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Part 7

Part 7 Local Plans

7.1 Preliminary

- (1) Local plans organise the planning scheme area at the local level and provide more detailed planning for the zones.
- (2) Local plan areas are mapped and included in **Schedule 2 (Mapping)**.
- (3) A precinct may be identified for part of a local plan.
- (4) The levels of assessment for development in a local plan are in **Part 5 (Tables of Assessment)**.
- (5) Assessment criteria for local plans are contained in a local plan code.
- (6) Each local plan code includes the following:-
 - (a) the application of the local plan code;
 - (b) the purpose of the local plan code;
 - (c) the overall outcomes that achieve the purpose of the local plan code;
 - (d) the performance outcomes that achieve the overall outcomes of the local plan code; and
 - (e) the acceptable outcomes that achieve the performance outcomes of the local plan code.
- (7) The following are the local plan codes for the planning scheme:-
 - (a) Beerburrum local plan code;
 - (b) Beerwah local plan code;
 - (c) Blackall Range local plan code;
 - (d) Bli Bli local plan code;
 - (e) Buderim local plan code, including:-
 - (i) Precinct BUD LPP-1 (Gloucester Road South);
 - (f) Caloundra local plan code, including:-
 - (i) Precinct CAL LPP-1 (Bulcock Street);
 - (ii) Precinct CAL LPP-2 (Ormuz Avenue);
 - (iii) Precinct CAL LPP-3 (Bowman Road/Oval Avenue);
 - (iv) Precinct CAL LPP-4 (Moffat Beach/Shelly Beach);
 - (v) Precinct CAL LPP-5 (Events Centre Hospitality Area);
 - (vi) Precinct CAL LPP-6 (Bulcock Street Hospitality Area);
 - (vii) Precinct CAL LPP-7 (Bulcock Beach Hospitality Area);
 - (viii) Precinct CAL LPP-8 (Kings Beach Hospitality Area);
 - (ix) Precinct CAL LPP-9 (Omrah Avenue);
 - (x) Precinct CAL LPP-10 (Caloundra Aerodrome);
 - (g) Caloundra West local plan code, including:-
 - (i) Precinct CAW LPP-1 (Homestead Drive);
 - (h) Coolool local plan code, including:-
 - (i) Precinct COL LPP-1 (Palmer Coolool Resort and The Coolool Residences);
 - (ii) Precinct COL LPP-2 (Yaroomba Beachside Area)
 - (i) Eudlo local plan code;

7.2.8 Coolool local plan code

7.2.8.1 Application

This code applies to assessable development:-

- (a) within the Coolool local plan area as shown on Map ZM11 contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Coolool local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

7.2.8.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Coolool local plan code.

The Coolool local plan area is located in the central eastern part of the Sunshine Coast between the coastal communities of Maroola and Peregian Beach and includes the coastal township of Coolool Beach and surrounding communities of Point Arkwright, Yaroomba, Mount Coolool and The Boardwalk as well as renowned tourism developments such as the Palmer Coolool Resort. The local plan area also includes the Coolool Industrial Park, which is identified as a significant industry and enterprise opportunity area for the region. The local plan area has a land area of approximately 1,880 hectares.

The local plan area is traversed by Stumers Creek and framed by a picturesque natural setting, including the South Peregian section of the Noosa National Park to the north, rural land to the west, Mount Coolool National Park in the south and the Pacific Ocean in the east. Other significant environmental and landscape features within the local plan area include the Coolool section and part of the Peregian section of the Noosa National Park, Point Perry, Point Arkwright with its mosaic of significant remnant vegetation and rocky shore ecosystem, Emu Mountain and Eurungunder Hill and the Yaroomba parabolic dune which contribute to the character, identity and sense of place of Coolool.

The local plan area is characterised by predominantly dwelling houses with some multi unit development and tourist accommodation mainly in the beachfront areas of Coolool Beach and to a lesser extent, Point Arkwright and Mount Coolool (The Boardwalk).

Coolool Beach has a dual role in providing both for tourists and the local community. These two roles are reflected in two distinct commercial areas, with tourist activities focussed along the Coolool Esplanade (David Low Way) and local commercial and retail activity focussed in the Birtwill Street area.

The Coolool Beach Town Centre, centred on Birtwill Street and generally bound by Margaret Street, David Low Way (Coolool Esplanade), Elizabeth Street and Sunrise Avenue, is intended to function as a District Activity Centre providing a focus for small scale retail, commercial, residential and community activities which maintain the coastal village character of the local plan area. Tourist accommodation and related services and activities are intended to remain focussed on the Esplanade, taking advantage of the proximity to the beach and foreshore.

The local plan area also includes a local activity centre at Coolool West and smaller local activity centres along David Low Way, which provide the day to day convenience needs of local residents.

The local plan area includes a range of community activities and sport and recreational areas, including the Coolool Peregian Sports Complex, the Palmer Coolool Resort, Mount Coolool Golf Club, Quanda Road Water Ski Park, Coolool Beach Pony Club, Luther Heights Youth Camp, Coolool State High School and Primary School. The Coolool beachfront stretching from Point Arkwright in the south to the southern end of the Noosa National Park in the north, includes Tickle Park, Coolool Beach Holiday Park and Coolool Surf Life Saving Club.

The Sunshine Motorway, Emu Mountain Road, Yandina – Coolool Road, South Coolool Road and David Low Way are major road links within the local plan area.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.8.3 Purpose and overall outcomes

- (1) The purpose of the Coolool local plan code is to provide locally relevant planning provisions for the assessment of development within the Coolool local plan area.
- (2) The purpose of the Coolool local plan code will be achieved through the following overall outcomes:-
 - (a) The Coolool local plan area remains a low key coastal urban community, with a strong focus on tourism and well serviced by a range of small-medium scale business, community, sport and recreational activities.
 - (b) Urban development within the Coolool local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the small scale coastal village character and identity of Coolool, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect significant environmental areas and adjoining rural lands.
 - (c) Centre activities are consolidated within the Coolool Beach Town Centre in the east of the local plan area and generally bounded by Margaret Street, David Low Way (also known as Coolool Esplanade), Elizabeth Street and Sunrise Avenue. The Coolool Beach Town Centre functions as a small district activity centre providing a range of commercial, retail, community and residential uses to service the needs of residents and visitors to the area.

Mixed uses and uses which enhance the beachside character and district level role and function of the Coolool Beach Town Centre are encouraged. Retail and commercial development does not extend beyond the boundaries of the District centre zone and Tourist accommodation zone. No new large floor plate retail uses are intended to be established in the Coolool Beach Town Centre. Residents continue to rely upon the nearby larger centres of Maroochydore, Nambour and Noosa Business Centre to fulfil higher order business and retail needs.
 - (d) Development in the Coolool Beach Town Centre contributes to a low-scale, compact coastal town with an intimate village character, a high level of pedestrian permeability and visual links with the beach, Tickle Park and Jack Morgan Park and attractive gateways through the provision of streetscape and landscaping treatments, active *frontages* where appropriate, improved pedestrian and cycle connections and off-street car parking.
 - (e) Development within the District centre zone and Tourist accommodation zone (with the exception of Precinct COL LPP-2 (Yaroomba Beachside Area)) reinforces the *frontage* to Coolool Esplanade as the tourism focus area with active street *frontages* providing a range of small-scale boutique retail and outdoor dining experiences with residential accommodation above, and strong visual and pedestrian linkages with the foreshore area and surrounding residential, business and community uses.
 - (f) The Coolool West Local Centre, located along the Yandina-Coolool Road and South Coolool Road, functions as a local (full service) activity centre servicing the convenience needs of nearby residents. Development within the Coolool West Local Centre supports, and does not detract from, the role of the Coolool Beach Town Centre as the district activity centre for the local area and contributes to the establishment of a gateway to Coolool through the provision of streetscape and landscaping treatments. Retail and commercial development in this area does not extend beyond the boundaries of the Local centre zone, other than for the purposes of small scale *office* activities on Lot 26 RP80884 at 135 Yandina-Coolool Road, Coolool.
 - (g) Land to the west of Barns Lane and South Coolool Road is retained in the Rural zone providing a natural landscape gateway to Coolool.
 - (h) Development in the High impact industry zone, to the west of Coolool Beach, provides for a diverse mix of high and medium impact industrial uses set within an integrated, modern and visually appealing industry park with a high level of environmental performance and is designed to service the Sunshine Coast Region. The industry park is protected from incompatible development that may adversely affect operations and avoids adverse effects on adjoining environmental areas.
 - (i) The *tourist park* at Coolool Beach is protected for its role in providing budget accommodation and its contribution to the low key, family friendly character of Coolool.
 - (j) Precinct COL LPP-1 (The Palmer Coolool Resort and The Coolool Residences) continues to be developed as an integrated tourist and residential development focussed around an 18

hole championship golf course and large areas of open space. Development is configured in a series of beachside villages and other precincts that sit lightly in the landscape and that are separated by green corridors and lush subtropical landscaping. Development protects the natural vegetated character of the coastal foreshore and foredunes and respects the scale and character of surrounding areas and *vegetation*. Dense vegetated buffers are maintained along the David Low Way and surrounding the Palmer Cooloolum Resort to effectively screen development and protect the scenic amenity of David Low Way and the amenity of nearby residential areas.

- (k) Development in Precinct COL LPP-2 (Yaroomba Beachside Area) provides for a five-star international standard accommodation hotel balanced with a range of residential accommodation types set in discrete nodes that are separated by vegetated cross-site linkages and sub-tropical native landscapes. Retail and commercial uses are limited to small scale uses that directly support the primary tourism and residential uses. Development also provides for a substantial interconnected public open space network within the precinct that provides for the recreational needs of residents and visitors to the precinct. The built form of the precinct reflects its beachside context and serves as a demonstration of the iconic Sunshine Coast architectural style. Building form and orientation limits the appearance and impact of building bulk based on external views of the precinct.
- (l) Development in Precinct COL LPP-2 (Yaroomba Beachside Area) has a scale and intensity that protects the natural vegetated coastal setting and is consistent with the capacity of local infrastructure networks to effectively service the precinct. Development respects the scale and character of surrounding areas and *vegetation* by minimising overall site cover. Dense vegetated landscape buffers are maintained along David Low Way to maintain visual amenity along this route. Dense vegetated landscape buffers are also provided to adjacent development to effectively screen the precinct and protect the amenity of adjacent and nearby areas. Development minimises adverse impacts on adjacent and nearby areas, including on neighbouring premises and avoids impacts on the ecology of the dune esplanade and beach. Development provides public roads internal to the precinct with an access point to David Low Way that provides access for development located within the precinct. Sufficient on-site public car parking is provided with such parking being readily accessible. Safe and convenient public access to the beach and foreshore is maintained and enhanced within the precinct. Facilities and access arrangements provided for under previous development approvals relating to the precinct, where for the benefit of premises outside of the precinct, are provided for in a manner commensurate with the previous development approvals.
- (m) Development in Precinct COL LPP-2 (Yaroomba Beachside Area) is master planned to ensure that development occurs in a logical, coordinated and integrated manner.
- (k)(n) Development is designed and sited to protect significant environmental areas, character *vegetation* and views either to or from important landscape features and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes, remnant *vegetation* and other *ecologically important areas*.
- (h)(o) Locally significant landscape and environmental elements which contribute to the character, identity and sense of place of the Cooloolum local plan area including Mount Cooloolum, Stumers Creek, Cooloolum and Peregrine sections of the Noosa National Park, Point Perry, Point Arkwright, Mount Emu, Eurungunder Hill, remaining parts of the Point Arkwright bushland mosaic, rainforest areas on the Palmer Cooloolum Resort site, the Yaroomba parabolic dune and other foreshore dunes are retained in their natural state and protected from intrusion by built form elements and other aspects of urban development.
- (m)(p) Development is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.8.4 Assessment criteria

Table 7.2.8.4.1 Criteria for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Cooloolum Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the low	AO1.1	Development for a residential, business or community activity provides for building design which incorporates the

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Performance Outcomes		Acceptable Outcomes	
	key beachside character of, the Coolool local plan area in that they are integrated with the natural and coastal landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	AO1.2	AO1.3
			following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design. Development uses understated colour schemes and low-reflective roofing and cladding materials. Development provides for existing mature trees to be retained and incorporated into the development design.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry to and the coastal village character of the Coolool local plan area.	AO2.1	AO2.2
			Development adjacent to a primary streetscape treatment area or gateway/entry point where identified on Figure 7.2.8A (Coolool local plan elements) :- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal village character of, the Coolool local plan area and emphasise corner locations; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades. Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas, existing character trees and areas of significant <i>vegetation</i> , contributing to the setting, character and sense of place of the Coolool local plan area.	AO3.1	
			Development protects and emphasises, and does not intrude upon, the important sightlines and views to and from Coolool Beach, Mount Coolool, Emu Mountain, Eurungunder Hill, Point Arkwright and Point Perry, including where identified on Figure 7.2.8A (Coolool local plan elements) .

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Performance Outcomes		Acceptable Outcomes	
		AO3.2	Development provides for the retention and enhancement of existing mature trees and <i>vegetation</i> contributing to the character and vegetated backdrop of the local plan area including:- (a) <i>vegetation</i> on elevated hilltops and ridgelines; (b) <i>vegetation</i> along David Low Way; and (c) other character <i>vegetation</i> where identified on Figure 7.2.8A (Coolum local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO4	Development provides for locally significant landscape and environmental elements, including Mount Coolum, Stumers Creek, Coolum and Peregian sections of the Noosa National Park, Point Perry, Point Arkwright, Mount Emu, Eurungunder Hill, remaining parts of the Point Arkwright bushland mosaic, rainforest areas on the Palmer Coolum Resort site, the Yaroomba parabolic dune and other foreshore dunes, to be retained in their natural state and protected from intrusion by built form elements and other aspects of urban development.	AO4	No acceptable outcome provided.
Development in the District Centre Zone			
PO5	Development in the District centre zone provides for small to medium scale uses and mixed uses that:- (a) support the role and function of the Coolum Beach Town Centre as a small district activity centre; and (b) provide a wide range of goods and services to residents and visitors.	AO5	No acceptable outcome provided.
PO6	Development in the District centre zone provides for the establishment of:- (a) Coolum Esplanade as the focus for tourist activities providing a range of small scale boutique <i>shops</i> , restaurants and cafes at ground level with residential above; and (b) Birtwill Street area as the main convenience shopping area providing a range of commercial and retail uses.	AO6	No acceptable outcome provided.
PO7	Development in the District centre zone:- (a) is sympathetic to the coastal village character of the Coolum Beach Town Centre; (b) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ;	AO7	Development in the District centre zone:- (a) provides <i>primary active street frontages</i> built to the front boundary where identified on Figure 7.2.8A (Coolum local plan elements) ; (b) provides for residential uses to be

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Performance Outcomes		Acceptable Outcomes	
	(c) creates vibrant and active streets and public spaces; and (d) provides continuous weather protection for pedestrians.		effectively integrated with business uses; (c) has building openings overlooking the street; (d) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) ensures that signage is integrated with buildings; and (f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
PO8	Development provides for off-street car parking and vehicular access arrangements which:- (a) avoid direct service vehicle and car park access to David Low Way; and (b) provide for service vehicle and car park areas to be sleeved and located behind the active street <i>frontage</i> .	AO8	No acceptable outcome provided.
PO9	Development provides through block pedestrian linkages which:- (a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces; (b) provide a safe alternative to the street based pedestrian and cycle movement network; and (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.	AO9	Development provides through block pedestrian linkages where identified on Figure 7.2.8A (Coolool local plan elements) .
PO10	Development for a <i>food and drink outlet</i> does not incorporate a <i>drive-through facility</i> .	AO10	No acceptable outcome provided.
PO11	Development does not provide for the establishment of any additional large floor plate retail uses.	AO11	No acceptable outcome provided.
Development in the Tourist Accommodation Zone (other than in Precinct COL LPP-2 – Yaroomba Beachside Area)			
PO12	Development in the Tourist accommodation zone:- (a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (b) provides a continuous pedestrian friendly facade and incorporates activities located at ground level to create a vibrant and active <i>streetscape</i> with high levels of casual surveillance; and (c) provides continuous weather protection for pedestrians.	AO12	Development in the Tourist accommodation zone ensures that the ground <i>storey</i> level of premises on a <i>site</i> having a <i>primary active street frontage</i> where identified on Figure 7.2.8A (Coolool local plan elements) :- (a) provides a fine scale built form; (b) has building openings overlooking the street; (c) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction built to the boundary of the active street <i>frontage</i> ; (d) provides all weather protection in

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Performance Outcomes		Acceptable Outcomes	
			the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) ensures that signage is integrated with the building; and (f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
PO13	Development provides for off-street car parking and vehicular access arrangements which:- (a) avoid direct service vehicle and car park access to David Low Way; and (b) provide for service vehicle and car park areas to be sleeved and located behind the active street <i>frontage</i> .	AO13	No acceptable outcome provided.
Development in the Local Centre Zone (Coolum West)			
PO14	Development in the Local centre zone at Coolum West:- (a) supports the role and function of the Coolum West Local Centre as a local (full service) activity centre serving the convenience needs of local residents; (b) does not detract from the role and function of Coolum Beach Town Centre as the district activity centre for the local area; and (c) provides an attractive interface to <i>major roads</i> and promotes a gateway experience.	AO14	No acceptable outcome provided.
Development in the Low Density Residential Zone (135 Yandina-Coolum Road, Coolum (Lot 26 RP80884))			
PO15	Development in the Low density residential zone at 135 Yandina-Coolum Road, Coolum (Lot 26 RP80884) may provide for small scale <i>office</i> activities which:- (a) are compatible with surrounding land uses; and (b) support the Coolum West Local Centre.	AO15	No acceptable outcome provided.
Development in the Emerging Community Zone (Precinct COL LPP-1, Palmer Coolum Resort and The Coolum Residences)			
PO16	Development in the Emerging community zone in Precinct COL LPP-1 (Palmer Coolum Resort and The Coolum Residences) identified on Local Plan Map LPM11 :- (a) maintains the primary function of the <i>site</i> as an integrated tourist facility; (b) provides for the retention of large areas of open space, including the 18 hole championship golf course;	AO16	No acceptable outcome provided. Editor's Note—Development in the Emerging community zone at Palmer Coolum Resort and The Coolum Residences is currently regulated in accordance with an approved Master Plan and Plan of Development.

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Performance Outcomes		Acceptable Outcomes	
	(c) provides for a range of residential accommodation types set in discrete beachside precincts and separated by greenspace; (d) protects the natural vegetated character of the coastal foreshore and foredunes; (e) provides for development and building design which respects the scale and character of surrounding areas and <i>vegetation</i> ; (f) provides for retail and commercial development to be limited to resort facilities and local convenience goods only; (g) provides for the maintenance and enhancement of public access to the beach and foreshore in a manner that respects the natural foredune and beach character and environmental values; (h) minimises and rationalises access to David Low Way, <u>Warren-Warran</u> Road and other local roads; (i) protects the visual amenity of the road network through the maintenance and enhancement of dense vegetated buffers to David Low Way and surrounding the Palmer Coolum Resort; and (j) provides for the maintenance and enhancement of the environmental and landscape values of the area including, but not limited to, the Yaroomba Parabolic Dune, rainforest areas on the Palmer Coolum Resort site, and views to and from Mount Coolum and Point Arkwright.		
<u>Development in Precinct COL LPP-2 (Yaroomba Beachside Area)</u>			
<u>PO17</u>	<u>Development in Precinct COL LPP-2 (Yaroomba Beachside Area) identified on Local Plan Map LPM11 is master planned to ensure that it occurs in a logical, coordinated and integrated manner.</u>	<u>AO17</u>	<u>Development is undertaken in accordance with an approved master plan for the entire precinct that:-</u> (a) <u>details the division of land uses across the precinct;</u> (b) <u>details the location of buildings;</u> (c) <u>details the location of transport and infrastructure networks (including internal movement networks and points of access external to the precinct);</u> (d) <u>details the location of public and communal open space areas, public accessways and site landscapes;</u> (e) <u>otherwise demonstrates achievement of the performance outcomes of this code.</u>
<u>PO18</u>	<u>Development in Precinct COL LPP-2 (Yaroomba Beachside Area) identified on Local Plan Map LPM11</u>	<u>AO18</u>	<u>No acceptable outcome provided.</u>

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Performance Outcomes		Acceptable Outcomes	
	<p><u>provides for:-</u></p> <p><u>(a) a five-star international standard accommodation hotel that includes all facilities normally associated with an accommodation hotel of this standard;</u></p> <p><u>(b) a balanced provision of tourist accommodation uses and permanent residential uses set in discrete nodes separated by greenspace;</u></p> <p><u>(c) retail and commercial uses to be limited to accommodation hotel facilities, health care services, local convenience functions and small scale boutique retail or food and drink outlet uses;</u></p> <p><u>(d) public open space within the precinct comprising:-</u></p> <p><u>(i) a foreshore park at least 3,000m² in area located adjacent to the Dune Esplanade and the northern beach access point/through-block pedestrian/cycle linkage identified on Figure 7.2.8A (Coolum local plan elements); and</u></p> <p><u>(ii) a central park at least 1.2 hectare in area located primarily to the north and east of the existing constructed waterway and connecting to the foreshore park identified in (a) above; and</u></p> <p><u>(e) open space and active transport linkages between the recreational open spaces within the precinct.</u></p>		
PO19	<p><u>Development in Precinct COL LPP-2 (Yaroomba Beachside Area) identified on Local Plan Map LPM11:-</u></p> <p><u>(a) has a built form that reflects the sub-tropical beachfront context of the precinct and epitomises the iconic Sunshine Coast architectural style;</u></p> <p><u>(b) protects the natural vegetated character of the coastal foreshore and foredunes, including the Yaroomba Parabolic Dune;</u></p> <p><u>(c) provides for development and building design which respects the scale and character of surrounding areas and vegetation by stepping down at edges and orientating buildings to minimise impacts on public viewlines to and across the precinct;</u></p> <p><u>(d) provides for the maintenance and enhancement of the</u></p>	AO19	<u>No acceptable outcome provided.</u>

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Performance Outcomes		Acceptable Outcomes	
	<p><u>environmental and landscape values of the area including, but not limited to, the Yaroomba Parabolic Dune and the dune esplanade;</u></p> <p>(e) <u>maintains and enhances the existing constructed waterbody located predominantly on Lot 20 on SP219217; and</u></p> <p>(f) <u>provides for vegetated cross-site linkages connecting the Yaroomba Parabolic Dune, the existing constructed waterbody located predominantly on Lot 20 on SP219217, the dune esplanade area and the existing vegetation buffer area of David Low Way.</u></p>		
PO20	<p>Development is sited and designed in a manner which is consistent with the maintenance of a predominantly natural vegetated aspect in the precinct by achieving the following design outcomes:-</p> <p>(a) <u>a low overall site cover that minimises site disturbance and provides for the predominance of greenspace across the precinct;</u></p> <p>(b) <u>limited horizontal building profiles that minimise the appearance of building bulk and maintain external views across the precinct;</u></p> <p>(c) <u>building orientation that maintains external views across the precinct; and</u></p> <p>(d) <u>building design treatments that feature a high degree of textural variation and harmonise with the surrounding landscape and vegetation.</u></p>	<p>AO20.1</p> <p>Development provides that:</p> <p>(a) <u>the site cover of all buildings and structures across the precinct does not exceed 15%;</u></p> <p>(b) <u>buildings are oriented to present narrow facades to the east and west; and</u></p> <p>(c) <u>building envelopes are designed to limit the extent of required earthworks and vegetation removal.</u></p> <p>AO20.2</p> <p>For buildings up to four storeys in height, all storeys of the building have a plan area that does not exceed 1,800m², with no horizontal facade more than 60 metres in length.</p> <p>AO20.3</p> <p>For buildings greater than four storeys in height:</p> <p>(a) <u>all storeys of the building above the second storey have a plan area that does not exceed 1,000m², with no horizontal facade more than 45 metres in length; and</u></p> <p>(b) <u>all storeys of the building below the third storey have a plan area that does not exceed 2,100m², with no horizontal facade more than 60 metres in length.</u></p> <p>AO20.4</p> <p>All buildings incorporate the following design features:-</p> <p>(a) <u>high levels of articulation in roof and wall planes to limit continuous profile lines and avoidance of contrast between building planes and natural landscape forms;</u></p> <p>(b) <u>building colours which are visually recessive and consistent with the colour tones of the natural environment; and</u></p> <p>(c) <u>use of low-reflective glazing, roofing and cladding materials.</u></p>	
PO21	<p>Development has a scale, density and range of uses that is compatible</p>	AO21.1	<p>The development density for the precinct, excluding short term</p>

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Performance Outcomes		Acceptable Outcomes	
	<p>with:-</p> <p>(a) the prevailing built form in the surrounding local area;</p> <p>(b) the predominance of the natural vegetated aspect of the precinct;</p> <p>(c) the capacity of local infrastructure networks to effectively service the precinct; and</p> <p>(d) the Sunshine Coast activity centre network, by providing for retail business uses and commercial business uses that are limited to health care services, local convenience uses or small scale boutique retail or food and drink outlet uses.</p>	<p>AO21.2</p> <p>AO21.3</p> <p>AO21.4</p>	<p><u>accommodation, does not exceed 1,150 equivalent dwellings.</u></p> <p>The development density for the precinct for the purposes of <i>short term accommodation</i> does not exceed 290 equivalent dwellings.</p> <p>The total floorspace for the precinct for the purposes of <i>health care services</i>, where in the form of a single health care centre forming part of a <i>mixed use development</i>, does not exceed 3,000m² gross floor area.</p> <p>The total floorspace for the precinct for the purposes of <i>retail business uses</i> and <i>commercial business uses</i>, exclusive of floorspace provided for in AO21.3 and the accommodation hotel facilities, does not exceed 3,000m² gross floor area.</p>
PO22	<p>Development provides for buildings and structures that have no more than:-</p> <p>(a) 10 storeys within parts of the precinct nominated as having a building height limit of 38.5m or 32m on the applicable Height of Buildings and Structures Overlay Map;</p> <p>(b) 8 storeys within parts of the precinct nominated as having a building height limit of 26m on the applicable Height of Buildings and Structures Overlay Map;</p> <p>(c) 7 storeys within parts of the precinct nominated as having a building height limit of 23m on the applicable Height of Buildings and Structures Overlay Map;</p> <p>(d) 5 storeys within parts of the precinct nominated as having a building height limit of 17m on the applicable Height of Buildings and Structures Overlay Map;</p> <p>(e) 4 storeys within parts of the precinct nominated as having a building height limit of 14m on the applicable Height of Buildings and Structures Overlay Map; and</p> <p>(f) 2 storeys elsewhere within the precinct.</p>	AO22	No acceptable outcome provided.
PO23	<p>Development provides for high quality streetscape and landscape design which is highly articulated and epitomises sub-tropical and sustainable design in a manner that:-</p> <p>(a) preserves any existing native vegetation that will screen and buffer proposed buildings;</p> <p>(b) allows for landscapes to be</p>	AO23	Site landscapes are provided in accordance with the approved master plan for the precinct (see AO17).

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Performance Outcomes		Acceptable Outcomes	
	<p><u>provided between buildings and street frontages and between neighbouring buildings; and</u> (c) <u>maintains the visual continuity and pattern of buildings and landscape elements within the internal street network.</u></p>		
PO24	<p><u>Development maintains and enhances the natural vegetated aspect of the precinct by incorporating lush sub-tropical native landscapes across the greenspace of the precinct.</u></p>	AO24	<p><u>A minimum of 25% of the precinct is comprised of deep planted sub-tropical native landscapes.</u></p>
PO25	<p><u>Development is sited and designed to:-</u> (a) <u>provide physical separation to adjacent and nearby buildings and structures that is compatible with the maintenance and enhancement of landscape amenity, local visual amenity and general amenity for users of the precinct and adjacent development;</u> (b) <u>preserve the visual and acoustic amenity and privacy of adjoining and nearby properties and visual amenity of David Low Way through the provision of dense vegetated landscape buffers located inside the boundary of the precinct; and</u> (c) <u>preserve the visual amenity of the road network through the limitation of signage visible from the road and the location, alignment and design of access points.</u></p>	<p>AO25.1</p> <p>AO25.2</p> <p>AO25.3</p> <p>AO25.4</p> <p>AO25.5</p> <p>AO25.6</p>	<p><u>All buildings have a minimum separation distance of 20 metres from:-</u> (a) <u>adjacent buildings;</u> (b) <u>constructed water bodies; and</u> (c) <u>the precinct boundary.</u></p> <p><u>All buildings have a minimum setback of 10 metres from internal public roads (not including service roads).</u></p> <p><u>All buildings provide for screening vegetation a minimum of 20 metres in width around the building, which is comprised of either existing or planted vegetation.</u></p> <p><u>Development provides for dense vegetated landscape buffers, free of built form, roads, services or earthworks, comprising dense canopy and understorey planting to screen views into the precinct at ground level in the following locations adjacent to the precinct boundary where this boundary:-</u> (a) <u>has a frontage to David Low Way, provided at a minimum width of 25 metres;</u> (b) <u>faces southwards and is adjacent to areas of low density residential development, provided at a minimum width of 20 metres;</u> (c) <u>faces westwards and northwards to the community facilities site (Lot 902 on SP269561) to the north-west of the precinct, provided at a minimum width of 20 metres; and</u> (d) <u>adjoins the resort facilities site (Lot 19 on SP238214), provided at a minimum width of 20 metres and ensuring that vegetated buffers are provided in a manner that maintains vehicle access to this site.</u></p> <p><u>Signage that is visible from David Low Way is limited to discrete low profile signage elements at the access points to the precinct.</u></p> <p><u>The design of access points minimises impacts on visual amenity through the incorporation of dense screen planting</u></p>

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Performance Outcomes		Acceptable Outcomes	
PO26	<p>Development provides for the maintenance and enhancement of safe and convenient public access to the beach and foreshore in a manner that maintains the pre-existing natural foredune and minimises the removal of dune vegetation, including for the following through block pedestrian/cycle linkages identified on Figure 7.2.8A (Coolum local plan elements):-</p> <p>(a) from David Low Way via the community facilities site (Lot 902 on SP269561) to the beach, utilising the existing access located adjacent to the southern boundary of Lot 19 on SP238214, at a minimum path width of 2.5m with appropriate landscaping buffers and exclusive of other infrastructure;</p> <p>(b) from the primary David Low Way access point to the precinct through to the beach via the northern beach access; and</p> <p>(c) from David Low Way through to the beach via the southern beach access.</p>	AO26	<p><u>and the orientation of access points to avoid direct views into the precinct.</u> <u>No acceptable outcome provided.</u></p>
PO27	<p>Development provides for the following access and car parking arrangements:-</p> <p>(a) a new access point to David Low Way located approximately midway along the <u>frontage</u> of the precinct;</p> <p>(b) internal public roads that provide access for development within the precinct and that provide a connection to the internal road network to the south of the precinct for emergency access; and</p> <p>(c) readily accessible and convenient public car parking within the precinct for the purposes of facilitating public access, at a rate of provision consistent with the relevant modelled public parking demand.</p>	AO27	<p><u>No acceptable outcome provided.</u></p>
PO28	<p>Car parking minimises impact on the appearance of buildings at ground level and above by being located:</p> <p>(a) in basement/sub-basement structures; or</p> <p>(b) outside of building envelopes.</p>	AO28	<p><u>No acceptable outcome provided.</u></p>
PO29	<p>Effective measures are implemented during the construction and operation of development adjacent to the Yaroomba Parabolic Dune or dune esplanade area, to protect fauna that is sensitive to disturbance from noise, vibration, dust or light.</p>	AO29.1	<p><u>Any noise, vibration or dust generated during the construction and operational phases of development is managed to ensure it does not have an adverse impact on fauna within the Yaroomba Parabolic Dune or dune esplanade area.</u></p>

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Performance Outcomes		Acceptable Outcomes	
		AO29.2	<p>Lighting associated with development:-</p> <p>(a) does not contribute to an unacceptable level of illuminance (greater than 1 lux) for light-sensitive species within or at the boundary of the Yaroomba Parabolic Dune or dune esplanade area; and</p> <p>(b) does not contribute to an unacceptable level of illuminance on landward horizons along the beach and foreshore which is a known sea turtle nesting location.</p>
PO30	<p>Development provides for an infrastructure and staging arrangement which ensures:-</p> <p>(a) the provision of the accommodation hotel component as the first development stage;</p> <p>(b) appropriate infrastructure is provided to service the development having regard to its impact on existing infrastructure networks and bring forward considerations; and</p> <p>(c) comparable facilities and access arrangements are provided and maintained for residents that reflect a level of integration and facilities provision commensurate with, and for those residents identified in, the pre-existing development approval MCU05/0245 and CCC09/0021.</p>	AO30	<p>Development is in accordance with an infrastructure agreement between the developer and Council which provides for:-</p> <p>(a) the establishment of the first stage of a five-star international standard accommodation hotel resort by 30 December 2020;</p> <p>(b) the establishment of, and guarantee of access to, comparable 'beach club' facilities to those provided for under the terms of the Resort Refurbishment Agreement and master plan for the pre-existing development approval (MCU05/0245 and CCC09/0021) such that those persons who have a reasonable expectation of the provision of those facilities are not unreasonably adversely affected as a consequence of the development;</p> <p>(c) the establishment of, and guarantee of access to, comparable dedicated rights of way for buggies, pedestrians and cyclists as provided for under the master plan for the pre-existing development approval (MCU05/0245 and CCC09/0021) such that those persons who have a reasonable expectation of the provision of those facilities are not unreasonably adversely affected as a consequence of the development; and</p> <p>(d) the necessary infrastructure to service the development including, but not limited to, the following:-</p> <p>(i) road and public transport infrastructure;</p> <p>(ii) water and sewerage infrastructure;</p> <p>(iii) stormwater management infrastructure;</p> <p>(iv) open space and recreation trails infrastructure;</p> <p>(v) pedestrian and bicycle path infrastructure; and</p> <p>(vi) community facilities infrastructure.</p>

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Performance Outcomes		Acceptable Outcomes	
Development in the High Impact Industry Zone			
PO17PO31	Development adjacent to the Noosa National Park or other <i>ecologically important areas</i> provides a vegetated open space <i>buffer</i> to ensure that the construction and operational activities of industry avoids impact on the sustainability of vegetation communities and maintains visual amenity.	AO17AO31	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out <i>buffer</i> distances and other requirements for development adjacent to conservation areas and other <i>ecologically important areas</i> .
PO18PO32	Development provides for a dense vegetated <i>buffer</i> strip to be maintained along the Yandina-Coolum Road and Sunshine Motorway to effectively screen industrial development from the road.	AO18AO32	No acceptable outcome provided.
PO19PO33	Development provides for access arrangements to industrial land which:- (a) avoid additional vehicle access from Yandina-Coolum Road; and (b) are rationalised with existing vehicular access arrangements, where possible.	AO19AO33	No acceptable outcome provided.
Coolum Beach Holiday Park			
PO20PO34	Development provides for the existing tourist park <i>site</i> at Coolum Beach to be retained or redeveloped as a <i>tourist park</i> .	AO20AO34	No acceptable outcome provided.
Development in the Rural Zone (Barns Lane)			
PO21PO35	Development in the Rural zone, located between Barns Lane and the Sunshine Motorway, consists of rural land uses that maintain and enhance the rural and natural landscape character providing an attractive non-urban gateway entrance into Coolum.	AO21AO35	No acceptable outcome provided.

Table 7.2.8.4.2 Coolum local plan supplementary table of consistent uses and potentially consistent uses in the Tourist accommodation zone

Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in **Part 6 (Zones)** for the precincts specified.

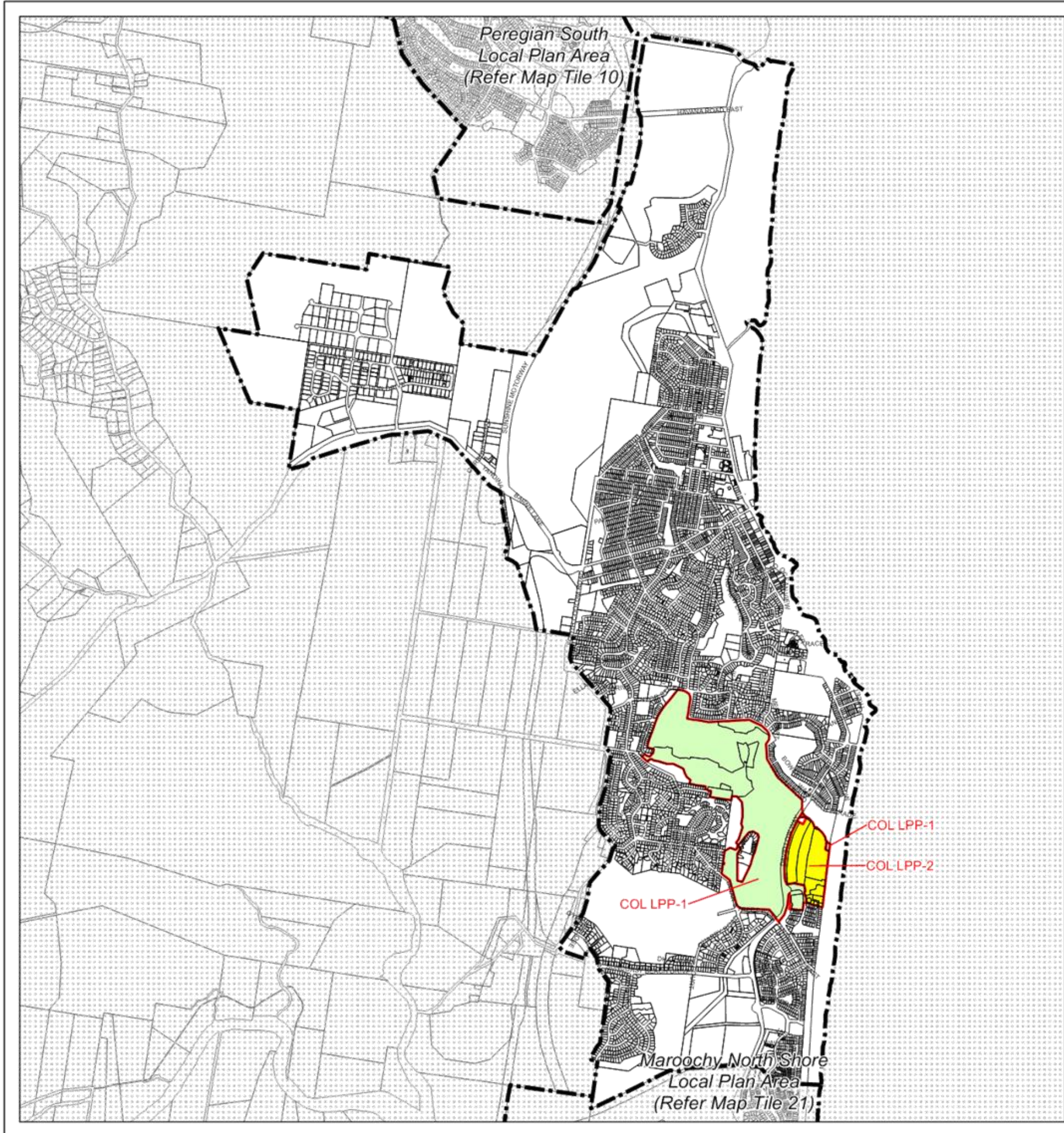
Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Tourist Accommodation Zone (Precinct COL LPP-2 – Yaroomba Beachside Area)	
Residential activities	
(a) <u>Caretaker's accommodation</u> (b) <u>Community residence</u> (c) <u>Dual occupancy</u> (d) <u>Dwelling house</u> (e) <u>Dwelling unit</u> (f) <u>Multiple dwelling</u> (g) <u>Resort complex</u> (h) <u>Residential care facility</u> (i) <u>Retirement facility</u> (j) <u>Short-term accommodation</u>	None
Business activities	
(a) <u>Bar</u> (b) <u>Food and drink outlet (where not incorporating a drive through facility)</u> (c) <u>Function facility</u> (d) <u>Health care services</u> (e) <u>Home based business (where other than a high impact home based business activity)</u> (f) <u>Hotel</u> (g) <u>Market</u> (h) <u>Office (where for a bank or real estate agent)</u> (i) <u>Sales office</u> (j) <u>Shop (where not exceeding a gross leasable floor area of 300m²)</u> (k) <u>Shopping centre (where any shop tenancy does not exceed a gross leasable floor area of 300m²)</u>	(a) <u>Shop (other than as specified in column 1 and not incorporating a department store or discount department store)</u> (b) <u>Shopping centre (other than as specified in column 1 and not incorporating a department store or discount department store)</u>
Industry activities	
Service industry	None
Community activities	
(a) <u>Community use</u> (b) <u>Emergency services</u>	None
Sport and recreation activities	
(a) <u>Club (where for a surf life saving club)</u> (b) <u>Indoor sport and recreation</u> (c) <u>Park</u>	None
Other activities	
Utility installation (where a local utility)	None

Figure 7.2.8A Coolum local plan elements

<Figure to be inserted>

Part 7

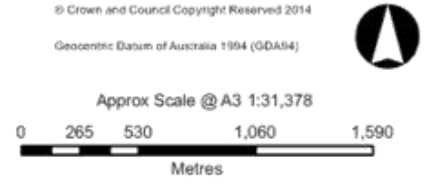
Sunshine Coast COUNCIL Sunshine Coast Planning Scheme 2014
Coolum Local Plan Area



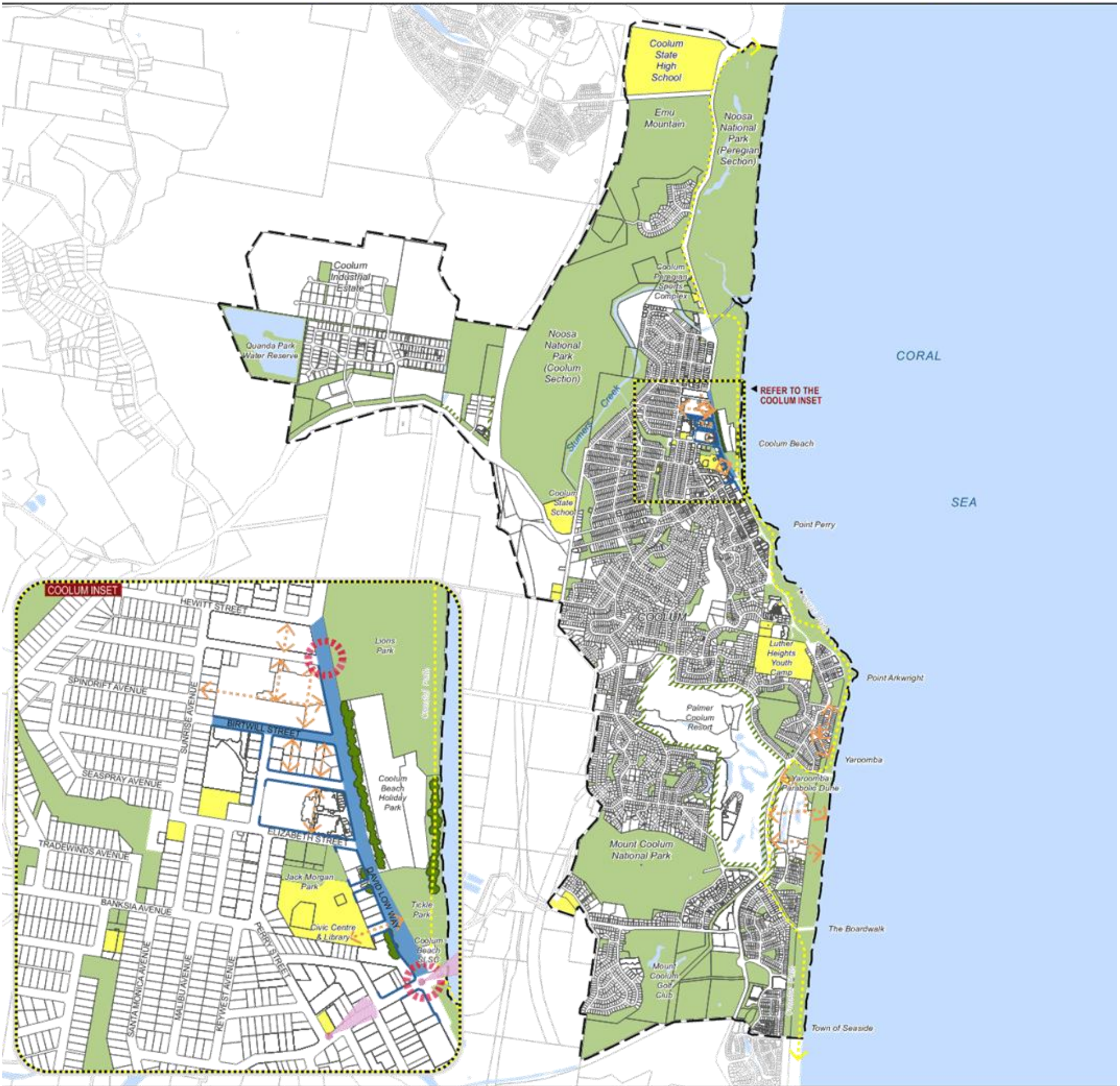
Coolum Local Plan Precincts
 COL LPP-1, Palmer Coolum Resort and The Coolum Residences
 COL LPP-2, Yaroomba Beachside Area

Other Elements
 Local Plan Area Boundary
 DCDB 12 August 2014 © State Government

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Sunshine Coast COUNCIL
 Sunshine Coast Planning Scheme 2014
 Coolum Local Plan Area



LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Character Vegetation
- Landscape Buffer
- Gateway/Entry Point
- Mountain or Hill
- Headland
- Significant View
- Through Block Pedestrian/Cycle Linkage
- Coastal Path^{Note 4}



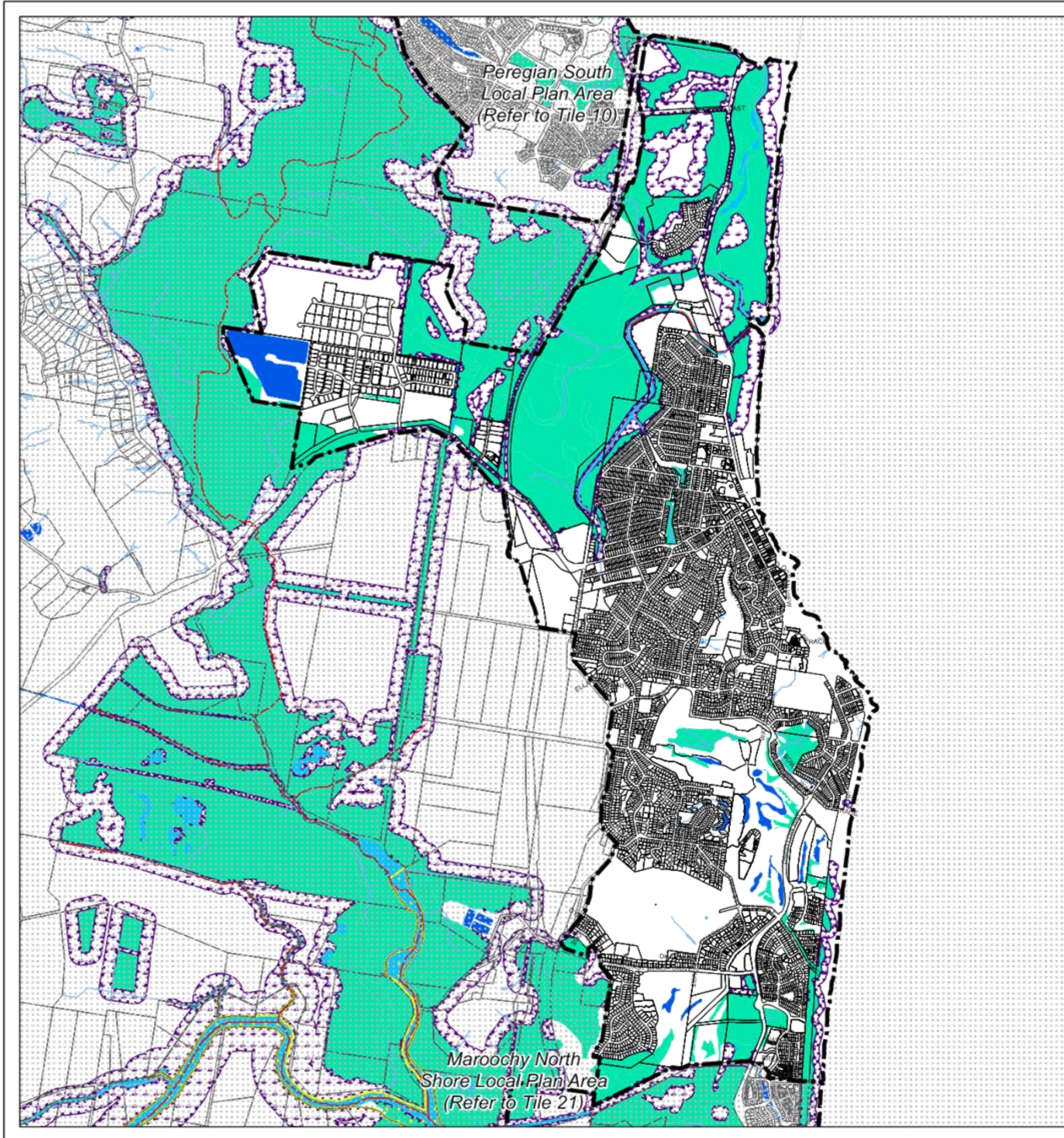
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Note 1: For contextual purposes only.
 Note 4: Indicative alignment, subject to further investigation in some areas.

Figure 7.2.8A (Coolum Local Plan Elements)



Biodiversity, Waterways and Wetlands Overlay Map (ii)

- Land Subject to Biodiversity, Waterways and Wetlands Overlay**
- Waterways**
 - Stream Order 1 - 2
 - Stream Order 3 - 4
 - Stream Order 5 and above
 - Waterbodies**
 - Natural Waterbodies
 - Constructed Waterbodies
 - Wetlands**
 - Wetlands
 - Ramsar Wetlands (indicative cadastral extent)
 - Declared Fish Habitat Areas**
 - Declared Fish Habitat Area (indicative cadastral extent)
 - Riparian Areas**
 - Riparian Protection Area
- Other Elements**
- Local Plan Area Boundary
 - Declared Master Planned Area (see Part 10 - Other Plans)
 - Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
 - Priority Development Area (subject to the *Economic Development Act 2012*)
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Note - Areas not identified by the Biodiversity, Waterways and Wetlands Overlay Maps may also contain Ecologically Important Areas, rare or threatened flora and fauna species or their supporting habitat. Development occurring in such areas will also be assessable against the Biodiversity, Waterways and Wetlands Overlay Code.

Note - Overlays provide a trigger for consideration of an overlay issue to be verified by further on-site investigations.

Note - In certain circumstances pre-existing development approvals may override the operation of an overlay.

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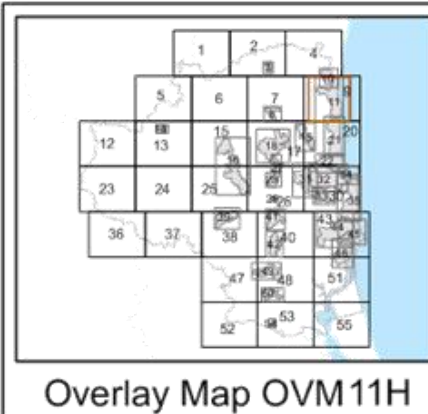
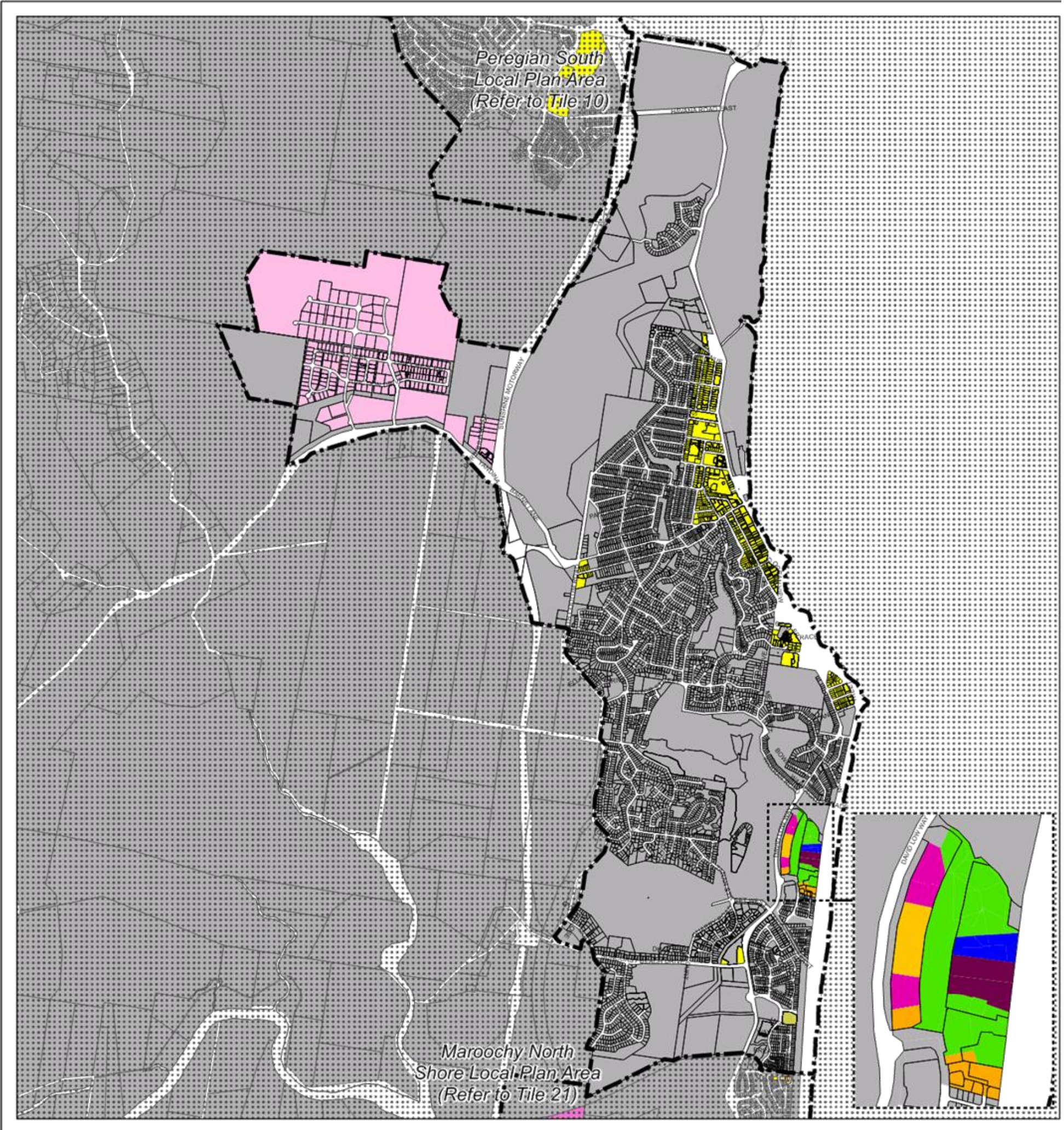
Approx Scale @ A3 1:31,586

0 220 440 880 1,320
 Metres

Overlay Map OVM 11C(ii)



Sunshine Coast Planning Scheme 2014 Coolum Local Plan Area



Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures	
8.5 metres	20 metres
10 metres	21 metres
11 metres	23 metres
12 metres	25 metres
13 metres	26 metres
14 metres	30 metres
15 metres	32 metres
16 metres	37.5 metres
17 metres	38.5 metres
18 metres	45 metres

- Other Elements**
- Local Plan Area Boundary
 - Declared Master Planned Area (see Part 10 - Other Plans)
 - Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
 - Priority Development Area (subject to the Economic Development Act 2012)
 - DCDB 12 August 2014 © State Government
- Note - The Height of Buildings and Structures Overlay Maps show the maximum height limit for development on a particular site. A lower height limit may be required in a Local Plan Code or Use Code for certain parts of the site e.g. buildings may be required to be stepped, or observe lower height limits along site frontages.
- Note - In certain circumstances pre-existing development approvals may override the operation of an overlay.

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Approx Scale @ A3 1:31,624

