



7.1 Preliminary

- (1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
- (2) Local plans are mapped and included in [Zone Maps](#) contained within Schedule 2 (Mapping).
- (3) Assessment benchmarks for local plans are contained in a local plan code.
- (4) Each local plan code identifies the following:
 - (a) the application of the local plan code
 - (b) the purpose of the local plan code
 - (c) the overall outcomes of the local plan code
 - (d) the performance outcomes that achieve the overall outcomes and the purpose of the local plan code
 - (e) the acceptable outcomes that achieve the performance and overall outcomes and the local plan code.

Editor's Note— *The Local Plans do not change the type of assessment for development in a zone.*



7.2 Local Plan Codes

The following are the local plans codes for the planning scheme:

- (a) [Hinterland Villages](#)
- (b) [Cooroy](#)
- (c) [Tewantin](#)
- (d) [Noosaville](#)
- (e) [Noosa Heads](#)
- (f) [Coastal Communities](#)



7.2.1 Hinterland Villages Local Plan Code

7.2.1.1 Application

This code applies to assessable development-

- (a) Within the Hinterland Villages local plan area as shown on [Map ZM-6 - Kin Kin Village](#), [Map ZM-7 - Boreen Point Village](#), [Map ZM-8 - Cooran Village](#), and [Map ZM-9 - Pomona Village](#) contained within Schedule 2 (Mapping); and
- (b) Identified as requiring assessment against the Hinterland Villages local plan code by the tables of assessment in [Part 5 \(Tables of Assessment\)](#).

7.2.1.2 Purpose and Overall Outcomes

Hinterland Villages

1. The purpose of the Hinterland Villages local plan code is to provide locally relevant planning provisions for the assessment of development within the Hinterland Villages local plan area.
2. The following overall outcomes apply to the Hinterland Villages local plan code are:
 - (a) The Hinterland Villages of Pomona, Cooran, Kin Kin and Boreen Point are vibrant rural or lakeside villages, each with a unique character and identity reflecting their location and heritage.
 - (b) Development within each village is consistent with the identified character and of that particular community.
 - (c) Development is contained within the urban boundaries for Pomona, Cooran, Kin Kin and Boreen Point to protect their identity and character, prevent further fragmentation of rural land and provide efficient provision of infrastructure and services.
 - (d) Development is sited and designed to protect ecologically important areas and retain landscape and built form elements, including significant views and vistas that contribute to the setting, character, identity, sense of place and connections to the past. Valued elements include:
 - (i) Lake Cootharaba, including its foreshore water access and views across the lake to Noosa North Shore;
 - (ii) Open space and landscape values of parkland such as Stan Topper Park, Cooroora Creek Park, Chris Kenny Park and Borg Park;
 - (iii) Views to Mt Cooroora, Mt Cooran, Mt Pinbarren and ranges of Woondum National Park;
 - (iv) Early twentieth century architecture; and
 - (v) Heritage associations of the North Coast Rail Line.
 - (e) Development retains and enhances:
 - (i) the small scale rural or lakeside character and built form elements;
 - (ii) the inherent agricultural, cultural, heritage and natural environmental values; and
 - (iii) surrounding landscapes and scenic amenity.
 - (f) Development maintains the rural amenity, lifestyle and level of accessibility enjoyed by residents and visitors of the villages.
 - (g) Development is consistent with the traditional built form of low rise and low density buildings comprising timber and tin, raised on stumps with suspended floors, with significant space for landscaping.
 - (h) Retail and commercial business uses provide for the immediate needs of local residents and visitors and, in conjunction with home-based and industrial business enterprises, provide employment consistent with the scale, character and identity of the village.
 - (i) Well designed, locally appropriate accommodation and other tourist attractions are compatible with and enhance the landscape character, heritage and environmental values of the community and maintain the peaceful, small town heritage, rural produce and outdoor recreation.
 - (j) Development retains strong historical connections to the respective community by:
 - (i) limiting the extent of demolition and adaptively reusing early to mid-twentieth century buildings;
 - (ii) complementing heritage character through the use of traditional building forms and materials, such as timber and tin, that do not overwhelm the existing fabric of buildings on site, adjoining sites, or within the streetscape; and
 - (iii) appropriate design elements including vertical and horizontal articulation and suspended floor construction, responding to the landform and in keeping with the Queensland vernacular.

- (k) Development is supported by an open space network to meet the outdoor recreation needs of the local community and facilitate safe and convenient pedestrian and cycle connections within each village.
- (l) Development is designed and sited to protect people and property from the impacts of flooding.

Pomona

(m) For Development in Pomona:

- (i) Pomona remains a small country town with a distinct heritage character and identity.
- (ii) Pomona maintains its role as a local centre offering a range of convenience goods and services to support a growing rural and village community. Some expansion of local business, residential and rural residential areas is provided for.
- (iii) Business uses in Pomona expand in a form and extent that maintains a compact town centre with growth occurring only within the Local centre zone. Residents of Pomona rely on larger centres such as Cooroy and Tewantin to meet higher order needs.
- (iv) Development preserves, and is sympathetic to, buildings that contribute to the character of the village, the landscape setting and the attractive entry points to the village including the scenic amenity of Hill Street and Reserve Street.
- (v) The low scale heritage character and key local architectural elements are retained and enhanced including the Art Deco shopfronts along Memorial Avenue and Federation style influences.
- (vi) Reserve Street, Memorial Avenue and Station Street are enhanced as attractive and pedestrian friendly main streets with active frontages and on-street parking to minimise vehicular driveways interrupting the footpath.
- (vii) Important local landmark and heritage character buildings and places, including the Majestic Theatre, Noosa Museum, the Post Office, the Police Station, the former Noosa Shire Council Chambers, the School of Arts Hall and Pomona Hotel are retained and the scale, orientation and design of adjoining development is sympathetic to the existing arrangement of buildings and landscape setting.
- (viii) Development respects the distinct role of the traditional town centre to the west of the railway line and the complementary role of business and community functions to the east of the railway line, including small scale commercial services and low impact industrial uses.
- (ix) The Low impact industry zone provides a range of lot sizes that cater for low impact industrial uses set within an integrated and visually appealing industrial area with a high level of environmental performance.
- (x) Development supports traditional and emerging rural enterprises, hospitality and tourism enterprises, environmentally sustainable and creative industries.
- (xi) Development enhances the open space network including pedestrian and cyclist access throughout town including between the western and eastern sides of the railway line.

Cooran

(n) For development in Cooran:

- (i) Cooran remains a small rural village with intimate character and identity, primarily servicing the local community, surrounding rural district and visitors to the area.
- (ii) Development preserves and enhances the attractive entry points to the village including the scenic amenity from Queen Street and King Street, and key buildings that contribute to the character of the village.
- (iii) Development is sympathetic to the arrangement of buildings and landscape setting.
- (iv) Important local landmark and heritage character buildings and areas such as the School of Arts hall and Alfredson's Joinery are retained. Development on sites or adjoining these sites is sympathetic to the existing arrangement of buildings and landscape setting and does not overwhelm by scale, orientation and design.
- (v) Development maintains the role of Cooran village as a local centre and provides limited convenience retail and commercial services to cater for the day to day needs of local residents and nearby rural residential areas. Whilst the centre provides for further expansion within the village boundary, Cooran residents will continue to depend on larger centres to fulfil most of their higher order retail services and business needs.
- (vi) Development continues to support traditional and emerging rural enterprises, home-based and small business including creative and environmentally focussed initiatives.
- (vii) Development protects ecologically important areas including significant riparian vegetation adjacent to Six Mile Creek and its tributaries.
- (viii) Development does not result in adverse environmental impacts caused by on-site effluent disposal.

Kin Kin

(o) For development in Kin Kin:

- (i) Kin Kin remains a small rural village with a character and identity befitting its scenic, secluded location amongst the hills.
- (ii) Development preserves and enhances the attractive entry points to the village including both ends of Main Street, the north western aspect where it intersects with Gympie Kin Kin Road and Pomona Kin Kin Road and the south eastern aspect at the point where it meets Sister Tree Creek Road.
- (iii) Important local landmark heritage and character buildings which make a considerable contribution to the identity of the village, including the Country Life Hotel and the School of Arts hall, amongst others, are retained and new development is sympathetic to the arrangement of buildings and landscape setting so as not to overwhelm established buildings and spaces.
- (iv) Development maintains the role of the Kin Kin village as a small local centre and provides limited convenience retail, commercial and hospitality services for the local community and for visitors. Kin Kin residents will continue to depend on larger centres to fulfil most of their higher order retail services and business needs.
- (v) Development in the Low Density Residential zone maintains high levels of amenity consistent with Kin Kin's rural village character, derived from large allotment sizes with ample space for gardens and outdoor living.
- (vi) Development for visitor accommodation or hospitality uses respect the heritage, natural and core values of the community including Kin Kin's remoteness and strong connection to the environment and farming.
- (vii) Development continues to support traditional and emerging rural enterprises, home-based and small business including food and beverage focussed initiatives and creative industries.
- (viii) Development in the Low Impact Industry zone provides a range of enterprises and employment drawing on the rural heritage, creative and environmental strengths of the community and enhances the visual amenity of the Sister Tree Creek Road streetscape.
- (ix) Development protects ecologically important areas, particularly riparian vegetation adjacent to Kin Kin Creek and its tributaries.
- (x) Development does not result in adverse environmental impacts caused by on-site effluent disposal.

Boreen Point

(p) For development in Boreen Point:

- (i) Boreen Point remains a small, secluded, lakeside village with a casual and leisurely atmosphere focused on water activities which attracts visitors and tourists to the area in holiday periods. As well as being home to a community that appreciates the lifestyle it affords it serves as a popular visitor destination and a gateway to the scenic wilderness of the upper Noosa River.
- (ii) The sense of arrival gained from the western end of Laguna Street is protected with retention of existing vegetation and additional street trees and landscaping used to buffer development and enhance the natural avenue effect.
- (iii) The foreshore character with extensive open spaces and significant views and vistas to and across Lake Cootharaba, is preserved as is the native vegetation along the foreshore, particularly Melaleucas and Eucalypts which shade the area.
- (iv) Development maintains the historical small lot pattern on the peninsula that take advantage of views across Lake Cootharaba and the corresponding small dwellings that sit lightly on the lot using suspended floors or step down slopes, with space between buildings for trees and outdoor living.
- (v) Development maintains the area further to the west, between Hector Street and Lake Flat Road, for larger lots to serve as a transition from the open rural landscape to the village.
- (vi) Development respects the mix of traditional and contemporary small scale, sub-tropical building design and responds to the specific site conditions, informal streetscaping and low levels of infrastructure and services.
- (vii) Important local landmark buildings that contribute to the character and identity of the village including the Apollonian Hotel and original guesthouse are retained within their setting, not overwhelmed by the proximity, scale, orientation or design of adjoining development.
- (viii) Boreen Point has a low level of commercialisation and development maintains its local centre role servicing the immediate convenience needs of residents and visitors. Higher order needs are met by larger centres including Tewantin and Pomona.
- (ix) The water quality of Lake Cootharaba and the environment in general is protected from adverse effects of on-site effluent disposal as a result of development.

7.2.1.3 Assessment Criteria

Development in Hinterland Villages Local Plan Area generally (All Zones) Table 7.2.1.3 -

Assessment Criteria - Hinterland Villages (part)

Performance outcomes	Acceptable outcomes
Development in Hinterland Villages Local Plan Area generally (All Zones)	
<p>PO1 Development enhances the ability of the Hinterland Villages to function as small sustainable communities of permanent residents with a limited range of business, community and employment services that support the villages and broader rural areas, including visitors.</p>	No acceptable outcome provided
<p>PO2 Development contributes to the lifestyle and amenity of residents of the Hinterland Villages and their surroundings.</p>	No acceptable outcome provided
<p>PO3 Development contributes to the establishment and reinforcement of attractive streetscapes and gateways to enhance the sense of arrival and the distinctive character of the hinterland villages.</p>	<p>AO3.1 Pomona Development adjacent to a gateway or special place or on land identified as a key corner including where identified on Figure 7.2.1.4 (Pomona Framework and Character Plan)</p> <p>(a) incorporates architectural and landscape treatments which emphasise the corner location as shown in figure AP3-10A and figure AP3-10B; and</p> <p>(b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>AO3.2 Development adjacent to a primary streetscape treatment area including where identified on Figure 7.2.1.4 (Pomona Framework and Character Plan) provides streetscape improvements which are appropriate to the location, setting and context of the development and complement existing or proposed streetscape works in the local area.</p> <p>AO3.3 Development on Key Development Sites identified on Figure 7.2.1.4 (Pomona Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p> <p><i>Editor's Note— For further guidance and context in interpreting the Framework and Character Plans please refer to PSP7 - Framework and Character Plans.</i></p> <p>AO3.4 Boreen Point Development with frontage to Laguna Street, Boreen Parade and Urunga Parade, Boreen Point incorporates landscaping with native tree species in the front 6 metres of the property and street tree planting.</p> <p>AO3.5 Kin Kin Development with frontage to Main Street or Sister Tree Creek Road, Kin Kin incorporates on-site landscaping, street tree planting or other streetscape treatments that enhance the existing</p>



Performance outcomes	Acceptable outcomes
	<p>rural village character.</p> <p>AO3.6 Cooran Development on sites fronting King Street Cooran, west of the railway line and east of Henry Street incorporates on-site landscaping, street tree planting or other streetscape treatments that add visual interest and enhance the existing rural village character.</p>
<p>PO4 The visual amenity surrounding the major road network is protected and enhanced.</p>	<p>AO4 Development adjacent to:</p> <ul style="list-style-type: none"> (a) Main Street and Sister Tree Creek Road, Kin Kin; (b) Factory Street, Hill Street, Reserve Street and Station Street Pomona; (c) King Street and Queen Street Cooran; or (d) Laguna Street, Boreen Parade and Woongar Street at Boreen Point— <p>incorporates landscaping that complements the natural species occurring in the local area, protects existing vegetation within the road reserve and incorporates design elements that add visual interest to the streetscape.</p>
<p>PO5 Development retains and enhances heritage and landscape elements including historical landmarks, existing character trees and areas of significant vegetation contributing to the setting and character of the local plan area.</p>	<p>AO5.1 Development retains landmarks, memorials and monuments, including but not necessarily limited to those identified on the Heritage and Character Areas Overlay Maps in Schedule 2.</p> <p>AO5.2 Development retains and enhances existing mature trees and character vegetation contributing to the vegetated backdrop and streetscape character of the local plan area including:</p> <ul style="list-style-type: none"> (a) mature trees, particularly adjacent to major roads and entry roads in each village; (b) riparian vegetation adjacent to creeks and tributaries within or adjoining each village; and (c) other character vegetation and landscaping where identified on Figure 7.2.1.4 (Pomona Framework and Character Plan).
<p>PO6 Development retains and enhances key landscape elements including significant views to mountains, Lake Cootharaba and the rural and open space settings around the villages.</p>	<p>AO6.1 Development enhances and does not intrude upon important sightlines to:</p> <ul style="list-style-type: none"> (a) Lake Cootharaba, its foreshore and views across it to Noosa North Shore; (b) Six Mile Creek and Kin Kin Creek; and (c) Mt Cooroora, Mt Cooran and Mt Pinbarren. <p>AO6.2 Pomona Buildings and structures do not significantly interrupt or encroach upon key contextual views including where identified on Figure 7.2.1.4 (Pomona Framework and Character Plan) and shown in Figure 7.2.1.6.</p>

Built Form and Streetscape Table 7.2.1.3 - Assessment Criteria - Hinterland Villages (part)

Performance outcomes	Acceptable outcomes
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Performance outcomes	Acceptable outcomes
Built Form and Streetscape	
<p>PO7 Buildings, structures and landscaping are consistent with and reflective of the traditional character of the Hinterland Villages in terms of form, composition and use of materials.</p>	<p>AO7.1 Development retains or re-uses buildings that have cultural heritage or townscape significance, including where subject to the Heritage and Character Overlay Maps in Schedule 2 or identified as a heritage site or character area on Figure 7.2.1.4 (Pomona Framework and Character Plan).</p> <p><i>Editor's Note— The Heritage Overlay code sets out requirements for development on heritage places and in character areas.</i></p> <p>AO7.2 Development is compatible with existing buildings including Federation and Art Deco styles, without mimicking such styles.</p> <p>AO7.3 Roof forms use simple, traditional Queensland style roof designs, including gable, hip, pitched, hip and valley or multiple gable roof forms with a roof pitch of no less than five degrees. Refer to Figure AP3-6B for examples.</p> <p>AO7.4 For residential buildings, roof form is visible from the street and not concealed behind parapets.</p> <p>AO7.5 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) reflect the traditional Queensland vernacular; (b) suit the local subtropical climate; (c) incorporate lightweight materials such as timber; (d) be elevated above the ground on sloping or low-lying lots; (e) incorporate verandahs, open balconies with transparent or open balustrades or shaded patios for outdoor living; and (f) allow for landscaping integrated with the buildings on site. <p><i>Editor's note—Refer to Figure AP3-6B for examples of traditional Queensland vernacular design.</i></p> <p>AO7.6 Boundary setbacks provide space for trees between buildings.</p>

Centres and Services Table 7.2.1.3 - Assessment Criteria - Hinterland Villages (part)

Performance outcomes	Acceptable outcomes
Centres and Services	
<p>PO8 Villages function as local centres consistent with the Noosa Shire Centres Hierarchy, providing local services and facilities for the village and surrounding rural communities.</p>	No acceptable outcome provided
<p>PO9 Pomona Local centre maintains a small supermarket that supports a broader community including other hinterland villages with higher order business and community needs facilitated in larger centres such as the District centres of Cooroy and</p>	No acceptable outcome provided



Performance outcomes	Acceptable outcomes
Tewantin.	
<p>PO10 The primary retail and commercial focus of the villages are contained on the traditional pedestrian orientated main streets:</p> <ul style="list-style-type: none"> (a) Reserve Street, southern side of Memorial Avenue and western side of Station Street in Pomona; (b) King Street in Cooran; and (c) Main Street in Kin Kin. 	<p>AO10 Development maintains and enhances the primacy of existing main streets as attractive and pedestrian friendly streets where retail and other centre uses are concentrated.</p>
<p>PO11 Development in the Local Centre zone:</p> <ul style="list-style-type: none"> (a) is sympathetic to the character and identity of the hinterland villages; (b) complements the traditional built form, street pattern and streetscape; (c) addresses the street; (d) creates vibrant and active spaces in the public realm; (e) provides continuous weather protection for pedestrians (including shade); and (f) provides integrated and functional parking and access arrangements that do not dominate the street. 	<p>AO11 Development in the Local Centre zone:</p> <ul style="list-style-type: none"> (a) respects the layout, scale and character of development on adjoining sites. For character design outcomes for future development at Station Street Pomona refer to Figure 7.2.1.5; (b) provides detailing and articulation for horizontal emphasis including awnings, parapet walls or first floor balconies; (c) steps buildings to reflect the natural topographic character of the street, see figure 7.2.1.7 and figure 7.2.1.8 Pomona Streetscape for an examples; (d) incorporates a fine grain shop front appearance extending to roof forms which vary between single tenancies. For an example refer to Figure 7.2.1.7; (e) provides active street frontages, especially where identified as primary active street frontage on Figure 7.2.1.4 (Pomona Framework and Character Plan), that incorporate shopfronts, indoor/outdoor cafes and restaurants and other activities that foster casual social and business interaction for extended periods. For an example refer to Figure AP3-8A. (f) has building openings overlooking the street, with the main entrance visually emphasised in the ground floor facade; and addressing key corners including where indicated on Figure 7.2.1.4 (Pomona Framework and Character Plan) and Figure AP3-7A; (g) provides all weather protection in 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 site frontage adjacent to the kerbside as per Figure 6.4.2.4 and Figure 7.2.1.7; (h) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths that are consistent with the character of its setting including where shown as primary streetscape treatment area on Figure 7.2.1.4 (Pomona Framework and Character Plan); and (i) retains a pedestrian friendly low-speed traffic environment with on-street parking and provides off-street car parking at the rear or to one side of the development.

Access and connectivity Table 7.2.1.3 - Assessment Criteria - Hinterland Villages (part)

Performance outcomes	Acceptable outcomes
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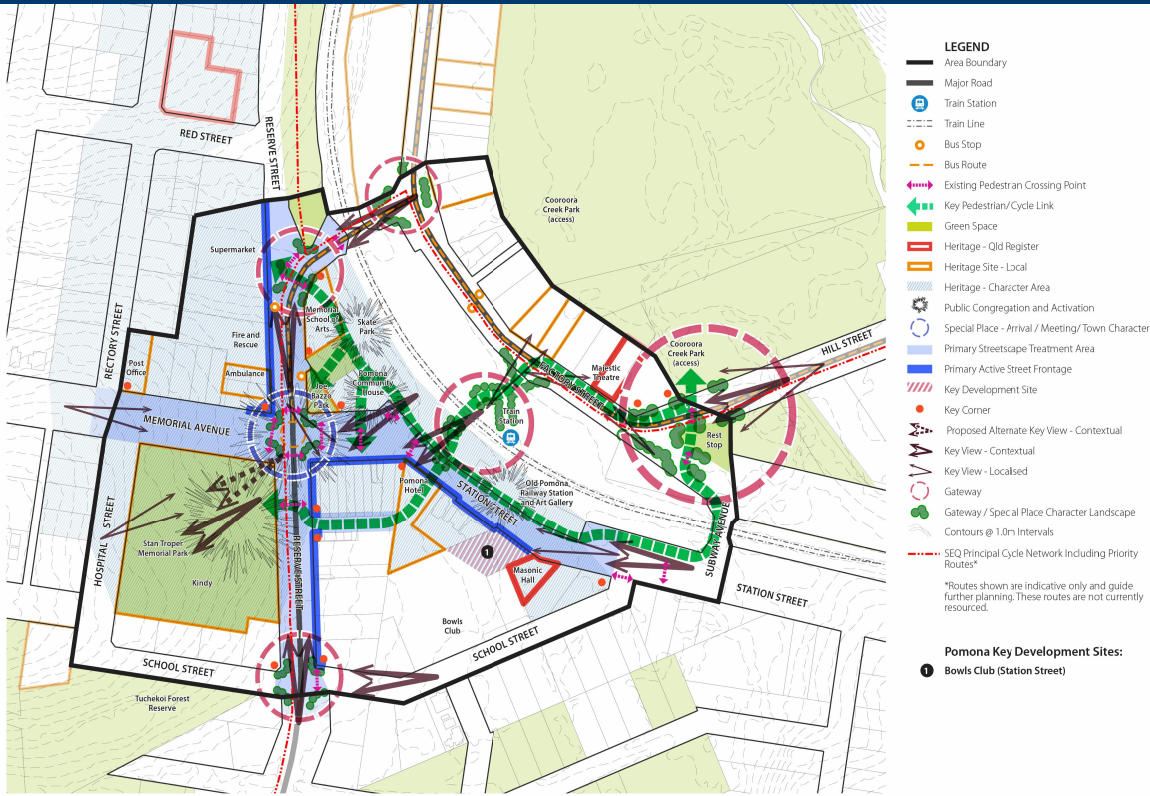
Performance outcomes	Acceptable outcomes
Access and connectivity	
PO12 Development improves local connectivity by providing safe and convenient pedestrian and bicycle pathways to and between key destinations within the villages such as the railway station, community and sports facilities and schools.	No acceptable outcome provided
PO13 Development integrates with and extends the existing street and pathway networks including but not limited to those identified on Figure 7.2.1.4 (Pomona Framework and Character Plan) such that connections to and between key local destinations are provided and reinforced.	AO13 Development on land including or adjoining a key pedestrian/cycle link including where shown on Figure 7.2.1.4 (Pomona Framework and Character Plan) facilitates these connections.

Environment, Natural Resource and Recreation Values Table 7.2.1.3 - Assessment Criteria -

Hinterland Villages (part)

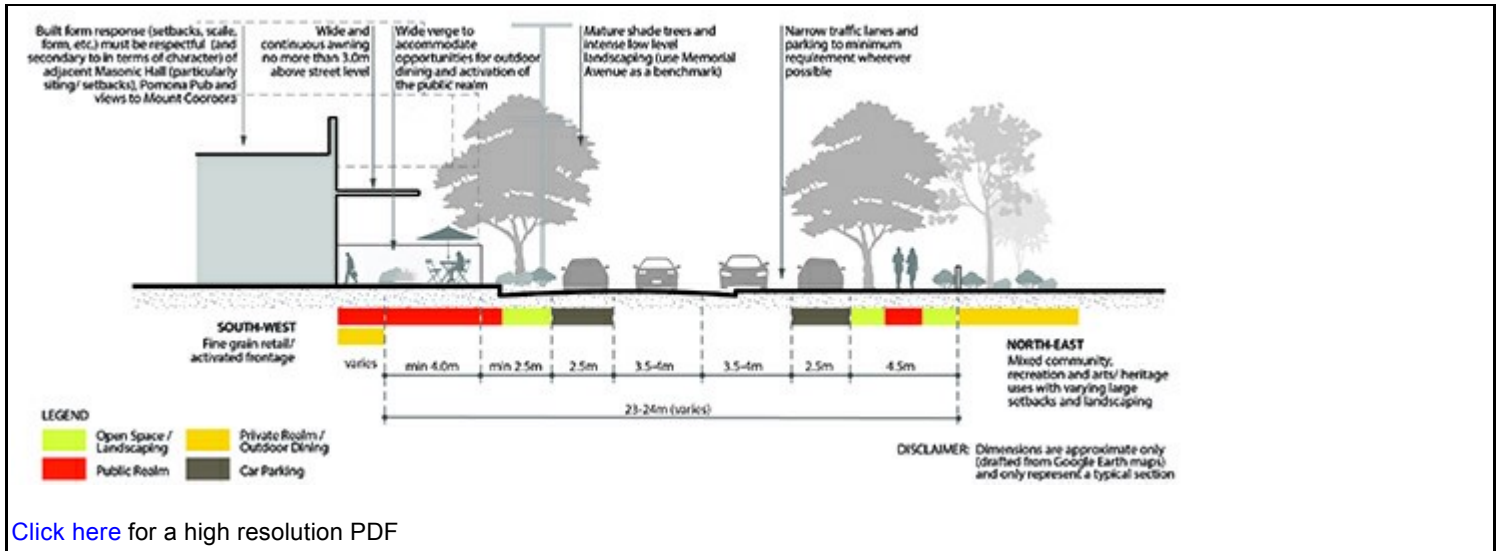
Performance outcomes	Acceptable outcomes
Environment, Natural Resource and Recreation Values	
PO14 Development has no significant adverse effects on biodiversity, natural vegetation, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to— <ul style="list-style-type: none"> (a) changes to natural drainage; (b) disturbance to any of the wetland systems; (c) management of landslide and fire risk; (d) erosion and the transport of sediments off site; (e) managed public access; (f) effluent disposal; and (g) changes to fauna habitat and behaviour. 	AO14 Connecting Habitat Areas as identified on Map SFM-4 - Biodiversity (Strategic Framework Map) are protected from fragmentation and encroachment by development. <i>Editor's Note— Council may request additional information on the proposed method of effluent disposal to ensure the nature of the development is compatible with environmental values. Refer to PSP1 – Preparing a well made application.</i>
PO15 Development maintains and protects an integrated open space network throughout the locality to— <ul style="list-style-type: none"> (a) provide for both passive and active recreational pursuits; (b) provide connectivity for pedestrians, cyclists, and horse riders; (c) provide habitat connectivity for wildlife and fish passage; (d) protect watercourses and drainage lines; (e) protect vegetation on steep slopes; and (f) form a scenic backdrop for residential development. 	AO15 Open space corridors identified as Ecological Linkages and Major Recreation areas on Map SFM-1 - Settlement and Map SFM-4 - Biodiversity (Strategic Framework) are enhanced and protected from fragmentation and encroachment by development.

Figure 7.2.1.4 Pomona Framework & Character Plan



For a HIGH RESOLUTION PDF please use this [LINK](#)

Figure 7.2.1.5 Proposed Station Street Character



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Figure 7.2.1.6 - Contextual View Pomona

Memorial Avenue to Mt Cooroora



From Railway Station to Pomona Hotel



Mt Cooroora from eastern side of railway line



Mt Cooroora from eastern side of railway line



Inside Stan Topper Park to Mt Cooroora



Reserve St looking north



Reserve St looking north



Figure 7.2.1.7 Streetscape Character Pomona - Memorial Avenue

10 fine grain shop fronts in a row (Building proportions (width, height, awning location, window and door openings) are all similar and are built to the street edge (zero setback))

Awnings are low, height difference between buildings in minimal

Doors and opening are recessed from the zero setback line and relate to architectural features

Roof forms and deferent architectural styles create some variety and interest in the street

[Click here](#) to view high resolution image

Figure 7.2.1.8 Streetscape Character Pomona - Station Street

Curved roof form/style detracts from the heritage character set by other built form in the street and throughout the centre

The height of the awning is out of proportion with the adjacent spaces and does not provide appropriate coverage or sense of enclosure for pedestrians

Pedestrian laneway access included in adjoining roof form minimises 'breaks' in street wall

Pedestrian laneway entry should be defined more clearly and connected to the street - links with pedestrian crossing, access from car parking and reinforced by landscape not obscured by it (also no bin storage)

Variety in roof forms creates interest and that relates to small changes in setbacks at ground level (more interest and variety)

Designed to have transparent shop windows (to contribute to activation of the street) however most premises have frosted out the glass - creating an uninteresting and unfriendly street with poor activation

Proportional relationship between individual shop fronts is similar and well articulated (including window and door openings, and awning posts)

Lack of canopy tree planting and landscaping - does not meet the benchmark set for main streets in Pomona, around the corner in Memorial Avenue

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7.2.2 Cooroy Local Plan Code

7.2.2.1 Application

This code applies to assessable development:-

- (a) within the Cooroy local plan area as shown on [Map ZM-10 - Cooroy](#) contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Cooroy local plan code by the tables of assessment in [Part 5 \(Tables of Assessment\)](#).

7.2.2.2 Purpose and overall outcomes

Cooroy

- (1) The purpose of the Cooroy local plan code is to provide locally relevant planning provisions for the assessment of development within the Cooroy local plan area.
- (2) The following overall outcomes apply to the Cooroy local plan area:-
 - (a) Cooroy is a vibrant, energetic country town servicing the Noosa hinterland and its own growing community and provides services and facilities to meet the community needs whilst retaining its character and protecting the natural and heritage values of the area.
 - (b) Development is limited to land within the urban boundary and maintains a defined edge to the town to protect and reinforce the character and identity of Cooroy, provide efficient provision of infrastructure and services, avoid constrained land and protect the landscape character and productivity of surrounding rural and rural residential land.
 - (c) Development is sited and designed to protect ecologically important areas, retain landscape and built form elements, including significant views and vistas to external elements, that contributes to the setting, character and identity of Cooroy as a town with a strong sense of place and associations with the past. Valued elements include:
 - (i) Riparian corridors of Cooroy Creek, Six Mile Creek and its tributaries;
 - (ii) Open space and landscape values of the showgrounds, sports grounds, Apex Park and the golf club;
 - (iii) Views to Mt Cooroy and the Black Mountain Range;
 - (iv) Early twentieth century architecture; and
 - (v) Heritage associations of the North Coast Rail Line.
 - (d) The protection of water quality within Lake Macdonald and waterways that drain to it is a paramount factor in consideration of development within the water supply catchment.
 - (e) Cooroy town centre functions as a district centre providing a wide range of commercial, retail and community activities to serve the needs of the Cooroy community and Noosa hinterland residents and visitors to the area.
 - (f) Cooroy provides local employment in the town centre including small to medium scale retail, commercial and community activities which support surrounding rural enterprises and facilitate artistic, cultural and technology-based business.
 - (g) Future economic growth continues to consolidate retail, business, community and industrial development and diversifies employment opportunities in technology-based businesses, artistic and cultural enterprises, health and wellbeing, and support services to rural enterprises.
 - (h) The western side of Cooroy town centre is maintained as the traditional town centre and the eastern side has a supporting role providing small-scale businesses offering convenience goods and services for residents and visitors.
 - (i) Cooroy town centre remains compact with expansion of retail and commercial functions limited to land included within the District Centre zone.
 - (j) Development maintains and reflects the form and scale of development in Cooroy as a modern country town with low density, low rise buildings that cover a comparatively small area of a site leaving significant areas for landscaping and private open space.
 - (k) Development retains and maintains the country town feel, traditional built form, heritage and streetscape character of the town centre, with Maple and Emerald Streets enhanced as wide, attractive and pedestrian-friendly main streets.
 - (l) Development in the town centre addresses the street, provides active frontages and complements the traditional streetscape by exhibiting a scale proportional to the character of the streetscape of which it forms part.

- (m) Development provides and maintains small, typically narrow tenancies of single or double storey elevations with continuous, intimate weather protected footpaths and limited driveway accesses interrupting pedestrian paths.
- (n) Detached housing is typically characterised by a mix of detached traditional Queenslanders and modern homes with large setbacks and mature landscaping.
- (o) Attached housing locates close to the town centre and within mixed-use buildings increasing housing choice.
- (p) Low to medium density semi-attached housing, such as dual occupancies, are interspersed through residential neighbourhoods where they offer proximity to transport and services.
- (q) Relocatable home parks, residential care and retirement facilities provide housing choice allowing ageing residents to remain within the Noosa Shire hinterland community.
- (r) Well designed development for visitor accommodation and tourist attractions are compatible with the landscape and streetscape character and form and promote and enhances the core values of Cooroy.
- (s) A diverse range of community services including the Lower Mill Place Precinct, library, playgrounds, community hall, schools, medical facilities, sporting and recreational facilities service local residents, the hinterland and beyond.
- (t) Development is supported by a network of open space to meet the needs of the local community, including the facilitation of safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area and particularly across the railway line.
- (u) Outdoor recreation and sporting facilities west of the railway line and active recreation facilities and green space on the eastern side of the railway are retained to meet the needs of is of the community.
- (v) Development maintains the traditional grid pattern where possible.
- (w) In the town centre where on-street parking is available, historic laneways are retained and extended where practicable to allow for vehicular access and parking to the rear of buildings preserving footpaths as places for people rather than driveways.
- (x) Activation of key laneways, including the widening of laneways, is encouraged where pedestrian safety and servicing functions would not be compromised.

7.2.2.3 Assessment Criteria

Development in Cooroy Local Plan Area generally (All Zones) Table 7.2.2.3 Table for Assessment Criteria (part)

Performance outcomes	Acceptable outcomes
Development in Cooroy Local Plan Area generally (All Zones)	
PO1 Development enhances the role of Cooroy as the largest centre in the Noosa Hinterland, providing a wide range of business and employment services, recreation facilities, community services, housing choice and a limited range of visitor services.	No acceptable outcome provided
PO2 Development contributes to the lifestyle and amenity of residents of Cooroy and its surroundings.	No acceptable outcome provided
PO3 Development contributes to the establishment of attractive streetscapes and gateways to enhance the sense of arrival and the character of Cooroy.	AO3.1 Development adjacent to a gateway or special place or on land identified as a key corner on Figure 7.2.2.4 (Cooroy Framework and Character Plan) : <ul style="list-style-type: none"> (a) incorporates architectural and landscape treatments which emphasise the corner location as shown in figure AP3-10A and figure AP3-10B; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades. AO3.2



Performance outcomes	Acceptable outcomes
	<p>Development adjacent to a primary streetscape treatment area identified on Figure 7.2.2.4 (Cooroy Framework and Character Plan) provides streetscape improvements appropriate to the location, setting and context of the development and complements existing or proposed streetscape works in the local area.</p> <p>AO3.3 Development on Key Development Sites identified on Figure 7.2.2.4 (Cooroy Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p> <p><i>Editor's Note— For further guidance and context in interpreting the Framework and Character Plans please refer to PSP7 - Framework and Character Plans.</i></p>
<p>PO4 The visual amenity surrounding the major road network and entry is protected and enhanced.</p>	<p>AO4 Development adjacent to Myall Street, Mary River Road, Elm Street, Cooroy Noosa Road, Tewanin Road and Diamond Street incorporates landscaping that complements the natural species occurring in the local area, protects existing vegetation within the road reserve and incorporates design elements that add visual interest to the streetscape.</p>
<p>PO5 Development retains and enhances key heritage and landscape elements including historical landmarks, existing character trees and areas of significant vegetation contributing to the setting and character of the local plan area.</p>	<p>AO5.1 Development retains landmarks, memorials and monuments including but not necessarily limited to those identified on the Heritage and Character Areas Overlay maps in Schedule 2.</p> <p>AO5.2 Development retains and enhances existing mature trees and character vegetation contributing to the vegetated backdrop and streetscape character of the local plan area including:</p> <ul style="list-style-type: none"> (a) mature trees, particularly along Maple and Emerald Avenue, Mary River Road, Myall Street and Elm Street; (b) riparian vegetation adjacent to the Cooroy Creek and tributaries of Six Mile Creek within the local plan area; and (c) other character vegetation and landscaping where identified on Figure 7.2.2.4. (Cooroy Framework and Character Plan)
<p>PO6 Development retains and enhances key contextual views, to Mt Cooroy, Black Mountain range and other views to the rural and open spaces around Cooroy.</p>	<p>AO6.1 Development enhances and does not intrude upon important sightlines to Mt Cooroy.</p> <p>AO6.2 For Cooroy district centre, buildings and structures do not significantly interrupt or encroach upon key contextual views as identified on Figure 7.2.2.4 (Cooroy Framework and Character Plan) and shown in Figure 7.2.2.6.</p>

Built form and streetscape Table 7.2.2.3 Table for Assessment Criteria (part)

Performance outcomes	Acceptable outcomes
Built form and streetscape	
<p>PO7 Buildings, structures and landscaping are consistent with and reflective of the traditional country town character of Cooroy in</p>	<p>AO7.1 Development retains or reuses buildings that have cultural heritage or townscape significance, including where subject to the</p>



Performance outcomes	Acceptable outcomes
terms of form, proportion, composition and use of materials.	<p>Heritage and Character Overlay (as mapped in Schedule 2) or identified as a heritage site or character area on Figure 7.2.2.4 (Cooroy Framework and Character Plan).</p> <p>Editor's Note— <i>Section 8.2.7 (Heritage and Character Overlay) sets out requirements for development on heritage places and in character areas.</i></p> <p>AO7.2 Development is compatible with existing buildings including Federation and Art Deco styles, without mimicking such styles.</p> <p>AO7.3 Roof forms use traditional Queensland style roof designs, including gable, hip and valley, pitched, or multiple gable roof forms with a roof pitch of no less than five degrees, examples shown in Figure AP3-6B.</p> <p>AO7.4 For residential buildings, roof form is visible from the street and not concealed behind parapets.</p> <p>AO7.5 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) reflect the traditional Queensland vernacular; (b) suit the local subtropical climate; (c) incorporate lightweight materials such as timber; (d) be elevated above the ground on sloping or low-lying lots; (e) incorporate open verandahs, open balconies with transparent or open balustrades or shaded patios for outdoor living; and (f) allow for landscaping integrated with the buildings on site. <p>Editor's note—<i>Refer to Figure AP3-6B for examples of traditional Queensland vernacular design.</i></p> <p>AO7.6 Boundary setbacks provide space for trees between buildings.</p>

Centres and Services Table 7.2.2.3 Table for Assessment Criteria (part)

Performance outcomes	Acceptable outcomes
Centres and Services	
<p>PO8 Cooroy town centre functions as a district centre with a wide range of business and community functions, servicing Cooroy and surrounding hinterland communities.</p>	No acceptable outcome provided
<p>PO9 Maple Street and Emerald Street function as traditional pedestrian orientated main streets and are the primary retail and commercial focus of the town.</p>	<p>AO9 Development maintains the primacy of Maple Street and Emerald Street as attractive and pedestrian-friendly main streets with a concentration of retail and commercial uses.</p>
<p>PO10 Development in the District Centre zone:</p> <p>(a) is sympathetic to the country town character and identity of</p>	<p>AO10 Development in the District Centre zone:</p> <p>(a) respects the layout, scale and character of development on</p>



Performance outcomes	Acceptable outcomes
<p>Cooroy;</p> <p>(b) complements the traditional built form, street pattern and streetscape;</p> <p>(c) is low-set single or double storey with second storeys set back from the property frontage;</p> <p>(d) addresses the street;</p> <p>(e) creates vibrant and active spaces in the public realm;</p> <p>(f) provides continuous weather protection for pedestrians; and</p> <p>(g) provides integrated and functional parking and access arrangements that do not dominate the street.</p>	<p>adjoining sites;</p> <p>(b) provides detailing and articulation for horizontal emphasis including awnings, parapet walls or first floor balconies;</p> <p>(c) steps buildings to reflect the natural topographic character of the street as shown in figure 7.2.2.7 and figure 7.2.2.8;</p> <p>(d) incorporates a fine grain shop front appearance extending to roof forms which are to vary between single tenancies, see figure 7.2.2.7 and figure 7.2.2.8;</p> <p>(e) where identified as primary active street frontage on Figure 7.2.2.4 (Cooroy Framework and Character Plan)-- provides active street frontages that incorporate shopfronts, indoor/outdoor cafes and restaurants and other activities that foster casual social and business interaction for extended periods. Refer to Figure AP3-8A for design outcomes for active streetscapes;</p> <p>(f) has building openings overlooking the street, with the main entrance visually emphasised in the ground floor facade; and addressing key corner sites where indicated on Figure 7.2.2.4 (Cooroy Framework and Character Plan) and Figure AP3-7A</p> <p>(g) provides all-weather protection in the form of continuous awnings and or light verandah structures, supported by timber posts that match the position and distance between of adjoining awnings where that is the dominant character of the street, otherwise cantilevered as per Figure 6.4.2.4, figure 6.4.2.5 and figure 7.2.2.7;</p> <p>(h) incorporates signage mounted above awnings on parapet walls reinforcing the fine grain appearance in the main streets as per figure 7.2.2.7 and figure 7.2.2.8;</p> <p>(i) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths consistent with the character of its setting including where shown as primary streetscape treatment area on Figure 7.2.2.4 (Cooroy Framework and Character Plan);</p> <p>(j) Retains a pedestrian-friendly low-speed traffic environment with on-street parking and provides off-street car parking at the rear or to one side of the development.</p>
<p>PO11 Development for centre activities on the eastern side of the rail line retains a service level role supporting the centre on the western side of the rail line by:</p> <p>(a) providing a range of small-scale destination businesses, local convenience goods and services for nearby residents and visitors; and</p> <p>(b) having a domestic scale and not resulting in reduced amenity for adjoining residential uses.</p>	<p>No acceptable outcome provided</p>

Housing Choice Table 7.2.2.3 Table for Assessment Criteria (part)

Performance outcomes	Acceptable outcomes
Housing Choice	
<p>PO12 Sites currently used or approved for the use of, relocatable home</p>	<p>No acceptable outcome provided</p>



Performance outcomes	Acceptable outcomes
<p>parks, retirement facilities or residential aged care facilities such as Palm Lakes Resort, Cooroy Villages and Kabara continue to provide such residential accommodation into the future.</p>	
<p>PO13 Additional sites suitable for future use as aged care are preserved and protected for aged care.</p>	No acceptable outcome provided
<p>PO14 Development provides for sites within and in close proximity to the District centre zone to contribute to housing diversity by providing small attached dwellings, including single level apartments.</p>	<p>AO14 Residential dwellings within the District centre zone:</p> <ul style="list-style-type: none"> (a) do not exceed 100m²; and (b) form part of a mixed-use building with non-residential uses at ground level.

Visitor Facilities Table 7.2.2.3 Table for Assessment Criteria (part)

Performance outcomes	Acceptable outcomes
Visitor Facilities	
<p>PO15 A variety of visitor accommodation options are provided in the Cooroy local plan area to meet the needs of visitors.</p>	No acceptable outcome provided

Access and connectivity Table 7.2.2.3 Table for Assessment Criteria (part)

Performance outcomes	Acceptable outcomes
Access and connectivity	
<p>PO16 Development is sited and designed such that it does not diminish the ability of laneways to:</p> <ul style="list-style-type: none"> (a) relieve traffic on streets; (b) provide convenient and safe rear access to premises including service vehicles where relevant; (c) provide safe pedestrian linkages; (d) add to the heritage character of Cooroy. 	No acceptable outcome provided
<p>PO17 Development facilitates the widening and upgrading of laneways in the Cooroy Local Plan Area to accommodate anticipated levels of traffic. Where:</p> <ul style="list-style-type: none"> (a) access to development is taken from a laneway, a 2 metre resumption from the laneway frontage is required for widening and the laneway is to be upgraded to the appropriate standard; or (b) development is undertaken on a property with a laneway frontage, and access is not taken, a 2 metre easement is provided for future widening and upgrading purposes. 	No acceptable outcome provided.
<p>PO18 Development improves local connectivity by providing safe and convenient pedestrian and bicycle pathways to and between key destinations such as the town centre, railway station, community and sports facilities and schools.</p>	No acceptable outcome provided.
PO19	AO19



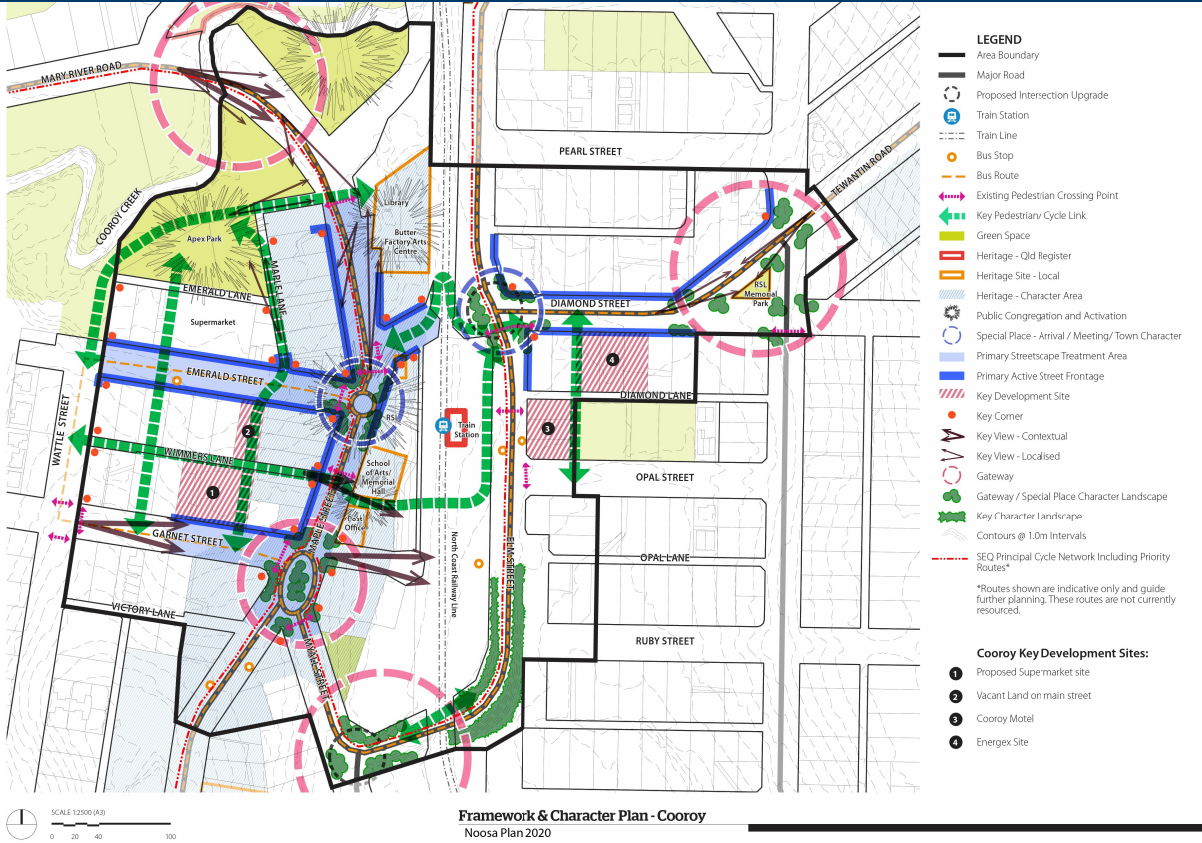
Performance outcomes	Acceptable outcomes
Development integrates with and extends the existing street and pathway networks including but not limited to those identified on Figure 7.2.2.4 (Cooroy Framework and Character Plan) such that connections to and between key local destinations are provided and reinforced.	Development on land including or adjoining a key pedestrian/cycle link shown on Figure 7.2.2.4 (Cooroy Framework and Character Plan) facilitates these connections.

Environment, natural resource and recreation values Table 7.2.2.3 Table for Assessment Criteria (part)

Performance outcomes	Acceptable outcomes
Environment, natural resource and recreation values	
<p>PO20 Development has no significant adverse effects on biodiversity, natural vegetation, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to:</p> <ul style="list-style-type: none"> (a) changes to natural drainage; (b) disturbance to any of the wetland systems; (c) management of landslide and fire risk; (d) erosion and the transport of sediments off-site; (e) unmanaged public access; (f) effluent disposal; and (g) changes to fauna habitat and behaviour. 	<p>AO20 Connecting Habitat Areas as identified on Map SFM-4 - Biodiversity (Strategic Framework Map) are protected from fragmentation and encroachment by development.</p> <p><i>Editor's Note— Council may request additional information on the proposed method of effluent disposal to ensure the nature of the development is compatible with environmental values. Refer to PSP1 – Preparing a well made application.</i></p>
<p>PO21 Development maintains and protects an integrated open space network throughout the locality to—</p> <ul style="list-style-type: none"> (a) provide for both passive and active recreational pursuits; (b) provide connectivity for pedestrians, cyclists, and horse riders; (c) provide habitat connectivity for wildlife and fish passage; (d) protect watercourses and drainage lines; (e) protect vegetation on steep slopes; and (f) form a scenic backdrop for residential development. 	<p>AO21 Open space corridors identified as Ecological Linkages and Major Recreation areas on Map SFM-1 - Settlement and Map SFM-4 - Biodiversity (Strategic Framework) are enhanced and protected from fragmentation and encroachment by development.</p>
<p>PO22 Development does not adversely impact on the Lake Macdonald water supply.</p> <p><i>Editor's Note— Section 8.2.9 (Regional Infrastructure Overlay code) sets out requirements for the provision of the Lake Macdonald Water Supply catchment.</i></p>	No acceptable outcome provided
<p>PO23 The number and location of access points to watercourses is controlled and managed to prevent adverse impacts on water quality in Lake Macdonald.</p>	No acceptable outcome provided

Figure 7.2.2.4 Cooroy Framework & Character Plan

Cooroy Framework & Character Plan



For a HIGH RESOLUTION PDF please use this [LINK](#)

Figure 7.2.2.6 - Contextual views Cooroy

Garnet Street view to Mt Cooroy



Wimmers Lane view to Mt Cooroy



Garnet Street and Maple Street intersection view to Mt Cooroy



Cooroy Creek Bridge view to Mt Cooroy



Figure 7.2.2.7 - Streetscape character

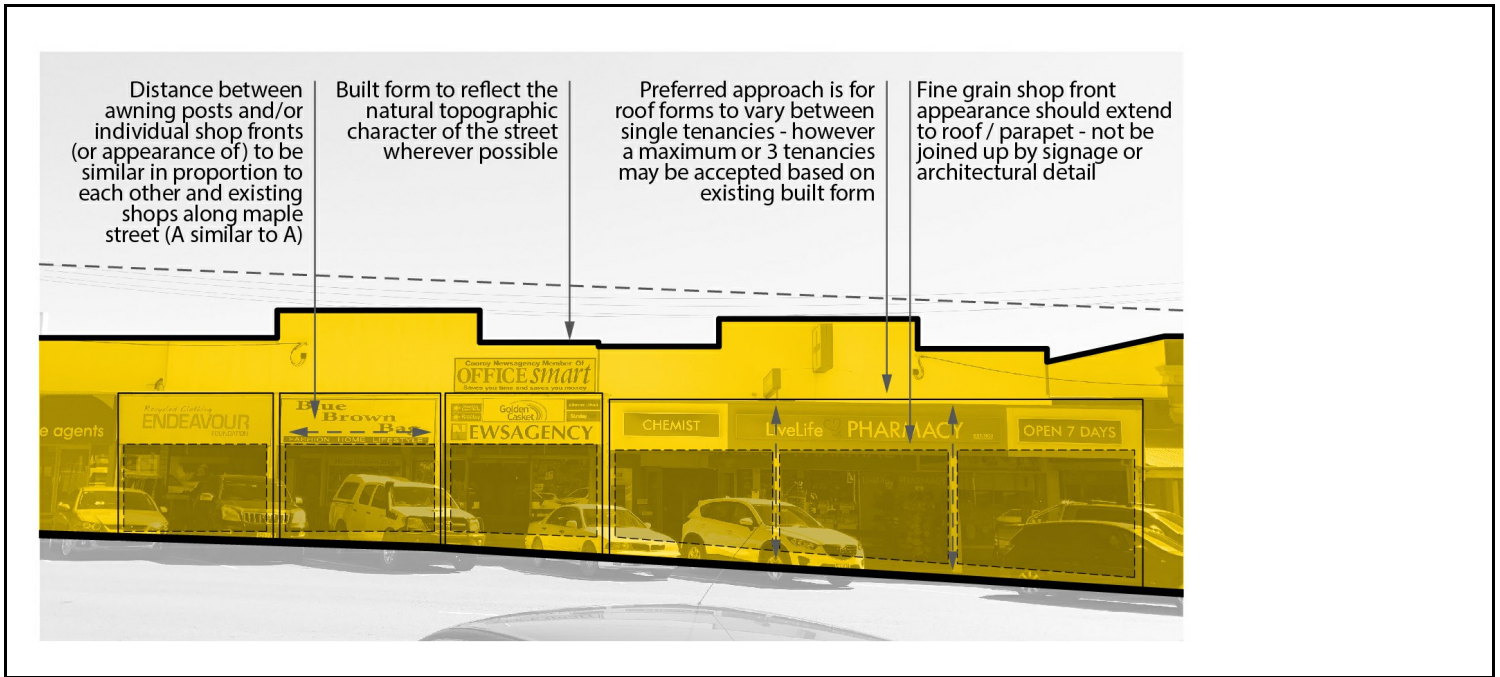
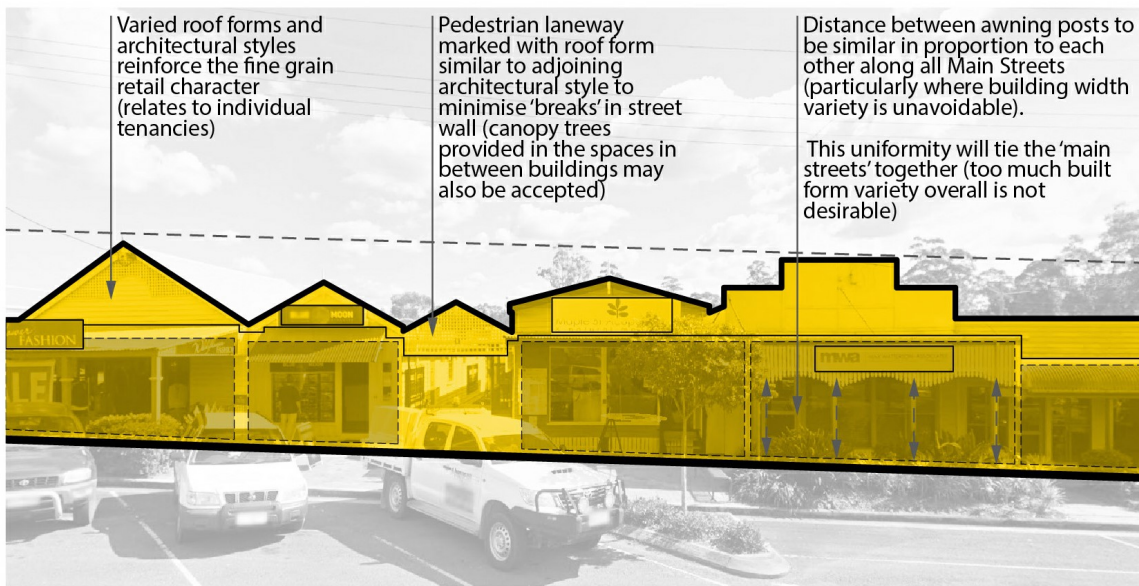


Figure 7.2.2.8 - Streetscape character



[Click here](#) to view high resolution PDF.

7.2.3 Tewantin Local Plan Code

7.2.3.1 Application

This code applies to assessable development:

- (a) within the Tewantin local plan area as shown on [Map ZM-11 - Tewantin](#) contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Tewantin local plan code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

7.2.3.2 Purpose and overall outcomes

Tewantin

- (1) The purpose of the Tewantin local plan code is to provide locally relevant planning provisions for the assessment of development within the Tewantin local plan area.
- (2) The following overall outcomes apply to the Tewantin local plan area:
 - (a) Tewantin is a vibrant yet traditional town strongly influenced by its heritage and its riverside setting. Framed by national park and waterways, its character and identity reflect its location and heritage as a gateway to the Noosa River, the hinterland, Noosa North Shore and the Great Sandy Region.
 - (b) Development within the Tewantin local plan area is limited to land within the urban boundary, so as to provide a defined edge to the town to protect and reinforce the character and identity of Tewantin, provide efficient provision of infrastructure and services, avoid constrained land and protect the surrounding ecologically important areas.
 - (c) Development in the local plan area is sited and designed to protect ecologically important areas, retain the landscape and built form elements and significant views and vistas to external elements, that contributes to the setting, character and identity of Tewantin as a town with a strong sense of place and association with the past. Valued elements include:
 - (i) the Noosa River, its banks and riparian qualities;
 - (ii) Wooroi Creek and the adjoining bushland reserve;
 - (iii) Lake Doonella and the adjoining Doonella Wetlands Nature Refuge;
 - (iv) Heritage Park Bushland Reserve;
 - (v) open space and landscape values of the golf club and sports complex;
 - (vi) landscape and heritage values associated with RSL Memorial Park; and
 - (vii) views to Mt Tinbeerwah, Mt Cooroy, Tewantin National Park and Noosa North Shore.
 - (d) The form and scale of development is generally low key with buildings that are low rise and cover a comparatively small area of the site leaving significant areas for landscaping and private open space.
 - (e) Tewantin town centre functions as a district activity centre providing a wide range of commercial, retail and community activities to service and provide for the needs of residents and visitors to the area and local employment.
 - (f) Tewantin town centre includes mixed-use developments incorporating residential uses within the District Centre zone on sites fronting Blakesly Street, Doonella Street, Sidoni Street, Pelican street and Diyan Street.
 - (g) The town centre remains compact and walkable with expansion of retail and commercial functions limited to land included within the District Centre zone.
 - (h) The District Centre zone has a core business centre with retail activities focused along Poinciana Avenue.
 - (i) Development in the District Centre zone provides continuous fine grained shopfronts that address and activate Poinciana Avenue extended along the western sides of Memorial Avenue and Diyan Street.
 - (j) Retail uses are avoided in Blakesly Street and Doonella Street as a transition to nearby residential areas.
 - (k) The traditional built form, heritage and streetscape character of Tewantin town centre is retained and reinforced, with Poinciana Avenue enhanced as a wide, attractive and pedestrian friendly main street, predominantly free of through traffic.
 - (l) The shared zone at the intersection of Poinciana Street and Memorial Avenue/Diyan Street is retained as a key character feature of Tewantin town centre.
 - (m) Despite its function as a gateway and service centre for visitors to the Noosa North Shore, upper reaches of the Noosa River, Noosa Hinterland and popular coastal destinations, Tewantin is home to a permanent resident population without substantial short-term accommodation.

- (n) Residential development maintains good access to activity centres, community facilities, sport and recreation facilities and open space.
- (o) Development in the Low Density Housing zone accommodates permanent residents in detached houses and home-based businesses.
- (p) The Low density residential zone maintains residential neighbourhoods of varying character due to lot size, established vegetated character, age of development and open space elements.
- (q) Development in the Medium Density zones accommodates a diversity in housing types for permanent residents including dual occupancies, multiple dwellings, retirement facilities and relocatable home parks.
- (r) The Recreation and Open Space zone at Moorindil Street and Cooroy-Noosa Road is preserved for tourist parks and provides low cost accommodation for visitors.
- (s) Noosa Marina is retained in the Recreation and Open Space zone as the primary river-based economic and transport node in the Tewantin local plan area. Development is limited to uses that relate to marine activities, including river ferry services, complemented by a limited number of shops, cafés, and restaurants. Residential uses are not intended at the Noosa Marina. The business operating from a commercial jetty lease area in Cardell Road, Tewantin provides watercraft for hire.
- (t) Land committed or planned for community purposes is protected and managed in the Community Facilities zone to enable the efficient and timely delivery of community services which meet many of the administrative, health, education, social and safety needs of the local community.
- (u) Development is supported by a network of open space and pathway connections 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.
- (v) Development improves local connectivity by providing pedestrian and cycle connections to and between key local destinations such as the activity centres, community and sports facilities, Tewantin State School, along the Noosa River and Lake Doonella water frontages and towards Noosaville State School, Noosa Hospital and Wallace Estate located outside the local plan area.

7.2.3.3 Assessment Criteria

Development in the Tewantin Local Plan Area generally (All Zones) Table 7.2.3.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Development in the Tewantin Local Plan Area generally (All Zones)	
PO1 Development enhances the role of Tewantin as home to a significant community as well as being the gateway to Noosa North Shore, the Noosa Hinterland, Noosa River and the coastal urban areas of the Shire.	No acceptable outcome provided
PO2 Development contributes to the lifestyle and amenity of residents of Tewantin and its surroundings with a limited range of visitor services, including low cost visitor accommodation and marine facilities.	No acceptable outcome provided
PO3 Development contributes to the establishment of attractive streetscapes and gateways to enhance the sense of arrival and character of Tewantin.	AO3.1 Development adjacent to a gateway or special place or on land identified as a key corner on Figure 7.2.3.4 (Tewantin Framework and Character Plan) : <ul style="list-style-type: none"> (a) incorporates architectural and landscape treatments which emphasise the corner location as show in Figure AP3-10A and Figure AP3-10B; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.



Performance Outcomes	Acceptable Outcomes
	<p>AO3.2 Development adjacent to a primary streetscape treatment area on Figure 7.2.3.4 (Tewantin Framework and Character Plan) provides for streetscape improvements which are appropriate to the location, setting and context of the development and complement existing or proposed streetscape works in the local area.</p> <p>AO3.3 Development on Key Development Sites identified on Figure 7.2.3.4 (Tewantin Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p> <p><i>Editor's Note— For further guidance and context in interpreting the Framework and Character Plans please refer to PSP7 - Framework and Character Plans.</i></p>
<p>PO4 The visual amenity surrounding the major road network and entry roads is protected and enhanced.</p>	<p>AO4 Development adjacent to McKinnon Drive, Butler Street, Cooroy–Noosa Road, Beckmans Road, Moorindil Street, Poinciana Avenue, Doonella Street, Memorial Avenue, Sidoni Street and Hilton Terrace incorporates landscaping that complements the natural species occurring in the local area, protects existing vegetation within the road reserve and incorporates design elements that add visual interest to the streetscape.</p>
<p>PO5 Development provides for the retention and enhancement of key heritage and landscape elements including historical landmarks, existing character trees and areas of significant vegetation contributing to the setting and character of the local plan area.</p>	<p>AO5.1 Development provides for the retention of landmarks, memorials and monuments including but not necessarily limited to those identified on the Heritage and Character Areas Overlay maps in Schedule 2.</p> <p>AO5.2 Development provides for the retention and enhancement of existing mature trees and character vegetation contributing to the vegetated backdrop and streetscape character of the local plan area including:</p> <ul style="list-style-type: none"> (a) mature poinciana and fig trees, particularly along Poinciana Avenue; (b) riparian vegetation adjacent to the Noosa River, Lake Doonella and Wooroi Creek and their tributaries within the local plan area; and (c) other character vegetation and landscaping where identified in Figure 7.2.3.4 (Tewantin Framework and Character Plan). <p>AO5.3 Development adjacent to Poinciana Avenue incorporates additional poincianas within new street planting.</p>
<p>PO6 Development provides for the retention and enhancement of key contextual views to the Noosa River, Lake Doonella, Noosa North Shore, Mount Tinbeerwah, Tewantin State Forest, and to surrounding rural and natural areas.</p>	<p>AO6.1 Development enhances and does not intrude upon important gateways and sightlines to the Noosa River and Lake Doonella.</p> <p>AO6.2 For Tewantin, buildings and structures do not significantly interrupt or encroach upon key contextual views as identified in Figure 7.2.3.4 (Tewantin Framework and Character Plan) and shown in Figure 7.2.3.5 and Figure 7.2.3.6</p>

Built Form and Streetscape Table 7.2.3.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Built Form and Streetscape	
<p>PO7 Buildings, structures and landscaping is consistent with, and reflective of, the traditional town character of Tewantin in terms of form, composition and use of materials.</p>	<p>AO7.1 Development retains or re-uses buildings that have cultural heritage or townscape significance, including houses built in or before 1946, sites subject to the Heritage and Character Areas Overlay maps (as mapped in Schedule 2) or where identified as a heritage site on Figure 7.2.3.4 (Tewantin Framework and Character Plan).</p> <p><i>Editor's Note— Section 8.2.7 (Heritage Overlay code) sets out requirements for development on heritage places and in character areas.</i></p> <p>AO7.2 Roof forms use simple, traditional Queensland style roof designs, including gable, hip, pitched, skillion or multiple gable roof forms with a roof pitch of no less than five degrees, examples shown in Figure AP3-6B.</p> <p>AO7.3 For residential buildings, roof form is visible from the street and not concealed behind parapets.</p> <p>AO7.4 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) suit the local subtropical climate; (b) incorporate lightweight materials such as timber; (c) be elevated above the ground on sloping or low-lying lots; (d) incorporate verandahs, open balconies with transparent or open balustrades or shaded patios for outdoor living; and (e) allow for landscaping integrated with the buildings on site. <p>AO7.5 Boundary setbacks provide space for trees between buildings.</p>

Centres and Services Table 7.2.3.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Centres and Services	
<p>PO8 The Tewantin local plan area is serviced by the following centres providing business, entertainment and community uses consistent with the Noosa Shire Centres Hierarchy:</p> <ul style="list-style-type: none"> (a) Tewantin District centre; (b) Noosa Outlook Neighbourhood centre; and (c) Hilton Terrace Neighbourhood centre. 	<p>No acceptable outcome provided</p>



Performance Outcomes	Acceptable Outcomes
<p>PO9 Tewantin town centre functions as a district centre with a wide range of business and community functions, servicing Tewantin and communities to the north and west.</p>	<p>No acceptable outcome provided</p>
<p>PO10 Poinciana Avenue, between Sidoni Street and Memorial Avenue, is maintained as a traditional pedestrian orientated main street and primary retail and commercial focus of the town.</p>	<p>AO10.1 Development on Poinciana Avenue and Memorial Avenue maintains and enhances the wide, attractive and pedestrian friendly main street.</p> <p>AO10.2 No additional shops or shopping centres, or expansion of existing shops or shopping centres take pedestrian access from Blakesley Street, Sidoni Street or Doonella Street.</p>
<p>PO11 Land fronting Pelican Street, Memorial Avenue, Diyan Street, Sidoni Street, Blakesley Street, and Doonella Street, serves as a transition area contributing to the business and community functions of the town centre but without expansion of active frontages to retail businesses unless identified as a primary active street frontage on Figure 7.2.3.4 (Tewantin Framework and Character Plan).</p>	<p>No acceptable outcome provided</p>
<p>PO12 Development in the District Centre zone:</p> <ul style="list-style-type: none"> (a) is sympathetic to the character, streetscape and built form of the Tewantin town centre; (b) contributes to the variety of low set and walk up building styles of various eras in the streetscape; (c) creates vibrant and active streets and public spaces; (d) provides continuous weather protection for pedestrians; and (e) provides integrated and functional car parking and access arrangements that do not dominate the street. 	<p>AO12.1 Development:</p> <ul style="list-style-type: none"> (a) respects the layout, scale (including height and setback) and character of development on adjoining sites; (b) includes detailing and articulation for horizontal emphasis including awnings, fascia boards, parapet walls and upper level verandahs or balconies as shown in Figure 7.2.3.7; (c) provides a fine scale of built form; (d) provides active street frontages where identified as primary active street frontage on Figure 7.2.3.4 (Tewantin Framework and Character plan) and incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that foster casual, social and business interaction for extended periods. Refer to Figure AP3-8A for design outcomes for active streetscapes. (e) has building openings overlooking the street and addressing key corners as indicated in Figure 7.2.3.4 (Tewantin Framework and Character plan) and Figure AP3-7A. (f) 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 site frontage adjacent to the kerbside as per Figure 6.4.2.5 and Figure 7.2.3.7; (g) for business uses without frontage to Poinciana Avenue, pedestrian access from Poinciana Avenue is gained via a covered walkway or arcade; (h) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths that are consistent with the character of its setting including where shown as primary streetscape treatment area on Figure 7.2.3.4 (Tewantin Framework and Character plan); (i) provides interconnected and integrated off-street car



Performance Outcomes	Acceptable Outcomes
	<p>parking accessed from Blakesley Street, Doonella, Sidoni Street or Diyan Street; and</p> <p>(j) provides vehicle access along Sidoni Lane to connect the Doonella and Sidoni Street car parks as indicated in Figure 7.2.3.4 (Tewantin Framework and Character plan).</p> <p>AO12.2 Expansion of retail floor space on Lot 5 on SP182879 (the supermarket anchored “Poinciana Place” shopping centre) occurs on the frontage of Poinciana Avenue consistent with the alignment of adjoining buildings to the east and west to create an active frontage.</p>
<p>PO13 Neighbourhood centres provide lower order goods and services to support the day-to-day needs of residents and visitors, forming focal points for the surrounding neighbourhoods.</p>	No acceptable outcome provided

Housing Choice Table 7.2.3.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Housing Choice	
<p>PO14 Sites currently used or approved for the use of, relocatable home parks, retirement facilities or residential care facilities continue to provide such residential accommodation into the future.</p>	No acceptable outcome provided
<p>PO15 Development in the District and Neighbourhood Centre zones contribute to housing diversity by providing small dwellings, including single level apartments.</p>	<p>AO15 Residential dwellings within the District centre and Neighbourhood centre zones:</p> <p>(a) do not exceed 100m²; and</p> <p>(b) are part of a mixed-use building with non-residential uses at ground level</p>

Visitor Facilities Table 7.2.3.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Visitor Facilities	
<p>PO16 Sites at Moorindil Street and Cooroy-Noosa Road that are currently used for tourist parks continue to provide low cost accommodation for visitors.</p>	No acceptable outcome provided
<p>PO17 Noosa Lakes Resort at 3 Hilton Terrace continues to operate as short term resort accommodation for visitors to the Shire.</p>	No acceptable outcome provided

Noosa River Table 7.2.3.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
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Performance Outcomes	Acceptable Outcomes
Noosa River	
<p>PO18 Commercial development on or adjacent to the Noosa River:</p> <ul style="list-style-type: none"> (a) provides for uses for marine facility purposes only, including water transport and boat hire; (b) is compatible with the scenic values of the waterway; (c) provides a high level of amenity, including ensuring low ambient noise levels; (d) does not increase the overall scale and intensity of commercial operations; (e) ensures no net increase in the gross floor area of building and structures; (f) uses materials, natural finishes and colours that blend with the surrounding natural landscape; and (g) reflects the character and setting of the waterfront locality (such as timber and tin construction with a traditional pitched roof design). 	No acceptable outcome provided
<p>PO19 Commercial development on and adjacent to Noosa River is not increased or expanded beyond existing building footprints and structures within existing lease areas.</p>	<p>AO19.1 No additional commercial leases are created on or adjacent to the Noosa River.</p> <p>AO19.2 Development does not increase the overall building footprint, gross floor area or height of buildings or structures associated with commercial jetties.</p>
<p>PO20 The loading and unloading of passengers and boat docking is confined to the commercial lease areas of the respective commercial operation.</p>	No acceptable outcome provided.
<p>PO21 Parking of vehicles and boat trailers and the loading and unloading of goods or passengers does not impede on public open space in the vicinity of the river.</p>	<p>AO21 The loading and unloading of passengers, goods and water craft is confined to the commercial lease areas of the respective commercial operation provided.</p>
<p>PO22 Noosa Marina at Parkyn Court:</p> <ul style="list-style-type: none"> (a) provides for the continued operation of the marina moorings, marine based businesses and river transport services and ancillary business uses and food and drink outlets; (b) does not provide residential uses, indoor sport and recreation, nightclub entertainment facility; and (c) provides required car parking on site. 	No acceptable outcome provided

Access & Connectivity Table 7.2.3.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Access & Connectivity	
<p>PO23 Development integrates with and extends the existing street and pathway networks including but not limited to those identified on Figure 7.2.3.4 (Tewantin Framework and Character plan) such</p>	<p>AO23 Development on land including or adjoining a key pedestrian/cycle link shown in Figure 7.2.3.4 (Tewantin Framework and Character plan) facilitates these connections.</p>

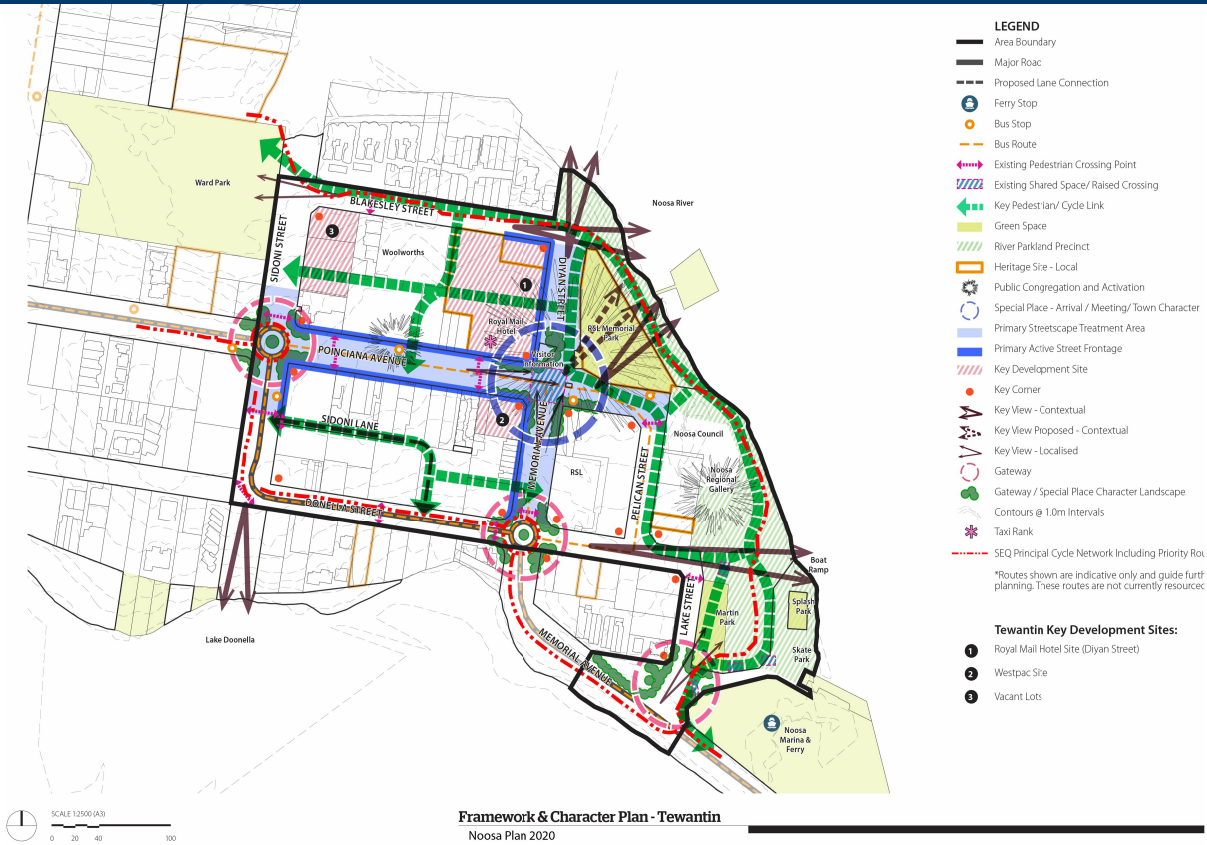


Performance Outcomes	Acceptable Outcomes
that connections to and between key local destinations are provided and reinforced.	
PO24 Development provides for access to the Noosa River system, Lake Doonella and other public open space to be via formalised communal access points which are located and designed so as to maintain and enhance visual amenity, bank stability, habitat values and water quality.	No acceptable outcome provided

Environment, natural resources and recreation (part) Table 7.2.3.3 Criteria for assessable development

Performance Outcomes	Acceptable Outcomes
Environment, natural resources and recreation	
PO25 Development has no significant adverse effects on biodiversity, natural vegetation, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to— <ul style="list-style-type: none"> (a) changes to natural drainage; (b) disturbance to any wetland system; (c) management of landslide and fire risk; (d) erosion and the transport of sediments off site; (e) unmanaged public access; and (f) changes to fauna habitat and behaviour. 	AO25 Connecting Habitat Areas as identified on Map SFM-4 - Biodiversity (Strategic Framework) are protected from fragmentation and encroachment by development.
PO26 Development maintains and protects an integrated open space network throughout the locality to— <ul style="list-style-type: none"> (a) provide for both passive and active recreational pursuits; (b) provide connectivity for pedestrians and cyclists; (c) provide habitat connectivity for wildlife and fish passage; (d) protect <i>watercourses</i> and <i>drainage lines</i>; (e) protect <i>vegetation on steep slopes</i>; and (f) form a scenic backdrop for residential development. 	AO26 Open space corridors identified as Ecological Linkages and Major Recreation areas on Map SFM-1 - Settlement and Map SFM-4 - Biodiversity (Strategic Framework) are enhanced and protected from fragmentation and encroachment by development.

Figure 7.2.3.4 - Tewantin Framework & Character Plan



For a HIGH RESOLUTION PDF please use this [LINK](#)

Figure 7.2.3.5 - Contextual views





End of street vista (Doonella Street)



End of street vista (Doonella Street)

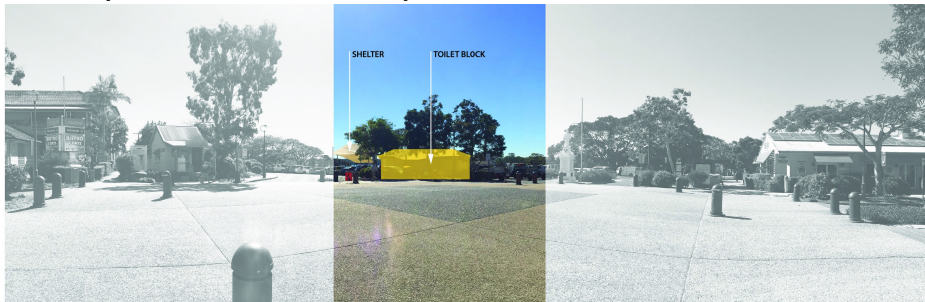


Figure 7.2.3.6 - Contextual views additional

End of street vista (Blakesley Street)



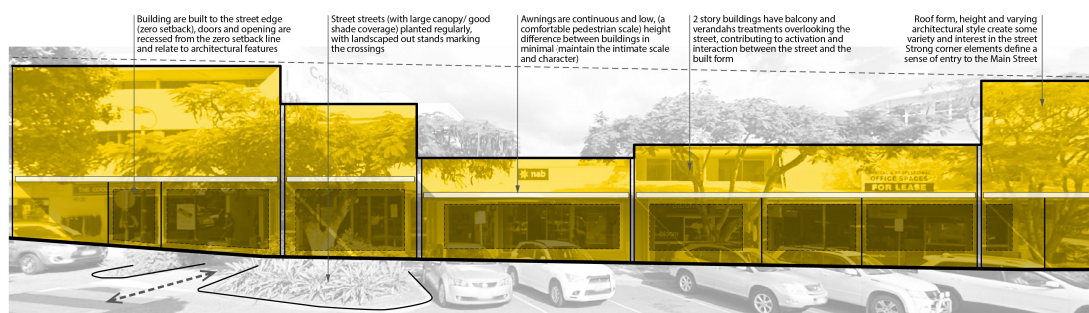
Proposed from Westpac Site / central shared space



Poinciana Avenue - inside the park



Figure 7.2.3.7 - Streetscape character



[Click here](#) to view high resolution PDF.

7.2.4 Noosaville Local Plan Code

7.2.4.1 Application

This code applies to assessable development:

- (a) within the Noosaville local plan area as shown on [Map ZM-12 - Noosaville](#) contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Noosaville local plan code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

7.2.4.2 Purpose and Overall Outcomes

Noosaville

- (1) The purpose of the Noosaville local plan code is to provide locally relevant planning provisions for the assessment of development within the Noosaville local plan area.
- (2) The following overall outcomes apply to the Noosaville local plan area:
 - (a) The Noosaville local plan area is a vibrant urban setting defined by watercourses and bushland edges including the Noosa River, Eenie Creek, Lake Weyba, Noosa National Park and Tewantin National Park.
 - (b) Development within the Noosaville local plan area is limited to land within the urban boundary so as to protect and reinforce the character and identity of Noosaville, provide for the efficient provision of infrastructure and services, avoid constrained land and protect the surrounding significant environmental areas.
 - (c) Development in the local plan area is sited and designed to retain the key natural environment, landscape and built form elements, including significant views and vistas to external elements that contribute to the setting, character and identity of the Noosaville local plan area including:
 - (i) the Noosa River, its foreshore parkland and riparian qualities;
 - (ii) native vegetation, particularly adjoining watercourses;
 - (iii) Keyser Island and Weyba Creek Conservation Parks;
 - (iv) Lake Doonella;
 - (v) Weyba Creek;
 - (vi) Wallace Park;
 - (vii) Lake Doonella Bushland Reserve;
 - (viii) Noosa National Park, Noosa Headlands, the secondary dune system, Lake Weyba and Noosa North Shore.
 - (d) Development recognises and reinforces the waterfront location and character of the local plan area by providing high quality, low rise, sub-tropical buildings and landscape design that promote the casual, outdoor lifestyle. Buildings have a strong relationship with the outdoors through the incorporation of natural materials, verandahs and glazing.
 - (e) Development design and siting responds to the relatively flat topography of Noosaville by creating visual interest and differentiation in built form through design and the application of:
 - (i) a range of textures, colours, styles and finishes;
 - (ii) a range of architectural elements within the context of a sub-tropical architectural theme;
 - (iii) varied roof heights, that cumulatively make a positive contribution to an interesting skyline;
 - (iv) varied setbacks which create opportunities for both landscaping and design variety; and
 - (v) retention of mature trees and the provision of new landscaping which create attractive spaces between buildings.
 - (f) The Noosaville local plan area maintains its roles for both the provision of much of the commercial, retail, administrative, industrial and social needs of the coastal urban portion of Noosa Shire and as a major focus area for visitor accommodation and services.
 - (g) The Noosa Business Centre off Eenie Creek Road is a Major regional activity centre identified in the South East Queensland Regional Plan 2017 providing a wide range of centre activities to meet the local needs of communities across Noosa Shire, acknowledging that the Principal regional activity centre at Maroochydore provides the highest order and a greater range of goods and services.
 - (h) The Noosa Business Centre is the major focus for major employment generating development and growth in Noosa Shire,

particularly in the sectors of education, health and wellness, digital economy, environmental industries and professional services. Development at the Noosa Business Centre occurs in a staged manner following the construction of the internal circulation road system, creation of an open aired activated village green space for significant community gatherings and the provision of land for a sub-regional transit centre that has the potential to function as an integrated public transport node, with pedestrian and bicycle paths linking with nearby urban areas. The further development of the transit facility will be subject to further investigation and planning with the State Government;

- (i) In the vicinity of Gibson Road and Mary Street, the District centre zone provides a range of business, entertainment and community activities to service the needs of residents and visitors in a form and scale that does not detract from the role and function of the Noosa Business Centre.
- (j) Development in the District centre zone provides improved streetscape and landscape treatments, active street frontages and improved public spaces and residential development above street level.
- (k) Development at the edges of the District centre zone is less intensive with a lifestyle or health and wellbeing focus, providing a transition to adjoining residential areas. These transitional uses also include offices which do not generate large volumes of traffic or early morning / late evening noise.
- (l) Residential development in the District Centre zone occurs in the form of small dwellings in conjunction with a non-residential use.
- (m) Development in the Neighbourhood centre zone is a focal point for surrounding residential neighbourhoods and provides lower order goods and services to support the day-to-day needs of residents and visitors.
- (n) Health and medical facilities develop in the Noosa Business Centre, the Community Facilities zone in Goodchap Street and the Mary – Thomas Street Health and Wellbeing Precinct.
- (o) Development in the Low impact industry zone and the Medium impact industry zone accommodates a broad range of industry and business uses, avoiding negative impacts on the amenity of nearby residential areas.
- (p) Activities in industry zones provide important services and products to the community and provide a range of employment types.
- (q) Development fronting Eumundi-Noosa Road, Eenie Creek Road and Walter Hay Drive provides high quality buildings, landscaping and integrated signage that improves the visual appearance of these roads as entrances to Noosaville.
- (r) Development in the Low Density Housing zone primarily accommodates permanent residents in detached dwelling houses.
- (s) Development in the Medium Density and High Density Housing zones accommodates a greater diversity in housing types including dual occupancies, multiple dwellings, retirement facilities and residential care facilities.
- (t) Development ensures permanent residents of Noosaville enjoy high levels of residential amenity and accessibility to urban services and recreational opportunities.
- (u) Retirement living is established in Lake Weyba Drive and Walter Hay Drive (north).
- (v) Development for home based businesses including bed and breakfast accommodation may locate in residential zones.
- (w) New residential development in or adjacent to activity centres includes a high proportion of small dwellings.
- (x) Development in the Community facilities zone provides facilities and services that support the Noosaville community as well as the broader Shire, including Noosa Hospital, educational facilities, library, airport and other local services.
- (y) Development in the Tourist accommodation zone is for visitor accommodation and associated uses that serve visitors to preserve and support the role of Noosaville as a tourism focus area.
- (z) Development in the Tourist Accommodation zone reinforces Gympie Terrace as the primary tourism focus for Noosaville with vibrant and pedestrian friendly active street frontages providing a range of small-scale boutique retail and outdoor dining experiences amongst visitor accommodation.
- (aa) Development in the Tourist Accommodation zone on Gympie Terrace provides a range of well-designed entertainment and catering activities which may operate late at night and include live music which creates a vibrant atmosphere.
- (ab) Strong visual and pedestrian linkages to the Noosa River foreshore and surrounding areas are protected.
- (ac) Noosa River foreshore adjacent to Gympie Terrace is retained as an important recreational space for the local community and visitors. Development or operational works maintains it as an idyllic place for passive recreation, walking, dog exercise and access to the Noosa River including ferry stops.
- (ad) Existing businesses on Noosa River foreshore operate only from commercial jetty lease areas providing watercraft for hire, tour services and limited ancillary offerings to the community. Slipway services are maintained within the life of any current lease.
- (ae) Development is supported by a network of open space and pathway connections to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between key destinations within the local plan area.

Noosa River foreshore is maintained as an important pedestrian, cycle and open space link from Lake Doonella to Munna Point.

- (af) Development supports and prioritises public transport, including the river ferry and buses and use of motor scooters and bicycles.
- (ag) The watercourses bounding Noosaville strongly influence the location of road systems, with entrance points from Tewantin and Noosa Heads being limited to a few key locations where roads are flanked by vegetation with glimpses to the watercourses. Eenie Creek Road and Walter Hay Drive provide scenic entrances to Noosaville through bushland settings. Development does not compromise the scenic opportunities afforded by these roads and entrance points.
- (ah) Key areas of vegetation on both private and public lands are protected for landscape and habitat values.

7.2.4.3 Assessment Criteria

Development in the Noosaville Local Plan Area generally (All Zones) Table 7.2.4.3 Criteria for Assessable development (part)

Performance Outcomes	Acceptable Outcomes
Development in the Noosaville Local Plan Area generally (All Zones)	
<p>PO1 Development enhances the role of Noosaville as a major focus for visitor accommodation and services in Noosa Shire with high levels of accessibility to outdoor recreational pursuits and urban services.</p>	No acceptable outcome provided
<p>PO2 Development contributes to the lifestyle and amenity of permanent residents of Noosaville, and services communities outside of the local plan area.</p>	No acceptable outcome provided
<p>PO3 Development contributes to the establishment of attractive streetscapes and gateways to enhance the sense of entry and character of Noosaville and the coastal urban area.</p>	<p>AO3.1 Development adjacent to a gateway, special place or on land identified as a key corner on Figure 7.2.4.4 (Noosaville Framework and Character plan) or Figure 7.2.4.5 (Noosa Business Centre Framework and Character plan):</p> <ul style="list-style-type: none"> (a) incorporates architectural and landscape treatments which emphasise the corner location as shown in Figure AP3-10A and Figure AP3-10B; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades. <p>AO3.2 Development adjacent to a primary streetscape treatment area on Figure 7.2.4.4 (Noosaville Framework and Character plan) and Figure 7.2.4.5 (Noosa Business Centre Framework and Character plan):</p> <ul style="list-style-type: none"> (a) provides streetscape improvements which are appropriate to the location, setting and context of the development, and (b) complement existing or proposed streetscape works in the local area. <p>AO3.3 Development on Key Development Sites identified on Figure 7.2.4.4 (Noosaville Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p> <p><i>Editor's Note— For further guidance and context in interpreting</i></p>



Performance Outcomes	Acceptable Outcomes
	<p><i>the Framework and Character Plans please refer to PSP7 - Framework and Character Plans.</i></p>
<p>PO4 The visual amenity and character surrounding the major road network and entrance roads, including Eumundi Noosa Road, Beckmans Road, Eenie Creek Road, Walter Hay Drive, Gympie Terrace, Noosa Parade and Weyba Road is protected and enhanced.</p>	<p>AO4 Development adjacent to the major road network, particularly Eumundi Noosa Road, Beckmans Road, Eenie Creek Road, Walter Hay Drive, Gympie Terrace, Noosa Parade and Weyba Road incorporates landscaping that complements the natural species occurring in the local area, protects existing vegetation within the road reserve and incorporates design elements that add visual interest to the streetscape.</p>
<p>PO5 Development retains and enhances existing mature trees and character vegetation contributing to the vegetated backdrop, character and habitat values of the local plan area.</p>	<p>AO5 Development retains and enhances existing mature trees and character vegetation contributing to the vegetated backdrop, character and habitat values of the local plan area, including:</p> <ul style="list-style-type: none"> (a) riparian vegetation, particularly mangroves adjacent to the Noosa River, Weyba Creek, Lake Doonella and their tributaries; (b) remnant melaleucas and eucalypt trees; (c) the vegetated drainage lines through residential estates; and (d) other character vegetation where identified in Figure 7.2.4.4 (Noosaville Framework and Character plan) or Figure 7.2.4.5 (Noosa Business Centre Framework and Character plan):
<p>PO6 Development retains significant views and vistas contributing to the setting and character of the local plan area including views to the Noosa River, Noosa North Shore, Noosa foreshore, Lake Weyba and Noosa National Park.</p>	<p>AO6.1 Development retains and does not intrude upon important gateways and sightlines including the following:</p> <ul style="list-style-type: none"> (a) Beckmans Road and Walter Hay Drive; (b) significant views to the Noosa River, river mouth and ocean beyond and to Noosa North Shore; (c) views from the pathway on the northern side of Gympie Terrace in the public open space area and adjacent Noosa River foreshore; (d) scenic views from Noosa Parade, Weyba Road and Eenie Creek Road which are flanked by vegetation and offer glimpses of watercourses; (e) scenic views from Eenie Creek Road to Noosa National Park, Noosa Headlands, the secondary dune system and Lake Weyba; and (f) scenic southern entrances to Noosaville through bushland settings, Noosa National Park and Tewanin National Park along Eumundi Noosa Road. <p>AO6.2 For Noosaville District Centre, buildings and structures do not significantly interrupt or encroach upon key contextual views as identified in Figure 7.2.4.4 (Noosaville Framework and Character plan) and shown in Figure 7.2.4.6</p>

Built Form and Streetscape Table 7.2.4.3 Criteria for Assessable development (part)

Performance Outcomes	Acceptable Outcomes
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Performance Outcomes	Acceptable Outcomes
Built Form and Streetscape	
<p>PO7 Buildings, structures and landscaping are integrated with the natural landscape and reflect the riverside character and setting of the local plan area in terms of form, composition and protection of neighbourhood amenity.</p>	<p>AO7.1 Development takes the form of small separate buildings rather than large single bulky buildings and does not visually dominate the street, riverfront, adjacent properties, surrounding spaces or the existing skyline.</p> <p>AO7.2 Buildings and structures have a scale and building height consistent with development on adjoining and surrounding land.</p> <p>AO7.3 Buildings and structures preserve the amenity of adjoining land including sunlight to neighbouring properties.</p> <p>AO7.4 Development respects the scale of surrounding vegetation and maximises the opportunity for retention of existing vegetation and incorporates soft landscaping between buildings.</p> <p>AO7.5 Buildings and structures:</p> <ul style="list-style-type: none"> (a) incorporate articulated roof forms which are visible from the street and have a pitch of no less than 5 degrees; (b) incorporate a mix of lightweight and textured external building materials or materials that reflect the natural environment such as timber and rock face; (c) provide variation through articulation, texture and detailing; (d) incorporate verandahs, open balconies or shaded patios for outdoor living, with open, transparent or semi-open balustrades; (e) use understated colour schemes and low-reflective roofing and cladding materials. <p><i>Editor's note— Refer to figure AP3-3B</i></p>

Centres and Services Table 7.2.4.3 Criteria for Assessable development (part)

Performance Outcomes	Acceptable Outcomes
Centres and Services	
<p>PO8 The Noosaville local plan area is serviced by the following centres that provide business, entertainment and community uses consistent with the Noosa Shire Centres Hierarchy:</p> <ul style="list-style-type: none"> (a) Noosaville District centre; (b) Bushlands Neighbourhood centre; (c) Weyba Road Neighbourhood centre; and (d) Gympie Terrace Visitor centre. 	<p>No acceptable outcomes provided</p>
<p>PO9 The Noosa Business Centre off Eenie Creek Road is a major activity centre and provides the widest range of centre activities and employment including:</p>	<p>AO9 The development of the Noosa Business Centre is to be generally in accordance with Figure 7.2.4.4 (Noosa Business Centre Framework and Character Plan).</p>



Performance Outcomes	Acceptable Outcomes
<p>(a) commercial and professional office space for a range of sectors;</p> <p>(b) digital economy;</p> <p>(c) tertiary education;</p> <p>(d) health and medical uses;</p> <p>(e) retail uses including one only discount department store, supermarkets, large format retail showrooms and specialty retail;</p> <p>(f) entertainment activities;</p> <p>(g) environmental industries;</p> <p>(h) research and technology industries;</p> <p>(i) small dwellings in a mixed-use format;</p> <p>(j) community and civic functions;</p> <p>(k) high quality community open space and</p> <p>(l) a sub-regional transit centre.</p> <p>Editor's note— <i>The Noosa Business Centre is the only Major Regional Activity Centre in Noosa Shire designated in the South East Queensland Regional Plan.</i></p>	
<p>PO10 Development in the District Centre zone:</p> <p>(a) provides a range of business, entertainment, health and wellbeing activities to service the needs of residents and visitors;</p> <p>(b) includes small dwellings as part of mixed-use development;</p> <p>(c) retains more intensive uses between Mary Street and Gibson Road, with less intensive uses at the edges of the zone providing a transition to adjoining residential areas;</p> <p>(d) on the southern side of Gibson Road is primarily used for large format retail; and</p> <p>(e) does not detract from the role and function of the larger centres of the Noosa Business Centre and Noosa Junction.</p>	No acceptable outcome provided
<p>PO11 Development in the Neighbourhood Centre zone provides lower order goods and services to support the day-to-day needs of residents and visitors, forming focal points for the surrounding neighbourhoods.</p>	No acceptable outcome provided
<p>PO12 Development in Thomas Street, north of Mary Street, maintains a pedestrian scale of development, vibrant active ground level uses with pedestrian and visual links to Noosa River.</p>	No acceptable outcome provided
<p>PO13 The proposed new main street at Noosa Business centre creates a pedestrian orientated character with active ground level uses and pedestrian access and visual linkages to the proposed civic space.</p>	No acceptable outcome provided
<p>PO14 Development in a centre zone or Tourist Accommodation Zone fronting Gympie Terrace or Thomas Street:</p>	<p>AO14 Development:</p> <p>(a) respects the layout, scale (including height and setback)</p>



Performance Outcomes	Acceptable Outcomes
<p>(a) is sympathetic to the character, streetscape and built form of the locality;</p> <p>(b) contributes to the variety of low set and walk up building styles of various eras in the streetscape;</p> <p>(c) creates vibrant and active streets and public spaces; and</p> <p>(d) provides integrated and functional car parking and access arrangements that do not dominate the street.</p>	<p>and character of development on adjoining sites;</p> <p>(b) includes detailing and articulation for horizontal emphasis including awnings, fascia boards, parapet walls and upper level verandahs or balconies;</p> <p>(c) provides a fine scale of built form;</p> <p>(d) provides active street frontages where identified as primary active street frontage on Figure 7.2.4.4 (Noosaville Framework and Character plan) or Figure 7.2.4.5 (Noosa Business Centre Framework and Character plan) that incorporate shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods. Refer to Figure AP3-8A for design outcomes for active streetscapes;</p> <p>(e) has building openings overlooking the street and addressing key corners as indicated in Figure 7.2.4.4 (Noosaville Framework and Character plan) or Figure 7.2.4.5 (Noosa Business Centre Framework and Character plan) and Figure AP3-7A; and</p> <p>(f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths consistent with the character of its setting including where shown as primary streetscape treatment area on Figure 7.2.4.4 (Noosaville Framework and Character plan) or Figure 7.2.4.5 (Noosa Business Centre Framework and Character plan).</p>
<p>PO15 Development in the Low Impact Industry zone and the Medium Impact Industry zone:</p> <p>(a) provides a range of enterprises that contribute to the economic diversity of the Shire and local employment options;</p> <p>(b) provides important industries and service-related functions to the whole of Noosa Shire but particularly the coastal area;</p> <p>(c) offers a range and diversity of employment types;</p> <p>(d) does not accommodate uses better located in a centre zone</p> <p>(e) does not detract from the safe function or amenity of Eumundi Noosa Road, Walter Hay Drive or Eenie Creek Road; and</p> <p>(f) does not accommodate uses that would harm the environment, including Eenie Creek, Lake Doonella and Lake Weyba, through excessive pollutants.</p>	<p>No acceptable outcome provided</p>
<p>PO16 Development within the Community Facilities zone contributes to community infrastructure, utilities and services.</p>	<p>AO16.1 The Noosa Business Centre includes the provision for a sub-regional transit facility integrated within the major centre to provide for public transport, park and ride or other transit related infrastructure.</p> <p>AO16.2 Wallace Park, located off Eumundi Noosa Road is developed for a wide range of indoor sport and recreation, community care and</p>



Performance Outcomes	Acceptable Outcomes
	<p>community uses which foster social interaction, learning, health and fitness and artistic and creative pursuits.</p> <p>AO16.3 The Noosa Hospital, located at Goodchap Street:</p> <ul style="list-style-type: none"> (a) is the primary medical focus for the coastal part of Noosa Shire; (b) is developed and operated to provide for maximum co-location of hospital and allied health care services; (c) makes efficient use of the site; (d) incorporates employee and visitor parking on-site (e) is supported by additional health care services at Lot 1 on RP900855 on the corner of Goodchap Street and Eumundi-Noosa Road. <p>AO16.4 Key sites developed for educational establishments, child care centres, places of worship and community uses are well connected and easily accessible from throughout Noosaville and the broader area they service.</p>

Housing Choice Table 7.2.4.3 Criteria for Assessable development (part)

Performance Outcomes	Acceptable Outcomes
Housing Choice	
<p>PO17 Development in the Major Centre zone and District Centre zone contribute to housing diversity by providing small dwellings, including single level apartments.</p>	<p>AO17 Residential dwellings within the Major Centre zone and District Centre zone:</p> <ul style="list-style-type: none"> (a) do not exceed a floor area of 100m²; (b) are part of a mixed-use development with non-residential uses at the ground level.
<p>PO18 Sites currently used or approved for retirement facilities continue to provide such residential accommodation into the future.</p>	No acceptable outcome provided
<p>PO19 Development in the Low Density Residential zone maintains a high level of residential amenity for permanent residents.</p>	No acceptable outcome provided

Visitor Facilities Table 7.2.4.3 Criteria for Assessable development (part)

Performance Outcomes	Acceptable Outcomes
Visitor Facilities	
<p>PO20 Development in the Tourist Accommodation zone and other resort complexes provide visitor accommodation into the future to preserve and support the role of Noosaville as a tourism focus area.</p>	No acceptable outcome provided
<p>PO21 A range of visitor accommodation including low cost and family friendly short term accommodation and tourist park accommodation, including the Noosa River Caravan Park at Russell Street. is maintained.</p>	No acceptable outcome provided



Performance Outcomes	Acceptable Outcomes
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Noosa River Table 7.2.4.3 Criteria for Assessable development (part)

Performance Outcomes	Acceptable Outcomes
Noosa River	
<p>PO22 Commercial development on and adjacent to the Noosa River is designed to –</p> <ul style="list-style-type: none"> (a) provide for uses for marine facility purposes including water transport and boat hire; (b) be compatible with the scenic values of the waterway; (c) provide a high level of amenity, including ensuring low ambient noise levels; (d) not increase the overall scale and intensity of commercial operations; (e) use materials, natural finishes and colours that blend with the surrounding natural landscape; and (f) reflect the character and setting of the waterfront locality (such as timber and tin construction with a traditional pitched roof design). 	No acceptable outcome provided
<p>PO23 Commercial development on and adjacent to the Noosa River is not increased or expanded beyond existing building footprints and structures within existing lease areas.</p>	<p>AO23.1 No additional commercial leases are created on or adjacent to the Noosa River and no additional areas are added to the current commercial leases.</p> <p>AO23.2 Development does not increase the overall building footprint, gross floor area or height of buildings or structures associated with commercial jetties.</p>
<p>PO24 The loading and unloading of passengers and boat docking is confined to the commercial lease areas of the respective commercial operation.</p>	No acceptable outcome provided.
<p>PO25 Parking of vehicles and boat trailers and the loading and unloading of goods or passengers does not impede on public open space in the vicinity of the river.</p>	<p>AO25 The loading and unloading of passengers, goods and water craft is confined to the commercial lease areas of the respective commercial operation.</p>
<p>PO26 The slipway accessed from Mill Street provides essential infrastructure for waterfront based marine industries and is limited to this existing commercial lease area adjoining Chaplin Park.</p>	No acceptable outcome provided
<p>PO27 The slipway at 238 Gympie Terrace, Noosaville serves as important infrastructure for small vessels.</p>	No acceptable outcome provided

Access & Connectivity Table 7.2.4.3 Criteria for Assessable development (part)

Performance Outcomes	Acceptable Outcomes
Access & Connectivity	
<p>PO28 Gympie Terrace is maintained as a low speed, low trafficked</p>	No acceptable outcome provided



Performance Outcomes	Acceptable Outcomes
environment and maintains safe pedestrian access to Noosa River.	
PO29 Eenie Creek Road and to a lesser extent Gibson Road provides for through traffic around and bypassing Noosaville.	No acceptable outcome provided
PO30 Development integrates with and extends the existing street and pathway networks including but not limited to those identified on Figure 7.2.4.4 (Noosaville Framework and Character plan) and Figure 7.2.4.5 (Noosa Business Centre Framework and Character plan) such that connections to and between key local destinations are provided and reinforced.	AO30 Development on land including or adjoining a key pedestrian/cycle link shown in Figure 7.2.4.4 (Noosaville Framework and Character plan) and Figure 7.2.4.5 (Noosa Business Centre Framework and Character plan) facilitates these connections.

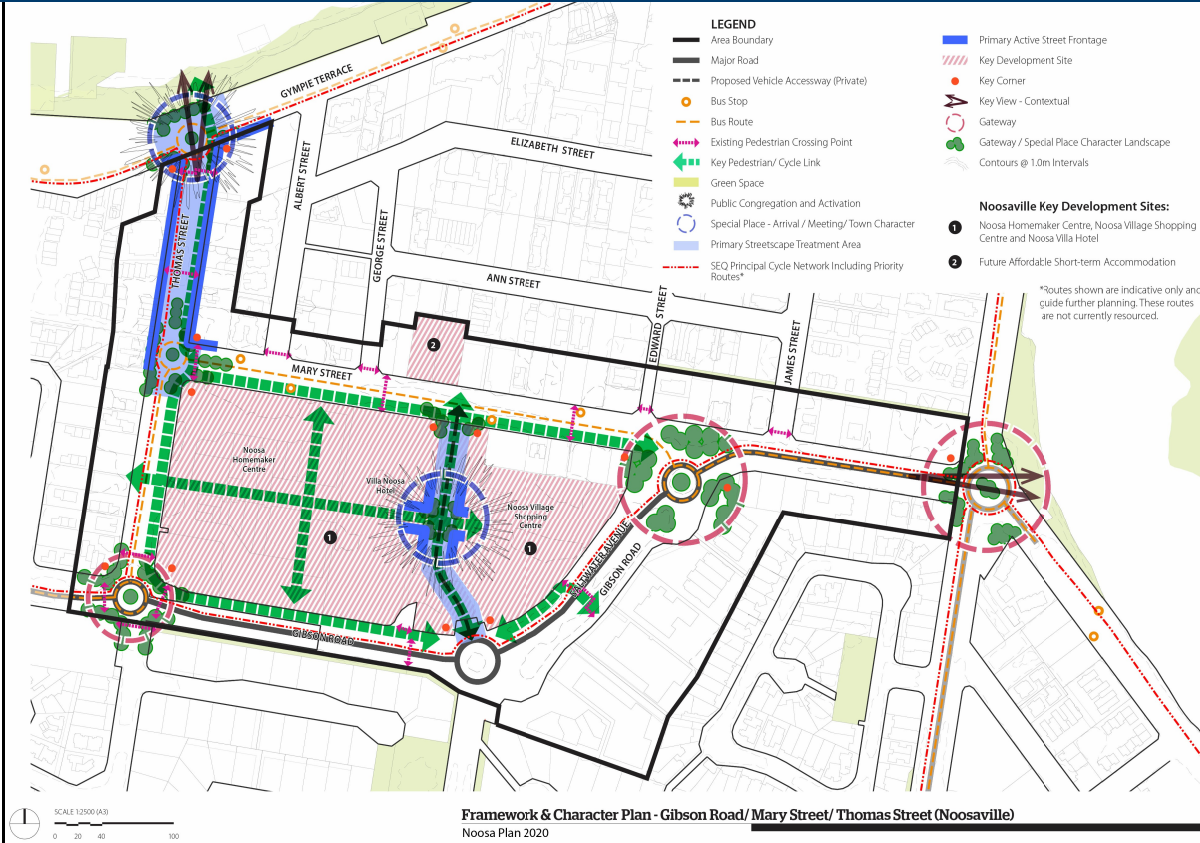
Environment, natural resources and recreation development (part) Table 7.2.4.3 Criteria for Assessable

Performance Outcomes	Acceptable Outcomes
Environment, natural resources and recreation	
PO31 Development has no significant adverse effects on biodiversity, natural vegetation, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to— (a) changes to natural drainage; (b) disturbance to any wetland system; (c) management of fire risk; (d) erosion and the transport of sediments off site; (e) unmanaged public access; (f) changes to fauna habitat and behaviour.	AO31 Connecting Habitat Areas as identified on Map SFM-4 - Biodiversity (Strategic Framework) are protected from fragmentation and encroachment by development.
PO32 Development maintains and protects an <i>integrated open space network</i> throughout the locality to— (a) provide for both passive and active recreational pursuits; (b) provide connectivity for pedestrians and cyclists; (c) provide habitat connectivity for wildlife and fish passage; (d) protect <i>watercourses</i> and <i>drainage lines</i> ; (e) protect <i>vegetation on steep slopes</i> ; and (f) form a scenic backdrop for residential development.	AO32 Open space corridors identified as Ecological Linkages and Major Recreation areas on Map SFM-1 - Settlement and Map SFM-4 - Biodiversity (Strategic Framework) are enhanced and protected from fragmentation and encroachment by development.

Natural Hazards Table 7.2.4.3 Criteria for Assessable development (part)

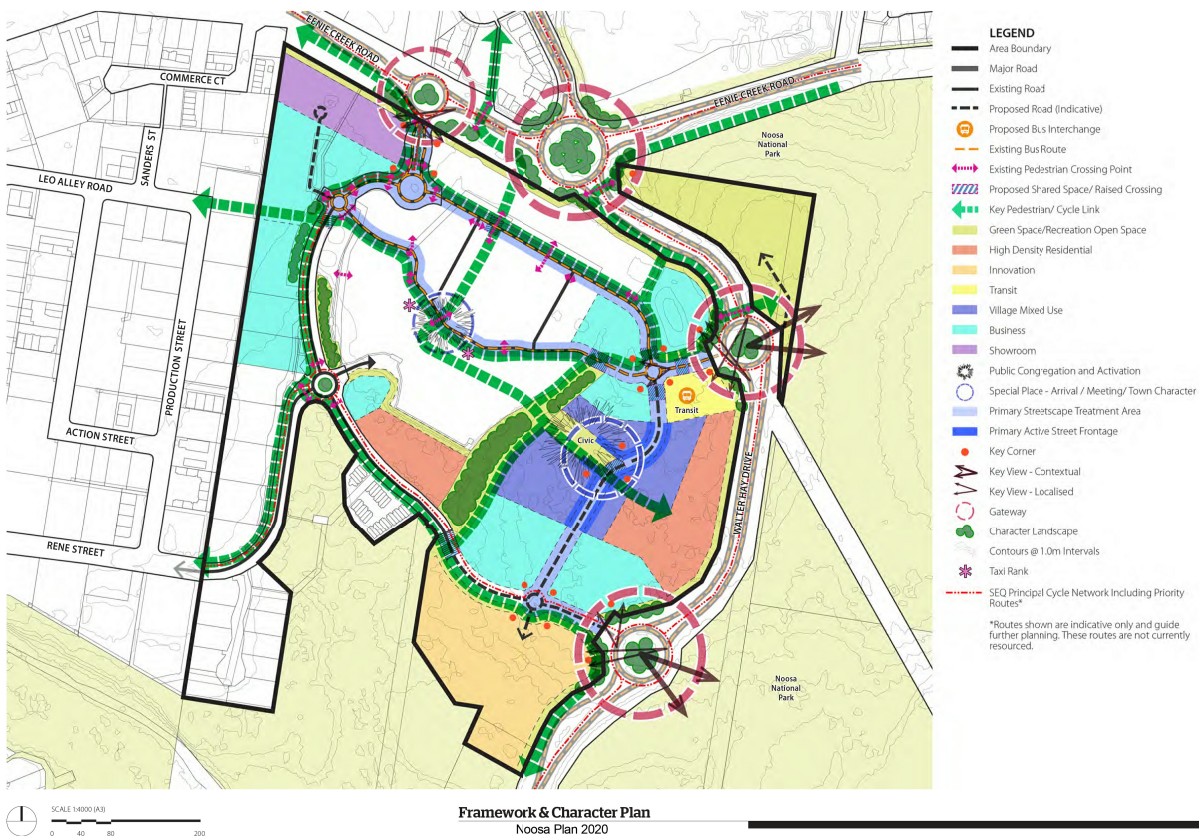
Performance Outcomes	Acceptable Outcomes
Natural Hazard	
PO33 New lots for residential purposes are not created where the presence of natural hazards such as bushfire or flooding would increase the number of people and homes subject to risk.	AO33 No additional residential lots take access via Lake Entrance Boulevard or Lake Weyba Drive, south or Eenie Creek Road.

Figure 7.2.4.4 - Noosaville Framework & Character Plan



For a HIGH RESOLUTION PDF please use this [LINK](#)

Figure 7.2.4.5 - Noosa Business Centre Framework & Character Plan



For a HIGH RESOLUTION PDF please use this [LINK](#)

Figure 7.2.4.6 - Contextual Views Noosaville

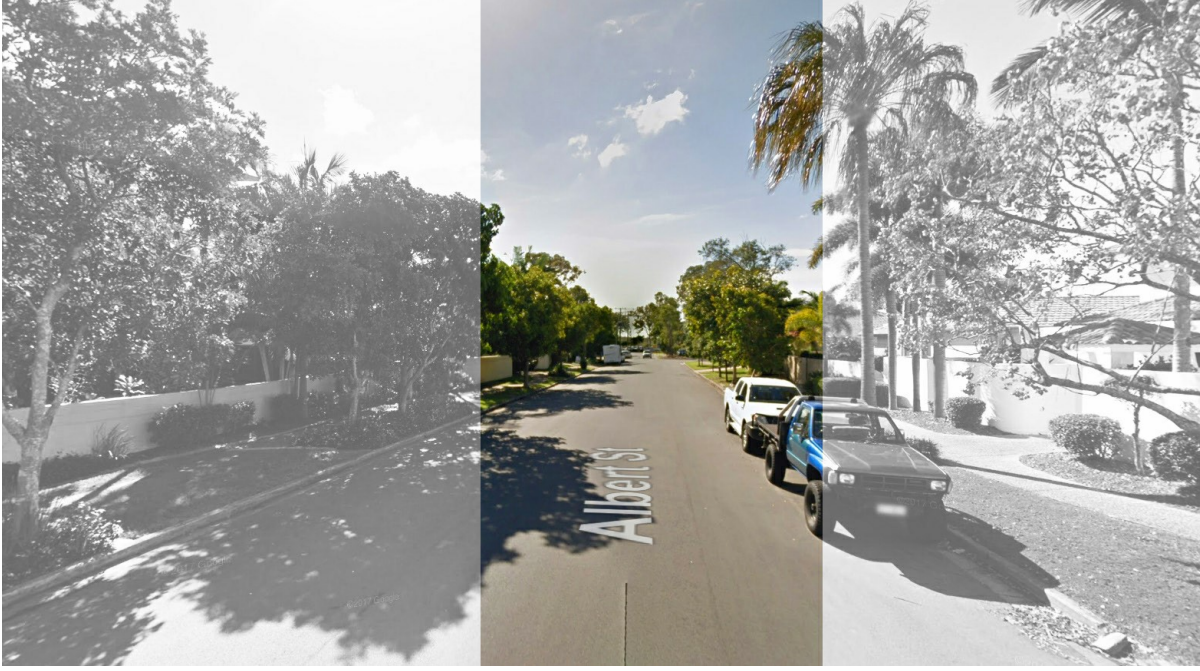
Mary Street to Keyser Island



Thomas Street to Noosa River



Albert Street to Noosa River



7.2.5 Noosa Heads Local Plan Code

7.2.5.1 Application

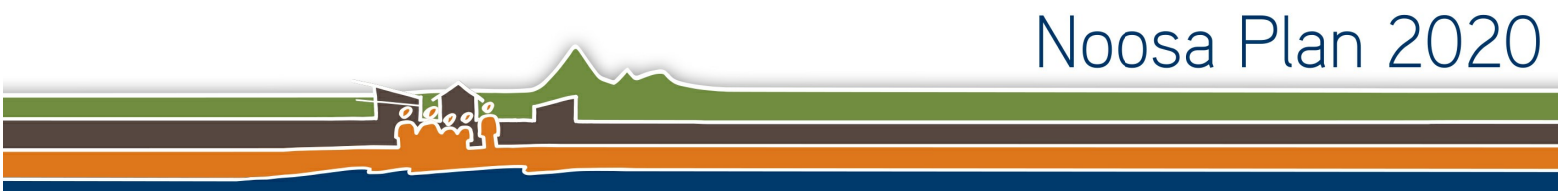
This code applies to assessable development:

- (a) within the Noosa Heads local plan area as shown on [Map ZM-13 - Noosa Heads](#) contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Noosa Heads local plan code by the tables of assessment in [Part 5 \(Tables of assessment\)](#).

7.2.5.2 Purpose and Overall Outcomes

Noosa Heads

- (1) The purpose of the Noosa Heads local plan code is to provide locally relevant planning provisions for the assessment of development within the Noosa Heads local plan area.
- (2) The following overall outcomes apply to the Noosa Heads local plan area:
 - (a) The Noosa Heads local plan area provides a diverse coastal urban area with a strong focus on tourism, and a unique character and identity framed by a vegetated backdrop to the built environment, the coast, watercourses and the iconic Noosa National Park.
 - (b) Development is limited to land within the urban boundary to protect and reinforce the character and identity of Noosa Heads, provide efficient provision of infrastructure and services, avoid constrained land and protect the surrounding significant environmental areas.
 - (c) The natural landform and landscape is retained with Noosa Hill being the predominant landscape feature forming a skyline and vegetated backdrop, without the intrusion of built form, when viewed from beaches, parks and other public spaces, residential neighbourhoods and visitor accommodation. In order to protect these important visual qualities the preservation of existing vegetation is critical. Accordingly, in areas of high elevation and visibility development is restricted wherever possible and if necessary excluded to ensure the existing character is maintained.
 - (d) Development is sited and designed to retain the key natural environment, landscape and built form elements and significant views and vistas that contribute to the vegetated setting and character of the Noosa Heads local plan area, including:
 - (i) Noosa Main Beach, Little Cove and more secluded beaches of the Noosa National Park;
 - (ii) Noosa River, Weyba Creek, foreshore areas and associated riparian communities;
 - (iii) Noosa Spit, Noosa Woods, Weyba Creek Bushland Reserve, foreshore parkland including the Lions Park and Weyba Park;
 - (iv) Noosa Headland and the vegetated hillslopes that frame Noosa Heads, Laguna Bay, Noosa Inlet and Hastings Street;
 - (v) heathland areas of Noosa National Park and Girraween Estate; and
 - (vi) vegetated drainage lines through residential estates and private land with native vegetation stands.
 - (e) Development, through its design and siting, reinforces the correlation between the natural and built character of the area by development sitting lightly in the landscape, being responsive to the topography and protecting views to or from important landscape features.
 - (f) Building heights, scale and proportions are subservient to the landscape, including street vegetation in Hastings Street.
 - (g) Noosa Spit and Noosa Woods remain low key passive recreation areas.
 - (h) Development is of a high design quality, incorporating low rise contemporary sub-tropical building and landscape design that emphasises the casual, outdoor lifestyle.
 - (i) Buildings have a strong relationship with the outdoors through the incorporation of natural materials, verandahs and glazing and orientation of openings towards public spaces where practicable.
 - (j) Noosa Junction functions as a major activity centre providing a range of goods and services for residents and visitors in a predominantly multi-tenancy 'main street' form with a strong relationship between indoor and outdoor spaces. The redevelopment of the former Bowls site provides for a new road connection from Noosa Drive through to Lanyana Way as well as an activated public open space area.

- 
- (k) Development maintains:
 - (i) a high proportion of Noosa lifestyle and creative destination businesses with few national chains and generically themed outlets;
 - (ii) a small number of large floor plate retail tenancies and businesses; and
 - (iii) within the predominantly retail and food establishment land use mix, community support uses and medical and health services.
 - (l) The neighbourhood centre at Quamby Place provides basic convenience good and services for nearby residents and visitors and includes restaurants with river and parkland outlooks.
 - (m) Development in the Hastings Street Mixed use precinct and the Noosa Junction Hospitality precinct provides a range of well-designed business and entertainment activities including live music and other artistic performances which creates a vibrant atmosphere. High design quality, incorporating low rise contemporary sub-tropical building and landscape design incorporates appropriate acoustic containment to facilitate late night operation.
 - (n) Development in the Low Density Housing zone primarily accommodates permanent residents in detached dwelling houses.
 - (o) Development in the Medium Density and High Density Housing zones accommodates a greater diversity in housing types including dual occupancies, multiple dwellings, retirement facilities and residential care facilities.
 - (p) Residents of Noosa Heads enjoy high levels of residential amenity and convenience to urban services and recreational opportunities.
 - (q) Housing specific to the needs of students and hospitality workers is provided in or within proximity of Noosa Junction.
 - (r) Housing choice is increased through the incorporation of small dwellings within a mixed use format in activity centres.
 - (s) Development for home based businesses including bed and breakfast accommodation may locate in residential zones.
 - (t) Noosa Heads is the principal focus for visitor accommodation and services in Noosa Shire as demonstrated by:
 - (i) Hastings Street serving as a major visitor centre; and
 - (ii) Resorts located at Morwong Drive, Noosa Drive, Quamby Place, Serenity Close, Sanctuary Drive, Little Cove, Noosa Hill, Noosa Springs and Noosa Sound.
 - (u) Development in the Tourist accommodation zone is for visitor accommodation and associated uses that serve visitors concentrated in areas close to Hastings Street and Noosa River and in designated resorts.
 - (v) Hastings Street maintains its character as a vibrant, contemporary and pedestrian-friendly centre for visitors and locals.
 - (w) A variety of high-end visitor accommodation, retailing and dining uses incorporate indoor/outdoor spaces creating active frontages from early morning to late evening.
 - (x) Hastings Street retains a diverse mixture of retail and entertainment activities with limited scope for increasing retail tenancy numbers. Unique, independently operated destination businesses with locally made or designed goods particularly add to the appeal of the street.
 - (y) The Noosa Heads locality provides a range of community and sports and recreational uses which support both residents and visitors.
 - (z) Access and convenience is maintained to significant open space and outdoor recreation areas including the natural features of the beaches and bays, Noosa River and Noosa National Park.
 - (aa) Development is supported by a network of open space and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.
 - (ab) Development supports and prioritises public transport, including the river ferry and buses and use of motor scooters and bicycles.
 - (ac) The businesses operating from a commercial jetty lease area at 14 Hastings Street, Noosa Heads provides watercraft for hire and affords access to river ferry services.
 - (ad) Key areas of vegetation on both private and public lands are protected for landscape and habitat values.
 - (ae) The green backdrop to Hastings Street and Noosa Main Beach is maintained and retained as an important landscape element screening urban development.

7.2.5.3 Assessment Criteria

Amenity and Function Table 7.2.5.3 Criteria for assessable development (part)



Performance Outcomes	Acceptable Outcomes
Development in the Noosa Heads Local Plan Area generally (All Zones)	
<p>PO1 Development enhances the role of Noosa Heads as the principal focus for visitor accommodation and services in Noosa Shire with high levels of accessibility to outdoor recreational pursuits and urban services.</p>	<p>No acceptable outcome provided</p>
<p>PO2 Development contributes to the lifestyle and amenity of residents of Noosa Heads and its surroundings and services coastal communities to the south-east.</p>	<p>No acceptable outcome provided</p>
<p>PO3 Development contributes to the establishment of attractive streetscapes to enhance the character of Noosa Heads.</p>	<p>AO3.1 Development adjacent to a gateway or special place or on land identified as a key corner in Figure 7.2.5.4 (Noosa Junction Framework and Character plan) or Figure 7.2.5.5 (Hastings Street Framework and Character plan):</p> <ul style="list-style-type: none"> (a) incorporates architectural and landscape treatments which emphasise the corner location as shown in Figure AP3-10A and Figure AP3-10B; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades. <p>AO3.2 Development adjacent to a primary streetscape treatment area on Figure 7.2.5.4 (Noosa Junction Framework and Character plan) or Figure 7.2.5.5 (Hastings Street Framework and Character plan) provides streetscape improvements which are appropriate to the location, setting and context of the development and complement existing or proposed streetscape works in the local area.</p> <p>AO3.3 Development on Key Development Sites identified on Figure 7.2.5.4 (Noosa Junction Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p> <p><i>Editor's Note— For further guidance and context in interpreting the Framework and Character Plans please refer to PSP7 - Framework and Character Plans.</i></p>
<p>PO4 The visual amenity and character surrounding the major road network and entrance roads, is protected and enhances the entrances to Noosa Heads.</p>	<p>AO4 Development adjacent to the major road network, particularly Sunshine Beach Road, Eenie Creek Road, Noosa Drive and Noosa Parade incorporates landscaping that complements the natural species occurring in the local area, protects existing vegetation within the road reserve and incorporates design elements that add visual interest to the streetscape.</p>
<p>PO5 Development retains enhances the existing mature trees and character vegetation contributing to the vegetated backdrop, character and habitat values of the local area.</p>	<p>AO5 Development retains and enhances existing mature trees and character vegetation contributing to the vegetated backdrop, character and habitat values of the local plan area, including:-</p> <ul style="list-style-type: none"> (a) Noosa National Park and Weyba Creek conservation areas; (b) the vegetated hills which frame Noosa Heads, Laguna Bay, Noosa Inlet and Hastings Street; (c) the foreshore areas of the Noosa River, Lake Weyba, Weyba Creek and their associated riparian communities;



Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> (d) Noosa Spit/Noosa Woods; (e) street trees along Hastings Street; (f) the vegetated drainage lines through residential estates; and (g) other character vegetation where identified in Figure 7.2.5.4 (Noosa Junction Framework and Character plan) or Figure 7.2.5.5 (Hastings Street Framework and Character plan)
<p>PO6 Development retains significant views and vistas contributing to the setting and character of the local plan area.</p>	<p>AO6.1 Development does not intrude upon important gateways and sightlines including:</p> <ul style="list-style-type: none"> (a) significant views to the ocean, Noosa River and coastal lowlands from streets, beaches and other public places; (b) the vegetated backdrop of Noosa Hill as seen from Noosa Main Beach and the Hastings Street area; (c) views from Hastings Street to Main Beach; (d) vistas over Laguna Bay and to the Noosa National Park and the vegetation stands and hills within Little Cove; (e) the scenic view of Noosa National Park and Weyba Creek from Cooloola and Weyba Park Estates; and (f) vistas across Noosa River from Noosa Sound. <p>AO6.2 For Noosa Junction Major Centre and Hastings Street Visitor Centre, buildings and structures do not significantly interrupt or encroach upon key contextual views as identified on Figure 7.2.5.4 (Noosa Junction Framework and Character plan) and Figure 7.2.5.5 (Hastings Street Framework and Character plan) and shown in Figure 7.2.5.7, Figure 7.2.5.8, and Figure 7.2.5.10.</p> <p>AO6.3 Buildings and other structures visible from the beach or public spaces use materials and finishes that complement the beachside character and integrate with the surrounding natural landscape and skyline vegetation.</p> <p>AO6.4 Views of building or structures from the beach are framed or filtered through vegetation. <i>Editor's note— Refer to Figure AP3- 3A</i></p>

Built Form and Streetscape Table 7.2.5.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Built Form and Streetscape	
<p>PO7 Buildings, structures and landscaping is integrated with the natural landscape and reflect the beachside, riverside or hillside character and setting of the local plan area in terms of form, composition and protection of neighbourhood amenity.</p>	<p>AO7.1 Development takes the form of small separate buildings rather than large single bulky buildings, stepping down slopes where applicable and not visually dominating the street, beachfront, riverfront, adjacent properties, surrounding spaces or the existing skyline.</p> <p>AO7.2</p>



Performance Outcomes	Acceptable Outcomes
	<p>Buildings and structures have a scale and building height consistent with development on adjoining and surrounding land.</p> <p>AO7.3 Buildings and structures preserve the amenity of adjoining land including sunlight to neighbouring properties.</p> <p>AO7.4 Development respects the scale of surrounding vegetation and maximises the opportunity for retention of existing vegetation and incorporates soft landscaping between buildings.</p> <p>AO7.5 Buildings and structures:</p> <ul style="list-style-type: none"> (a) incorporate articulated roof forms which are visible from the street; (b) incorporate a mix of lightweight and textured external building materials or materials that reflect the natural environment such as timber and rock face; (c) provide variation through articulation, texture and detailing; (d) incorporate verandahs, open balconies or shaded patios for outdoor living, with open, transparent or semi-open balustrades; (e) use understated colour schemes and low-reflective roofing and cladding materials. <p><i>Editor's note— Refer to Figure AP3-3A</i></p>

Centres and Services Table 7.2.5.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Centres and Services	
<p>PO8 The Noosa Heads local plan area is serviced by the following centres that provide business, entertainment and community activities consistent with the Noosa Shire Centres Hierarchy:</p> <ul style="list-style-type: none"> (a) Noosa Junction Major centre; (b) Quamby Place Neighbourhood centre; and (c) Hastings Street Visitor centre. 	<p>No acceptable outcome provided</p>
<p>PO9 Noosa Junction is a major activity centre servicing the coastal part of Noosa Shire providing a wide range of centre activities and employment including:</p> <ul style="list-style-type: none"> (a) retail uses of supermarkets and specialty retail; (b) commercial and professional office space; (c) creative industries; (d) education; (e) health and wellbeing; (f) entertainment activities; (g) small dwellings in mixed-use format; 	<p>AO9.1 Development in Noosa Junction is to be generally in accordance with Figure 7.2.5.4 (Noosa Junction Framework and Character Plan).</p> <p>AO9.2 The redevelopment of the former Bowls site in Noosa Junction includes the dedication of land zoned Recreation and Open Space Zone with a minimum area of 1,000m² to be located generally in accordance with Figure 7.2.5.4 (Noosa Junction Framework and Character Plan).</p>



Performance Outcomes	Acceptable Outcomes
<p>(h) high quality open space and public realm; and</p> <p>(i) a transport hub.</p>	
<p>PO10 Development reinforces the main street character of Hastings Street, Sunshine Beach Road, Arcadia Street and the northern side of Lanyana Way with a pedestrian scale of development and visual linkages to open space and natural areas such as Noosa National Park, Noosa Hill and Noosa Main Beach and Pinaroo Park.</p>	<p>AO10 Development on Sunshine Beach Road between Noosa Drive and Berrima Row, Arcadia Street, the northern side of Lanyana Way and Hastings Street is attractive, vibrant and pedestrian friendly.</p> <p>Editor's note— Refer to Figure 7.2.5.6 and Figure 7.2.5.9 for character and built form outcomes for Hastings Street and Sunshine Beach Road.</p>
<p>PO11 Development in a Centre zone or Tourist Accommodation zone in Hastings Street:</p> <p>(a) is sympathetic to the existing character, streetscape and built form;</p> <p>(b) contributes to the variety of low set and walk up building styles in the streetscape;</p> <p>(c) creates vibrant and active streets and public spaces; and</p> <p>(d) provides integrated and functional car parking and access arrangements that do not dominate the street.</p>	<p>AO11 Development:</p> <p>(a) respects the layout, scale (including height and setback) and character of development on adjoining sites;</p> <p>(b) includes detailing and articulation for horizontal emphasis;</p> <p>(c) provides a fine scale of built form;</p> <p>(d) provides active street frontages where identified as primary active street frontage on Figure 7.2.5.4 (Noosa Junction Framework and Character plan) or Figure 7.2.5.5 (Hastings Street Framework and Character plan) that incorporate shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods. Refer to Figure AP3-8A for design outcomes for active streetscapes.</p> <p>(e) has building openings overlooking the street and addressing key corners as indicated on Figure 7.2.5.4 (Noosa Junction Framework and Character plan) or Figure 7.2.5.5 (Hastings Street Framework and Character plan) and Figure AP3-7A; and</p> <p>(f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths consistent with the character of its setting including where shown as primary streetscape treatment area on Figure 7.2.5.4 (Noosa Junction Framework and Character plan) or Figure 7.2.5.5 (Hastings Street Framework and Character plan).</p>
<p>PO12 Development in the Neighbourhood Centre zone at Quamby Place provides dining options and lower order goods and services to support the day-to-day needs of residents and visitors.</p>	<p>No acceptable outcome provided</p>
<p>PO13 Development is high quality, low rise and pedestrian focussed reinforcing the character of Hastings Street as a principal focal point for visitors.</p>	<p>AO13.1 Pedestrian pathways in and around Hastings Street are maintained for pedestrians as the priority and business activities extending to pathways is limited in extent.</p> <p>AO13.2 There is no decrease in the amount of public open space in or around Hastings Street.</p> <p>AO13.3 Vehicular access to Hastings Street is gained via Noosa Drive only.</p>
<p>PO14</p>	



Performance Outcomes	Acceptable Outcomes
Development within the Community Facilities zone contributes to community infrastructure, utilities and services.	No acceptable outcome provided
PO15 Office and retail businesses in Noosa Heads are typically of a smaller scale while large floorplate and land intensive uses including showrooms, bulky goods and outdoor sales are more appropriately located in Noosaville.	No acceptable outcome provided

Housing Choice Table 7.2.5.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Housing Choice	
PO16 Residential development within the Major Centre zone incorporates small dwellings that provide long term housing for employees and students.	AO16 Residential dwellings within the Major Centre zone : (a) do not exceed a floor area of 100m ² ; and (b) are part of a mixed-use development with non-residential uses at the ground level.
PO17 Sites currently used or approved for residential care facilities continue to provide such services into the future.	No acceptable outcome provided
PO18 Development in the Low Density Residential zone maintains a high level of residential amenity for permanent residents.	No acceptable outcome provided

Visitor Facilities Table 7.2.5.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Visitor Facilities	
PO19 Development in the Tourist Accommodation zone and other resort complexes provide visitor accommodation into the future to preserve and support the role of Noosa Heads as a tourism focus area.	No acceptable outcome provided

Noosa River Table 7.2.5.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Noosa River	
PO20 Commercial development on or adjacent to the Noosa River: (a) provides for uses for marine facility purposes only, including water transport and boat hire; (b) is compatible with the scenic values of the waterway; (c) provides a high level of amenity, including ensuring low ambient noise levels; (d) does not increase the overall scale and intensity of commercial operations; (e) ensures no net increase in <u>gross floor area of building</u> and structures; (f) uses materials, natural finishes and colours that blend with	No acceptable outcome provided.



Performance Outcomes	Acceptable Outcomes
<p>the surrounding natural landscape; and</p> <p>(g) reflects the character and setting of the waterfront locality (such as timber and tin construction with a traditional pitched roof design).</p>	
<p>PO21 Commercial development on and adjacent to the Noosa River is not increased or expanded beyond existing building footprints and structures within existing lease areas.</p>	<p>AO21.1 No additional commercial leases are created on or adjacent to the Noosa River.</p> <p>AO21.2 Development does not increase the overall building footprint, gross floor area or height of buildings or structures associated with commercial jetties.</p>
<p>PO22 The loading and unloading of passengers and boat docking is confined to the commercial lease areas of the respective commercial operation.</p>	<p>No acceptable outcome provided.</p>

Access & Connectivity Table 7.2.5.3 Criteria for assessable development (part)

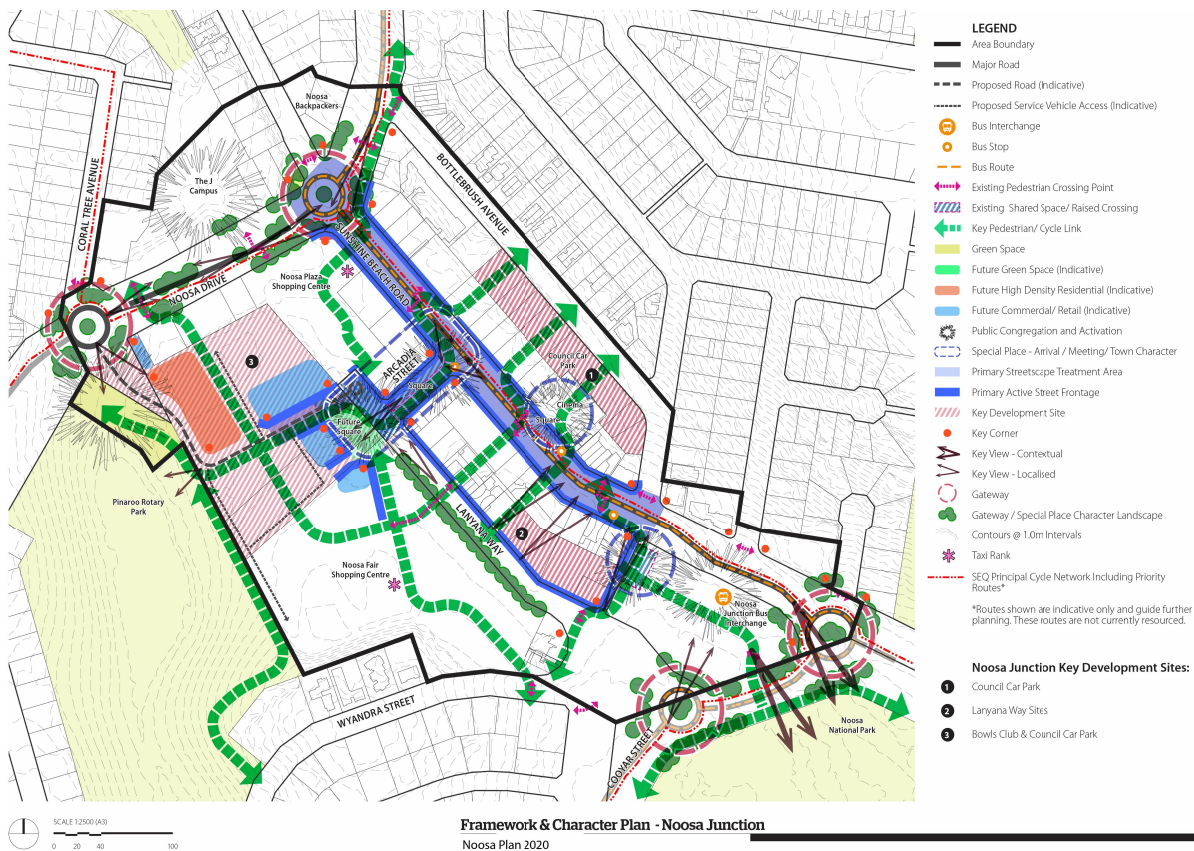
Performance Outcomes	Acceptable Outcomes
Access & Connectivity	
<p>PO23 Development integrates with and extends the existing street and pathway networks including but not limited to those identified on Figure 7.2.5.4 (Noosa Junction Framework and Character plan) and Figure 7.2.5.5 (Hastings Street Framework and Character plan) such that connections to and between key local destinations are provided and reinforced.</p>	<p>AO23 Development on land including or adjoining a key pedestrian/cycle link shown on Figure 7.2.5.4 (Noosa Junction Framework and Character plan) and Figure 7.2.5.5 (Hastings Street Framework and Character plan) facilitates these connections.</p>
<p>PO24 Development of Lot 3 on RP884396, being the former Noosa Heads bowls club, provides a new road link connecting Noosa Drive near Pinnaroo Park to Lanyana Way to improve local connectivity.</p>	<p>AO24 A link road is constructed to Council's specifications as part of the first stage of re-development of Lot 3 RP884396 generally in accordance with Figure 7.2.5.4 (Noosa Junction Framework and Character Plan) and is dedicated to Council at no cost.</p>
<p>PO25 Development:</p> <p>(a) avoids the generation of excessive traffic or amenity impacts on Hastings Street, Noosa Parade or Noosa Drive;</p> <p>(b) avoids through traffic on residential streets;</p> <p>(c) maintains Hastings Street as a narrow traffic way;</p> <p>(d) minimises the potential for conflict between pedestrian and vehicular traffic by consolidating, rather than increasing vehicular access points across footpaths; and</p> <p>(e) ensures car parking does not dominate the streetscape.</p>	<p>No acceptable outcome provided</p>

Environment, natural resources and recreation Table 7.2.5.3 Criteria for assessable development (part)

Performance Outcomes	Acceptable Outcomes
Environment, natural resources and recreation	
<p>PO26 Development has no significant adverse impacts on biodiversity,</p>	<p>AO26 Connecting Habitat Areas as identified on Map SFM-4</p>

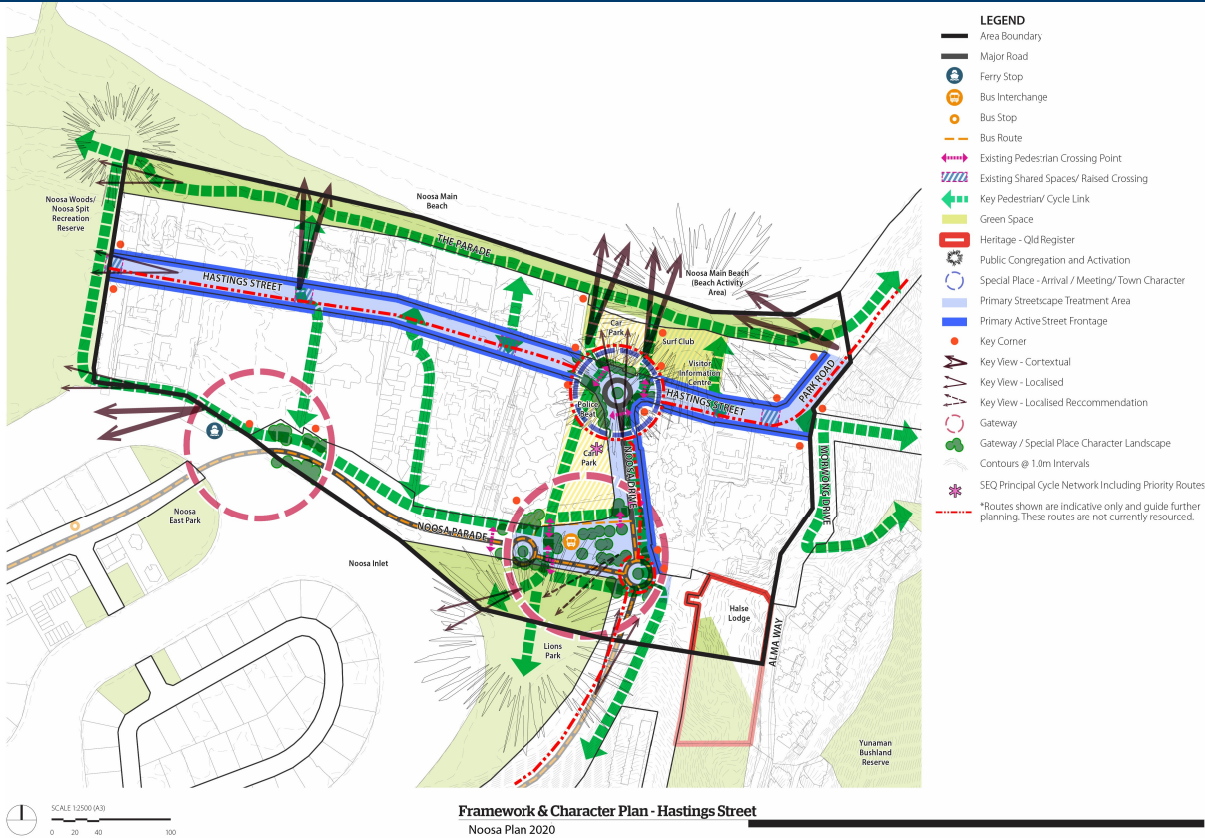
Performance Outcomes	Acceptable Outcomes
<p>natural vegetation, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to—</p> <ul style="list-style-type: none"> (a) changes to natural drainage; (b) disturbance to any wetland system; (c) management of fire risk; (d) erosion and the transport of sediments off site; (e) unmanaged public access; (f) changes to fauna habitat and behaviour. 	<p>- Biodiversity (Strategic Framework) are protected from fragmentation and encroachment by development.</p>
<p>PO27 Development maintains and protects an integrated <i>open space network</i> to—</p> <ul style="list-style-type: none"> (a) provide passive and active recreational pursuits; (b) provide connectivity for pedestrians and cyclists; (c) provide habitat connectivity for wildlife and fish passage; (d) protect watercourses and drainage lines; (e) protect vegetation on steep slopes; and (f) form a scenic backdrop for residential development. 	<p>AO27 Open space corridors identified as Ecological Linkages and Major Recreation areas on Map SFM-1 - Settlement and Map SFM-4 - Biodiversity (Strategic Framework) are enhanced and protected from fragmentation and encroachment by development.</p>

Figure 7.2.5.4 Noosa Junction Framework & Character Plan



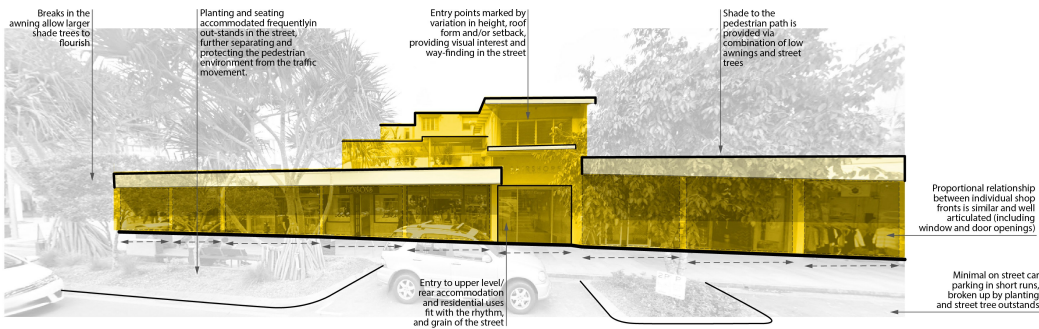
For a HIGH RESOLUTION PDF please use this [LINK](#)

Figure 7.2.5.5 Hastings Street Framework & Character Plan



For a HIGH RESOLUTION PDF please use this [LINK](#)

Figure 7.2.5.6 - Streetscape character - Hastings Street



[Click here](#) to view high resolution PDF.

Figure 7.2.5.7 - Contextual view Hastings Street (one)

Hastings Street to ocean / coastal environment



Hastings Street to ocean / coastal environment



Hastings Street to ocean / coastal environment



Hastings Street - Localised view from Noosa Drive to ocean / coastal environment



Figure 7.2.5.8 - Contextual view Hastings Street (two)

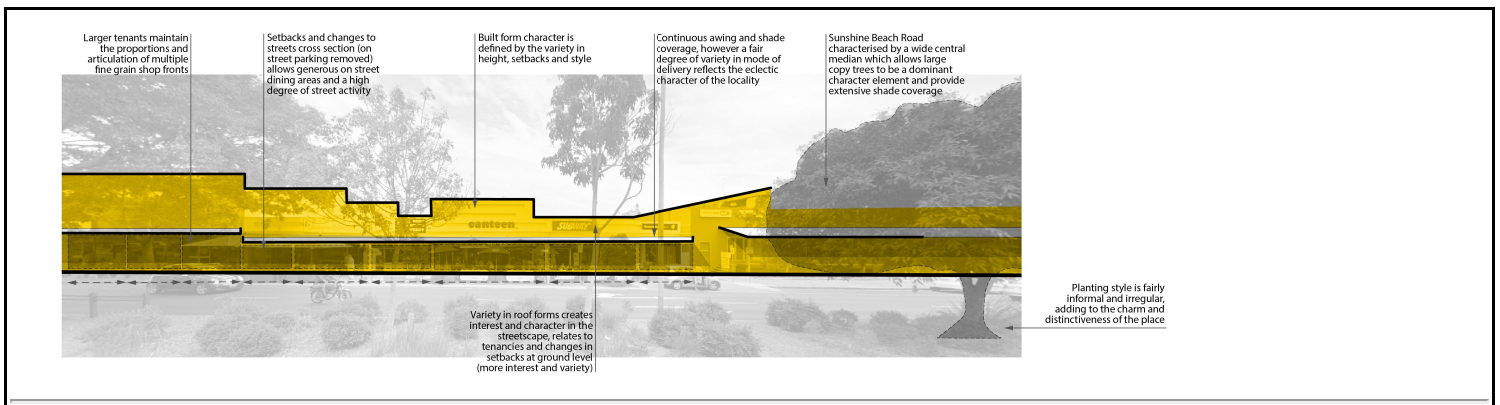
Hastings Street to ocean / coastal environment



Hastings Street to ocean / coastal environment



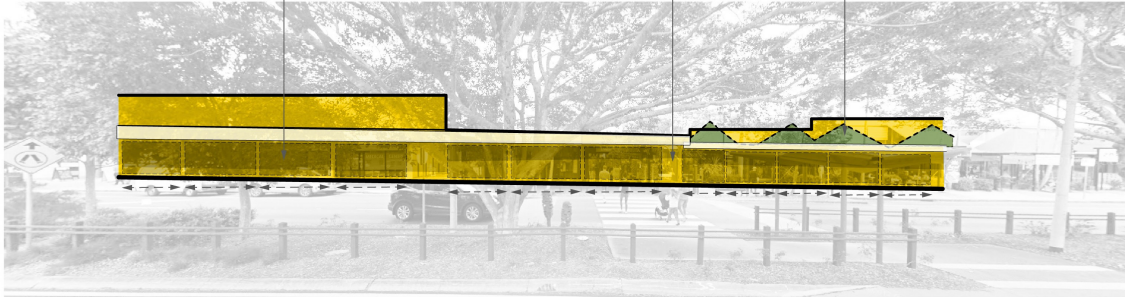
Figure 7.2.5.9 - Streetscape Character - Noosa Junction



The fine grain development pattern is commonly recognisable in the built form at the street level

Laneways, mid block connections and mid block spaces are a special local characteristic, access via breaks in the built form are quite common and should be enhanced and celebrated

Note: the green huts are not a consistent feature that should be replicated



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Figure 7.2.5.10 - Contextual view Noosa Junction

Noosa Junction from Sunshine Beach Road to Noosa National Park



From Cooyar Street to Noosa National Park



From Cooyar Street to Noosa National Park



7.2.6 Coastal Communities Local Plan Code

7.2.6.1 Application

This code applies to assessable development-

- (a) within the Coastal Communities local plan area as shown on [Map ZM-14 - Coastal Communities](#) contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Coastal Communities local plan code by the tables of assessment in [Part 5 \(Tables of Assessment\)](#).

7.2.6.2 Purpose and Overall Outcomes

Coastal Communities

- (1) The purpose of the Coastal Communities local plan code is to provide locally relevant planning provisions for the assessment of development within the Coastal Communities local plan area.
- (2) The following overall outcomes apply to the Coastal Communities local plan area:
 - (a) The Coastal Communities local plan area is an established coastal urban area comprising five small communities, namely Sunshine Beach, Sunrise Beach, Castaways Beach, Marcus Beach, and Peregian Beach, each with a separate character and identity. Development within each community is consistent with the defined identity of that community.
 - (b) Development is limited to land within the urban boundary providing a defined edge to protect and reinforce the discrete character of each community, provide efficient provision of infrastructure and services, avoid constrained land and retain the integrity and health of the natural and coastal landscape.
 - (c) Development is sited and designed to protect ecologically important areas, retain landscape and built form elements, including significant views and vistas to external elements, the setting, character and identity of each community. Valued elements include:
 - (i) Noosa National Park and other local environmental parks;
 - (ii) the beaches, waterways, foreshore parkland and coastal dune reserves;
 - (iii) the high dune system which helps define the individual communities through ridges and valleys;
 - (iv) Lake Weyba and associated coastal wetlands which form an integral part of natural landscape and vistas to the west; and
 - (v) Views to Mt Coolum, Emu Mountain, Mt Ninderry, Mt Cooroy and Mt Tinbeerwah.
 - (d) Development is consistent with, and does not compromise, the close association between the coastal communities and the beach, the backdrop of protected natural vegetation, which is a key amenity feature in the local plan area, and the beachside living in secluded surrounds.
 - (e) Development does not impact on or compromise:
 - (i) the complex high and frequently steep linear dune systems creating protected valleys and exposed ridges leading to the ocean or wetlands on the shores of Lake Weyba; or
 - (ii) the drainage lines (being Burgess, Castaways, Marcus and Peregian Creeks and their tributaries) that form deep depressions between the dunes and define the boundaries between the communities of the local plan area.
 - (f) Development recognises and reflects the sensitivity of the coastal environment including the high dune system, and is sited and designed to:
 - (i) protect ecologically important areas and ecological processes;
 - (ii) retain the key landscape elements that contribute to the ecosystem health; and
 - (iii) ensure development is well separated from these dune and waterway systems.
 - (g) Development recognises the importance of the vegetated backdrop and does not compromise the role of the dune and waterway systems in defining landforms between the communities.
 - (h) Development recognises and reinforces the close relationship between the natural character of the area and its attractiveness to residents and visitors. In this context, development is subservient to the natural landscape, sits lightly within the landscape, sensitively responds to the topography of the area and provides densely landscaped settings, with existing mature trees and vegetation retained wherever possible.



- (i) Development protects vegetated views from David Low Way and the beach by restricting the extent of clearing for structures, services and access, limiting the vertical and horizontal scale of development and incorporating existing and new vegetation that frames or filters views.
- (j) Activity centres at Sunshine Beach, Sunrise Beach and Peregrin Beach provide for the convenience needs of residents and visitors within the local community.
- (k) Whilst opportunities exist for the expansion or enhancement of business functions in both Sunrise Beach Neighbourhood Centre and Peregrin Beach Local Centre, residents continue to rely on larger centres in Noosa Heads and Noosaville and/or centres outside Noosa Shire to fulfil their higher order business, community and industry needs.
- (l) Development in the Local centre zone at Peregrin Beach retains and enhances the built form and streetscape character of the centre and promotes activity and vitality through the provision of active street frontages and strong pedestrian connections between private development and adjacent public spaces.
- (m) Sites identified for tourist accommodation are retained and developed for that use to maintain a diversity and choice of visitor accommodation and affordability in the local plan area.
- (n) Development in the Low Density Housing zone primarily accommodates permanent residents in detached houses.
- (o) Development in the Medium Density Housing zones accommodates a greater diversity in housing types including dual occupancies, multiple dwellings, retirement facilities and residential care facilities.
- (p) Development for home based businesses including bed and breakfast accommodation may locate in residential zones.
- (q) Development in the local plan area is supported by an extensive network of open space and passive recreation opportunities offered by the foreshore parks, reserves and Noosa National Parks. A buffer between urban development and Noosa National Park facilitates regular fire fuel reduction burning.
- (r) Girraween Estate in the north west of the local plan area provides a range of regional recreational and community facilities including sporting ovals, schools, aquatic centre, churches and indoor sports and recreation for the local plan area. These facilities serve much of the Noosa coastal urban area.
- (s) Surf club facilities located at Sunshine Beach and Peregrin Beach are retained and continue to provide organised sporting, recreational, patrolled beach/life-saving, entertainment and community support to the local plan area. Redevelopment or additional development at either site does not extend further seaward, is consistent with the respective primary patrolled beach/life-saving function of the club, and does not compromise its respective landscape and ecological setting nor its future resilience to the impacts of coastal erosion and long term beach recession.
- (t) The local plan area enjoys moderate to high levels of accessibility to Coolool in the South and Noosa Heads in the north. Eenie Creek Road provides high accessibility for the northern part of the local plan area to Noosaville and Tewantin. These accessibility levels are to be maintained and traffic generation of any individual development, or cumulative generation, and impacts, do not compromise these levels of accessibility.
- (u) Development facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area. Access to the foredune and beachfront area is provided via formalised communal access points designed to protect dune systems and not individual private accesses.
- (v) **Development in Sunshine Beach –**
 - (i) provides housing, multi-unit accommodation and small scale retail, commercial and dining uses in a secluded vegetated, beachside setting.
 - (ii) has a comparatively high proportion of multi-unit accommodation for both visitors and residents;
 - (iii) for visitor accommodation is managed appropriately so as not to reduce the amenity of the surrounding permanent residents and to retain and adequate supply of permanent housing in the local plan area;
 - (iv) in the Tourist accommodation zone provides well-designed entertainment and dining activities which may operate after hours and include controlled live acoustic and amplified music and entertainment, to create a vibrant atmosphere.
 - (v) adjacent to beach areas does not visually compromise the setting of the public beach, nor adversely affect views for the beach.
- (w) **Development in Sunrise Beach –**
 - (i) provides a high proportion of detached houses and some multi-unit accommodation for permanent residents including families.
 - (ii) provides a mix of commercial and community uses including convenience shopping, schools, other community facilities located in Ben Lexcen Drive serving the convenience needs of residents;
 - (iii) ensures higher order services locate in the local centre of Peregrin Beach, or the district centres of Noosa Junction and Noosaville.

- (x) **Development in Castaways Beach –**
 - (i) provides predominantly detached housing for permanent residents.
 - (ii) contains no commercial or retail uses– a feature recognised as being an important element of local character.
- (y) **Development in Marcus Beach –**
 - (i) provides housing, predominantly for permanent residents, in a secluded vegetated setting.
 - (ii) maintains and accentuates its low density beachside character by retaining mature vegetation, and curvilinear streets enclosed by undulating topography and the adjoining dune system.
 - (iii) maintains the established beachside character which is integrated with the low dunes and their vegetation, framed and enclosed by the high dune system which forms the only substantial break in the linear pattern of development between Sunshine Beach to the north and Peregian Beach to the south.
 - (iv) contains no commercial or retail uses – a feature recognised as being an important element of local character.
- (z) **Development in Peregian Beach –**
 - (i) provides local convenience shopping, business and employment services, for both permanent residents and visitors.
 - (ii) provides multi-unit accommodation located in close proximity to the Peregian Beach Local Centre.
 - (iii) maintains Peregian Beach Local Centre’s ‘signature’ informal village-like atmosphere, featuring a low key, attractive village square that distinguishes the Peregian Beach Local Centre from other centres in the local plan area and the wider region. Development and redevelopment maintains the existing strong sense of place and the centre’s function and capacity to provide a public focus for local community interaction and activity.
 - (iv) provides a slightly wider range of employment opportunities than other parts of the local plan area due to its more distant separation from a major urban centre.
 - (v) in the Innovation zone includes the digital hub and other professional services for local businesses both within and outside the local plan area as well as providing employment opportunities in the digital and creative technology sectors.
 - (vi) in the Medium residential zone on the western side of David Low Way provides for mixed use residential with office or health services in buildings of a domestic scale.
 - (vii) in the Local Centre Zone provides for well-designed entertainment and dining activities which may operate after hours and include controlled live acoustic and amplified music and entertainment which creates a vibrant atmosphere.
 - (viii) maintains the operational efficiency of the Sunshine Coast Airport and enhances the safety of aircraft operating within the airports operational airspace.

Note- operational airspace includes the areas and vertical dimensions of an airports obstacle limitation surface (OLS).

7.2.6.3 Assessment Criteria

Development in the Coastal Communities Local Plan Area Generally (All Zones) Table 7.2.6.3

Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Development in the Coastal Communities Local Plan Area Generally (All Zones)	
PO1 Development enhances the role of the coastal communities as a beachside residential area which also include a considerable amount of visitor accommodation.	No acceptable outcome provided
PO2 Development contributes to the lifestyle and amenity of residents and visitors in the coastal communities.	No acceptable outcome provided
PO3 Development contributes to the establishment of attractive streetscapes and gateways to enhance the sense of arrival and the coastal village character of the separate urban communities	AO3.1 Development adjacent to a gateway or special place or on land identified as a key corner including where identified in Figure 7.2.6.4 (Peregian Beach Framework and Character Plan) :



Performance Outcomes	Acceptable Outcomes
<p>within the local plan area.</p>	<p>(a) incorporates architectural and landscape treatments which emphasise the corner location as shown in Figure AP3-10A and Figure AP3-10B; and</p> <p>(b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>AO3.2 Development adjacent to a primary streetscape treatment area including where identified on Figure 7.2.6.4 (Peregian Beach Framework and Character Plan) provides for streetscape improvements which are appropriate to the location, setting and context of the development and complement existing or proposed streetscape works in the local area.</p> <p>AO3.3 Development on Key Development Sites identified on Figure 7.2.2.4 (Peregian Beach Framework and Character Plan) incorporates a high standard of architectural design and landscape treatment consistent with the streetscape character.</p> <p><i>Editor's Note— For further guidance and context in interpreting the Framework and Character Plans please refer to PSP7 - Framework and Character Plans.</i></p> <p>AO3.3 Development on sites fronting Duke Street, Sunshine Beach, between Douglas Street and Bryan Street, incorporate architectural and landscape treatments which complement and enhance the existing streetscape and any proposed streetscape works in the area.</p>
<p>PO4 The visual amenity surrounding major roads and entry roads including David Low Way and Eenie Creek Road is protected and enhanced.</p>	<p>AO4 Development adjacent to David Low Way and Eenie Creek Road incorporates landscaping that complements the natural species occurring in the local area, protects existing vegetation within the road reserve and incorporates design elements that add visual interest to the streetscape.</p>
<p>PO5 Development retains and enhances key landscape elements including existing character trees and areas of significant vegetation contributing to the setting and character of the local plan area.</p>	<p>AO5 Development retains and enhances existing mature trees and character vegetation contributing to the vegetated backdrop and streetscape character of the local plan area including:</p> <p>(a) areas of remnant coastal heath and paperbark;</p> <p>(b) native vegetation adjacent to the foreshore and wetlands within the local plan area; and</p> <p>(c) other gateway and character vegetation;</p> <p>(d) or Peregian Beach where the above are identified in Figure 7.2.6.4 (Peregian Beach Framework and Character Plan)</p>
<p>PO6 Development retains and enhances key landscape elements including significant views, beachside setting and character of the local plan area.</p>	<p>AO6.1 Development enhances and does not intrude upon important sightlines to exposed parts of Noosa National Park, the beach and Lake Weyba.</p> <p>AO6.2 For Peregian Beach buildings and structures do not significantly interrupt or encroach upon key contextual views including where</p>

Performance Outcomes	Acceptable Outcomes
	<p>identified in Figure 7.2.6.4 (Peregian Beach Framework and Character Plan) and shown in Figure 7.2.6.5.</p> <p>AO6.3 Buildings and other structures visible from the beach use materials and finishes that complement the beachside character and integrate with the surrounding natural landscape and skyline vegetation.</p> <p>AO6.4 Views of building or structures from the beach are framed or filtered through vegetation.</p>

Built Form and streetscape Table 7.2.6.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Built Form and streetscape	
<p>PO7 Buildings, structures and landscaping are consistent with and reflect the beachside character of the local plan area in terms of form, composition and use of materials.</p>	<p>AO7.1 For residential buildings, roof form is visible from the street and not concealed behind parapets.</p> <p>AO7.2 Buildings and structures do not include rooftop terraces.</p> <p>AO7.3 Development uses understated colour schemes and low-reflective roofing and cladding materials.</p> <p>AO7.4 Development provides for boundary setbacks to retain existing mature trees and incorporate new landscaping into development design.</p> <p>AO7.5 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) suit the local subtropical climate; (b) incorporate a mix of lightweight and textured external building materials, including timber finishes with variation provided in texture, detailing and articulation; (c) incorporate verandahs, open balconies with transparent or open balustrades or shaded patios for outdoor living; and (d) allow for landscape integrated with the buildings on site. <p>AO7.6 Boundary setbacks provide space for trees between buildings.</p>

Centres and services Table 7.2.6.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Centres and services	



Performance Outcomes	Acceptable Outcomes
<p>PO8 The coastal communities local plan area is serviced by the following centres which provide business, entertainment and community uses in accordance with their role and function as determined by the Noosa Shire Centres Hierarchy for both the local community and visitors:</p> <ul style="list-style-type: none"> (a) Peregian Beach Local centre; (b) Sunrise Beach Neighbourhood centre; and (c) Sunshine Beach Visitor centre. 	<p>No acceptable outcome provided</p>
<p>PO9 In Peregian Beach, Heron Street and the portion of Kingfisher Drive between Heron Street and Grebe Street have a pedestrian orientated character providing key access and visual linkages between the Peregian Beach park, the beach and the village square.</p>	<p>AO9 Development provides for Heron Street and Kingfisher Drive (between Heron Street and Grebe Street) to be maintained as attractive, vibrant and pedestrian friendly streets.</p>
<p>PO10 Development in the Local centre zone at Peregian Beach:</p> <ul style="list-style-type: none"> (a) is sympathetic to the coastal village character of the local centre; (b) contributes to the creation of a contemporary coastal built form and streetscape; (c) creates vibrant and active spaces in the public realm; (d) provides continuous weather protection for pedestrians; and (e) provides integrated and functional car parking and access arrangements that do not dominate the street. 	<p>AO10 Development:</p> <ul style="list-style-type: none"> (a) respects the layout, scale (including height and setback) and character of development on adjoining sites; (b) provides a fine scale of built form as shown in Figure 7.2.6.6 (c) provides active street frontages where identified as primary active street frontage in Figure 7.2.6.4 (Peregian Beach Framework and Character Plan) that incorporate shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods. Refer to Figure AP3-8A for design outcomes for active streetscapes. (d) has building openings overlooking the street and addressing key corners as shown in Figure 7.2.6.4 (Peregian Beach Framework and Character Plan) and Figure AP3-7A (e) provides all weather protection in 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 site frontage adjacent to the kerbside as per Figure 6.4.2.5 and Figure 7.2.6.6 (f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths that are consistent with the character of its setting including where shown as primary streetscape treatment area on Figure 7.2.6.4 (Peregian Beach Framework and Character Plan) and; (g) provides for on-site car parking at the rear.
<p>PO11 The neighbourhood centre at Sunrise Beach provides lower order goods and services to support the day-to-day needs of residents, forming a focal point for the surrounding neighbourhoods and remaining compatible with nearby community and recreation uses.</p>	<p>No acceptable outcome provided</p>

Housing Choice Table 7.2.6.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Housing Choice	
PO12 Sites that are currently used for, or approved for the use of retirement facilities or residential care facilities continue to provide such residential accommodation into the future.	No acceptable outcome provided
PO13 Development on sites in close proximity to a centre or within a centre contributes to housing diversity by providing small attached dwellings, including single level apartments, and mixed-use developments where appropriate.	AO13 Residential dwellings within a Local Centre or Neighbourhood Centre: <ul style="list-style-type: none"> (a) do not exceed 100m²; and (b) are part of a mixed-use building with non-residential uses at ground level.

Visitor facilities Table 7.2.6.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Visitor facilities	
PO14 Development provides a diversity of types and styles of visitor accommodation to cater for a range of visitor experiences in close proximity to key tourist areas.	No acceptable outcome provided
PO15 Visitor accommodation is not be located in areas which are predominantly permanent residential dwellings.	No acceptable outcome provided

Access and connectivity Table 7.2.6.3 Criteria for assessment (part)

Performance Outcomes	Acceptable Outcomes
Access and connectivity	
PO16 Development improves local connectivity by providing pedestrian and cycle connections to, within and between destinations such as local centres, local community and sporting facilities, schools and walking trails in Noosa National Park.	No acceptable outcome provided
PO17 Development integrates with and extends the existing street and pathway networks including but not limited to those identified on Figure 7.2.6.4 (Peregian Beach Framework and Character Plan) such that connections to and between key local destinations are provided and reinforced.	AO17 Development on land including or adjoining a key pedestrian/cycle link including where shown in Figure 7.2.6.4 (Peregian Beach Framework and Character Plan) facilitates these connections.
PO18 Development provides for access to foredune and beachfront areas to be via formalised communal access points which are located and designed so as to maintain and enhance visual amenity, dune stability, habitat values and water quality.	No acceptable outcome provided



Environment, natural resources and recreation **Table 7.2.6.3 Criteria for assessment (part)**

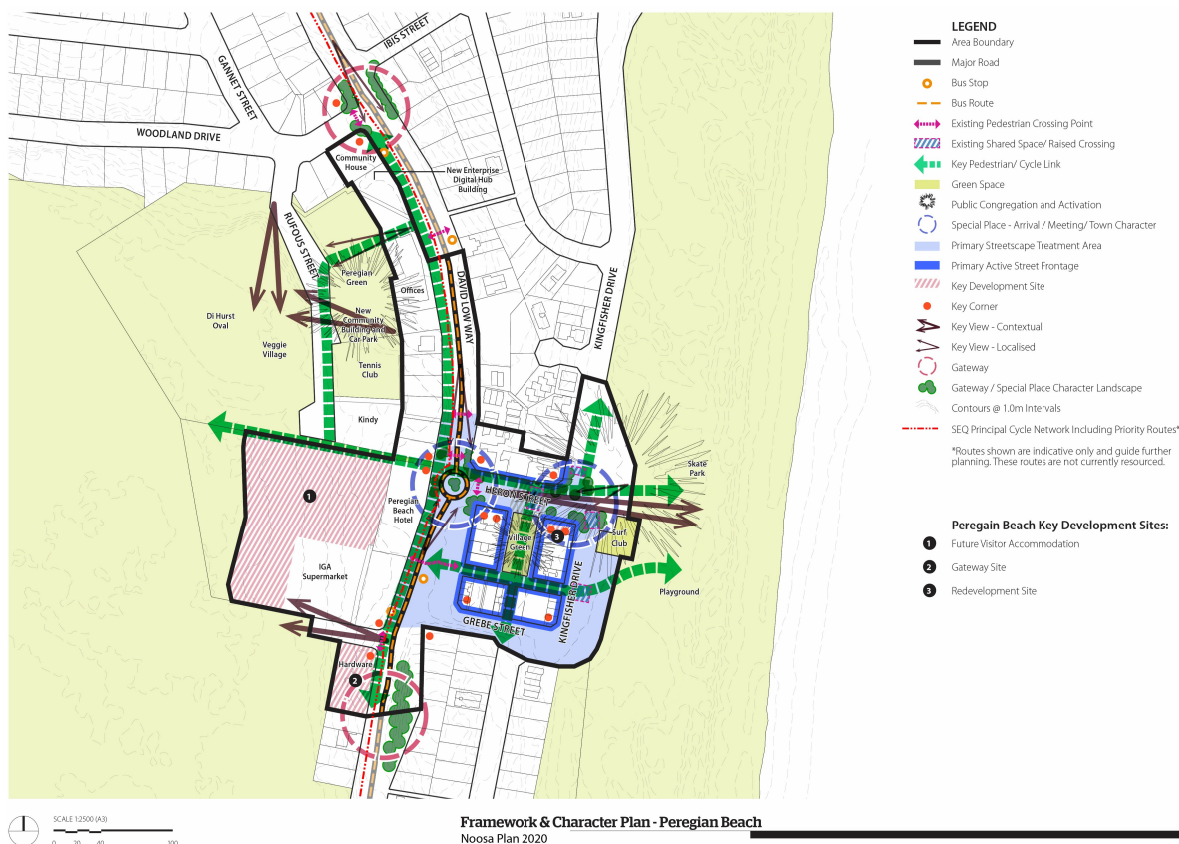
Performance Outcomes	Acceptable Outcomes
Environment, natural resources and recreation	
<p>PO19 Development has no significant adverse effects on biodiversity, natural <i>vegetation</i>, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to—</p> <ul style="list-style-type: none"> (a) changes to natural drainage; (b) disturbance to the dune system and <i>wetland</i> system; (c) management of landslide and fire risk; (d) erosion and the transport of sediments off site; (e) unmanaged public access; and (f) changes to fauna habitat and behaviour. <p>Editor's Note— <i>Regular hazard reduction activities occur in the fire fuel control buffer between the Noosa National Park and urban residential development. These activities are necessary to reduce risk to people and property and may have an unavoidable impact on biodiversity and habitat values.</i></p>	<p>AO19 Connecting Habitat Areas as identified on Map SFM-4 - Biodiversity (Strategic Framework) are protected from fragmentation and encroachment by development.</p>
<p>PO20 Development maintains and protects an integrated open space network to—</p> <ul style="list-style-type: none"> (a) provide for both passive and active recreational pursuits; (b) provide connectivity for pedestrians and cyclists; (c) provide habitat connectivity for wildlife and fish passage; (d) protect <i>watercourses</i> and <i>drainage lines</i>; (e) protect <i>vegetation on steep slopes</i>; and (f) form a scenic backdrop for residential development. 	<p>AO20 Open space corridors identified as Ecological Linkages and Major Recreation areas on Map SFM-1 - Settlement and Map SFM-4 - Biodiversity (Strategic Framework) are enhanced and protected from fragmentation and encroachment by development.</p>

Aircraft safety **Table 7.2.6.3 Criteria for assessment (part)**

Performance Outcomes	Acceptable Outcomes
Aircraft safety	
<p>PO21 Development does not cause an obstruction or hazard to the safe movement of aircraft within the Sunshine Coast Airport's operational airspace through the temporary or permanent intrusion of physical structures into the airport's operational airspace.</p>	<p>AO21.1 Buildings and structures do not intrude into the airport's obstacle limitation surface (OLS) identified on Map AEM-1 - Airport Environment Map.</p> <p>AO21.2 Landscaping does not include vegetation that at maturity will intrude into the airport's obstacle limitation surface (OLS) identified on Map AEM-1 - Airport Environment Map.</p> <p>AO21.3 Development does not include transient activities such as parachuting, hot air ballooning and hang gliding beneath the operational airspace of the Sunshine Coast airport as identified on Map AEM-1 - Airport Environment Map.</p>
<p>PO22 Development does not cause an obstruction or hazard to the safe</p>	<p>AO22.1 Uses involving the bulk handling or disposal of putrescible waste</p>

Performance Outcomes	Acceptable Outcomes
<p>movement of aircraft within an airport's operational airspace through the attracting of wildlife, in particular, flying vertebrates such as birds or bats in significant numbers.</p> <p>Note— A development proposal in the vicinity of Sunshine Coast Airport that may increase the risk of wildlife strike should be referred to the airport operator for assessment.</p>	<p>or organic/food waste (e.g landfill and waster transfer facilities) are not located within the 13 kilometre wildlife hazard buffer radius distance contour as identified on Map AEM-1 - Airport Environment Map; or</p> <p>AO22.2 Where increasing the scale or intensity of an existing use involving bulk handling or disposal of putrescible waste or organic/food waste (e.g landfill and waster transfer facilities) within the 13 kilometre wildlife hazard buffer radius contour as identified on Map AEM-1 - Airport Environment Map, development includes measures to reduce the potential to attract birds and bats.</p>
<p>PO23 Development does not cause an obstruction or hazard to the safe movement of aircraft within the Sunshine Coast Airport's operational airspace through the emission of particulate gases or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance.</p>	<p>AO23 Development and associated activities:</p> <ul style="list-style-type: none"> (a) do not emit smoke, dust, ash or steam into the Sunshine Coast Airport's operational airspace; and (b) do not emit a gaseous plume into the Sunshine Coast Airport's operational airspace at a velocity exceeding 4.3 metres per second as identified on Map AEM-1 - Airport Environment Map.

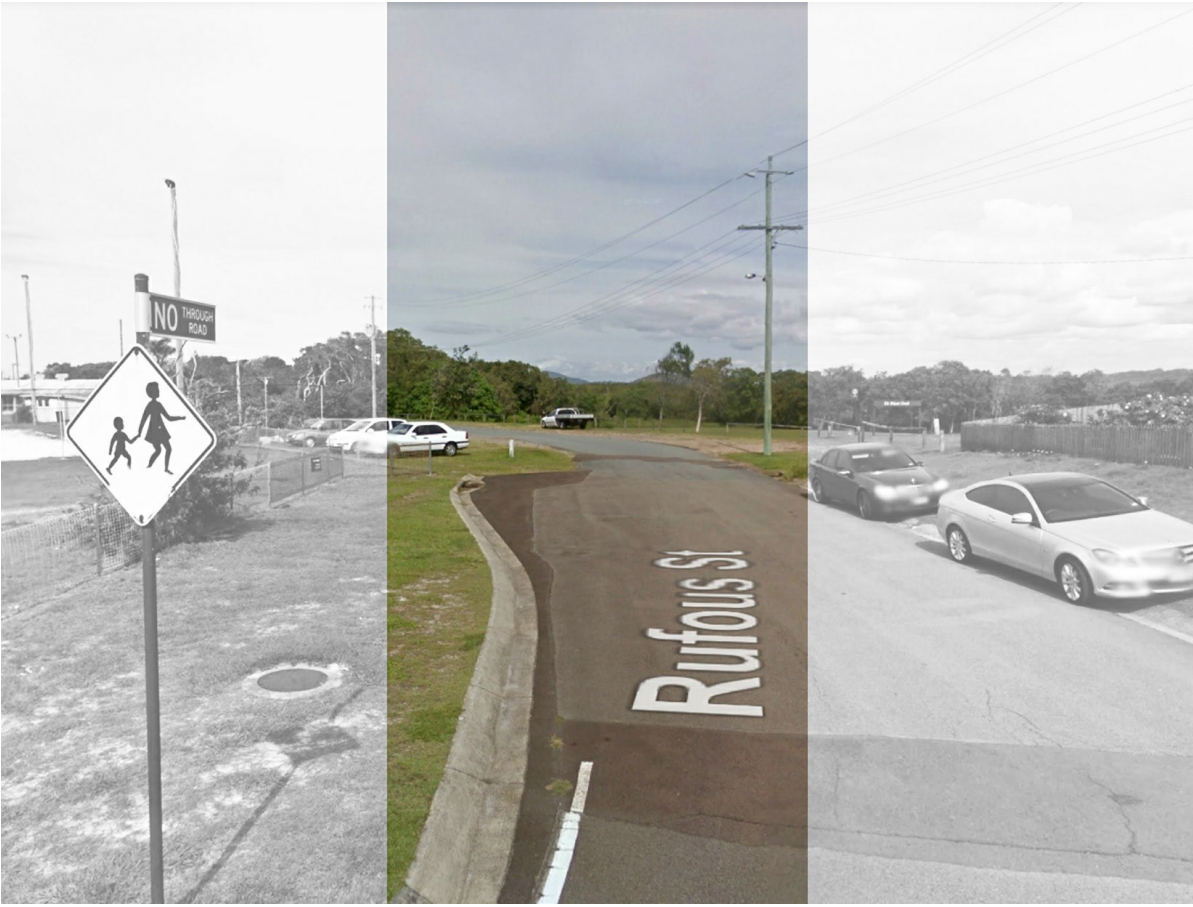
Figure 7.2.6.4 Peregrin Beach Framework & Character Plan



For a HIGH RESOLUTION PDF please use this [LINK](#)

Figure 7.2.6.5 Contextual view - Peregrin Beach

Rufous Street to Mt Coolum



David Low Way (street level) across IGA carpark



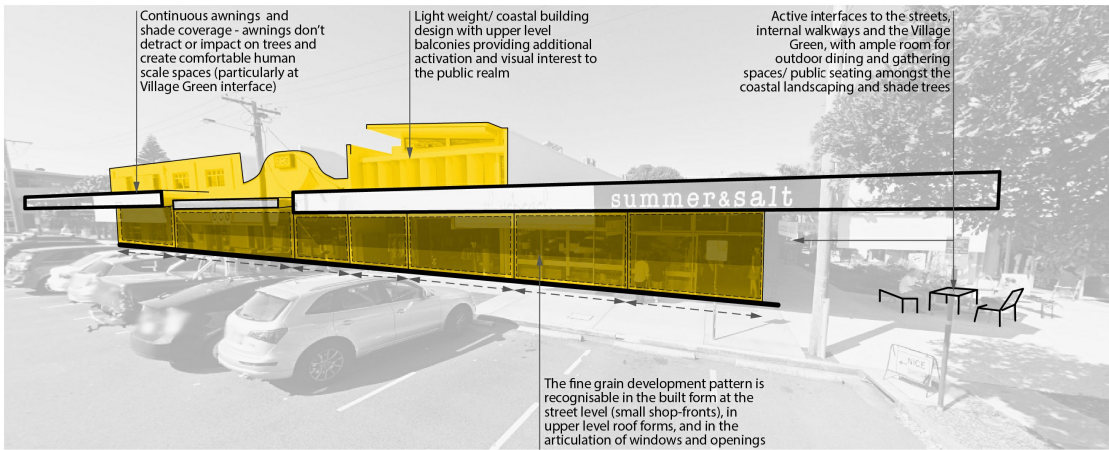
David Low Way - sub road across IGA car park



Heron Street to Ocean



Figure 7.2.6.6 - Streetscape character - Peregian Beach



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