

PART 3 - DESIRED ENVIRONMENTAL OUTCOMES¹

3.1 Desired environmental outcomes

3.1.1 The desired environmental outcomes are based on *ecological sustainability* as defined by *IPA* and are the basis for the measures of the planning scheme.

3.1.2 Each desired environmental outcome is sought to be achieved having regard to each of the other desired environmental outcomes.

3.1.3 The desired environmental outcomes for Noosa Shire are as follows—

a) **AGRICULTURE USES**

Agricultural uses contribute to Noosa Shire's economy, environment, rural heritage and hinterland character by;

- i ensuring land is suitable for sustainable agricultural uses and environmental impacts are avoided and managed through effective land management practices including:
 - a. avoiding land clearing, loss of significant habitat, visual scarring of significant landscapes, impacts on downstream land and groundwater, environmental harm and erosion; and
 - b. management of fertiliser applications.
- ii conserving land for economically viable and environmentally sustainable agricultural purposes;
- iii preventing the fragmentation of agricultural land;
- iv facilitating the growth of non-traditional, high value crops that have minimal impact on the natural environment or adjacent crops;
- v facilitating the growth of non-traditional animal husbandry practices such as aquaculture, where it does not alienate agricultural land or have a detrimental impact upon the environment;
- vi protecting agricultural pursuits from incompatible uses, particularly those more suitably located within the urban growth boundary;
- vii improving opportunities for mutually beneficial enterprises that are complementary to agriculture and other non-agricultural uses that do not diminish agricultural production, such as roadside stalls, farm gate sales, home based occupations and visitor accommodation;
- viii adopting water and energy efficient practices;
- ix providing opportunities for value added industries before agricultural produce leaves the farm gate;
- x maintaining an economically viable and environmentally sustainable agricultural sector by responding to changes to traditional markets and the emergence of new markets such as farm forestry, macadamias, small scale specialised crops and agricultural tourism;

¹ Desired environmental outcomes (DEOs) are defined in the *IPA* and cover a broad range of community expectations in relation to such issues as community needs, economic activity and nature conservation. For the purpose of the Planning Act 2016, these are taken to be Strategic Outcomes for the Planning Scheme Area.

- xi ensuring genetically modified crops employ farm management practices for the planting and raising of crops to avoid adverse impact on adjacent crops or those downwind or downstream;
- xii ensuring new uses that are sensitive to chemicals, dust or noise are not located in rural areas close to farms or agricultural lands; and
- xiii recognising agriculture as a significant lifestyle contributor with part time small scale, often high value, operations as an attraction to rural areas.

b) **COMMERCIAL & RETAIL USES**

A hierarchy of centres with a range of **Commercial and Retail business uses** provide suitable levels of amenity, service and access to the community, consistent with the community's location and needs by—

- i a proportion of Noosa Shire's higher order needs being fulfilled by centres in other areas, particularly the Principal Regional Activity Centre of Maroochydore;
- ii the Shire Business Centre, a Major Activity Centre for the purposes of the SEQ Regional Plan and the highest order centre within Noosa Shire, developing in stages consistent with the needs of the population of Noosa Shire and areas to the immediate south;
- iii protecting the long term viability of the Shire Business Centre as the principal business, retail and administrative centre, by setting aside short term needs to ensure the long term implementation of the centre;
- iv no other centre or major retail and commercial development occurring within the coastal urban settlements, except those serving predominantly neighbourhoods and local communities;
- v centres serving different roles that strive to find a market edge to strengthen their market position and reinforce their individual identities within the established retail hierarchy;
- vi recognising that it may be necessary to increase floor space in existing centres to meet changing needs, provided any increased floor space does not impact on the successful operation and development of the Shire Business Centre;
- vii business centres at Cooroy, Noosa Junction, Noosaville and Tewantin;
- viii neighbourhood or visitor centres at Peregian Beach, Sunrise Beach, Sunshine Beach, Noosa Heads, Noosaville, Tewantin, Cooroibah and Teewah;
- ix the town centre of Pomona and the village centres of Kin Kin, Boreen Point and Cooran;
- x commercial and retail facilities recognising and reflecting the natural character and environmental values of Noosa Shire to assist in achieving sustainable economic and employment growth across a range of industry sectors;
- xi uses that comprise a large component of **Commercial and Retail business uses** or other non-industrial uses not locating on land that is otherwise intended for industrial business uses;

- xii businesses adopting energy efficiency and water conservation principles to reduce the reliance on fossil fuels for thermal comfort and water heating;
- xiii new development having a high level of streetscape character and building design that is at a human scale, integrated with the surrounding built form and landscape features, has visual relationships between indoor and outdoor spaces and contributes to an informal atmosphere and low speed traffic environment; and
- xiv supporting home based businesses that contribute to the economy and reduce demands on transport infrastructure and land resources for businesses, while maintaining surrounding residential amenity and environmental values.

c) COMMUNITY USES AND FACILITIES

An adequate range of community services and facilities supporting the physical, safety, artistic and social needs of the community are equitably distributed by —

- i. having regard to the
 - a. location and density of housing;
 - b. location of transport infrastructure;
 - c. location of business centres;
 - d. demographic, social, cultural and economic patterns of Noosa Shire;
 - e. function of towns and villages; and
 - f. protection of rural lands for rural purposes
- ii. creating lively and vibrant town centres with community facilities that provide a community focal point, sense of identity and means of social interaction;
- iii. locating community facilities where possible on public transport corridors to maximise accessibility;
- iv. developing community facilities to:
 - a. be at a human scale;
 - b. be integrated with surrounding built form and landscape features;
 - c. provide a visual relationship between indoor spaces and outdoor spaces;
 - d. provide a low key informal atmosphere and low stress traffic environment;
 - e. promote a sense of place and common ownership; and
 - f. reflect the natural character and environment values of Noosa Shire.
- v. ensuring community services and facilities are flexible enough to meet the changing needs of the resident population and respond to specific needs of people with special needs, such as older people, children, low income earners and people with disabilities;
- vi. involving the community in the planning of community buildings and spaces promoting community ownership and enduring pride in the place; and

- vii. ensuring existing facilities encourage a high level of participation in, and appreciation for, the arts by being multi-purpose and effectively used, allowing for a wide range of artistic and cultural pursuits.

d) HERITAGE

The indigenous and non-indigenous history, culture and traditions are reflected in the built and natural heritage of Noosa Shire and are preserved for future generations by -

- i. protecting heritage sites and places that have significance and value and contribute to our understanding of who we are and how Noosa Shire has evolved; and
- ii. providing opportunities for economically viable adaptive re-use of buildings where it is compatible and sensitive to the local character and historical context of the heritage site or place.

e) INDUSTRIAL BUSINESS USES

Industrial uses and extractive and mining uses contribute to the local economy and employment sector by—

- i providing suitable levels of service and employment to the community;
- ii promoting the sale of local products;
- iii being predominantly low key, clean and service-orientated;
- iv being underpinned by environmentally sustainable development practices that avoid adverse impacts on immediate or surrounding settlements or ecosystems;
- v developing and operating in a sustainable manner, including the prudent use of non-renewable resources;
- vi Noosa's industrial sector being part of a wider hierarchy where larger scale and higher order needs are fulfilled by facilities located in other areas, particularly the Principal Regional Activity Centre of Maroochydore;
- vii protecting industrial areas, valuable extractive and mineral resources and associated heavy vehicle haul routes, particularly from the encroachment of incompatible development, for the ongoing benefit of the community;
- viii utilising water and energy efficient practices;
- ix industrial uses being of a relatively small scale whilst still being a significant contributor to the local economy, with a product market that will range from local to international scale;
- x supporting the potential for various industries in the rural hinterland including for example, food production, recreation and tourism, and furniture manufacturing;

- xi supporting home based industrial businesses that reduce demands on land resources for businesses, while maintaining surrounding residential amenity and environmental values;
- xii industrial uses being located and managed to avoid adverse impacts on other economic sectors, including those reliant on Noosa's character and natural environment; and
- xiii recognising extractive and mining resources are finite, location fixed natural resources that are significant to Noosa Shire's economy and need to be appropriately managed.

f) NATURAL RESOURCES

Renewable natural resources are used sustainably and non-renewal natural resources are used prudently, including water, fisheries and forest resources, coastal resources, soil resources and extractive and mining resources by-

- i. ensuring the use of natural resources do not have a significant adverse impact upon other land uses;
- ii. protecting water quality in the Noosa River system, Lake Macdonald and other watercourses from the effects of development through the protection of headwaters, maintenance of regular water flow, adequate riparian vegetation, monitoring of stormwater and pollutant loads, the ecological sustainability of commercial and recreational fishing and the control of urban and rural land uses;
- iii. supporting sustainable forestry including native farm forestry in appropriate locations;
- iv. significant extractive resources supporting the demand for development primarily within Noosa Shire, and nearby locations;
- v. preventing development for the purpose of extractive industry on land with significant conservation values or where incompatible development is nearby;
- vi. ensuring development does not diminish the quality of water in groundwater systems, watercourses or along the coast or does not alter the volume of water flows in watercourses;
- vii. ensuring development protects the quality of soil resources and air quality from development or land management practices that could potentially erode or degrade their quality;
- viii. protecting coastal areas that are vulnerable to erosion and subject to wave inundation by ensuring development does not impact on coastal resources and their values or place people and property at risk; and
- ix. requiring development in close proximity of the beach to not be at a greater intensity than existing development, unless it can be clearly demonstrated it will not compromise coastal resources and values, nor interrupt the natural cycles of erosion and accretion of beaches and foreshores.

Note: There are areas within Noosa Shire that are subject to mining leases. These areas are identified on the Noosa Plan maps. Development for the purposes identified in the lease is not subject to the provisions of the Noosa Plan.

g) OPEN SPACE, ENVIRONMENT & CONSERVATION FUNCTIONS

Networks of open space and natural habitat, vegetated lands, wetlands, watercourses and riparian zones are sensitivity managed and protected and avoid as far as practicable or, where avoidance is not practicable, minimise adverse impacts resulting from development by -

- i protecting and managing the natural environment in a way that—
 - a. supports the economy through the tourism industry and contributes to the region’s competitive advantage and lifestyle;
 - b. maintains and improves landscape character and visual amenity;
 - c. builds ecological resilience and capacity to adapt to a changing climate;
 - d. provides passive, nature-based recreation and educational opportunities including appropriate eco-tourism facilities;
 - e. defines the boundaries to or of each of the distinct urban localities of Noosa Shire; and
 - f. provides linkages beyond Noosa Shire’s boundaries;
- ii ecologically important areas being protected, rehabilitated and enhanced including their condition, extent, diversity and connectivity to maintain and improve biodiversity, landscape stability, resilience and ecological integrity of the natural environment;
- iii koala habitat, connectivity and safety being maintained and improved, contributing to a net gain in koala habitat assisting with the long term stabilisation and recovery of viable populations across Noosa Shire, Sunshine Coast and South East Queensland;
- iv koala habitat offsets being applied only as a last resort and achieving an equivalent or better environmental outcome and additional protection to environmental values at risk or additional management actions to improve environmental values²;
- v terrestrial and aquatic biodiversity values and water quality within the Noosa River system being protected;
- vi natural waterways and wetlands being maintained in their natural state with development providing for rehabilitation and enhancement to improve ecological functioning and water quality;
- vii constructed water bodies including canals not being created except where maintained as private assets and used for other than water treatment purposes;
- viii protecting and improving the quality of ground and surface water in a manner that ensures its long term environmental values, ecological integrity and sustainability;
- ix maintaining coastal foreshores including near shore marine environments, beaches, dunes, rocky headlands, beaches and river mouths in their natural state;

² Koala offsets under the South East Queensland Koala Conservation State Planning Regulatory Provisions (SPRP) may only be applied where located in areas shown as bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat identified in the SPRP koala habitat values map.

- x ensuring development protects coastal resources and values and provides for physical coastal processes to occur naturally where adverse impacts are avoided as far as is practicable, or where avoidance is not practicable, minimised and mitigated;
 - xi maintaining the conservation of high proportions of vegetated land, as compared to developed land, to distinguish Noosa Shire from other parts of south-east Queensland;
 - xii maintaining the distinct vegetated character of Noosa Shire and the retention of natural vegetation and landscaping with native species;
 - xiii protecting sensitive areas of native bushland from the impacts of urban activities such as domestic animals, escaped garden weeds, fertilisers and stormwater run-off;
 - xiv increasing the amount of land protected for conservation purposes under public ownership that ideally represent the full range of habitats and species found across Noosa Shire, forming corridors for the safe movement and successful breeding of wildlife within the Shire and beyond;
 - xv the integrity of conservation reserves being supported by wider networks of open space across Noosa Shire and beyond, comprising both natural habitat and areas capable of regeneration or rehabilitation;
 - xvi the upper reaches of the Noosa River remaining substantially undeveloped and development in the lower reaches being consolidated within existing settlements to protect the integrity of core habitats within ecologically important areas and connecting linkages; and
 - xvii development not impacting on views and vistas that characterise particular localities in Noosa Shire including views to or from watercourses, beaches or riparian corridors avoiding visual scarring of the hill slopes.
- h) **SPORT & RECREATION USES**
- i)
- The creation of sport and recreation opportunities, strongly relating to the outdoors, are established to facilitate social interaction, healthy lifestyles and appreciation and protection of Noosa Shire's natural, cultural and community assets including—
- a. the subtropical climate;
 - b. the beaches, watercourses and foreshores;
 - c. the national parks and bushland;
 - d. the iconic mountains and landforms;
 - e. cultural traditions; and
 - f. sporting fields and facilities
- by-
- i public open space being functional, accessible and connected;
 - ii public open space supporting a range of formal and informal sporting, recreational and community activities;

- iii Noosa Shire accommodating outdoor recreation and adventure sports with minimal impact on the natural environment;
- iv promoting physical activity for the purpose of relaxation or enjoyment, undertaken through casual or organised participation, resulting in opportunities for physical fitness, mental health, skill development and social interaction;
- v ensuring outdoor recreational facilities have no adverse impact on the natural, cultural and lifestyle values around which they are based;
- vi encouraging an appreciation for, and protection of, the natural environment through use of open space;
- vii providing educational experiences for residents and visitors through a network of tracks and trails, including bridle trails, to appreciate and gain an understanding of the natural features, local flora and fauna and in some cases sites of heritage significance;
- viii recognising the significant economic benefits sport and recreation uses, that are consistent with community values, bring to Noosa Shire; and
- ix providing recreation and leisure opportunities for all residents and visitors including people with various levels of mobility and fitness.

j) RESIDENTIAL USES

Urban and rural settlement for residential use is contained within the defined urban growth boundaries shown on zoning maps ZM1- ZM9 by -

- i development being within the planned capacity for roads, community services and infrastructure for the particular locality;
- ii providing Noosa Shire's population access to a broad range of safe, secure and affordable housing that specifically caters for the current and projected demographic, economic and social profile of the community;
- iii development being consistent with the character and amenity of the particular locality;
- iv development considering the landform, natural environmental and climatic conditions of the locality;
- v employing water conserving design principles;
- vi being conveniently located with access to urban services employment and infrastructure;
- vii being suitably separated from incompatible land uses;
- viii residential environments maintaining the values identified in the Community Vision;
- ix considering the impact new development has on resident perceptions of Noosa Shire's natural resources, open space, clean environment, integration of the landform and landscape, character, natural environment and resident lifestyle;
- x open space or farming being the predominant landuse in rural areas, ensuring urban or rural settlements do not impact on the role performed by those landuses;

- xi development upholding the quality lifestyle and amenity sought by residents of Noosa Shire with consideration given to density, noise, accessibility to community services and infrastructure, security, traffic and aesthetics;
- xii development contributing to Noosa Shire being distinct from other urban and rural settlement environments in South-East Queensland;
- xiii employing energy efficiency principles in design, minimising the reliance on fossil fuels for thermal comfort and water heating;
- xiv responding to the changing housing needs of the community, including changing demographics, changing composition of households, ageing and in-migration, whilst not impacting on the amenity of residential neighbourhoods or environmental values;
- xv urban and rural settlements not only satisfying the needs and aspirations of residents, but in many cases also meeting requirements of visitors; and
- xvi making provision for, and coordinating the delivery of, infrastructure to support population growth resulting from residential development including water, sewerage, community services, roads and the like.

k) TOURISM

A tourism industry is developed and sustained by—

- i being based on Noosa Shire's natural assets including the subtropical climate, the beaches, watercourses and foreshores, National Parks and bushland;
- ii fostering an appreciation and understanding of heritage;
- iii focussing on the coastal localities of Noosa Heads, Noosaville, Sunshine Beach and Peregian Beach, with complementary rural visitor accommodation and experiences;
- iv offering visitors a range of experiences and accommodation types;
- v contributing to the economic wellbeing of Noosa Shire;
- vi providing educational or learning experiences that promote or enhance understanding of environmental or cultural heritage values and farming practices;
- vii benefitting local residents and enhancing residential amenity;
- viii development being supported appropriate infrastructure and services;
- ix achieving ecological, economic and social sustainability;
- x upholding Noosa Shire's international recognition for innovation and ecological sustainability;
- xi retaining a range of visitor accommodation choices including camping grounds, caravan parks, backpacker hostels, hotels, motels, resorts, B&Bs, guesthouses and serviced apartments;
- xii avoiding mixing long-term accommodation for residents with short-term accommodation for visitors, to avoid potential conflicts and the erosion of visitor accommodation;

- xiii recognising visitors often base their holidays on outdoor recreation activities including swimming, fishing, camping, surfing, four wheel driving, bush walking, horse riding, cycling and boating;
- xiv tourism development facilitating education and interpretation of the natural environment, culture and traditions of Noosa Shire;
- xv reducing impacts on resident lifestyle and visitor experiences from peak tourist periods by spreading visitor load across lengthy periods, as distinct from a focussing on main holiday periods, where possible.

l) **TRANSPORT & MOBILITY FUNCTIONS**

Community access for all is provided by a range of safe and efficient transport choices appropriate to community needs, considering the location of residential uses, community and shopping facilities, leisure opportunities and employment, by-

- i. facilitating access to employment, services, facilities and venues to meet the day to day needs of residents including earning a living, mixing with others and forming relationships;
- ii. encouraging people to use transport alternatives other than private car;
- iii. maintaining a road network for Noosa Shire that is low key, with predominantly two lane roads and roundabouts, and local streets that are vibrant public spaces;
- iv. minimising adverse environmental impacts from road traffic on the community;
- v. not undertaking road or parking upgrades to accommodate peak traffic and parking loads during holiday periods due to the potentially significant impacts on both the natural and human-related core values of Noosa Shire;
- vi. ensuring access to carparking does not adversely impact on pedestrian movements, particularly in town centres, village centres and business locations;
- vii. integrating an accessible network for pedestrian and bicycle movements including the provision for equitably shared road space and off-road systems;
- viii. providing quality and innovative community transport for its residents and visitors including better links between the hinterland and coast; and
- ix. maintaining Noosa River as a low speed visitor transport route, offering an alternative to the use of roads and convenient access during special events.

m) **INFRASTRUCTURE AND SERVICES**

The efficient provision and use of services such as water, sewerage, power, telecommunications and waste disposal caters for the needs of residents and visitors, relative to their location within Noosa Shire by -

- i ensuring the ongoing viability of existing infrastructure services and facilities are protected from the impacts of development;

- ii protecting existing and future bulk water infrastructure and corridors from development
- iii and the encroachment of sensitive uses that would compromise the corridor integrity and the efficient delivery and functioning of the infrastructure;
- iv maintaining an appropriate level of infrastructure and servicing to coastal urban residents and visitors including power, telecommunications, garbage collection and potable water;
- v employing innovative, environmentally sensitive approaches to water collection and effluent disposal to rural households not connected to reticulated water or sewerage;
- vi encouraging recycling of refuse;
- vii ensuring telecommunication infrastructure allows people to work and study from home and access goods and services over the internet;
- viii telecommunication towers and other installations not locating in visually prominent locations;
- ix recognising some residents obtain their energy needs from renewable energy sources rather than relying on mains power; and
- x ensuring water and energy are used efficiently in an attempt to reduce greenhouse gas emissions and pressures on the supply of resources.