

NOOSA ICONIC VALUES STATEMENT

1 GENERAL ICONIC VALUES

1.1.1 The northern subregion of the Sunshine Coast, referred to here as Noosa, is an internationally recognised tourist destination and one of the most desirable places in the world to live. This status has been both the result of good fortune in terms of climate, amenity and natural resources and good management in terms of how consecutive generations have cared for the place and developed a set of community values and planning principles. Noosa community is renowned for its creativity, innovation, vision and entrepreneurship where sustainability underpins excellence.

1.1.2 The key principles that underpin Noosa's vision for the future are:

- a) social cohesion and community well-being;
- b) a strong sustainable economy;
- c) environmental excellence and ecological sustainability;
- d) artistic and cultural diversity and excellence;
- e) a commitment to maintaining a sustainable population;
- f) a planned extent of urban development and growth, with urban boundaries, development densities and building heights strictly maintained;
- g) quality, innovative and reliable infrastructure; and
- h) maintaining the "Noosa Style".

1.1.3 In September 2007 Noosa Shire was declared a Biosphere Reserve under UNESCO's Program for Man in the Biosphere in recognition of the commitment of the community to environmental excellence and the pursuit of ecologically sustainable development. UNESCO specifically recognised in Noosa a sophisticated level of human settlement and a high level of inter-relationship with the natural environment as well as a strong sense of community involvement and community co-ordination over a broad range of human settlement and natural environment issues.

2 NATURAL ENVIRONMENT ICONIC VALUES

2.1 NATURAL QUALITIES AND CHARACTERISTICS

2.1.1 The physical environment of Noosa is particularly striking and well recognised throughout Australia and beyond. The following features form the backdrop of Noosa's lifestyle and main attraction for visitors:

- a) The ocean and beaches;

- b) The Noosa River, lakes and foreshores;
- c) Mountains, the headlands and undulating landforms; and
- d) Wide tracts of protected open space

2.1.2 As well as these physical features the quality of Noosa's waterways, the subtropical climate, the clean air, good quality soils, diversity of flora and fauna, and the visual dominance of vegetation and open space over buildings and development are particularly important. These values play a key role in supporting the local economy through Noosa's tourism and rural industries and make a valued contribution to Noosa's lifestyle. As populations increase across other parts of the region and as visitor numbers rise there will be increasing pressures on these natural values calling for their careful management. The protection, management and enhancement of these natural assets underpins Noosa's planning philosophies.

2.1.3 Noosa has high proportions of vegetated land as compared to developed land, which distinguishes it from other parts of South East Queensland. It also means that Noosa serves as a vital nature reserve for the region in the face of rapid development occurring outside the Noosa area. Protection of Noosa's remnant vegetation is critical for maintaining overall biodiversity representation and quality in South East Queensland. The biogeographical region in which Noosa is located has exceptionally high biodiversity values with a rich array of endemic species, many of which are considered rare and threatened. Noosa serves as a living "biodiversity museum" of not just regional, but global importance. It also demonstrates a balanced relationship between humans and the environment where responsible stewardship of the environment is fundamental to all aspects of land management and development. It is for these reasons that Noosa Shire was declared a Biosphere Reserve.

2.1.4 The Noosa River forms the buffer between the urban areas of Noosa in the south and the wilderness of Noosa's North Shore. The lack of direct road access to Noosa North Shore is a critical part of its unique remoteness and charm and integral to its long-term protection. Road or bridge connections would not be appropriate.

2.1.5 There are exceptional open space values within both the urban and rural areas of Noosa. These are in the form of biodiversity values, fauna, native habitat, waterways, beaches, riparian foreshore areas and open space corridors and linkages. These contribute significantly to the lifestyle, health and wellbeing of Noosa residents, offering a broad array of recreation opportunities, high scenic qualities, and a green backdrop to the urban landscape. They also sustain important environmental functions that are vital to healthy ecosystems.

2.1.6 An extensive network of tracks and trails enhance outdoor recreation opportunities such as the Noosa Trail Network, foreshore pathways and parklands, facilitating social interaction, healthy lifestyles and appreciation and protection of Noosa's natural, cultural and community assets. These tracks and trails contribute to the lifestyle of residents and the experience of visitors. Improving pedestrian and bicycle connectivity to and throughout these networks is an important part of new developments and infrastructure planning.

2.2 ENVIRONMENTAL PROTECTION AND NATURAL RESOURCE MANAGEMENT

2.2.1 Development in Noosa is less intensive than in other coastal parts of South East Queensland with significant tracts of land committed to open space. This includes National Park, conservation reserves and forest reserves held by the State as well as lands in Council ownership or private ownership conserved for their natural values. Many local landowners have voluntarily entered into conservation agreements to protect the wildlife

and vegetation on their properties. Ideally, the combination of these lands will represent the full range of habitats and species found across the Noosa subregion and form a network of corridors for the safe movement and successful breeding and survival of wildlife within Noosa and the Sunshine Coast and Great Sandy Regions.

- 2.2.2 Towards this goal, the clearing of riparian and remnant vegetation is prevented and the clearing of other native vegetation tightly restricted. Consideration and protection is also given to native regrowth vegetation where it has the potential to contribute towards ecosystem health and protection of biodiversity values. Open space corridors are identified within the context of a sub-regional network, with the intent of connecting to open space areas within and outside the sub-region. Strong emphasis is on protecting the ecological integrity of vegetation communities, rehabilitation of degraded ecosystems, re-establishing linkages to fragmented remnants, preventing further fragmentation from clearing, development and infrastructure works, and protecting the ecological integrity of riparian areas by preventing development within them.
- 2.2.3 Where development is proposed on land that includes areas of significant biodiversity, wildlife corridors, riparian or waterway values, those areas are appropriately protected or transferred to public tenure so that they may be managed and enhanced.
- 2.2.4 Through community education and awareness raising Noosa seeks to protect areas of native bushland from urban impacts such as domestic animals, escaped garden weeds and pollutants in stormwater run-off. The retention of vegetated buffers between urban development and conservation areas is also a necessary component of new development.
- 2.2.5 The protection of natural resources including land, soil, water, fisheries, forestry, coastal, extractive and mining resources has long been seen as an essential consideration in sustainable land use planning in Noosa and achieving sustainable growth management outcomes. The management of these natural resources extends to the protection and management of natural hazards such as flooding, storm tide, landslide and bushfire, which are well recognised as critical considerations in dealing with the affects of climate change and developing adaptation and mitigation responses. Much of the coastal urban areas of Noosa are prone to natural hazards and this is a major consideration in containing and managing future urban expansion and intensification.
- 2.2.6 For some time Noosa has adopted a precautionary approach to development that could have negative impacts on the natural environment. While Noosa has environmental values that vary in significance from neighbourhood importance to regional and national importance, this difference in significance is of little importance to the local communities that would be affected by a change to those values. As a consequence, the protection of all values is considered important, irrespective of their degree of influence. Noosa's residents feel the quality of its environment is worth paying for and this is evident through both the conservation levy used to purchase significant properties and the willingness to defend planning decisions even if it means providing financial compensation for environmental outcomes.
- 2.2.7 Noosa receives high recognition for best practices in researching, identifying, and conserving biodiversity values and consequently these projects are often supported by grant funding.

2.3 WATERWAYS MANAGEMENT

- 2.3.1 Noosa is justifiably proud of the high level of water quality in the Noosa River system, Lake Macdonald and other watercourses. River health is maintained through the protection of headwaters, maintenance of regular water flow, protection of adequate riparian vegetation, control of river traffic, monitoring of stormwater and pollutant loads, the ecological sustainability of commercial and recreational fishing, and controlling the effects of urban and rural land uses and subdivisions.
- 2.3.2 Protective buffers to waterways and drainage lines have been established and are tightly held through development setback limits to protect riparian values and functions.
- 2.3.3 The Noosa community is committed to the ongoing management and protection of the Noosa River. Through the Noosa River Plan and other river initiatives, special emphasis continues to be placed on protecting the natural environmental values and nature-based recreation and visitor experiences of the river.

2.4 SCENIC AMENITY PROTECTION

- 2.4.1 Vegetated buffers along road reserves across Noosa enhance visual amenity, provide attractive transport corridors and entry statements to towns and villages, and support biodiversity values. Significant investment in Noosa is made towards roadside landscaping and retaining and enhancing existing vegetation along road reserves wherever possible.
- 2.4.2 Views and vistas characterise particular localities within Noosa, providing scenic backdrops to landscapes and urban settings. Noosa is conscious of ensuring that development and infrastructure works do not impact on public access to and appreciation of views to or from watercourses, beaches, mountains, ridgelines and valued landscape features.

3 NATURAL ENVIRONMENT STRATEGIES

3.1 STRATEGIES FOR CERTAIN NATURAL QUALITIES AND CHARACTERISTICS

- 3.1.1 Road or bridge connection to Noosa North Shore is not constructed to assist with long term protection of the environmental values of this area.
- 3.1.2 No additional lots are created within the Noosa North Shore Locality.
- 3.1.3 Quality, safe, accessible and well-connected pathways and trails continue to be provided for recreation and to link key destinations and open space areas.

3.2 STRATEGIES FOR ENVIRONMENTAL PROTECTION AND LAND MANAGEMENT

- 3.2.1 No additional lots are created within the Lake Macdonald Water Supply Catchment Area.
- 3.2.2 The environmental values of conservation reserves are protected from impacts that would threaten those values.
- 3.2.3 Vegetated buffers between urban development and conservation reserves are provided to protect environmental values.
- 3.2.4 The conservation reserve estate is expanded through conservation levy purchases as well as dedication of lands with high biodiversity values to public ownership as part of new developments.
- 3.2.5 Conservation reserves are supported by networks of remnant vegetation, open space corridors and links, comprising natural habitat and areas capable of regeneration or rehabilitation.
- 3.2.6 Fauna, flora habitat and species and habitat diversity are protected by ensuring that development and property management minimises loss of native vegetation, degraded ecosystems are rehabilitated, linkages to fragmented remnants are re-established, and further fragmentation is prevented.
- 3.2.7 Networks of open space across both public and private land are retained providing for gene flow, flora dispersal and fauna movement, thus facilitating sustained viability of species and habitats, maintenance of water quality, landscape stability and biodiversity, other ecological functions, as well as providing recreational opportunity and scenic amenity values.
- 3.2.8 Boundaries of lots and new infrastructure works avoid fragmenting natural vegetated areas where possible particularly for areas with natural habitat and ecosystem values.
- 3.2.9 New roads and lots are sensitively designed having regard to topographical features and biophysical constraints.
- 3.2.10 New development is permitted within an ecologically important area only where an overriding community benefit can be demonstrated and where the effect incurred can be compensated by ecological improvements elsewhere, ensuring there is no net loss of ecological processes or values.
- 3.2.11 The special values and roles of rainforest, riparian and wetland habitats are recognised and protected by ensuring they are maintained in their natural state and are not impacted upon by development, clearing, edge effects and downstream impacts.
- 3.2.12 Bushland management is an integral part of local government operations for the Noosa area and is undertaken with close coordination between environmental officers, rural land owners and community groups interested in biodiversity, catchment care, land care and waterways.

3.2.13 Council, volunteers, landowners and community groups continue to work in close collaboration to implement environmental programs, frequently with grant funding and in kind support.

- 3.2.14 Open space values and functions are researched and protected and efforts continue to improve their appreciation, recognition and quality, such as through stormwater and litter education programs and local research projects.
- 3.2.15 Natural resources including land, water, fisheries and forestry, coastal, soil resources and extractive and mining resources are used sustainably and prudently.
- 3.2.16 New development on sloping land is required to minimise cut and fill and vegetation clearing and is designed to integrate with the natural landform and landscape rather than dominating or modifying it to assist with the management of erosion and sediment, site stability and prevention of downstream environmental impacts.
- 3.2.17 The special environmental values which are found in floodplains are recognised and actions involving large deposition, movement or extraction of earth are limited to those areas committed for urban development by past planning instruments to prevent and mitigate further flood risks.
- 3.2.18 Landscape and building design maximises soft landscaping to be established in and around the development, maximises the retention of large canopy and habitat trees and limits the extent of impervious paved areas.
- 3.2.19 Where development is proposed in sensitive or vulnerable coastal areas it is only allowed where it can be demonstrated that it would not compromise coastal resources and values, nor interrupt the natural cycles of erosion and accretion of beaches and foreshores. Coastal and foreshore building setbacks and landscape buffering are required to be adhered to.
- 3.2.20 Owners of existing development are actively encouraged to improve the sustainability of their premises through improvement to systems for water and energy conservation and passive climate control.

3.3 STRATEGIES FOR WATERWAYS MANAGEMENT

- 3.3.1 Development is designed and located so as not to adversely diminish the quality of above and below ground water systems.
- 3.3.2 Development does not diminish the volume of water flows in waterways to the detriment of the ecological health of the waterway and downstream systems.
- 3.3.3 Bank erosion or sediment loadings are not increased or accelerated as a result of development in or adjacent to waterways.
- 3.3.4 River management issues such as bank erosion, fish habitats, water quality, marine safety, amenity and enforcement continue to be addressed through collaborative partnerships across government, community and industry.

3.4 STRATEGIES FOR SCENIC AMENITY PROTECTION

- 3.4.1 Existing roadside vegetation and vegetation on steep lands is protected wherever possible to enhance the amenity of transport corridors, provide attractive entry statements to towns and villages and protect scenic landscape values.
- 3.4.2 Development ensures visual scarring of hill slopes and ridgelines are avoided by stepping buildings down the slope, minimising cut and fill and building below ridgelines.
- 3.4.3 Views and vistas from public lands which characterise particular localities are protected.

4 BUILT ENVIRONMENT ICONIC VALUES

4.1 BUILT FORM QUALITIES AND CHARACTERISTICS

- 4.1.1 Unlike many other coastal localities in South East Queensland, Noosa is not a city but a collection of distinct towns and villages separated by open space and rural landscapes.
- 4.1.2 Each of the urban localities and rural towns and villages has defined boundaries derived from natural characteristics, environmental constraints or for historical character reasons and are strictly maintained.
- 4.1.3 The absence of city symbols is critical in maintaining the character of urban settlements within Noosa. This means:
 - a) Low rise buildings of predominantly 2 storeys;
 - b) Roads generally 2 lanes with limited sections of 4 lanes;
 - c) Roundabouts preferred to traffic lights;
 - d) No multi-storey public carparks;
 - e) Paid parking controlled through means other than individual meters; and
 - f) Subdued advertising signage.
- 4.1.4 The key to design excellence in Noosa is that development is largely secondary to the natural environment. Buildings are low-rise and small scale, integrating with the natural landform and landscape. Buildings are predominantly single or double storey allowing trees to reach well above rooflines. Building footprints and hard landscaping areas are limited to ensure sufficient vegetated areas are established. In a few areas, nominated in the planning scheme, buildings are allowed to reach 3 or 4 storeys but are still relatively low density with ample open space between

and around buildings. Even commercial and community buildings maintain a human scale and relationship with their setting, creating intimate and welcoming environments for users.

4.1.5 To combat the continual removal and replacement of the natural setting by development, a sensitive approach to blending landscaping works with good urban design is adopted. To this end it is seen as critical to retain and reinforce the natural landscape character of Noosa through quality native landscape works associated with both public and private sector development. This is particularly important in street frontages and road reserves where the influence on the character of a neighbourhood is most evident. Landscaping species, ranging from groundcovers to canopy trees are drawn from Noosa's diverse native vegetation.

4.1.6 The visual and physical relationship of the indoors with the outdoors is promoted through best practice design to enhance occupant's amenity as well as foster an appreciation for the landscaped setting. This openness of buildings to the outdoors is also suited to the subtropical climate, relying less on artificial lighting and cooling mechanisms. For reasons of visual character full glass elevations that front the street or other public places are avoided.

4.2 INFRASTRUCTURE PLANNING

4.2.1 The planning commitments made for residential development are undertaken with commensurate commitment to the provision of water, sewerage, community services, roads and the like to ensure development is consistent with planned infrastructure capacity.

4.2.2 The planning of infrastructure includes best practice environmental management approaches.

5 BUILT ENVIRONMENT STRATEGIES

5.1 STRATEGIES FOR BUILT FORM QUALITIES AND CHARACTERISTICS

5.1.1 Town and village boundaries are depicted within the planning scheme and expansion of urban development beyond these boundaries is not considered appropriate.

5.1.2 There is no expansion of areas buildings of 3 or more storeys are allowed.

5.1.3 Building heights do not exceed 2 storeys (8-9 metres) in height except for the following limits within the Noosa planning scheme:

Location	Storeys	Metres
Northern side of Hastings Street in Visitor Mixed Use Zone	2-4 (3 storey presentation to the beach)	6-15 (12 metre presentation to the beach)
Southern side of Hastings Street in Visitor Mixed Zone	2-4	6-15
Serenity Close	4	15
Attached Housing Zone (depending on the street)	2 or 3	8 or 12
Business Centre Zone in Noosa Heads	3	12
Visitor Mixed Use zoned areas at Noosaville, Sunshine Beach and Peregrin Beach	3	12
Noosaville residential and commercial areas	2	10
Tewantin	2	8-10
Industrial areas	2	10
Shire Business Centre zoned land	1, 2, or 3	8-12
All other areas	2	8-9

5.1.4 Building heights are measured in numbers of storeys as the primary determinant and are also limited by a specified overall height measured in metres. Building heights are measurable from both natural ground level and finished ground level at any point.

5.1.5 Increased boundary setbacks are provided to upper (3rd & 4th) stories of buildings to reduce the visual impact of buildings on streetscapes.

5.1.6 Increased boundary setbacks are provided to development in certain areas to protect the character and visual amenity of certain places, including:

- a) Main Beach;
- b) Noosa River, including its canals and waterways;
- c) Noosa Waters Estate;
- d) Land adjacent to open space conservation areas; and

e) Land adjacent to the beachfront or beachfront reserves.

5.1.7 Developments are designed to minimise loss of natural environmental values and protect existing significant trees, such as habitat trees, located on development sites wherever practical. Preference is placed on the retention of existing vegetation rather than its replacement.

5.1.8 The landscaping of development sites builds on the natural landscape found in the particular locality and any landscaping comprises species native or endemic to the locality.

5.1.9 Identified villages, townships, places and buildings of cultural heritage significance and character value are protected.

5.1.10 Development is designed to be consistent with the developed character of its particular neighbourhood.

5.1.11 Building designs commonly incorporate traditional elements including:

- a) pitched roofs, often using metal based material and avoiding box profiles, parapets and roof terraces;
- b) eaves and roof extensions for weather protection and visual character;
- c) verandas and balconies with roof overhangs above;
- d) natural colour tones particularly in coastal beachfront and other visually prominent areas such as on steep slopes and ridgelines;
- e) a mixture of external finishes to add visual interest and variation;
- f) visual articulation of building forms through façade variations in height and plane and other architectural features;
- g) minimal cutting and filling and stepping the building down the slope; and
- h) designing for local climatic conditions by incorporating best practice subtropical design considerations.

- 5.1.12 Garages, carports and basements are designed so that their visual impact is minimised and they do not visually dominate streetscapes.
- 5.1.13 Urban design and detailed master planning are essential components of large private and public developments and are undertaken as a collaborative process between council, the developer and the local community.
- 5.1.14 Encouragement is given to the adoption of leading edge environmental sustainability in building design and building materials, including energy efficiency and use of renewable energy, designing for climate, thermal efficiency and recyclability of materials.
- 5.1.15 Encouragement is given to applying environmental sustainability principles in the fit out of buildings, choice of appliances and equipment installed.
- 5.1.16 Encouragement and recognition is given for innovative, appropriate and sustainable designs for buildings and other forms of development, in the tradition of Noosa's reputation for design excellence.
- 5.1.17 Buildings are encouraged to be designed for accessibility by all persons and comply with State government accessibility standards.
- 5.1.18 Advertising devices are located and designed to integrate with the building design and surrounding landscape and streetscape characteristics of the particular locality and are low key and small scale.
- 5.1.19 Advertising devices are compatible with the scale, proportion, bulk and other characteristics of buildings and structures and do not dominate the surrounding built and natural landscape; and
- 5.1.20 Advertising signs are managed with a subdued presentation, with no neon lights, bunting, moving signs, blind signs or roof signs and do not contribute to the proliferation of visual clutter.
- 5.1.21 Footpath 'A' frame signs are generally limited to one per business frontage and abut the premises.
- 5.1.22 Advertising devices only contain material relating to the premises on which they are situated (ie. no third party signs).

5.2 INFRASTRUCTURE PLANNING

- 5.2.1 Development is allowed only where it accords with the planned capacities of roads, community services and other infrastructure.
- 5.2.2 Development is designed to ensure that where not served by sewerage infrastructure, there is no adverse impact on ground and surface water quality, human health and amenity as a consequence of the on-site disposal of effluent. Any assessment is to be cumulatively based on existing and projected future development in the catchment over many years.
- 5.2.3 The intensity and density of development is consistent with the ability of the land to accommodate effluent disposal and water supply.

5.2.4

6 COMMUNITY ICONIC VALUES

6.1 COMMUNITY QUALITIES AND VALUES

- 6.1.1 Lifestyle in Noosa is slower and less stressful than in cities and other South East Queensland coastal tourist locations of similar or larger size. Noosa residents are proud of this and other differences that set the area apart.
- 6.1.2 While Noosa is made up of various distinct local communities there are common values and philosophies that unite them as one. Noosa has very high levels of volunteering and community engagement. The community sees itself as the caretakers of its local environment that provides for the lifestyle enjoyed by residents and the playground appreciated by visitors. It is commonly thought that what is good for the residents is good for visitors and consequently priority is given to residents.
- 6.1.3 Engaging the community in the planning of larger developments including community buildings and spaces promotes community ownership and enduring pride of place in Noosa. Community involvement in the development assessment process is seen as critical, particularly where there are potential impacts on amenity, infrastructure and substantive economic impacts. Consequently, many uses are impact assessable under the Noosa planning scheme.
- 6.1.4 Residents have a strong interest in being involved in local governance and ethical and sustainable decision-making. The Community Sector Boards are evidence of the participatory democracy and public/private partnership this community has enjoyed. Participants value people and take seriously their responsibility for the wellbeing of fellow citizens.
- 6.1.5 It has long been acknowledged that Council has a responsibility to work alongside the community to establish mechanisms and facilities where all residents can feel that they are connected and contribute to the major decisions that impact on their lives. The community governance processes through the Community Sector Boards and other consultation processes contribute toward this.
- 6.1.6 Indigenous heritage, historical buildings and information trails, and later 20th century iconic developments and battles to create protected open space contribute to the Noosa community's understanding of who they are and how Noosa has evolved.
- 6.1.7 The coastal communities of Noosa are slightly more cosmopolitan, with a relaxed, casual lifestyle and close ties to the outdoors. The rural town and village communities are family-orientated, where a low key, relaxed casual outdoor lifestyle and close ties to the rural heritage are key characteristics. Likewise other rural communities outside the towns and villages are family-orientated with close ties to the land, where agricultural and bushland settings, relaxed casual outdoor lifestyles, privacy and secluded living environments are key characteristics.

- 6.1.8 The urban settlements of Noosa each have their own distinct character, style and cultural heritage. Lively and vibrant town and village centres create community focal points, sense of identity and means of social interaction. Residents and visitors enjoy low ambient noise levels and traffic circumstances that are not stressful for road users. People rather than cars are the focus of streetscape design, along with pedestrian connectivity and convenience. Significant early investment in public infrastructure, generous native landscape beautification and quality street furniture ensures a high quality public realm is maintained throughout these urban environments.
- 6.1.9 Despite Noosa's aging population, residents have a healthy lifestyle which is largely focused on outdoor activities. The subtropical climate is particularly conducive to fitting outdoor leisure and sports activities around other life priorities.
- 6.1.10 The creative arts and industries in Noosa are both an avenue for self and community expression and a platform for economic development. Artistic and creative excellence, innovation and participation enriches all facets of Noosa's local way of life and community.
- 6.1.11 The construction of single purpose facilities is not generally supported given the opportunities that multi purpose developments and partnerships can bring. The construction of 'The J' at Noosa Junction represents a significant investment in young people and other residents of the shire. It provides a civic building, concert theatre, meeting rooms for residents and community groups, accommodation for a community radio station and university. The rent paid by tenants assist with the running costs of the centre, while also assisting service providers that may otherwise have to pay higher rents elsewhere. This is a successful model to be replicated, such as at the new Peregrin Beach Community Centre and Cooroy Library.
- 6.1.12 A relatively stable population base through the retention of the philosophies that support Noosa's development limits will present a different range of challenges than in the past. While planning priorities have been concerned with managing growth and the need to build basic infrastructure to support the growing population, as the population in Noosa stabilises this will change focus towards addressing the more higher order needs of the community. This highlights the need to understand and plan for the specific population at the local level to ensure local needs are closely recognised and met.

7 COMMUNITY STRATEGIES

- 7.1.1 Social infrastructure is provided that meets the needs of the Noosa community through careful planning, monitoring and evaluation of the social effects of the community's structure, development and change, and is dependent upon adequate resources being made available, including grants.
- 7.1.2 A network of community infrastructure and facilities that are high quality and appropriate to the needs and aspirations of the Noosa community is provided and is supported by such initiatives as:
- a) Construction of a Peregrin Beach Community Centre as a venue for community programs and activities;
 - b) Expansion of Pomona Community House;
 - c) Development of Cooroy Lower Mill Site industrial and community precinct;

- d) Construction of a library at Cooroy to service the hinterland;
- e) Development of Girraween cricket grounds and cycle track;
- f) Master planning for Wallace Park Estate at Noosaville and Bicentennial Hall at Sunrise Beach to maximise the community use of these sites and maximise the mix of users; and
- g) Manage and adapt Council owned community buildings to maximise their use for the benefit of the community.

7.1.3 The social capacity of the Noosa community is built upon by increasing connections between individuals and groups and increasing opportunities for residents to contribute to the social and economic well being of the community.

7.1.4 Activities and services that will increase the health and wellbeing of the Noosa community will continue to be provided and promoted, such as seniors activities, holiday programs for children, Get Active in Noosa programs, and the Safe Homes in Noosa Everyday (SHINE) project for preventing domestic and family violence.

7.1.5 The Noosa Population Survey, conducted every two years, will continue to monitor progress on social trends and community connectedness.

7.1.6 Focus will remain on developing partnerships and networks with government, business and service providers to identify the needs of service providers, address barriers to service provision, and target resources appropriately.

7.1.7 Assistance continues to be provided to newcomers of Noosa to quickly integrate into community life and to understand Noosa's culture and philosophies.

7.1.8 Public spaces and buildings are designed for an optimum mix of compatible uses given land resources are limited, with particular emphasis given to providing multi purpose community buildings and spaces.

8 TRANSPORT ICONIC VALUES

8.1.1 Transport planning in Noosa is built on the premise that providing for increased road capacity and building new roads and carparks is not sustainable into the future. It is therefore not intended that Noosa's major road network be expanded beyond what is planned for in major transport strategies for the region in place in 2008.

8.1.2 Transport planning centres around increased use of public transport, scooters, cycling and walking, which are essential for producing sustainable transport outcomes and protecting the character and unique qualities of Noosa by reducing current and future traffic congestion.

- 8.1.3 Residents and visitors are encouraged to make smaller trips by foot or bicycle and to use motorised transport other than a private car, such as buses or scooters. During peak holiday seasons strategies are implemented such as free buses to assist in providing improved access to popular coastal destinations. New developments are required to provide connectivity to existing pedestrian, cycle and public transport networks. There are active programs to reduce car dependency and to bring about substantial modal shift towards, cycling, walking, public transport and motor scooters.
- 8.1.4 Noosa residents enjoy moderate levels of accessibility to local towns and villages but in a region with dispersed services and some key services provided at the Key Regional Centre of Maroochydore, transport is a particularly significant issue. Increasing accessibility and convenience to key destinations and services within Noosa and to regional centres outside Noosa for both residents and visitors is therefore a major transport priority for Noosa.

9 TRANSPORT STRATEGIES

- 9.1.1 Noosa continues to ensure the efficient and appropriate provision of infrastructure to create well functioning and strong communities and adequate levels of accessibility to housing, employment, education and other services and facilities.
- 9.1.2 A high quality multi modal transport network is developed to reduce car dependency and facilitate effective public transport provision and walking and cycling opportunities.
- 9.1.3 Planning for a multi modal network in Noosa provides for:
- a) Interconnected transit centres and nodes;
 - b) Local buses that connect with centres, key destinations and regional bus services;
 - c) Private shuttle buses for visitors and residents during peak visitor periods;
 - d) Road transport;
 - e) Cycle paths; and
 - f) Pedestrian networks.
- 9.1.4 Local transport policies continue to seek delivery of the follow outcomes:
- a) Reducing dependency on car based transport;

- b) Reducing congestion;
- c) Reducing vehicle emissions;
- d) Promoting and facilitating local and visitor use of public transport; and
- e) Achieving a bus modal share of 10% of all transport trips on normal weekdays and up to 20% of trips at peak holiday times by 2016, and further improvements beyond; and
- f) Encouraging local communities to adopt healthier more active travel behaviours.

9.1.5 The travel behaviour change program under the banner 'Travelsmart Noosa' will continue to promote sustainable transport alternatives and seek to reduce car dependency.

9.1.6 Under Travelsmart Noosa and through local transport policies, the following strategies are sought for creating a quality community transport system:

- a) Providing high frequency and high quality public transport, including state of the art, fuel efficient buses, with hybrid or electric engines;
- b) Providing a high quality, convenient, fully connected and safe network of pedestrian and cycle paths that connect with key destinations;
- c) Providing a fully connected on road network of bicycle lanes;
- d) Providing end of trip facilities at key destinations and requiring these facilities for new commercial and industrial developments including showers, lockers and bicycle facilities;
- e) Requiring green travel plans for new developments that detail strategies for employee public transport use, carpooling and end of trip facilities;
- f) Encouraging the use of scooters by allocating priority scooter parking, requiring scooter parking in new developments, and promoting Noosa as the scooter capital of Australia;
- g) Limiting the provision of new car parking in high visitor areas and instead encourage the use of public transport, including the provision of a free holiday bus and park and ride sites;
- h) Investigating parking demand management policies to manage travel demand;
- i) Investigating opportunities for investing the revenue raised from parking fines directly into initiatives that increase public transport use;

- j) Investing carparking contributions levied on new developments into public transport facilities;
- k) Continuing the Boreen Point taxi service to support Noosa's community transport scheme;
- l) Providing incentives for owners of hybrid/low emissions vehicles, such as allocated priority parking spaces; and
- m) Exploring options for the use of Translinks Smart Card including its use for low cost bicycle hire.

9.1.7 Housing estates have good internal connectivity and legibility and while cul-de-sac use is limited, the length of any cul-de-sacs is minimised.

9.1.8 Subdivisions are designed to accommodate all modes of transport and encourage safe and convenient walking and cycling.

10 ECONOMIC ICONIC VALUES

10.1.1 The Noosa economy is characterised by its small scale, its environment, the proportion of open space to development, a service industry base, and cultural and creative value. The Shire's economic prosperity is directly related to the maintenance of the character, lifestyle and environment enjoyed by its residents and visitors. Given there is a direct relationship, the key to economic prosperity in Noosa is sustaining resources for future generations. This sometimes means different community expectations and raising the bar for developers previously operating in other parts of Australia.

10.1.2 Noosa is renowned as a premier tourist destination with fine dining and boutique style shopping, particularly in Hastings Street. While there is a continued emphasis on tourism and hospitality as the key economic drivers of the Noosa economy, there are employment opportunities in other emerging sectors, which likewise complement Noosa's environment and lifestyle values. Various sustainable industries are already established and a strengthening network of business operators successfully collaborate to promote Noosa as a destination for business or pleasure. Market niches rely on offering a product that is different to that available in other South East Queensland and Sunshine Coast markets, underscoring the need to maintain the character, lifestyle and environment. The "Noosa Brand" is seen as a means of protecting and enhancing Noosa's national image and market position. Growth and diversification strategies focus on knowledge-based businesses (including home-based businesses), education and service industries, heritage and creative arts industries, health and lifestyle industries and clean, green, light and environmentally sustainable industries and agriculture. These sectors have been selected because of the desire to attract and consolidate new industries that have a high economic return, low volume and low impact on the Noosa environment.

- 10.1.3 Facilitating business support and employment opportunities that match current and future population needs is a key focus for Noosa. Strategies for achieving this centre around strengthening and diversifying the Shire's economic base; preserving the Shire's natural economic advantages; encouraging skills to support industry growth; fostering business and industry networks; protecting and enhancing Noosa's national image and market position; and protect land for industry and economic activity that creates employment close to where people live.
- 10.1.4 Providing for adequate supplies of industrial and employment land, promoting home-based businesses for small start up businesses, and providing Council extension services and ongoing support to new and expanding businesses are seen as fundamental to growing Noosa's economy and a stable employment base. Available industrial and commercial land supply will continue to be monitored, assessed, and developed across the sub-region to ensure there is adequate provision of suitable industrial and employment lands to meet economic aims of Noosa and the region as a whole.
- 10.1.5 Given the importance of tourism to the local economy, the retention of a range of visitor accommodation choices is vital. The loss of visitor accommodation to permanent residential housing is to be avoided as it reduces visitor choice and has a negative effect on the economy. Likewise mixing long-term accommodation for residents with short-term accommodation for visitors is not preferred because it has potential to cause conflicts, eroding the visitor accommodation base and decreasing residential amenity.
- 10.1.6 Visitors often base their holidays on outdoor recreation activities and organised events including swimming, fishing, camping, surfing, four wheel driving, bush walking, horse riding, cycling and boating. Festivals and celebrations are generally focussed on sporting or cultural events, the natural environment or local products like food, wine and fashion. Responsible tourism development in Noosa facilitates the protection, education and interpretation of the natural environment, culture and traditions of Noosa.
- 10.1.7 Home-based businesses are often knowledge based or service based businesses. These contribute greatly to the local economy, often have family lifestyle benefits and can reduce demands on transport infrastructure. While many are sole operators others employ small numbers of people. Because of low establishment cost they are often the starting point for much larger operations.
- 10.1.8 Products designed, grown, manufactured or assembled in Noosa make a significant contribution to the local economy with markets ranging from local to international. For example locally produced food products, unique furniture, artworks, household items and personal care products are all sought after.
- 10.1.9 Noosa presents the opportunity for an assortment of wellness industries focussed on health and wellbeing and making the most of the Noosa lifestyle. These include services especially tailored to the needs of the elderly. They include personal care, fitness instruction, medical centres and allied therapists concentrating of the wellness of mind and body. Such services are generally found within one of the business, village or neighbourhood centres as well as through home-based business and mobile operations.
- 10.1.10 Agriculture is an important part of Noosa's rural heritage and an integral contributor to Noosa's hinterland character. While it no longer contributes as much to the economy as in the past or as compared to the tourism industry, the protection of the hinterland for both agricultural uses and scenic rural amenity is vital. For this reason the planning scheme conserves good quality agricultural land for economically viable and

environmentally sustainable agricultural purposes, preventing the fragmentation of existing farms. Innovation is practised in farm management, rural produce enhancement and distribution.

- 10.1.11 Non-traditional, though high value, rural industries with minimal impact on the natural environment are important for rural prosperity in Noosa. This may include aquaculture, farm forestry or emerging nut and oil crops in appropriate locations. Value adding to farm produce through the manufacture of sauces, pastes, jams, wines and confectionary not only creates a very marketable product but can also enhance tourist experiences through farm gate sales. Rural visitor accommodation such as host farms and guesthouses are also encouraged and can also contribute to the financial sustainability of rural properties while enhancing the local tourism experience. Associated with this, ecotourism is an emerging form of development in Noosa that offers further potential for new visitor experiences and economic returns to the area.
- 10.1.12 Business and industry in Noosa is focused on a hierarchy of existing centres and industrial estates, with the Shire Business Centre off Eenie Creek Road at Noosaville being the highest order centre in Noosa. The Shire Business Centre has been carefully master planned as a collaborative process between council, landowners, community and industry. It contains a mix of business, commercial, retail, service and general industries and community facilities and will provide for some employee housing on site. Its scale and function is planned such that it is consistent with the needs of the local population and not in competition with larger centres such as Maroochydore, the Key Regional Centre for the Sunshine Coast. The Shire Business Centre master plan provides for knowledge based industries and research and development enterprises and offers opportunities to develop high quality research and technology facilities to support industry.
- 10.1.13 Business Centres at Noosa Junction, Noosaville, Tewantin and Cooroy also cater for a substantial amount of commercial and retail functions as well as community services. Smaller neighbourhood centres and village centres are shown in the planning scheme and no new centres are proposed. Retail and commercial development outside of the existing centres have the potential to jeopardise the integrity of centres and detract from surrounding residential amenity and therefore are not appropriate. Medium density residential land is often provided for close to these centres and this particularly needs to be maintained for housing rather than converted to commercial land uses.
- 10.1.14 Allowing for ever-increasing growth in rural towns and villages is not seen as a sustainable strategy for ensuring that rural communities and industries remain viable. While some growth within and on the edge of centres such as Cooroy and Pomona is planned, for the most part this growth will not extend to take in the whole of the Urban Footprint under the South East Queensland Regional Plan. The desire for rural landholders to capitalise on development and subdivision opportunities will need to be balanced with natural resource management issues and broader longer term needs of rural communities to ensure their healthy and viable rural future. Sustaining the benefits to the community that are derived from the environment through such industries as ecotourism will be encouraged and facilitated through rural policies, the planning scheme and Rural Precinct Plans.

11 ECONOMIC STRATEGIES

11.1.1 Continued emphasis will be on tourism and hospitality as the key economic drivers of the economy and growth strategies that focus on:

- a) knowledge-based businesses (including home-based businesses);
- b) design for living industries;
- c) education and service industries;
- d) heritage and creative arts industries; and
- e) clean, green, light and environmentally friendly sustainable industries and rural enterprises.

11.1.2 Key ongoing Council initiatives to support and strengthen existing businesses include:

- a) Provision of extension services to small start-up businesses and other new and expanding businesses by assisting with business networking opportunities, facilitating partnerships and industry consultation, providing information on the Noosa economy, statistics, regular newsletters, business surveys, reference guides, promoting seminars on skills development for small businesses, and providing information in simple terms about regulatory requirements;
- b) Continuing to work in conjunction with local businesses to develop retail strategies that support centres in developing their own identity and character and to foster niche markets and a unique customer focus;
- c) Continued expansion of Council owned industrial land at Jarrah Street, Cooroy for economic development purposes, including land for low impact home-based business and service-related business on land situated off Carpenters Lane;
- d) Development of Cooroy's Lower Mill Site as an industry and community hub with design for living industries and timber related industries, and community and library facilities;
- e) Developing a new data centre at Cooroy in conjunction with the Cooroy Library development for high-speed broadband telecommunications;
- f) Providing support for businesses to expand their export opportunities and fostering knowledge intensive exports through information sharing and networking; and
- g) Promoting home-based businesses as an alternative to 'in-centre development, particularly for small start up business and low-output low-impact enterprises.

11.1.3 A Noosa Junction commercial and economic strategy being developed for the centre will help to facilitate the economic prosperity of the precinct and through its implementation will:

- a) Serve to reinforce the future role of the centre, including its potential as the key leisure and entertainment precinct for the coastal area;
- b) Act as an economic driver in association with the Noosa Junction transit centre development to facilitate economic growth for businesses;
- c) Assist with integrating the proposed transit centre with the surrounding streetscape and businesses;
- d) Inform and support a future marketing strategy that builds and capitalises on the centre's unique identity and function; and
- e) Inform a future streetscape master plan to ensure that streetscape works enhance commercial strategies for the precinct.

11.1.4 Business centre strategies continued to be developed for other commercial areas and are facilitated by Council staff and involve extensive stakeholder involvement.

11.1.5 New centres are not established within Noosa given the potential for new retail and commercial development outside of existing centres to jeopardise the integrity of centres and detract from surrounding residential amenity.

11.1.6 Medium density residential land close to existing centres are maintained for housing rather than being converted to commercial land uses.

11.1.7 Larger industrial estates at Noosaville and Cooroy as well as some smaller industrial areas in other towns and villages are the focus of industrial growth and new enterprises and are protected from incompatible land uses such as retail, which are better located in existing business centres.

11.1.8 Efforts will continue towards ensuring that effective planning scheme mechanisms and compliance processes are in place to protect industrial land for industrial purposes.

11.1.9 Key strategies for promoting and growing a sustainable tourism industry and protecting Noosa's image and market position include:

- a) Strong commitment to substantial tourism marketing programs through measures such as a tourism levy and a dedicated body such as Tourism Noosa;
- b) Continue to encourage mixed-use visitor development in the Visitor Mixed Use Zone at Hastings Street, Noosa Heads, Gympie Terrace, Noosaville and Duke Street, Sunshine Beach that is supported by appropriate business services and facilities where they add to visitor experiences;
- c) Retail and commercial development in Hastings Street is limited to active ground level street frontages and is of a scale subservient to residential accommodation.

- d) Protect and provide for a range of visitor accommodation choices and ensure that such accommodation is not eroded by long term accommodation by residents;
- e) Maintain natural settings, high proportions of open space and high quality buildings, natural landscaping and streetscape design, which attracts a visitor market that prefers a more natural environment, less developed surrounds and a quieter experience as distinct from other tourist destinations;
- f) Maintain a high standard of facilities and services that directly benefit the tourism industry including beaches, parks, attractive streetscaping, pathways, libraries, transit facilities; visitor information centres, and holiday activities;
- g) Continue to develop high quality, well-connected, safe, convenient and attractive pedestrian and cycling pathways and trails that provide accessibility and recreation opportunities for visitors;
- h) Conduct visitor surveys to identify shortfalls in visitor facilities and services and highlight future requirements;
- i) Rather than developing more carparks to cater for peak demands, provide informal overflow parking, free buses and bicycle facilities for the peak visitor periods;
- j) Promote Noosa as a holiday destination where a private vehicle is not necessary and encourage visitors to make use of commercial tours, community transport services and alternative modes such as walking and cycling;
- k) Provide education and awareness raising focusing on the need to protect Noosa's natural environment and targeting visitor centres, holiday accommodation and information and tourism brochures; and
- l) Continue to encourage nature-based eco-tourism opportunities including through the Noosa River Plan and as part of Noosa's International Biosphere Status commitment and other targeted strategies.

11.1.10 Ecotourism is actively promoted and facilitated within Noosa to provide local economic opportunities while advancing the community's understanding and appreciation of the area's core natural values.

11.1.11 Ecotourism is coordinated under a local governance framework that accredits operators and developments.

11.1.12 Home-based business are actively encouraged. Operators live on site and only operations that do not reduce surrounding residential amenity or environmental values are permitted.

11.1.13 Agricultural industry and supporting rural enterprises are to be protected and developed by:

- a) Conserving suitable lands for economically viable and environmentally sustainable agricultural purposes and identifying suitable crops;

- b) Preventing fragmentation of good quality agricultural land;
- c) Facilitating the growth of high value crops;
- d) Facilitating the growth of non-traditional farming;
- e) Protecting agricultural pursuits from incompatible uses;
- f) Facilitating the growth of farm forestry practices;
- g) Value adding to farm produce to enhance economic viability;
- h) Investigating opportunities for mixed-use activities in the rural areas, such as horticulture or rural visitor accommodation;
- i) Encouraging the development of farmers markets;
- j) Providing infrastructure, facilities and transport services in rural areas;
- k) Adopting water and energy efficient practices;
- l) Encouraging environmental sustainability in all rural sectors; and
- m) Rural precinct planning as part of the SEQ Regional Plan implementation to identify opportunities to maximise the economic potential and long term sustainability of rural areas.

11.1.14 Efforts continue to ensure that creative and knowledge based industries and research and development enterprises are established to offer employment growth and economic diversification within the Shire Business Centre and throughout other areas of Noosa.

PROTECTIVE PROVISIONS

The following constitutes the protective provisions applying to Noosa:

Local Laws

Local Law No. 10 Vegetation Management 2003

Local Law No. 16 Control of Advertising 1999

Planning Scheme Policies

Planning Scheme Policy No. 3 Landscaping Plants and Guidelines (effective 3 February 2006, amended 1 November 2007)

Planning Scheme Policy No.12 Public Open Space Contributions (effective 3 February 2006, amended 24 January 2008)

Planning Scheme Policy No. 18 Ecological Assessment Guidelines (effective 3 February 2006)

Planning Scheme Provisions - Clauses from The Noosa Plan (as amended 3 March 2008)

Type of provision	Clause Number	Provision
Height Storeys	in BPKK Locality – Specific outcome O4 Cooroibah Locality – Specific outcome O5 Cooroy & Lake Mac Locality – Specific outcome O7 Mary River Catchment – Specific outcome O5 Noosa North Shore Locality – Specific outcome O4 Tewantin Locality – Specific outcome O4	Buildings and other structures— <ul style="list-style-type: none"> a) are low rise and present a <i>building height</i> consistent with <i>structures</i> on adjoining and surrounding premises; b) have a maximum building height of <i>2 storeys</i>; c) do not visually dominate the street, surrounding spaces or the existing skyline; d) preserve the amenity of surrounding premises including privacy, views and access to sunlight; e) respect the scale of the surrounding <i>vegetation</i>; and f) respond to the topography of the <i>site</i> and minimise cut and fill where on a <i>sloping site</i>.

Height Storeys	in	Eastern Locality – Outcomes O4	Beaches Specific	<p>Buildings and other structures—</p> <ul style="list-style-type: none"> a) are low rise and present a building height consistent with <i>structures</i> on adjoining and surrounding premises; b) have a maximum building height of— <ul style="list-style-type: none"> i. For the Attached Housing Zone within Sunshine Beach—3 storeys; ii. For the Visitor Mixed Use Zone—3 <i>storeys</i>, except for Lots 75-77 P9311 Heron Street, Peregian Beach—2 <i>storeys</i>; or iii. For any other zone— 2 <i>storeys</i>; c) do not visually dominate the street, surrounding spaces or the existing skyline; d) preserve the amenity of surrounding premises including privacy, views and access to sunlight; e) respect the scale of the dune and coastal <i>vegetation</i>; and f) respond to the topography of the <i>site</i> and minimise cut and fill where on a <i>sloping site</i>.
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<p>Height Storeys</p>	<p>in Noosa Heads Locality – Specific outcome O7</p>	<p>Buildings and other structures—</p> <ul style="list-style-type: none"> a) present a building height consistent with structures on adjoining and surrounding premises; b) have a maximum <i>building height</i> of— <ul style="list-style-type: none"> i For the Business Centre Zone— 3 storeys; or ii For the Visitor Mixed Use Zone— <ul style="list-style-type: none"> A. Northern side of Hastings Street— <ul style="list-style-type: none"> • within 7m of the Hastings St alignment – 2 <i>storeys</i>; or • balance area of site – 4 <i>storeys</i> with a 3 <i>storey</i> presentation to the beach; or B. Southern side of Hastings Street— <ul style="list-style-type: none"> • within 10m of the Hastings St or Noosa Drive alignments— 2 <i>storeys</i>; or • balance area of site – 4 <i>storeys</i>; or iii For Attached Housing Zone — 3 <i>storeys</i> with the exception of Lot 4 on SP 100064 in Serenity Close, where a maximum height of 4 storeys is permitted; or iv For any other zone— 2 <i>storeys</i>; c) do not visually dominate the street, surrounding spaces or the existing skyline; d) preserve the amenity of surrounding premises including privacy, views and access to sunlight; e) respect the scale of surrounding vegetation; f) respond to the topography of the site and minimise cut and fill where on a sloping site; and g) maintain a mature vegetated skyline.
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Height Storeys	in Noosaville Locality Specific outcome O7	<p>– O7 Buildings and other structures—</p> <ul style="list-style-type: none"> a) are low rise and present a <i>building height</i> consistent with <i>structures</i> on adjoining and surrounding premises; b) have a maximum building height of — <ul style="list-style-type: none"> i. for the Attached Housing Zone 2 storeys unless located on property with frontage to the following streets: - Russell St, William St and Howard St, or Weyba Rd, James St and Albert St north of their intersections with Elizabeth St (as well as properties fronting Gympie Terrace or Noosa Parade between Weyba Rd and Russell St), where they are not to exceed a maximum building height of 3 storeys; ii. for the Visitor Mixed Use Zone— 3 <i>storeys</i>, although present only 1-2 <i>storey</i> façades to Gympie Terrace; iii. for the Shire Business Centre Zone— 2 <i>storeys</i>, except in Precinct E1 and E2 where 3 <i>storeys</i> and Precinct REC/MU where 1 <i>storey</i>; and iv. for all other zones— 2 <i>storeys</i>; c) do not visually dominate the street, surrounding spaces or the existing skyline; d) preserve the amenity of surrounding premises including privacy, views and access to sunlight; e) respect the scale of the surrounding <i>vegetation</i>; f) respond to the topography of the <i>site</i> and minimise cut and fill where on a <i>sloping site</i>.
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Site Cover	<p>BPKK Locality – Specific outcome O6</p> <p>Cooroibah Locality – Specific outcome O7</p>	<p>The <i>site cover</i> of buildings and other roofed structures—</p> <ul style="list-style-type: none"> a) is of a scale that is compatible with surrounding development; b) for a class 1 or class 10a structure, does not exceed— <ul style="list-style-type: none"> i for a single storey building - 50%; or ii for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys; c) for other classes within the Detached House Zone, does not exceed - 40%; d) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site; e) maximises the retention of existing vegetation and allows for additional soft landscaping between buildings; f) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other site facilities; and g) facilitates onsite stormwater management and vehicular access.
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Site cover	Cooroy & Lake Mac Locality – Specific outcomes O9 and O10	<p>O9 The <i>site cover</i>, <i>gross floor area</i> and <i>plot ratio</i> of buildings and other roofed structures—</p> <ul style="list-style-type: none"> a) results in a building scale that is compatible with surrounding development; b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the <i>site</i>; c) maximises the retention of existing <i>vegetation</i> and allows for <i>soft landscaping</i> between buildings; d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other <i>site facilities</i>; and e) facilitates onsite stormwater management and vehicular access. <p>O10 Site cover does not exceed—</p> <ul style="list-style-type: none"> a) for a class 1 or class 10a structure— <ul style="list-style-type: none"> i for a single storey building - 50%; or ii for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys; b) for other classes within the Detached House Zone - 40%; c) for the Semi-attached Housing Zone—40%; d) for the Attached Housing Zone—40%; or e) for the Community Services Zone—50%.
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<p>Site cover</p>	<p>Eastern Beaches Locality – Specific outcomes O6 & O7</p>	<p>O6 The <i>site cover, gross floor area</i> and <i>plot ratio</i> of buildings and other roofed structures—</p> <ul style="list-style-type: none"> a) results in a building scale that is compatible with surrounding development; b) does not present an appearance of excessive bulk to adjacent properties, roads or other areas in the vicinity of the <i>site</i>; c) maximises the retention of existing <i>vegetation</i> and allows <i>soft landscaping</i> between buildings; d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other <i>site facilities</i>; and e) facilitates onsite stormwater management and vehicular access. <p>O7 <i>Site cover</i> does not exceed—</p> <ul style="list-style-type: none"> a) for a class 1 or class 10a structure— <ul style="list-style-type: none"> i for a single storey building - 50%; or ii for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys; b) for other classes within the Detached House Zone - 40%; c) for the Semi-attached Housing Zone—40%; d) for the Attached Housing Zone— <ul style="list-style-type: none"> i in Sunshine Beach—35%; or ii otherwise—40%; e) for the Visitor Mixed Use Zone—35%; or f) for the Community Services Zone—50%.
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Site cover	Mary River Catchment Locality – Specific outcomes O7 & O8	<p>O7 The <i>site cover</i>, <i>gross floor area</i> and <i>plot ratio</i> of buildings and other roofed structures—</p> <ul style="list-style-type: none"> a) results in a building scale that is compatible with surrounding development; b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site; c) maximises the retention of existing vegetation and allows for <i>soft landscaping</i> between buildings; d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other <i>site facilities</i>; and e) facilitates onsite stormwater management and vehicular access. <p>O8 <i>Site cover</i> does not exceed—</p> <ul style="list-style-type: none"> a) for a class 1 or class 10a structure— <ul style="list-style-type: none"> i for a single storey building - 50%; or ii for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys; b) for other classes within the Detached House Zone - 40%; or c) for the Semi-attached Housing Zone—40%.
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Site cover	Noosa Heads Locality – Specific outcomes O9 & O10	<p>O9 The <i>site cover</i>, <i>gross floor area</i> and <i>plot ratio</i> of buildings and other roofed structures—</p> <ul style="list-style-type: none"> a) results in a building scale that is compatible with surrounding development; b) does not present an appearance of excessive bulk to adjacent properties, roads or other areas in the vicinity of the <i>site</i>; c) maximises the retention of existing vegetation and allows for additional <i>soft landscaping</i> between buildings; d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other <i>site facilities</i>; and e) facilitates onsite stormwater management and vehicular access. <p>O10 Site cover does not exceed—</p> <ul style="list-style-type: none"> a) for a class 1 or class 10a structure— <ul style="list-style-type: none"> i for a single storey building - 50%; or ii for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys; b) for other classes within the Detached House Zone –40%; c) for the Semi-attached Housing Zone–40%; d) for the Attached Housing Zone–40%; or e) for the Visitor Mixed Use Zone–45%;
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Site cover	Noosa North Shore Locality – Specific outcome O19	<p>O19 The <i>site cover of buildings</i> and other roofed <i>structures</i> within the <i>site area</i>—</p> <ul style="list-style-type: none"> a) is of a scale that is compatible with surrounding development; b) for a class 1 or class 10a structure, does not exceed— <ul style="list-style-type: none"> i for a single storey building - 50%; or ii for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys; c) for other classes within the Detached House Zone, does not exceed- 40%; d) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site; e) has a low site impact to maximise the opportunity to retain <i>natural site characteristics</i>, such as native dune <i>vegetation</i> and natural landforms; and f) maximises the retention of existing vegetation and allows for soft landscaping between buildings to enhance the visual setting, privacy and rural character of the development; g) allows for adequate area at ground level for outdoor recreation, entertainment and clothes drying and other site facilities; and h) facilitates onsite stormwater management and vehicular access.
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<p>Site cover</p>	<p>Noosaville Locality – Specific outcomes O9 & O10</p>	<p>O9 The <i>site cover, gross floor area</i> and <i>plot ratio</i> of buildings and other roofed structures—</p> <ul style="list-style-type: none"> a) results in a building scale that is compatible with surrounding development; b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the <i>site</i>; c) maximises the retention of existing vegetation and allows for additional <i>soft landscaping</i> between buildings; d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other site facilities; and e) facilitates onsite stormwater management and vehicular access. <p>O10 Site cover does not exceed—</p> <ul style="list-style-type: none"> a) for a class 1 or class 10a structure within the Detached Housing Zone— <ul style="list-style-type: none"> i for a single storey building - 50%; or ii for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys; b) for other classes within the Detached Housing Zone - 40%; c) for the Semi-attached Housing Zone—40%; d) for the Attached Housing Zone—40%; e) for the Visitor Mixed Use Zone—35%; or f) for the Shire Business Centre Zone in Precincts E1, E2, E6 and E7—50%.
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Site cover	Tewantin & Doonan Locality – Specific outcome O6 & O7	<p>O6 The <i>site cover</i>, <i>gross floor area</i> and <i>plot ratio</i> of buildings and other roofed structures—</p> <ul style="list-style-type: none"> a) results in a building scale that is compatible with surrounding development; b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the <i>site</i>; c) maximises the retention of existing <i>vegetation</i> and allows for <i>soft landscaping</i> between buildings; d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other <i>site facilities</i>; and e) facilitates onsite stormwater management and vehicular access. <p>O7 Site cover does not exceed—</p> <ul style="list-style-type: none"> a) for a class 1 or class 10a structure within the Detached Housing Zone— <ul style="list-style-type: none"> i for a single storey building - 50%; or ii for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys; b) for other classes within the Detached Housing Zone—40%; c) for the Semi-attached Housing Zone—40%; or d) for the Attached Housing Zone—40%.
Gross floor area	Cooroy & Lake Mac Locality – Specific outcome O12	O12 For Multiple housing Type 3 or 4, Visitor accommodation Type 4, or <i>the accommodation unit</i> component of an Entertainment and dining business Type 3—maximum <i>gross floor area</i> is equivalent to the maximum allowable population in persons multiplied by 40m ² .
Gross floor area	Eastern Beaches Locality – Specific Outcomes O8 & O10	<p>O8 For Multiple Housing Type 2 buildings have a maximum plot ratio of—</p> <ul style="list-style-type: none"> a) 0.6:1 if in the Attached Housing Zone located in Sunshine Beach or b) 0.45:1 otherwise. <p>O10 For the Neighbourhood Centre Zone the maximum plot ratio is as follows—</p> <ul style="list-style-type: none"> a) 0.8:1 for site areas up to and including 2000m²; and b) 0:3:1 for that area of a site in excess of 2,000m².
Gross floor area	Mary River Catchment Locality – Specific	O10 For Multiple housing Type 3, Visitor accommodation Type 4 and the <i>accommodation unit</i> component of an Entertainment and dining business Type 3—the maximum <i>gross floor area</i> is

	<p>outcomes O10</p> <p>Tewantin & Doonan Locality – Specific Outcomes O9</p>	<p>equivalent to the maximum allowable population in persons multiplied by 40m².</p>
Gross floor area	<p>Noosa Heads Locality – Specific outcomes O12 & O13</p> <p>Noosaville Locality – Specific Outcomes O12 & O13</p>	<p>O12 For Multiple housing Type 3 or 4, Visitor accommodation Type 4 and the <i>accommodation unit</i> component of an Entertainment and dining business Type 3—the maximum a <i>gross floor area</i> is equivalent to the maximum allowable population in persons multiplied by 40m².</p> <p>O13 For the Visitor Mixed Use Zone the maximum a <i>gross floor area</i> is equivalent to the maximum allowable population in persons multiplied by 40m², provided that <i>gross floor area</i> does not exceed a total of 13,600m².</p>
Gross floor area	<p>Eastern Beaches Locality – Specific Outcome O9</p>	<p>For Multiple housing Type 3 or 4, Visitor accommodation Type 4 or the <i>accommodation unit</i> component of an Entertainment and dining business Type 3 (hotel)—the maximum <i>gross floor area</i> is equivalent to the maximum allowable population density in persons multiplied by 40m², provided that Lots 75-77 on P9311 Heron Street, Peregian Beach, have a maximum gross floor area of 1200m².</p>
Plot ratio	<p>Cooroy & Lake Mac Locality – Specific outcomes O11& O13</p>	<p>O11 For Multiple Housing Type 2 buildings have a maximum <i>plot ratio</i> of 0.45:1.</p> <p>O13 For the Business Centre Zone plot ratio does not exceed—</p> <p>a) 0.8:1 for site areas up to and including 2,000m²; and</p> <p>b) 0.3:1 for the balance of a site over 2,000m².</p>
Plot ratio	<p>Mary River Catchment Locality – Specific outcomes O9 & O11</p>	<p>O9 For Multiple housing Type 2 buildings have a maximum <i>plot ratio</i> of 0.45:1.</p> <p>O11 For the Village Mix Zone, <i>plot ratio</i> does not exceed 1.0:1.</p>
Plot ratio	<p>Noosa Heads Locality –</p>	<p>O11 For Multiple Housing Type 2, buildings have a maximum <i>plot ratio</i> of 0.45:1.</p>

	<p>Specific outcomes O11, O14 & O15</p>	<p>O14 For the Attached Housing Zone <i>buildings</i> have a bulk and architectural scale that has a maximum plot ratio of 0.5:1 up to 1.0ha of site area and 0.3:1 for that part of the site area above 1.0ha.</p> <p>O15 For the Neighbourhood Centre Zone and the Business Centre Zone, the maximum plot ratio does not exceed –</p> <p>a) 0.8:1 for the first 2,000m² of site area; plus b) 0.3:1 for the balance of the site area in excess of 2,000m².</p>
<p>Plot ratio</p>	<p>Noosaville Locality – Specific Outcomes O11, O14, O15 & O16</p>	<p>O11 For Multiple Housing Type 2 buildings do not exceed a plot ratio of—</p> <p>a) 0.6:1 if in the Attached Housing Zone with frontage to the following streets: Russell St, William St and Howard St, or Weyba Rd, James St and Albert St north of their intersections with Elizabeth St; or b) 0.45:1 otherwise.</p> <p>O14 For the Business Centre Zone, outside of the Mary Street/Thomas Street Precinct the maximum plot ratio is —</p> <p>a) 0.8:1 for site areas up to and including 2,000m²; plus b) 0.3:1 for the balance portion of the site area in excess of 2000m².</p> <p>O15 For the Business Centre Zone within the Mary Street/Thomas Street Precinct the maximum plot ratio is 0.5:1.</p> <p>O16 Within the Shire Business Centre Zone, the maximum plot ratio for development within the following precincts is —</p> <p>a) Precincts B1 and B2 combined- 0.5:1; b) Precinct B3- 0.8;</p>

		<ul style="list-style-type: none"> c) Precinct E1- 0.6; d) Precinct E2- 0.6; e) Precinct E3- 0.6; f) Precinct E4- 0.6; g) Precinct E5- 0.6 h) Precinct E6- 0.6; i) Precinct E7- 0.6; j) Precinct RES- 0.6; and k) Precinct REC/MU- 0.1
Plot ratio	Tewantin & Doonan Locality – Specific Outcomes O8 & O10	<p>O8 For Multiple Housing Type 2 development has a maximum <i>plot ratio</i> of 0.45:1.</p> <p>O10 For the Neighbourhood Centre Zone and the Business Centre Zone the maximum plot ratio does not exceed—</p> <ul style="list-style-type: none"> a) 0.8:1 for the first 2,000m² of site areas; plus b) 0.3:1 for the balance of the site areas in excess of 2,000m².
Advertising signs	Advertising Devices Code – Specific outcome O1	<p>O1 The following advertising devices are inconsistent with the overall outcomes sought by this Code and are not located in Noosa Shire—</p> <ul style="list-style-type: none"> a) Balloons or other gas filled advertising devices; b) <i>Blind signs</i>; c) <i>Attached Flagpole signs</i>; d) <i>Moving signs</i>; e) <i>Roof signs</i>; f) Signs illuminated by, or incorporating, neon lighting; g) Signs with a <i>sign face area</i> exceeding 4m²; h) <i>Sky signs</i>; i) 3-Dimensional sign; j) any combination of signs on one premise with a combined <i>sign face area</i> of more than 10m².
Advertising signs	Advertising Devices Code – Specific outcome O2	<p>O2 Advertising devices—</p> <ul style="list-style-type: none"> a) are compatible with the human-scale and character of the locality in which they are situated; b) are compatible with the scale, proportion, bulk and other characteristics of buildings and structures and do not dominate the surrounding built and natural landscape; and c) are designed, sited and integrated so as not to contribute to the proliferation of visual clutter.