

3.12 Planning Area No.12 – South Peregian

3.12.1 Location and Role

This Planning Area is located in the northeast corner of the Shire and includes the small coastal settlements of Havana Road and Emu Mountain Estate and land to the south and west of these communities.

The Precinct is within a core conservation area containing low-lying alluvium lands with one of the largest remnants of paperbark forest in southern Queensland, wallum heathlands, and eucalypt open forest with some old-growth characteristics dominated by coastal Scribbly gum. This area extends northwards into protected areas in Noosa Shire and southwards, via a narrow waterway corridor along the Maroochy River, to the Bli Bli Wetland Sanctuary and Eudlo Creek Conservation Park.

The principal role of this Planning Area is to accommodate new master planned residential communities in designated areas whilst retaining the existing residential settlements as small, discrete seaside communities. The protection of the extensive environmental assets and linkages present within the Planning Area is also a critical planning objective.

3.12.2 Vision Statement

(1) It is intended that:

The South Peregian Planning Area will support a number of high quality, attractive and environmentally responsive and sustainable residential neighbourhoods. Each of these communities will offer a choice of low to medium density housing and a range of community facilities to meet the day-to-day needs of residents. A modest sized neighbourhood centre located centrally within the new residential communities will provide a focus for the area's community and business activities. Critical to the character, amenity and sustainability of these communities will be the retention of an extensive and interconnected system of remnant vegetation corridors protecting and linking key natural conservation areas within and beyond this Planning Area.

(2) This means that:-

- (a) The design of new residential areas is to incorporate a mix of low to medium density housing forms, a legible and permeable road network, attractive and accessible open space, and appropriately located local commercial and community facilities.
- (b) New neighbourhood areas and buildings are to be designed to be sensitive to the microclimate, topography and as far as possible to direct

development away from the significant environmental values of the locality.

- (c) Urban expansion is to occur in accordance with a rational and orderly extension of development and community infrastructure
- (d) A modest sized Village Centre accommodating a mix of retail, business and community facilities, and with a total gross floor area of 5000m², is to be provided in a central location in accordance with an approved LAMP within the new residential communities. This is intended to serve the local catchment. Higher order retail and business activities are to be provided by the future Eenie Creek Business Centre in the north and the Maroochy Regional Centre in the south.
- (e) The industrial land situated at the southern end of the Planning Area will incorporate adequate buffers to the highly sensitive natural environment which surrounds it, and provide a range of employment opportunities in premises that are established and operated in ways which are environmentally responsible.
- (f) Noosa National Park and other identified conservation areas and linkages will be protected and enhanced with any activities in these areas limited to rehabilitation and the implementation of sustainable environmental management measures to control impacts from off-road vehicles, adjacent land-uses and other human impacts.

3.12.3 Key Character Elements

South Peregian is an emerging community. It is intended that development of each of the key 'greenfield' sites within this Planning Area will be subject to the provisions of a Local Area Master Plan (LAMP), and/or other Plan(s) of development approved by Council, consistent with the intent for the Planning Area and negotiated between Council and the applicant. In this regard the following key character elements shall form the basis for any such detailed local area planning.

(1) Location of Uses and Activities

- (a) The northwestern portions of this Planning Area (as identified for urban development by the Strategic Plan) will be developed as a series of integrated residential neighbourhoods. Development within this area will be ecologically sensitive and provide for a mix of residential densities and a range of community, business, and retail services capable of meeting the day-to-day needs of this emerging community. These commercial uses shall be generally located in a Village Centre and 4 Local Centres at the specific locations identified in the Statements of Desired Precinct Character for the Lakelands/Coolum Ridges Precinct in accordance with an approved LAMP.

- (b) The industrial Precinct at the southern end of the Planning Area will be developed as a moderate sized industrial and employment area, serving the Coolum and South Peregian areas. The area includes privately controlled land and land owned by the State government which is cleared or degraded.
- (c) It is intended that development in the balance of the urban Precinct will only occur in a manner which protects significant habitat and vegetation linkages with the surrounding high conservation areas. Any infill development or re-development within this Precinct will be of a low to medium density residential nature.
- (d) The balance of the Planning Area including parts of Noosa National Park, conservation reserves and other areas of significant open space (which combine to provide an extensive open space system within the Planning Area) is to be retained and managed to protect their significant environmental and aesthetic values of these lands and associated waterbodies. It is intended that the balance of the publicly owned land to the west of the industrial Precinct and which has very significant remnant vegetation cover, will be retained for non-urban uses which provide for the area's exceptional environmental values.

(2) Design Intent

- (a) New residential neighbourhoods are to incorporate distinctive 'edges' and recognisable local centres that engender a 'sense of place' and provide a focus for local community interaction and activity.
- (b) An extensive, linked system of open space is to be provided, meeting the recreational and amenity needs of residents and providing protection to important areas of remnant habitat vegetation.
- (c) In established residential areas, new buildings are to be consistent with the scale and density of existing housing. However, a wide range of dwelling types may be supported where proposed as infill development along the foreshore or adjacent to the David Low Way.
- (d) Streets, parks and other public spaces are to be developed or further developed to be attractive, comfortable and accessible. This will be achieved through suitable landscape treatments, consideration of the streetscape impacts of new development, and taking into account pedestrian use and needs.
- (e) The new Village and Local Centres will incorporate a high level of urban and landscape design which will provide an attractive and comfortable meeting environment conducive to community interaction. The design of the Centres will reflect elements of the emerging Sunshine Coast architectural style using lightweight materials to maximise natural light and ventilation.
- (f) Development within the industrial area will be designed to ensure the area's efficient operation, maintain high levels of environmental performance and protect the significant environmental values of adjacent lands. Development in this Precinct should be directed to the extensive areas of cleared and degraded land.

(3) Environmental Values

- (a) The South Peregian part of Noosa National Park provides protection for a range of coastal ecosystems and forms the basis of the extensive open space network which traverses this Planning Area. Development adjacent to Noosa National Park or other identified conservation areas should incorporate appropriate measures to protect the long-term viability of these important areas.
- (b) The 'greenfield' development sites within this Planning Area also support significant habitat vegetation, some of which has been included on the Register of the National Estate as part of its Noosa-Maroochy Wallum Area listing. The design of new development is to maximise the retention of these habitat areas and their lineage values through innovative siting and design, and suitable density allocations.
- (c) The beaches and foreshore areas in this Planning Area also represent significant environmental, visual and aesthetic landscape assets which are to be managed and protected so that their use is sustainable.
- (d) Development of any new roads through areas of significant vegetation should be designed and constructed so as to minimise impacts on the ecological functions and values of the Planning Area.
- (e) Council will require that the quality of water leaving development sites is of an acceptable standard by requiring suitable measures to be put in place to control erosion and sedimentation and prevent off-site discharge of any unacceptably polluted waters.

(4) Access and Movement

- (a) The David Low Way and the Sunshine Motorway are the major north-south road links in the Shire and are part of the Shire's arterial road network. New development is to recognise and protect the function, capacity and efficiency of these roads.
- (b) Development along these major road corridors is to ensure adequate buffering is provided, especially to noise sensitive uses, and suitable access arrangements are made. It is desired that the road corridors and land immediately adjacent to road corridors be landscaped with mature vegetation. Where required, densely planted earth mounding (rather than fencing or walls) will be preferred for screening and noise attenuation purposes.

- (c) Council will liaise with the responsible State government department about future connections to the Motorway, and upgrading/enhancing works and buffering measures affecting the State-controlled roads.
- (d) A legible and permeable local road network is to be developed which offers good connectivity and speed environments appropriate to the surrounding land uses. Allowance should also be made for public transport access.
- (e) Development of a clearly defined and easy to understand pedestrian and bikeway network to facilitate commuter and recreational walking and cycling will be sought. Safe, convenient and attractive links to the beach and foreshore areas, through the open space network and to local centres will be provided and/or strengthened.

3.12.4 Statements of Desired Precinct Character

(1) Lakelands/Coolum Ridges (Precinct Class = Master Planned Community)

Intent

This Precinct comprises large land holdings that offer the potential to create a compact new community in a most attractive setting in the immediate hinterland of South Peregian Beach. The landform is coastal lowlands with wetland areas and other areas of natural conservation significance. The Sunshine Motorway runs through the Precinct and the Coolum State High School is situated to the east of the Motorway fronting Havana Road East.

The Precinct should be developed as an integrated planned residential community that demonstrates environmentally responsible design, in accordance with a Local Area Master Plan or other comprehensive Plan of Development approved by Council. The future patterns of streets, lots, open space and built form should conserve existing wetlands and mature vegetation and habitats of conservation value. Future development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, preferred Centres and community facilities and public parks.

The residential community will be serviced by commercial and community facilities which are not intended to draw in trade from outside the Precinct. These facilities will be in the form of a Village Centre with a maximum GFA of not more than 5000m² and four (4) Local Centres.

The primary function of the Village Centre is to provide for appropriate, adequate and well-located retail and commercial facilities to service the new community. Commercial development should:

- meet the immediate and day-to-day needs of the local community; and
- be sited in a highly accessible location to minimise the need for car-based travel.

This Village Centre is also intended to be the principal location for essential and desirable community facilities to service the Precinct. Co-location of community and commercial facilities is necessary to maximise urban efficiency and build community development capacity.

Development should not be orientated towards servicing passing trade on the Sunshine Coast Motorway. Commercial development that is primarily reliant upon, or is focussed toward, capturing markets outside this Precinct is not preferred.

Four Local Centres are intended to complement the role of the Village Centre and assist in establishing a self-contained residential community. They are to be generally located near the intersection of major collector streets or sub-arterial roads, in proximity to bikeways and where they will not adversely impact upon residential amenity. Generally Local Centres will be accessible to residents within a 400m walking distance.

A variety of housing types and appropriate supporting services should be provided. The locations of different forms of accommodation should be influenced by considerations of terrain and accessibility to public transport, preferred centre facilities and public open space. A primary school will be required to service this area and should be co-located with other commercial and community facilities.

Preferred and Acceptable Uses

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

The predominant form of residential development is expected to comprise detached housing. However development should provide a mix of dwelling types and densities. These may include small-lot and multiunit residential accommodation.

Development within the Precinct should achieve a gross maximum density, excluding areas required for recreation or conservation, of 15 dwellings per hectare. The majority of the area of any site proposed for forms of residential development other than traditional detached dwellings should be located within convenient walking distance - 250 metres - of a Centre as well as public parks of over 4000 square metres in area and public transport facilities.

Adequate provision should be made for local shopping and community facilities in the form of a Village Centre with a maximum GFA of not more than 5000m² and four (4) Local Centres.

The Village Centre is intended to support a range of mixed uses including combinations of retail, office and accommodation uses. It will also allow for uses such as a school and other community facilities necessary to support residential development within the Precinct.

The Village Centre is intended to have a maximum, total gross floor area (GFA) of 5,000m², incorporating a mixture of retail, business and community uses. Any proposed supermarket within the Village Centre Precinct should have a GFA not exceeding 2000m². It is intended that not less than 1000m² of total Precinct GFA be allocated to the provision of community facilities catering for local needs.

Sufficient area is to be allocated within the Village Centre to accommodate the desired level of community services to support the emerging residential community. Such services should include, but are not limited to: a civic centre (incorporating large and small meeting room, food preparation area and outdoor meeting space); a library; and a child care centre.

The Village Centre shall directly front the southeast corner of the intersection of Peregrin Springs Drive and Havana Roads on the land parcel known as Lot 4 RP851934.

The layout and development of the Village Centre should allow for gradual growth and expansion of commercial uses and community facilities in keeping with the developing needs of the local community. Adequate provision should be made in the initial Village Centre design to cater for the long term needs of the future community based on the population levels anticipated to be achieved at ultimate development (8,000-10,000). The subdivision pattern should reflect the character and development intent for the Precinct and reflect the need for gradual and orderly growth and expansion of the commercial and community components.

Local Centres are intended to complement the role of the Village Centre. A total of four (4) Local Centres are to be provided and generally located near the intersection of major collector streets or sub-arterial roads, in proximity to bikeways, and where they will not adversely impact upon residential amenity. Generally, Local Centres will be accessible to residents within a 400m walking distance.

Local Centres may range from small local stores and minor food outlets to moderately sized centres

accommodating lifestyle oriented uses such as cafes or leisure facilities. It is not envisaged that the nominated centres would be greater than 1,000m² in gross floor area and in most cases would be not greater than 500m² in gross floor area. A larger site area may be nominated for a local centre where the use incorporates civic spaces that contribute to the vitality and amenity of the local neighbourhood.

The following uses, where occurring in the proposed Village Centre, may be considered consistent with the intent and desired character of this Precinct, and suitable for inclusion in detailed master planning, where appropriately sited and designed.

Village Centre (Commercial Uses)

- Shop (being a Supermarket not greater than 2000m²)
- Art and craft centre
- Office
- Medical centre
- Shop (not being a Supermarket)
- Shopping complex (not including a Supermarket)
- Restaurant
- Fast-food store
- Convenience restaurant
- Light industry (not more than 50m² GFA)
- Garden centre (not more than 200m² GFA)
- Transport station (where involving passenger transport)
- Multiple dwelling units

Village Centre (Community uses)

- Local utility (being a community hall and ancillary uses such as a library)
- Child care centre
- Church
- Community Meeting Hall
- Educational establishment (where for a State primary school only)

The following uses, where occurring in a proposed Local Centre, may be considered consistent with the intent and desired character of this Precinct, and suitable for inclusion in detailed master planning, where appropriately sited and designed. The location, size and preferred uses of the Local Centres shall be as per the following table:

3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

Local Centre Preferred Locations and Uses

Preferred Location	Preferred Uses
Peregian Springs Central (Lot 5002 on SP162084), centrally located on Peregian Springs Drive and preferably located in proximity to any golf course facilities eg clubhouse.	Local convenience centre not greater than 500m ² in gross floor area, catering to immediate needs of surrounding neighbourhood. Public spaces in accordance with relevant elements of the Local Area Code.
Coolum Ridges South (Lot 5 on SP120423): located not less than 400m from the proposed Village Centre; located on a collector level road; accessible to pedestrian and bikeway networks; and preferably on a dedicated bus route.	Local convenience centre not greater than 1000m ² in gross floor area, catering to the immediate needs of the surrounding neighbourhoods. Could include café uses with some outdoor dining where associated with high levels of amenity and linked to public open space.
Peregian Springs Western Gateway (Lot 5002 on SP162084), located at the intersection of proposed east-west sub-arterial road (Peregian Springs Drive extension) and Doonan Bridge Road.	Local convenience centre not greater than 1000m ² in gross floor area. Catering primarily to residents in the western catchment of the Peregian Springs Precinct but may also meet immediate day-to-day needs of residents in the surrounding Weyba Downs and Doonan rural residential areas. Suitable uses could include: a small convenience store; service station (with ancillary convenience store facilities); emergency service facilities; a nursery or garden centre; and/or community or private recreation facilities.
Yarran Road - Peregian Springs Drive Intersection (Lot 3 on SP132854).	Local convenience centre not greater than 500m ² in gross floor area. Preferred uses include a medical centre, small convenience store or other uses ancillary to the uses proposed within the Emu Estates Master Planned Community Precinct. A supermarket or other individual commercial uses larger than 150m ² are not suitable uses in this precinct.

For the balance of the Precinct, the following uses may be considered consistent with the intent and desired character of this precinct, and suitable for inclusion in detailed master planning, where appropriately located sited and designed:

- Detached houses (Traditional, Cottage, Courtyard and Group)
- Display home
- Dual occupancy
- Home-based business
- Multiple dwelling units
- Retirement village
- Educational Establishment (Primary School)

Landscape and Built Form

Future development should be designed to contribute to environmental sustainability. Housing should be laid out to encourage pedestrian trips and also be responsive to the locality's terrain, available views and climate. Development should be sited and designed to avoid loss of "core" areas of remnant vegetation, erosion and extensive earthworks.

Attractive tree-lined streets as well as fine public parks should be created in new residential development areas. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas, however there should be a major emphasis on integrating ecological corridors into landscape design. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the lowlands and softening the visual impact of urban development. Impacts on natural wetlands and natural drainage areas should be minimised.

Existing mature vegetation habitats should be conserved or enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs by using only species endemic to the Planning Area, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

The Village Centre will exhibit a high level of urban and landscape design that fosters a strong sense of identity and creates a focus for community interaction. The centre is to be accessible to vehicular, pedestrian and bicycle modes of travel. Adequate provision must be made within the Village Centre for civic spaces including formal open space areas, outdoor entertainment areas and facilities.

Similarly any Local Centres are to be attractively designed as places of community interaction and activity.

Maximum building height (all premises)

- 2 storeys (but not more than 8.5 metres)

(2) Emu Mountain Residential *(Precinct Class = Neighbourhood Residential)*

Intent

This Precinct comprises gently sloping land that has been subdivided for low-density residential development adjacent to the southern side of Mount Peregian (Emu Mountain). The Precinct enjoys frontages to open space corridors of ecological

significance. The vegetation in the open space system and elsewhere in the Precinct includes significant mature habitat trees which have significant environmental value and also provides an appealing bushland setting for housing.

The overall form of existing development is typical of contemporary suburban residential areas and consists of curvilinear streets and culs-de-sac and larger than average lots. A considerable number of lots have yet to be developed and most existing housing is relatively new. The Precinct's distance from day to day urban services diminishes its attraction for medium-density housing. Future development should be low-density housing compatible with the scale and siting of existing housing. Remnant mature vegetation should be retained.

Preferred and Acceptable Uses

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

Landscape and Built Form

New premises should be compatible with the scale and character of existing premises in its environs. New development should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. It should also be responsive to the climate and incorporate landscaping which complements remnant bushland and neighbouring properties. New buildings should preferably be of lightweight construction and be sited and designed to create amenity for their residents and neighbours and enhance public streets and parks.

(3) Peregian Environmental *(Precinct Class = Special Purpose)*

Intent

This Precinct includes the Noosa National Park, Mt Peregian (Emu Mountain) Conservation Park, beachfront coastal management areas and ecologically significant land west of the Sunshine Motorway, ; and extending beyond and around the proposed industrial areas to include the critically important large remnant corridor of paperbark forest which extends to the foothills of the coastal range to the extreme west of the Planning Area.

The National Park, Conservation Park and other parts of this Precinct should be managed in a manner which:

- provides, to the greatest possible extent, for the permanent preservation of the area's natural condition and the protection of the area's environmental resources and values;
- presents the area's natural resources and their environmental values;

- provides for the only uses of the area to be nature-based and ecologically sustainable.

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

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

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

Preferred and Acceptable Uses

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

Landscape and Built Form

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

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

(4) Yandina-Coolum Road Industrial *(Precinct Class = Core Industry)*

Intent

This Precinct is located on the Yandina-Coolum Road, with the Sunshine Motorway bordering the Precinct to the east. It is situated to the west of South Peregian Beach and is the only industrial area in the northern coastal part of the Shire. It is primarily undeveloped with a few industrial uses located close to the Yandina Coolum Road.

The Precinct's significant attributes are:

- the availability of large sites for new development,
- flat land (but with some drainage and constraints),
- isolation from existing and future residential areas (but close to ecologically significant areas), and
- good accessibility via the Sunshine Motorway, to other localities and the Sunshine Coast Airport, and the Yandina-Coolum Road to the Bruce Highway.

This Precinct is intended to accommodate:

- business and industry uses with local and district markets;
- rural plant and equipment supplies, produce stores and rural service agencies,
- small to medium sized automotive repairs and sales,
- small-scale transport storage and distribution, and
- building trades, service trades and domestic services to businesses and households.

This industrial area is adjacent to areas of significant vegetation. These remnant vegetation areas need to be effectively buffered to ensure that construction and operational activities of industry do not adversely impact on the sustainability of the vegetation communities.

Radiata pine wildings have extensively infested the previously cleared areas of the State owned site and have begun to seriously degrade the adjacent wallum heathland vegetation. Management of this Precinct should ensure these weed problems do not impinge on the natural environmental values of the adjacent Precincts.

Preferred and Acceptable Uses

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

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Fast-food store (in a Local (convenience) Centre)
- Shop (in a Local (convenience) Centre)
- Special uses (in the form of depots, sub-stations and the like).

Landscape and Built Form

New development in the Precinct should achieve high standards of siting, design and landscaping particularly along its frontages to the Yandina-Coolum Road and the Sunshine Motorway.

3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby ecologically significant and sensitive bushland and wetland areas.

A well vegetated open space buffer along the Precinct's northern boundary is desired to assist in environmental management and maintain the visual amenity of the locality. The buffer system should provide a sufficient area and suitable treatment to protect the integrity of the adjacent vegetation. An open space buffer has been provided along the majority of the Yandina-Coolum Road within the Precinct to ensure that land uses within the estate will be served by an internal road system. Council will not support any additional access through this buffer to the Yandina-Coolum Road.