

# PART 1 - INTRODUCTION

## ***Division 1—Relationship to (Repealed) Integrated Planning Act<sup>1</sup>***

### **1.1 Purpose of planning scheme**

- 1.1.1 In accordance with the *Integrated Planning Act 1997 (IPA)*, the local government for Noosa Shire prepared this planning scheme as a framework for managing development in a way that advances the purpose of the *IPA*<sup>2</sup> by—
- a) identifying assessable, self-assessable and exempt development;
  - b) identifying outcomes sought to be achieved in the local government area as the context for assessing development; and
  - c) identifying the criteria for assessment of development that is not exempt development.
- 1.1.2 The planning scheme was amended for alignment with the Planning Act 2016 (the Act) by the Minister's rules under section 293 of the Act on 3 July 2017.

*Editor's note—The planning scheme has been amended to align only to the extent of matters dealing with categories of development and assessment as provided in the Planning Act 2016. In accordance with section 16(3) of the Act, the regulated requirements (to the extent chosen) apply to the planning scheme to the extent of any inconsistency.*

### **1.2 Planning scheme functions as part of IDAS<sup>3</sup>**

The planning scheme functions as part of IDAS and must be read together with the *IPA* and subsequent planning legislation.

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<sup>1</sup> The Integrated Planning Act 1997 was repealed in 2009 and replaced by the Sustainable Planning Act 2009 which was subsequently repealed and replaced with the Planning Act 2016. This Planning Scheme was developed under the Integrated Planning Act but remains valid under subsequent planning legislation.

<sup>2</sup> Under *IPA*, section 1.2.1, the purpose of the *IPA* is to seek to achieve ecological sustainability by (a) coordinating and integrating planning at the local, regional and State levels; and (b) managing the process by which development occurs; and (c) managing the effects of development on the *environment* (including managing the use of premises).

<sup>3</sup> IDAS—integrated development assessment system—is the system detailed in chapter 3 of the *IPA* for integrating State and local government assessment processes for development.

## **Division 2—Strategic Framework and Community Vision**

### **1.3 Preliminary**

- 1.3.1 This division expresses the community vision for Noosa Shire in 2021, which is reflected in the desired environmental outcomes in Part 3, and summarises the strategy adopted by the planning scheme to achieve the desired environmental outcomes.

### **1.4 Community Vision**

- 1.4.1 The following summarises the overall vision sought by the community of Noosa Shire by 2021—

- a) Noosa Shire is an inclusive community renowned for its creativity, innovation, vision and entrepreneurship where sustainability underpins excellence. The key principles that underpin the Vision are:
- b) social cohesion and community well-being;
- c) a strong sustainable economy;
- d) environmental excellence and sustainability;
- e) artistic and cultural diversity and excellence;
- f) a commitment to maintaining a sustainable population;
- g) quality, innovative and reliable infrastructure; and
- h) maintaining the “Noosa Style”.

#### **1.4.2 Arts & Heritage Sector Vision to 2021**

- a) By 2021, Noosa Shire has become a community that values, preserves and builds upon and promotes our unique blend of environmental conservation, Indigenous, early settlement, built, community and latter Twentieth Century lifestyle heritage.
- b) The community will also have become a community renowned for the way we encourage and achieve artistic and creative excellence, innovation and participation that enriches all facets of our local way of life and our community.

#### **1.4.3 Economic Sector Vision to 2021**

By 2021, there will be a strong viable niche economy:

- a) protecting and enhancing Noosa Shire’s national image and market position (“Noosa Brand”);
- b) with employment opportunities, business and industrial growth that complements environmental values; and
  - i. a continued emphasis on tourism and hospitality as key economic drivers of the Noosa Shire economy;
  - ii. better integration of existing sustainable industries;
  - iii. growth strategies focussed on (in order of priority):-
    - wellness industries (including aged care and healthy lifestyle industries)
    - knowledge-based businesses (including home-based industries);
    - education and service industries;

- heritage and creative arts industries; and clean, green, light and environmentally friendly sustainable industries and agriculture.

#### 1.4.4 Environment Sector Vision to 2021

The Noosa Shire community has a commitment to environmental excellence and sustainability. The impact of human settlement has been minimised. We manage, maintain, restore and preserve our natural environment of:

- a) biodiversity of flora and fauna;
- b) air;
- c) land;
- d) water; and
- e) forests and other ecosystems.

#### 1.4.5 Social Sector Vision to 2021

By 2021 Noosa Shire is as renowned for its focus on people as well as its focus on the environment and tourism. The people of Noosa Shire:

- a) Belong to a community which values, maintains and nurtures its small communities;
- b) Encourage participation for all people and support strong and ethical governance;
- c) Have a passion for learning and foster creative and innovative activities;
- d) Enjoy a healthy lifestyle; and
- e) Enjoy convenient access to services and resources.

#### 1.4.6 Tourism Sector Vision to 2021

The community and tourism industry of Noosa Shire works so well together that Noosa is internationally recognised as an innovator in achieving interdependent economic, social, and environmental sustainability.

### 1.5 Regional Context

The Noosa Shire comprises part of two regions (South-East Queensland and Great Sandy) and a sub-region (Sunshine Coast) and makes important contributions to each.

- a) **Sunshine Coast**—Noosa Shire is the northern of the two local governments that make up the sub-region of the Sunshine Coast. It is the smaller of these in both area and population. As a consequence, a number of the services that support its urban and rural populations are found outside the Shire.
- b) **Great Sandy**—Noosa Shire is the southern gateway to and forms part of the Great Sandy region, a largely natural area with its focus on the coastal lowlands and islands of the Wide Bay. The Noosa River forms the buffer between the urban areas of Noosa Shire in the south and the Great Sandy National Park. The Noosa River, in association with the low intensity predominantly rural development to its west, forms the western buffer to Noosa's North Shore. Noosa Shire's role is

based on its extensive areas of environmentally sensitive open space and on the accommodation and services it provides to the region's visitors.

- c) **South-East Queensland**—Noosa Shire is at the northern extremity of the south-east Queensland region that is centred on the Queensland capital, Brisbane. The SEQ Region is Australia's fastest growing region. As a consequence of its position at the edge of the region, development in Noosa Shire is less intensive than in other coastal parts of the region and significant proportions of Noosa Shire are committed to open space. Despite its location, Noosa Shire's proximity to more intensive residential areas extending to Brisbane results in it serving as a natural recreation resource for other population centres.
- d) **Overall Regional Context**—Noosa Shire stands distinct in the regional and sub-regional contexts in which it is placed. The maintenance of the values that make it distinct is important in sustaining this position, particularly in terms of Noosa Shire's role in the Sunshine Coast, of the Sunshine Coast's role in the South-East Queensland region and the role Noosa Shire plays as the gateway between the South-East Queensland region and the Great Sandy region.

## 1.6 Strategy map

The Strategy Map—**Map SM** (in Part 1) shows preferred land use patterns, centres, the major transport network, water supply catchments, centres hierarchy, extractive and mining resources and conservation corridors, as mentioned throughout Division 2.

## 1.7 Strategic framework

- 1.7.1 The majority of urban residential, business, community, industrial and recreational development is consolidated in the southern coastal part of Noosa Shire within the localities of Eastern Beaches, Noosa Heads, Noosaville and Tewantin. These localities account for roughly three quarters of Noosa's resident population and are the ones most affected by visitor influx in peak periods.
- 1.7.2 *Urban settlement* in the coastal part of Noosa Shire has been shaped by the natural features including the coastal dune system, the Noosa River and lake system, the flood prone lowlands and large areas of environmentally sensitive open space protected as national park, conservation reserves or State forests. Accordingly, development is intended to remain limited to land physically suited to such development where the natural landform and landscape are not compromised.
- 1.7.3 The hinterland consists of rural towns and villages, the largest and most significant in terms of services and employment is Cooroy. Cooroy, Pomona and Cooran are all located on the North Coast Rail line. Boreen Point and Cooroibah have been established in scenic positions on the edge of lakes. The balance of the hinterland accommodates predominantly agricultural uses or vegetated open space.
- 1.7.4 The Noosa Shire community respects and appreciates its environment and has goals of environmental excellence, quality lifestyle and economic well-being. As a consequence the Noosa community seeks—
  - a) built environments which fit into and do not dominate the natural environment; and
  - b) confidence that population growth and associated change does not adversely impact upon the character, lifestyle and environment enjoyed by its residents.
- 1.7.5 Land capability and infrastructure assessments for Noosa result in this planning scheme providing for a sustainable resident population carrying capacity of around 62,031 people.

Visitor accommodation will swell this figure to around 67,275 people during holiday periods.

**Strategy with respect to specific uses—**

1.7.6 Residential Development

- a) The planning scheme consolidates urban residential development to the existing *urban settlements* of Boreen Point, Castaways Beach, Cooran, Coorobah, Cooroy, Kin Kin, Marcus Beach, Noosa Heads, Noosaville, Peregian Beach, Pomona, Sunrise Beach, Sunshine Beach, Teewah and Tewantin.
- b) The physical boundaries of *urban settlement* are defined by the Urban Growth Boundary and the planning scheme allows for no expansion beyond these. Growth will be through urban infill and where appropriate, redevelopment.
- c) Additional *rural settlement* is provided for in areas close to towns and villages where the land is physically suitable for rural settlement, where it does not pose a threat to water quality, agricultural sustainability or biodiversity, and where it is not at risk to natural hazards.
- d) A variety of housing types is allowed for with higher densities being encouraged in proximity to business centres, neighbourhood centres or the village centres.
- e) Residential development is encouraged to be more sustainable and flexible relying less on non-renewable energy for heating, cooling, lighting, or hot water heating. The planning scheme seeks to achieve housing that is physically more accessible, providing for the ageing population of Noosa Shire and disabled persons.
- f) Residential development does not occur in locations where it would inhibit or prevent the lawful conduct of existing land uses including agricultural, industrial and extractive uses or associated haulage operations.

1.7.7 Commercial and Retail Development

- a) Noosa Shire's centre hierarchy is shown on **Map SM**.
- b) With the exception of the emerging Shire Business Centre, additional commercial development is confined to existing business centres, neighbourhood centres, village centres and mixed-use areas in the visitor precincts of Hastings Street, Gympie Terrace and Sunshine Beach.
- c) The scheme allows for a substantial Shire Business Centre off Eenie Creek Road, Noosaville. This centre will be the business and employment focus of Noosa Shire and amongst industrial, commercial and community facilities will include a shopping centre anchored by a discount department store.
- d) The existing business centres of Noosa Junction, Noosaville, Tewantin and Cooroy will include some commercial and retail infill within the Business Zone to service the surrounding population. Cooroy particularly has scope for expansion to cater for the rural hinterland and passing visitors.

1.7.8 Visitor Facilities

- a) Noosa Heads and Noosaville will remain the principal focus of visitor accommodation growth with some sites protected for the exclusive use of visitor accommodation.
- b) The scheme includes Visitor Mixed Use Zones at Hastings Street, Noosa Heads; Gympie Terrace, Noosaville; Duke Street at Sunshine Beach; and Heron Street at Peregian Beach. This zone allows for medium density residential development to

be mixed with business functions that have a direct benefit to visitors. This is generally in the form of shops, restaurants or galleries on the ground floor with accommodation units above. These centres also contribute significantly to retail and hospitality employment. The streetscape and built form in these areas is of particular importance as they directly affect the character of Noosa Shire and therefore the tourism industry.

- c) A Visitor Mixed Use Zone also applies to the holiday accommodation centre in Beach Road, Noosa North Shore. This site will continue to provide a range of accommodation styles and commercial services to visitors to the Noosa North Shore area, though limited expansion is intended.
- d) Visitor attractions throughout Noosa Shire continue to be focused on natural assets such as the beaches, national parks, watercourses and foreshore parks. Other attractions such as the lakes, mountains, trail network and coloured sands assist in decentralising visitor activities away from the south-east corner of the Shire and offering visitors different experiences.
- e) The planning scheme allows for rural visitor accommodation in domestic, home-hosted forms and in larger guesthouses or cabin parks, located close to natural attractions and the heritage-rich rural towns and villages. The scheme also encourages overnight camping facilities for the travelling public in the vicinity of rural villages and the Noosa Trail Network.

#### 1.7.9 Industrial Development

- a) Industrial growth is focused on two main areas—
  - i. Noosaville's industrial estate which is the largest concentration of industrial businesses in Noosa Shire and includes a high proportion of service industries catering particularly to the coastal populations; and
  - ii. Cooroy's industrial estate which can accommodate considerable industrial growth and offers a moderate level of access to the Bruce Highway and the North Coast rail line.
- b) The rural villages of Kin Kin and Pomona have minor industrial areas allowing for limited growth. Existing industrial uses are historically linked to the villages and their rural timber-getting past.

#### 1.7.10 Community Services

- a) Community services and recreational facilities are spread throughout Noosa Shire in accordance with the needs of the resident population. A higher concentration of community services exists in the coastal south-east corner of the Shire and in Cooroy and Pomona, generally proportionate to the population's distribution.
- b) The Community Service Zone caters for recreation, social interaction, community wellbeing, emergency services, infrastructure, health care, and educational facilities.
- c) Multiple use and shared facilities are encouraged to ensure efficient provision of services. In village centres, community services are generally mixed with business and recreational functions, however in larger centres there is often clear delineation of business and community functions and spaces.
- d) Outdoor open space for formal and informal sport and recreation pursuits is provided within each *urban settlement* or has a moderate level of accessibility from each settlement.

#### 1.7.11 Rural Uses

- a) The scheme seeks to protect the traditional rural base of Noosa Shire by protecting good quality agricultural land through the Agricultural Land Conservation Area designation and excluding development that would preclude or conflict with agriculture. Urban uses, more appropriately located within the *urban growth boundary* do not occur in the Rural Zone.
- b) Traditional cultivation and animal husbandry will be enhanced by sustainable forestry practices and new rural enterprises, many of which are less land intensive than traditional practices and do not rely on the widespread clearing of properties.
- c) The use of farm management plans will continue to help protect the rural natural environment and the long term *ecological sustainability* of the land.
- d) Extractive and mining resources are protected for their ultimate extraction and use, with buffers used to prevent potential land use conflicts.

### **Strategy for Environmental and Heritage Protection and Management-**

#### 1.7.12 Natural Environment Protection

- a) Through the use of zones and overlays the scheme identifies and seeks to protect areas of remnant *vegetation* and encourages the rehabilitation of riparian corridors and wildlife corridors. It also seeks to protect land of ecological, biophysical, scenic or cultural value, including the mountains that dominate the landform and landscape.
- b) Activities that have potential to impact on water quality, bank or slope stability, fauna habitats and linkages, or significant scenic vistas are inconsistent within the scheme.
- c) The Noosa Trails Network provides for recreational opportunities and facilities and facilitates appreciation for the natural heritage and environment of Noosa Shire.

#### 1.7.13 Heritage Protection

- a) The scheme identifies sites, buildings, places and items of historical heritage significance. *Heritage sites* are protected from removal, damage or disturbance caused by development.
- b) *Character areas* in rural towns and villages have also been identified where it is desirable to protect and build upon the existing heritage values within the streetscape. The relocation of historically significant buildings to such character areas and other rural areas of Noosa Shire is preferable to their demolition. The adaptive reuse of such buildings for compatible uses is also promoted.

#### 1.7.14 Natural Hazard Management

- a) The planning scheme identifies areas at risk from natural hazards including landslide, bushfire, flooding and acid sulfate soils.
- b) Development in areas at risk from natural hazards is to be compatible with the nature of the hazard so as not to place people, property, economic activity, social wellbeing and the natural environment at risk.
- c) Development is avoided in areas subject to natural hazards or where natural hazards cannot be avoided, mitigation or adaptation measures are adopted taking into account predicted frequency and severity of the natural hazard.

- d) Development does not materially increase the impact or severity of natural hazards.
- e) Development protects flood plains and the flood conveyance capacity of waterways.
- f) Development supports and does not unduly burden disaster management response or recovery capacity and capabilities.

#### 1.7.15 Natural Resources Management

- a) The planning scheme identifies areas of protected agricultural lands; extractive resource areas; water supply catchments; drinking water supply buffer areas, natural gas pipeline; and areas for coastal protection.
- b) Development over or in the vicinity of these areas and features must be compatible with the nature, ongoing use and protection of the natural resource.

### **Strategy for Infrastructure-**

#### 1.7.16 Water and Sewerage Infrastructure

- a) There are adequate water treatment and transport facilities in place to service the residential population allowed for in the planning scheme.
- b) Reticulated water is not planned to be provided to rural zoned areas of Noosa Shire nor to the villages of Boreen Point, Kin Kin or Teewah.
- c) Lake Macdonald water catchment and Mary River drinking water catchment is protected from further development that could have an impact on water quality.
- d) The planning scheme also seeks to reuse rainwater through the capturing and reuse of rainwater in both urban and *rural settlements*.
- e) Sewerage is or will be provided to all *urban settlements* in the coastal part of Noosa Shire in the life of the planning scheme. Sewerage is also provided to much of the town of Cooroy. While currently only the village centre of Pomona is serviced by sewerage some of the surrounding urban settlement will become serviced in the life of the scheme. There is no immediate plan to provide sewerage to the rural parts of Noosa Shire nor to the villages of Boreen Point, Cooran, Kin Kin or Teewah, unless onsite effluent disposal leads to unacceptable environmental or health risks.

#### 1.7.17 Transport Infrastructure

- a) Noosa Shire's *major road network* is shown on **Map SM**. Transport around Noosa is predominately by private motor vehicle however the scheme encourages the use of public transport, cycling and walking to minimise the environmental impacts of transport. Council will facilitate major efforts to increase the provision, patronage and integration of public transport services. Public transport nodes are to be established at Noosa Heads, Shire Business Centre at Noosaville, and at Cooroy. The scheme provides for improved cycling and pedestrian movements and end of trip facilities throughout *urban settlements*.
- b) The scheme proposes new roads to divert traffic from built up areas. New roads to be constructed during the life of this planning scheme include—
  - i. the balance of Eenie Creek Road, linking Noosaville with Noosa Heads and the Eastern Beaches;
  - ii. an upgrade of Beckmans Road to provide a bypass around Tewantin;

- iii. Walter Hay Drive, providing access from Eumundi Road, past the Shire Business Centre to Emu Mountain Road to the south of Noosa;
  - iv. an extension of Gibson Road between Eumundi Road and Lake Doonella; and
  - v.a new road connecting Cooroy-Noosa Road with McKinnon Drive.
- c) The scheme aims to reduce the community impacts of vehicular traffic on main roads through built up areas by managing speeds, and minimising conflicts between vehicles, cyclists and pedestrians.
  - d) The scheme does not attempt to cater for all peak traffic and parking loads but provides for a high level of service during non-peak periods.
  - e) Rural roads are aligned with the geography, following contours and ridgelines and crossing watercourses in locations that have the least environmental impact. The protection of the rural character of roads and roadside *vegetation* is also important.
  - f) Protection of the views and vistas obtained from the *major road network* is important and controlled through the planning scheme.
  - g) Carparking and driveways do not dominate development and site planning and landscaping mitigates the visual impact of vehicle spaces. Carparking provision includes both on-street and off-street parking consistent with the character of the localities.
  - h) The scheme protects the Noosa Airport in the Noosaville Locality as the only commercial airport within Noosa Shire. Commercial operations are limited to light aircraft as Brisbane and Sunshine Coast Airports provide for most passenger services.
  - i) Railway stations in the rural towns of Cooroy and Pomona and village of Cooran provide access to centres outside of Noosa Shire. Buses link coastal parts of Noosa with stations at Cooroy and Nambour.
  - j) Haul routes associated with extractive resources—
    - i are located on roads where the haul route will minimise adverse impacts on residential amenity; and
    - ii are located on roads which are of adequate standard or which may be upgraded as part of the utilisation of the resource; and
    - iii are adequately maintained as part of the utilisation of the resource.

### ***Division 3—Planning scheme structural elements***

#### **1.8 Local government area divided into 9 localities**

For the purpose of the assessment and control of development the planning scheme divides Noosa Shire into the following 9 geographic localities as shown on Map **NPLM**. The provisions for each locality are contained in a locality plan, which incorporates assessment tables and a specific locality code (see Parts 4 to 12 inclusive). The following localities are identified on locality zone maps **ZM1 to ZM9**—

- 1.8.1 Boreen Point, Kin Kin & Cootharaba Locality;
- 1.8.2 Cooroibah Locality;

- 1.8.3 Cooroy & Lake Macdonald Locality;
- 1.8.4 Eastern Beaches Locality;
- 1.8.5 Mary River Catchment Locality (which includes Pomona and Cooran);
- 1.8.6 Noosa Heads Locality;
- 1.8.7 Noosa North Shore Locality;
- 1.8.8 Noosaville Locality; and
- 1.8.9 Tewantin & Doonan Locality.

## **1.9 Localities divided into zones**

The planning scheme divides the whole of each locality into zones. The zones reflect more precisely the preferred use patterns depicted on **Map SM**. The zones for each locality are as follows—

- 1.9.1 the Boreen Point, Kin Kin & Cootharaba Locality, identified on zone map **ZM1**—
  - a) Detached Housing Zone;
  - b) Village Mix Zone;
  - c) Community Services Zone;
  - d) Industry Zone;
  - e) Rural Settlement Zone;
  - f) Rural Zone;
  - g) Open Space Recreation Zone and;
  - h) Open Space Conservation Zone.
- 1.9.2 the Cooroibah Locality, identified on zone map **ZM2**—
  - a) Detached Housing Zone;
  - b) Neighbourhood Centre Zone;
  - c) Rural Settlement Zone;
  - d) Rural Zone; and
  - e) Open Space Conservation Zone.
- 1.9.3 the Cooroy & Lake Macdonald Locality, identified on zone map **ZM3**—
  - a) Detached Housing Zone;
  - b) Semi-attached Housing Zone;
  - c) Attached Housing Zone;
  - d) Business Centre Zone;

- e) Community Services Zone;
- f) Industry Zone;
- g) Rural Settlement Zone;
- h) Rural Zone;
- i) Open Space Recreation Zone; and
- j) Open Space Conservation Zone.

1.9.4 the Eastern Beaches Locality, identified on zone map **ZM4**—

- a) Detached Housing Zone;
- b) Semi-attached Housing Zone;
- c) Attached Housing Zone;
- d) Visitor Mixed Use Zone;
- e) Neighbourhood Centre Zone;
- f) Community Services Zone;
- g) Rural Settlement Zone;
- h) Open Space Recreation Zone; and
- i) Open Space Conservation Zone.

1.9.5 the Mary River Catchment Locality, identified on zone map **ZM5**—

- a) Detached Housing Zone;
- b) Semi-attached Housing Zone;
- c) Village Mix Zone;
- d) Community Services Zone;
- e) Industry Zone;
- f) Rural Settlement Zone;
- g) Rural Zone;
- h) Open Space Recreation Zone; and
- i) Open Space Conservation Zone.

1.9.6 the Noosa Heads Locality, identified on zone map **ZM6**—

- a) Detached Housing Zone;
- b) Semi-attached Housing Zone;
- c) Attached Housing Zone;
- d) Visitor Mixed Use Zone;
- e) Neighbourhood Centre Zone;
- f) Business Centre Zone;

- g) Community Services Zone;
  - h) Open Space Recreation Zone; and
  - i) Open Space Conservation Zone.
- 1.9.7 the Noosa North Shore Locality, identified on zone map **ZM7**—
- a) Detached Housing Zone;
  - b) Visitor Mixed Use Zone;
  - c) Community Services Zone;
  - d) Rural Settlement Zone;
  - e) Open Space Recreation Zone; and
  - f) Open Space Conservation Zone.
- 1.9.8 the Noosaville Locality, identified on zone map **ZM8**—
- a) Detached Housing Zone;
  - b) Semi-attached Housing Zone;
  - c) Attached Housing Zone;
  - d) Visitor Mixed Use Zone;
  - e) Neighbourhood Centre Zone;
  - f) Business Centre Zone;
  - g) Shire Business Centre Zone;
  - h) Community Services Zone;
  - i) Industry Zone;
  - j) Open Space Recreation Zone; and
  - k) Open Space Conservation Zone.
- 1.9.9 the Tewantin & Doonan Locality, identified on zone map **ZM9**—
- a) Detached Housing Zone;
  - b) Semi-attached Housing Zone;
  - c) Attached Housing Zone;
  - d) Neighbourhood Centre Zone;
  - e) Business Centre Zone;
  - f) Community Services Zone;
  - g) Rural Settlement Zone;
  - h) Rural Zone;
  - i) Open Space Recreation Zone; and
  - j) Open Space Conservation Zone.

## **1.10 Certain zones incorporate precincts**

- 1.10.1 The Business Centre Zone in the Noosaville Locality incorporates the Mary Street & Thomas Street Precinct identified on zone map **ZM8**.
- 1.10.2 The Shire Business Centre Zone in the Noosaville Locality incorporates 12 precincts identified on Shire Business Centre Map—**Map SBC**.
- 1.10.3 The Open Space Conservation Zone in the Noosaville Locality incorporates 7 precincts identified on Shire Business Centre Map—**Map SBC**.

## **1.11 Planning scheme has four types of overlays**

The planning scheme has four types of overlays depicted on five overlay maps that apply to—

- 1.11.1 biodiversity features as shown on Biodiversity Overlay Maps **OM1.1** to **OM9.1**;
- 1.11.2 heritage sites and character areas as shown on Heritage Overlay Maps **OM1.2** to **OM9.2**;
- 1.11.3 natural hazards (landslide and flood) as shown on Natural Hazards Overlay Maps **OM1.3** to **OM9.3**;
- 1.11.4 natural hazards (bushfire and acid sulfate soil) as shown on Natural Hazards Overlay Maps **OM1.4** to **OM9.4**; and
- 1.11.5 natural resources<sup>4</sup> as shown on Natural Resources Overlay Maps **OM1.5** to **OM9.5**.

## **1.12 Types and names of codes**

The following are the codes for each locality and type of overlay and development for a stated purpose or development of a stated type —

- 1.12.1 Locality Codes
  - a) Boreen Point, Kin Kin & Cootharaba Locality Code;
  - b) Cooroibah Locality Code;
  - c) Cooroy & Lake Macdonald Locality Code;
  - d) Eastern Beaches Locality Code;
  - e) Mary River Catchment Locality Code;
  - f) Noosa Heads Locality Code;
  - g) Noosa North Shore Locality Code;
  - h) Noosaville Locality Code;
  - i) Tewantin & Doonan Locality Code;

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<sup>4</sup> Natural resources include protected agricultural lands; extractive resource areas; water supply catchments; a natural gas pipeline; and areas for coastal protection.

1.12.2 Overlay Codes

- a) Biodiversity Overlay Code;
- b) Heritage Overlay Code;
- c) Natural Hazards Overlay Code;
- d) Natural Resources Overlay Code;

1.12.3 Use Codes

- a) Agricultural Uses Code;
- b) Business Uses Code;
- c) Community Uses Code;
- d) Infrastructure Uses Code;
- e) Residential Uses Code;
- f) Detached House Code;
- g) Community Residence Code;
- h) Visitor Accommodation Code;

1.12.4 Works Codes

- a) Advertising Devices Code;
- b) Building Removal, Relocation and Demolition Code;
- c) Building Works Code;
- d) Detached House Driveway Code
- e) Driveways and Carparking Code;
- f) Earthworks Code;
- g) Erosion and Sediment Control Code;
- h) Existing Services Code;
- i) Landscaping Code;
- j) Transport, Roads and Drainage Code;
- k) Waste Management Code;
- l) Water Sensitive Design Code;
- m) Watercourses Works Code

1.12.5 Other Codes

Reconfiguring a Lot Code.1.13 - Priority Infrastructure Plan

1.13.1 The integration of land use planning and infrastructure planning is achieved through the priority infrastructure plan.

1.13.2 The purpose of the priority infrastructure plan is to:

- a) integrate and coordinate land use planning and infrastructure planning; and
  - b) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
- 1.13.3 The priority infrastructure plan applies to a development application made to the Council after the commencement of the priority infrastructure plan.