existing housing but ensure that any remnant mature vegetation is retained.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class, predominantly traditional detached housing on minimum 600 square metre lots.

Landscape and Built Form

Any development in the established residential area should be compatible with the scale and character of existing premises in its environs. Development should be responsive to its terrain, available views and climate, and incorporate landscaping that complements neighbouring properties. New buildings should preferably be of lightweight construction. They should be sited and designed to create amenity for their residents and neighbours and enhance public streets and parks.

(5) Mt Coolum Reserve Environmental Area *(Precinct Class = Special Purpose)*

Intent

This Precinct provides for the Mount Coolum National Park which is intended to be managed in a manner which:

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

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

The nature conservation management objectives will be best achieved by the exclusion of most forms of

development from this Precinct. Low key informal recreation, and educational and scientific uses may be allowed for, along with uses connected with fire management and ecosystem monitoring. Few if any new buildings or substantial structures are expected in this Precinct with greater priority given to managing pedestrian access and activity over time.

Preferred and Acceptable Uses

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

Landscape and Built Form

New development in this Precinct should be in keeping with the bushland landscape and natural landforms of the locality. Vegetation planting and other landscaping treatments should be in keeping with the natural open space character of the Precinct.

Fencing is required along properties adjoining the National Park to prevent intrusion of domestic animals into the park. The provision of a fire buffer between the park and buildings on adjoining properties may also be required.

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

On Lot 1 AP8179 the following uses may be considered consistent with the intent and desired character of this Precinct were appropriately sited and designed, and subject to a full environmental assessment:

- Aged care facility,
- Retirement Village.

(6) Mt Coolum West *(Precinct Class = Neighbourhood Residential)*

Intent

This Precinct comprises steep and undulating areas of land that have been, or are intended to be, developed for low density housing. The form and character of existing development are influenced by the Precinct's terrain, substantial amounts of valued remnant vegetation and availability of superb views of the coast and hinterland. In some cases the pursuit of views has occurred at the expense of remnant vegetation. This detracts from the amenity and image of the Precinct, particularly when viewed from the nearby Sunshine Coast Motorway. In the long term, maturing suburban vegetation may mitigate, but not overcome, the visual impacts of such loss of vegetation.

The splendid views available from many parts of the Precinct are likely to generate development on remaining vacant lots in the near future. Some redevelopment of older modest dwellings for more substantial houses may also be expected. Therefore any development in established areas should be compatible with the scale and siting of existing housing. Future development should also sensitively respond to the Precinct's landform, conservation of mature vegetation and climate. The pattern of streets, lots, open space and built form in proposed new residential areas (or extensions of established areas) should conserve existing creeks and mature vegetation and habitats of conservation value. Development should not occur on steep slopes.

Existing mature vegetation habitats and trees should be conserved. In circumstances where development is considered appropriate, landscaping should be undertaken to:

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

Preferred and Acceptable Uses

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

Landscape and Built Form

New premises should be low density and contribute to a high standard of residential amenity. New development or redevelopment of existing dwellings shall be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds. New planting should complement the remnant vegetation to contribute to some revegetation of the escarpment and mitigate the visual impact of urban uses, particularly when viewed from the west.

(7) Warrack Street *(Precinct Class = Neighbourhood Residential)*

Intent

This Precinct comprises the lower slopes extending north from Mount Coolum and flatter areas associated with creeks and valleys. The Precinct's landscape is dominated by the mass of Mount Coolum. The Precinct has been subdivided for low-density housing and its development is virtually complete. Attractive views are

available over the Hyatt resort golf course and surrounding countryside. The pattern and character of the established areas have been influenced by the Precinct's terrain and availability of views. The landscape character of the Precinct benefits from the presence of numerous mature trees.

Most of the housing is relatively new and little change is expected. Any infill development should be compatible with the scale and siting of existing housing but ensure that mature vegetation is retained.

Preferred and Acceptable Uses

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

Landscape and Built Form

Development should be compatible with the scale and character of existing premises in its environs. Buildings should be designed to be responsive to the Precinct's landform, available views and climate. Dwellings shall be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. Landscaping should incorporate mainly native species to assist revegetation of the Precinct.

(8) Coolum Hyatt Resort *(Precinct Class = Master Planned Community)*

Intent

This Precinct comprises the site of the Hyatt Regency resort. The resort's continued use is intended in accordance with past development approvals. Future approvals may provide for further development. Such development is intended to be carried out to be sustainable by respecting the environmental and landscape values of the area and ensuring the availability of development infrastructure with sufficient capacity to accommodate any additional demand.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Master Planned Community Precinct Class, in this case use for the purposes of an Integrated tourist facility.

(9) Seaside (Precinct Class = Master Planned Community)

Intent

Land in this Precinct has undergone extensive master planning in accordance with Council approved Plans of Development, in order to create an integrated residential community. It is intended that the Precinct continue to develop in accordance with the three levels of master planning (ie. Plans of Development, Master Plan and Design Code) which is currently guiding development of this land.

The master planning has been based on “new urbanism” principles which envisage a place where there is a variety of building types and activities within walking distance of one another. The new community will have an assortment of premises bound by well-crafted public spaces incorporating elements such as tree-lined streets, footpaths, playgrounds, parks, benches, picnic shelters and gazebos.

Local neighbourhoods will be created which have defined centres and edges. The centre will be the focus of local public life and activity with some convenience shopping and other local commercial uses. The edges will be defined by the major road, the beach frontage and greenbelts which will also serve as ecologically sound drainage reserves. Most residents are to be within 500 metres of a local centre within a “walkable” neighbourhood which will offer housing choice through a mix of dwelling types.

There is intended to be an interconnected network of streets which encourage pedestrian movement but does not exclude cars. The street block size and layout is intended to create multiple route choices and comfortable and interesting pedestrian environments. All streets will lead somewhere - dead-end streets are not envisaged. Neighbourhood streets will be designed to comfortably accommodate a range of transport modes including bicycles.

Public spaces will be given priority with open space provided in the form of parks and plazas. Building forms that frame the “space” of the street will be an essential element to creating active and safer public street spaces. Use of “built-to-the-boundary”, windows facing the street and incorporation of front verandahs and balconies will contribute to this.

Preferred and Acceptable Uses

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

Landscape and Built Form

Building form, height, siting and setbacks, together with landscaping, are to be in accordance with the design code included in the existing development approvals for the Precinct.

Preferred Maximum Density

A maximum of 1403 dwellings in total in the Precinct in accordance with existing development approvals.

(10) Coolum Beachfront South Environmental Area (Precinct Class = Special Purpose)

Intent

This Precinct includes the beachfront coastal management area, stretching from Maroola Beach in the south to Yaroomba Beach in the north, and adjoining ecologically significant land.

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

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

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

The intended nature conservation management of the landscapes in this Precinct will be best achieved by the exclusion of most forms of development. Low key informal recreation, and educational and scientific uses may be allowed for, along with uses connected with ecosystem monitoring. Few if any new buildings or substantial structures are expected in this Precinct with greater priority given to managing pedestrian access and activity over time.

Preferred and Acceptable Uses

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

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

Landscape and Built Form

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

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

The increasing problem of weed invasion needs to be addressed through on-going management measures and relevant conditions of development approval.

