

Part 3 Strategic Framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in [Schedule 2](#).
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent under the following themes:
 - (i) Regional context
 - (ii) A well managed and sustainable Noosa Shire
 - (iii) A connected, safe and happy community
 - (iv) Housing to meet diverse needs of the community
 - (v) Noosa's natural environment
 - (vi) A diverse and resilient economy
 - (vii) An innovative and responsive transport system
 - (viii) Coordinated and efficient infrastructure
 - (ix) Preparing for natural hazards and increasing resilience
 - (b) the strategic outcomes for development under the following key matters:
 - (i) Settlement
 - (ii) Community wellbeing
 - (iii) Housing choice
 - (iv) Biodiversity and environment
 - (v) Economy and employment
 - (vi) Transport and movement
 - (vii) Infrastructure and services
 - (c) the following strategic framework maps:
 - (i) [Strategic Framework Map SFM 1 \(Settlement\)](#)
 - (ii) [Strategic Framework Map SFM 2 \(Economy and Employment\)](#)
 - (iii) [Strategic Framework Map SFM 3 \(Infrastructure\)](#)
 - (iv) [Strategic Framework Map SFM 4 \(Biodiversity\)](#)
- (4) The strategic framework in its entirety represents the policy intent for the planning scheme.

Editors Notes -

Editor's Note—Noosa Council has consistently taken a long term planning approach to sustainable planning in Noosa Shire. The planning scheme continues this approach and has adopted a 20-year plus planning horizon. However, the planning scheme itself (as a statutory document) is likely to have an operational life of around 10 years.

Editor's Note—The strategic framework is taken to be the strategic outcomes for the purpose of section 16(1)(a) of the Act.

3.2 Strategic Intent

3.2.1 Regional Context

Noosa Shire forms the northern extent of the Sunshine Coast within the greater region of South East Queensland (SEQ). It is the gateway between SEQ and the coastal and regional centres of the Great Sandy Region. The Noosa River forms the buffer between the urban areas of Noosa Shire in the south and the Great Sandy National Park to the north. The Shire sits some 120 kilometres to the north of

Brisbane, Queensland's capital city, and covers an area of 869.76 km². It is located in an area of outstanding beauty, characterised by sandy beaches, dramatic mountain peaks and a remarkable river and lake system.

Noosa Shire has exceptionally high biodiversity and is a critical stronghold for a wide range of regional ecosystems that include many threatened species. The Noosa River is the healthiest river system in SEQ and provides an important recreational resource for residents and visitors. Around 55 per cent of the Shire is covered in native vegetation and over one third of the Shire is in protected reserves, the largest being the Cooloola section of the Great Sandy National Park.

The Shire serves as a domestic and international tourism destination with particular emphasis on nature-based recreation opportunities. Tourism and retail are significant contributors to the local and regional economy and these provide a strong platform of leverage for other parts of the economy.

It is recognised that larger centres outside of the Shire, including the principal regional activity centre of Maroochydore, fulfil many of the higher order needs for the Shire. Many residents of Noosa travel outside the Shire for employment, retailing and education. A significant proportion of employees that work in Noosa live outside the Shire.

Noosa Shire has an estimated residential population of 56,873 (as at June 2021) which swells considerably during holiday periods to well over 70,000 people. Noosa's high visitor numbers and dispersed, low density settlement pattern put pressure on the local road network. This requires local and regional transport solutions that prioritise public transport, cyclists and pedestrians over cars. It is necessary to improve accessibility for local communities and key workers, who must physically attend their workplace or who's work requires them to be mobile around the Shire.

The Bruce Highway and North Coast Railway serve as the main transport access to Brisbane and serve an important function for the movement of freight. An improved railway network would enhance access to Brisbane for Noosa based commuters, residents and visitors.

The Sunshine Coast Airport at Maroocha (outside the Noosa Shire) is the primary airport servicing the Noosa Shire and caters for both domestic and international flights. It is the only airport in the Sunshine Coast subregion capable of servicing jet aircraft operations. Future expansion of the airport will allow for increased strategic opportunities in relation to freight and passenger movements.

Noosa Shire has a highly engaged community, high rates of volunteerism, and proactive communities and individuals that make an active and positive contribution to Noosa Shire and beyond.

Noosa Shire is recognised for its creativity, innovation, vision and entrepreneurship where sustainability underpins development, the economy, lifestyle and environmental excellence. This offers a genuine global model for sustainability. Both Council and the community play a responsible part in the global community. This is demonstrated in local efforts towards:

- cutting pollutants
- adopting low carbon alternatives
- promoting and adopting innovative, clean, green responses to business development and technology
- protecting and caring for valued ecosystems and the important services they provide for human wellbeing.

3.2.2 A well managed and sustainable Noosa Shire

Noosa's values, principles and long term approach to planning

Noosa Shire is one of the most desirable places in the world to live and is an internationally recognised tourist destination. 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 evolved a set of community values and planning principles. These long standing values and principles have shaped the development of Noosa Shire and have been the foundation of Noosa's planning schemes.

The core values of Noosa Shire are derived from its natural resources. This includes the extensive tracts of vegetated open space, distinctive landscapes, clean waterways and attractive beaches. These values support a lifestyle that benefits from a close affinity to nature; pleasing integration of the built form with the natural landscape; access to nature-based outdoor recreation; and a relaxed pace of life relative to larger centres in SEQ. Success has come by finding the delicate balance between meeting contemporary needs and ensuring that the community's core values are not eroded. This includes measures to:

- protect and maintain natural assets for current and future generations
- support and enhance community wellbeing and economic prosperity
- ensure well planned infrastructure
- ensure the planned extent of urban development and population growth is sustainably maintained through the definition of urban and rural residential boundaries, development densities and building heights

- maintain low rise building heights.

New buildings are predominantly one to three storeys high and are also limited to an absolute height measured in metres.

Noosa Council has consistently taken a long term planning approach to sustainable planning. It is this long term approach that has ensured that the community's values and principles are not diminished by unintended development decisions.

This approach is also the Shire's economic strength. It has created a consistent and well-recognised 'Noosa brand' that provides a unique advantage and a 'natural' point of difference.

In September 2007, Noosa Shire was declared a Biosphere Reserve under UNESCO's Man and the Biosphere Program in recognition of the commitment by the community to environmental excellence and the pursuit of ecologically sustainable development. UNESCO specifically recognised in Noosa Shire a sophisticated level of human settlement. It highlighted a high level of interrelationship between the natural environment and community wellbeing. Important to this was the strong sense of community involvement and coordination over a broad range of human settlement, economic and natural environment issues.

Noosa Shire has been shaped not only by nature but also by the actions of passionate and creative residents, developers, community groups, and planning and design professionals. Noosa Shire is a community that values, preserves and builds upon its core values. Council continues to work with the community to maintain and enhance the lifestyle, wellbeing and prosperity of residents through careful planning and inclusive decision making. It actively takes stewardship of the Shire's natural resources in partnership with the community.

In Noosa Shire, development is required to fit within the natural carrying capacity of the landscape, whether it be for residential, business, tourism, infrastructure, recreation, or rural pursuits. This carrying capacity philosophy is fundamental to the community's longstanding values and principles. The planned resident and visitor population in the planning scheme is based on:

- the inherent capability of the landscape to support development
- the constraints of individual sites, whether it be natural hazards or environmental values
- available and planned infrastructure
- community preferences for individual localities.

Around three quarters of Noosa's population resides in Tewantin, Noosaville, Noosa Heads and the coastal communities from Sunshine Beach to Peregrine Beach. Consequently, urban residential, business, community, industrial and recreational activity is consolidated close to the coast, which is the area most popular with visitors. The balance of the population live in the hinterland, mostly within the existing towns and villages of Cooroy, Pomona, Cooran, Kin Kin, Boreen Point and their surrounding settlements, as well as Noosa North Shore.

By 2041, Noosa's population is projected to reach around 63,000 persons and about three quarters of the additional residents will live between Tewantin and Peregrine Beach. This amounts to a projected total increase of some 9,500 people from the 2016 census. Previous planning schemes have set development requirements to accommodate a growing population, which was built around the carrying capacity philosophy. Most of the remaining planned capacity is to be located within defined 'Urban Boundaries'. There is also limited remaining rural residential zoned land still to be developed. The established Urban Boundaries define the extent of land for urban development in Noosa Shire and hence land for new greenfield development on undeveloped land remains limited. Consequently, most development and redevelopment will occur within existing urban areas. This will encourage underutilised land to be used more efficiently. It will lead to more efficient use of existing infrastructure and a more compact urban form to help reduce car usage. Environmental impacts will also be minimised.

This planning scheme seeks to maintain Council's long standing commitment to a sustainable population and well managed growth through firm Urban Boundaries, development densities and building heights. Unrestrained and unplanned development is resisted in Noosa Shire. Any unanticipated development requires demonstration of a high level of community need.

Editor's Note— *Urban Boundaries include coastal communities from Peregrine Beach to Tewantin and all other towns and villages and are identified on [Strategic Framework Map 1 Settlement](#) and the [Zone Maps](#) in Schedule 2.*

Ensuring the maintenance of Noosa's low-key leafy village feel is important to the Noosa community. Part of the 'Noosa Style' is its award-winning local architecture and designs that suit Noosa's subtropical climate and lifestyle. The 'look and feel' of public spaces and buildings enhance the liveability of local communities. Development is integrated with the landform. The green backdrop of the hills and mountains provide a natural backdrop to many urban areas in the hinterland and along the coast, as well as Noosa North Shore. These landscape features are important to local character and identity. Urban places are stylish but understated. City symbols such as high rise buildings, signage, advertising and traffic lights are minimised. Roads are designed to be pedestrian friendly. Drive-through fast food premises are not appropriate for main street style centres. Any form of development that has the potential to adversely impact on surrounding natural resources and environmental values will be located and designed to avoid environmental harm or nuisance.

In the development context, Noosa Council's corporate plan vision – '**Different by Nature**' – has been adopted because of this unique approach.

Key challenges

The planning scheme will focus on a number of key challenges including:

- the changing nature of businesses including increased diversity in key sectors and provision for multipurpose flexible work spaces
- the impacts of climate change on the local environment, economy and communities
- an aging population and meeting the housing, health, social and transport needs of an increasing proportion of elderly people
- the provision and long term security of housing supply for residents
- competition for the use of housing stock between residents and visitors
- diversity in housing choice to provide suitable residential accommodation for low to medium income earners
- the need to keep pace with rapidly evolving transport systems and technology, plus meeting the transport needs of locals, key workers and visitors
- large populations to the south of Noosa Shire adding to demands on services, facilities, open space and car-parking areas during peak times.

Economy

Noosa's current economy relies significantly on the tourism, retail, health and construction sectors. To ensure longer term sustainable and resilient economic growth it is desirable to broaden the economic structure of the local economy through industry diversification. The Local Economic Plan aims to do this via growth in the 'smart' industry sectors that offer high economic value and low environmental impact. These sectors include sustainable tourism, healthcare and wellness, the digital economy, environmental industries, rural enterprises, creative industries, professional services, and education and training. The *South East Queensland Regional Plan 2017* sets a projected employment target of 11,000 new jobs across all sectors in Noosa Shire by 2041.

Local economies need to be adaptable and responsive to global and regional fluctuations and changes. Fundamental to Noosa's shift towards a smart economy is the attraction and retention of skilled people, and the development of collaborative alliances and connections. This requires flexible accommodation and work arrangements focused on digital infrastructure and multiuse work spaces of various sizes and price points. It also requires suitably located and zoned employment lands to encourage growth of these sectors. This includes urban land at the Noosa Business Centre, Noosaville industrial areas, Noosa Junction, Peregrine Beach and Cooroy.

Climate change and emissions reduction

The climate is already changing. We are experiencing increasing average temperatures, changing rainfall patterns and impacts on our natural environment. The Noosa community is transitioning to a zero emissions future that supports jobs, industries, communities and the environment. Noosa Council is committed to playing its part in the global effort to address climate change through adopting and promoting energy efficiency measures, encouraging renewable energy and low emissions technology, waste minimisation and carbon capture and storage, promoting 'infill development' in existing urban areas over urban sprawl and encouraging changes in transport to reduce private car use. Buildings are required to be designed in accordance with contemporary sustainability measures both in design and materials. Council is working with the community to prepare for, and adapt to, a changing climate through improving our understanding of what is changing, making use of best science and making sure land use, transport infrastructure and development decisions take climate change into consideration.

Demographic change

Noosa's population is expected to continue to age and will require specific responses to meet the housing, transport, health and wellbeing needs of elderly residents. By 2041, the proportion of residents aged 65 years and over is predicted to rise to around 30 per cent. Hence there is a need for all forms of housing suitable for retirees and elderly people including residential care, retirement communities and small dwellings. Additional healthcare and community services for this age group are necessary and access to good transport is increasingly important. As the population ages and moves out of the workforce, new residents moving to Noosa Shire, as well as workers from outside of the Shire, are likely to fill employment gaps.

An imbalance between relatively lower paying employment opportunities, such as retail and hospitality sectors, and relatively higher housing costs will cause specific problems for the Noosa Shire if not addressed. This is especially where employment with lower wages and increased shift work are concentrated in parts of the Shire where housing is at a premium - leading to increased travel costs for workers that need to travel far distances into Noosa. Additional housing for key workers in and near the activity centres in which they work

is therefore important and encouraged through the planning scheme.

Rapid population growth to the south of Noosa Shire, within a two hour drive, has the potential to greatly increase the number of day visitors attracted to Noosa Shire, and particularly to the coastal urban areas. The peak loads created as a consequence of large numbers of visitors generates dilemmas such as traffic flow, provision of car parking, waste collection and general amenity. It also puts pressure on local environmental values and the lifestyle of local residents.

Transport

The Noosa Transport Strategy includes principles for the short to medium term to prioritise the movement of people and goods rather than cars. Infrastructure and services that provide for pedestrians, cyclists, motor scooters and public transport will be the most immediate focus, as well as attention towards new and emerging solutions for the longer term. Transport options will take into account the needs of residents and employees as well as visitors.

3.2.3 A connected, safe and happy community

The Noosa community has a strong identity and sense of place. The community respects and appreciates its environment and has a strong commitment to the pursuit of environmental excellence, quality lifestyle and economic well-being. In response to this, the Social Strategy provides a framework to improve community wellbeing by addressing a range of opportunities and challenges.

The focus is on creating communities that are:

- cohesive and resilient
- active and healthy
- accessible, diverse and affordable
- creative and informed.

Noosa Shire is a 'community of communities', consisting of several discrete places, each with their own unique, special identity. A place-based approach to planning is intended to protect and preserve these unique, distinct and vibrant local areas. While the community of Noosa Shire shares many values and priorities, the on-the-ground approach to land use planning, infrastructure provision, urban design, community and economic development differs from place to place.

In an effort to recognise place identity, and to maintain and enhance that identity through locally specific desired outcomes, the following local areas are identified:

- hinterland villages (including Boreen Point, Cooran, Kin Kin and Pomona)
- Cooroy
- Tewantin
- Noosaville
- Noosa Heads
- coastal communities (including Peregrine Beach, Marcus Beach, Castaways Beach, Sunrise Beach and Sunshine Beach).

The overall and more specific outcomes for each of these local areas are supported by Framework and Character Plans designed to identify unique opportunities for enhancement.

Cohesive and resilient communities

Communities across the Shire are enhanced by providing opportunities to bring people together. Mixed use activity centres, streetscapes and public spaces are designed to be comfortable, attractive, safe, easy to navigate and accessible. They are oriented towards pedestrians and cyclists and enhance community wellbeing and provide a sense of community. Buildings are designed to encourage passive surveillance of communal or public spaces and incorporate Crime Prevention through Environmental Design (CPTED) principles. Informal and formal sport and recreation facilities, social infrastructure and venues provide opportunities to meet, learn, and be active and creative. Safe and attractive communal spaces in new residential developments are designed to provide for well functioning landscaped open space areas where residents can socialise and support each other. Urban areas are walkable communities where residential, commercial and public facilities and spaces are in close proximity with high levels of accessibility. Commercial and retail development outside existing centres is not supported.

An intergenerational approach is required to maintain an engaged community who participate in sporting, recreational, cultural, artistic, creative and educational pursuits. It is important for all sectors of the community, including older people, to stay connected and continue to have the opportunity to participate in a range of activities. Land within and around urban centres is allocated for community purposes and open space, and is managed and developed to be safe and accessible and to provide for the needs of individual communities and

their various age groups.

Active and healthy communities

Community service facilities and sports facilities need to be maintained and improved to continue to meet the current and future needs of the Noosa Shire community. The natural environment, enhanced by a well connected network of pathways and facilities, continues to provide free passive and active recreational opportunities for all age groups. Changes in community expectations, as well as in demographics, increase demand on the type and standard of community services and infrastructure. As such, new and upgraded facilities need to be designed to maximise accessibility and flexibility to adapt to long term changing needs.

There is an increasing demand for health services to support the needs of an older population. This includes both conventional medical services and complementary wellness industries. The Noosa Hospital provides important local medical services with supporting specialist and complementary services located nearby in the existing Goodchap Street centre and within the Mary Street/Thomas Street precinct. There is opportunity for further health services to cluster at the Noosa Business Centre.

Accessible, diverse and affordable communities

Coastal urban areas of Noosa Shire have a strong connection with the beaches, lakes, river, creeks, national parks and other conservation reserves that define the character of Tewantin, Noosaville, Noosa Heads, Sunshine Beach, Sunrise Beach, Castaways Beach, Marcus Beach and Peregrine Beach. Visitor numbers and associated pressures are increasing in and around these natural attractions, with new transport and visitation measures provided in response. While each local area has its distinctive character, they also feature their individual relaxed and casual lifestyle, village feel and connection to the outdoors.

The hinterland town and village communities have a strong affinity with their surrounding rural areas and their heritage and history. Each distinct settlement is defined by the rural lands, mountains, and coastal or lakeside setting that surrounds it. While Boreen Point, Cooran, Cooribah, Cooroy, Kin Kin and Pomona have a distinct character and village feel, they are each characterised by their family-orientated, small scale, relaxed casual outdoor lifestyle and close ties to their heritage. The small community of Teewah provides an area of permanent homes and short-term accommodation at an urban density in a remote beachfront setting. For Teewah and the settlements on Noosa North Shore, their charm is their seclusion and small scale which comes at the expense of infrastructure or services typically expected in a village. Buildings are small scale and set discretely within the surrounding vegetation.

Throughout the hinterland, rural living, bushland management, rural production and nature-based tourism is the focus. The natural landscape holds much heritage and open space value, and natural features help define communities. Communities hold close connections to the land and enjoy relaxed casual outdoor lifestyles, privacy and secluded living environments. In the hinterland, significant land is protected for its agricultural potential or for biodiversity values. Working farms coexist with complementary enterprises and outdoor recreation. Nature-based tourism offers visitors the chance to experience and appreciate the natural attractions of the Shire and its relaxed lifestyle, as well as the many attractions of the rural towns and villages. These may also be close to the Noosa Trail Network. They are required to be small scale and to fit for the setting with minimal effects on the local area having regard to safety and the capacity and quality of the access road.

On the Noosa North Shore, the natural features help define the communities and residents hold a close connection to the landscape and ecosystem values. Tourism is nature-based and only where it is low key and compatible with the protection of the natural environment.

Across the shire, development is respectful of the unique qualities of these distinct and diverse urban and rural communities and is designed to fit the built and natural character and the scale and lifestyle attributes of each.

Noosa Shire's built heritage, scenic amenity, vistas and character elements are an important part of the identity and character of local communities. The heritage and history of the Shire are recognised and retained by identifying and protecting the cultural heritage significance of areas and places, as well as through heritage records, local activities and celebrations. Heritage buildings are conserved and adaptively reused so that this cultural heritage can be enjoyed now and by future generations. New buildings are respectful of traditional building forms and fit with their setting and local character, rather than being a dominant feature of the streetscape and neighbourhood. The use of pitched roofs and eaves and other design elements that complement (not necessarily replicate) the architectural style and era of the surrounding area and street are encouraged. The character and urban design elements of individual local areas are reinforced, including views, vistas, active frontages, pedestrian connections and landscape treatments, as identified on the Framework and Character Plans in the [Local Plan Codes](#).

The deep and long-held cultural heritage and traditions of the local Indigenous people, particularly the Kabi Kabi/Gubbi Gubbi community, is recognised and respected. Council and the community continue to work together to create opportunities for Traditional

Owners to engage and participate and to have their culture and heritage understood, protected and recognised.

Editor's Note — *Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003.*

The concept of 'ageing in place' is supported through the planning scheme by providing additional housing choice such as encouraging small dwellings and secondary dwellings, promoting adaptable housing standards, identifying land for retirement and aged care accommodation, and protecting existing aged care sites. The importance of remaining in or near one's community is acknowledged so aged care and independent retirement living opportunities are encouraged in hinterland towns as well as in the coastal urban areas of the Shire. Improving the accessibility and usability of housing through universal or adaptable housing principles will allow people to stay in their own home longer or find new housing suitable to their physical needs.

Historically, the majority of dwellings are three or more bedrooms and the predominant household size is only one or two persons. Consequently, priority is given to increasing opportunities for smaller housing to better meet the needs of small households. As there is a correlation between the size of housing and the cost of housing this should improve affordability. New attached housing in or close to centres will generally be limited to small dwellings. Within established urban residential neighbourhoods, a secondary dwelling can be established within the existing built form of a house or adjacent to it on the same property. Protecting existing communities of relocatable homes and allowing for additional communities is also important as are other models of housing, such as rooming accommodation.

The well serviced hinterland towns such as Cooroy and Pomona have ongoing scope for growth. Increasing housing in rural or remote parts of the Shire is not a sustainable solution to meet housing needs as it increases the number of people living away from employment, services and facilities and puts increased pressure on rural areas through conflicts with rural production, pressure on rural roads and cumulative environmental impacts.

Creative and informed communities

Noosa Shire is well serviced by schools and early childhood education but there are gaps in other areas. Lifelong learning opportunities, both formal and informal, are needed to help broaden education choice. Tertiary education and vocational training opportunities, that complement the priority economic sectors, are particularly encouraged, as are training and learning facilities for groups at risk of social isolation such as retirees, low income earners and young parents.

Public art as part of urban developments is encouraged to showcase the creativity and culture of Noosa Shire. Providing more affordable and accessible spaces for artists and creative activities is important for growing and supporting the Noosa cultural sector. This includes gallery/cultural facilities that provide high quality exhibition space, as well as spaces for creating, sharing and learning.

Cultural practitioners have the ability to establish home-based businesses such as home galleries, studios and workshops/teaching spaces. There are several successful examples of these businesses spread throughout the Shire.

3.2.4 Housing to meet diverse needs of the community

The residents of Noosa Shire are part of an inclusive community where diversity is valued. Different housing types and styles are needed to provide choices, ensuring people's housing needs are catered for, regardless of age and mobility, household size and budget. By providing housing choice in each local area, a greater mix of people and ages are accommodated and this can provide a more diverse community.

The quality lifestyle sought by residents of the Shire demands high standards of residential amenity. Factors such as design, density, accessibility, security, landscaped open space, proximity and availability of services and transport are important considerations.

While low density, predominantly detached housing, prevails in Noosa Shire, as the population ages, there is likely to be increased demand for a range of housing that suits single and couple households in locations with good public transport and access to services and facilities. Historically, around 80 per cent of housing in the Shire is separate houses comprising three or more bedrooms. Residential units and communal living such as retirement and aged care make up the remainder. To best meet future housing needs, it is projected that by 2041 some 30 per cent of the total housing stock should be multi-unit housing styles, particularly small one and two bedroom dwellings to cater for smaller households.

By 2041, development needs to cater for around 6,400 more dwellings than existed at the 2016 census. Future housing demand, particularly for smaller dwellings, is likely to be best met through 'infill' development within existing residential areas, on well-located underutilised land, and within town centres in a mixed-use format. Residential growth in and around existing centres with ready access to goods and services, attractive public spaces and community activities is encouraged. High standards of residential amenity and building design is expected. However, style and size may vary to accommodate a range of household types and income levels. Incentives are offered to exemplary and innovative residential developments that advance sustainable housing choice including affordable options

for aging in place and housing key workers on low to medium incomes.

The cost of housing can be very high, so special effort, including direct intervention, is needed to require greater affordability within the diversity of new housing provided. A range of measures are provided to achieve housing affordability including requirements for small dwelling units, affordable rental premises, and special needs housing close to centres. Providing housing choice for key workers to support key industry sectors is a particular focus. Low density residential neighbourhoods are likely to accommodate more secondary dwellings, community residences and rooming accommodation in the Low Density Residential Zone will help meet this need. Established retirement communities, aged care facilities and transportable home parks are also protected. Land set aside for retirement and aged care facilities at Tewantin, Cooroy, Noosa Heads, Noosaville and Sunrise Beach will help cater for demand. The initiatives of Federal and State Government and community based not-for-profit entities in delivering more affordable housing for residents in need are likely to be an important component of new housing.

Given Noosa Shire's popularity as a destination for visitors, housing stock is under increasing competition from both residents and guests. Tourist Accommodation zones at Noosa Heads, Noosaville and Noosa North Shore are protected for visitors at the exclusion of permanent occupants. The limited number of vacant sites within the Tourist Accommodation zone are for traditional visitor accommodation. Conversely, residential zones and neighbourhoods are for permanent residents and protected from visitors whose interests and priorities are not compatible with maintaining residential amenity. Party houses are restricted from establishing in Noosa Shire.

Historic development approvals and past planning schemes have resulted in a mix of residents and visitors in residential zones and the Tourist accommodation zone. Whilst this mix is recognised, residential zones are intended for permanent residents with new development for permanent occupation by residents at the exclusion of visitors.

Visitors in Residential, Rural and Rural Residential zones are limited to home hosted forms of accommodation (such as a bed and breakfast) or the occasional use of a resident's dwelling for short-term accommodation. Additional short-term accommodation in the form of cabins, yurts, tents or the like, and nature based tourism are also envisaged in the Rural and Rural Residential zones where the resident remains on site.

3.2.5 Noosa's natural environment

The natural environment of the Shire is valued for its intrinsic biodiversity as well as for the range of ecosystem services that humans rely on including the provision of food, water, raw materials, minerals, recreation, tourism and cultural values. It provides for soil quality and fertility, water filtration, air purification, climate regulation, pollination, erosion control, decomposition and recycling of wastes. These ecosystem services support the health and wellbeing of the community, contribute to the character and identity of places, provide access to clean air and water, provide for a productive economy, including tourism and agricultural sectors, and offer opportunities to enjoy nature, meet others, learn and be active and creative. Biodiversity conservation also provides protection from natural hazards such as flooding and coastal erosion.

Through protection and enhancement of the natural environment, the scenic amenity and landscape character of the Shire remains attractive and contributes to the lifestyle qualities valued by the community and visitors to Noosa Shire.

The Noosa Shire has outstanding environmental values with a diverse range of distinctive landscapes and exceptional biodiversity of great local, regional and global significance. Of the 55 per cent of the Shire covered in native vegetation (as at 2017), more than 40,000 hectares is classified as 'remnant' vegetation. While the Noosa Shire comprises 1.4 per cent of the total area of SEQ, it contains representations of 39 per cent of the regional ecosystems that can occur in the SEQ bioregion.

Noosa Shire has a great diversity of ecological communities and flora and fauna species that are recognised and protected including the critically endangered lowland rainforest community and critical habitats such as internationally recognised migratory bird habitats and marine turtle nesting sites. Unique ecosystems include rare subtropical examples of patterned fens (wetland ecosystem), coastal lagoon systems, sand lakes and dune systems. The Shire supports a significantly high proportion of endangered vegetation. Around 230 km² of the Shire (over one third) is covered by protected reserves (as at 2017). As a result of this, and long standing management efforts, the Noosa River estuary has been consistently awarded an A rating for water quality, the highest in SEQ.

A network of habitat areas and linkages provide ecological connectivity from a wide cross section of ecosystem types and altitudinal ranges. These connecting habitat areas are shown on [Strategic Framework Map SFM-4 - Biodiversity](#). A diverse network of wetlands is also present, of good ecological condition and encompassing over 16,000 hectares. This interconnected biodiversity network has strong adaptive capacity to endure the impacts of climate change and other emerging challenges because of the size and connectedness of protected areas and remnant vegetation. Management actions and land use planning decisions are focused on strengthening and building linkages to facilitate ecosystem diversity and movement both within and beyond Noosa Shire.

The diversity, distribution and condition of environmental values of the Noosa Shire play a critical role in conservation management locally and for the broader SEQ region, providing important safe refuge areas for flora and fauna in the face of rapid development and growth to the south.

Noosa Shire celebrates a balanced relationship between humans and the environment and its international recognition as a UNESCO Biosphere Reserve is testament to this. However, Noosa's environmental values are under pressure from a variety of threatening processes including from climate change, weeds and invasive species, vegetation clearing, habitat fragmentation from development, erosion and sedimentation, declines in soil health and growing visitor numbers.

The Noosa community and Council continues to be recognised as a leader in environmental management and ecological sustainability and Noosa Shire is an exemplar for biosphere reserves. Continued effort is required to protect and enhance local and regional values, build resilient ecosystems and enhance connectivity. This is best achieved through strong partnerships with the community, information sharing, education and land use controls.

Managing development and land use impacts on environmental values and the ecosystem services on which we rely involves limiting urban development to within existing Urban Boundaries and protecting environmental matters of local, state and national significance. This requires careful location, design and management of development to avoid and mitigate adverse impacts on biodiversity, individual species, ecosystem health, soil and water quality. Development is to enhance connectivity and ecological corridors through replanting and habitat restoration as part of landscape design. Native plant species are predominant in the landscaping of development sites and invasive pest species are avoided.

Sustainable land management practices and effective erosion and sediment controls are implemented to protect water quality and catchment health. Catchment water quality is protected on a total water cycle basis so as to minimise impacts on receiving waters; maximise opportunities for stormwater reuse, recovery and groundwater recharge; protect drinking water supply; and enhance opportunities for agriculture, fisheries, tourism and recreation. Best practice water sensitive urban design is required for managing urban stormwater runoff and filtering pollutants.

Coastal processes and resources are vital and require careful management through the protection of coastal vegetation and minimising development intrusion into sensitive coastal environments and erosion prone areas.

Riparian areas adjacent to natural waterways are protected for their important role in maintaining ecosystem health; providing habitat for flora and fauna; supporting fisheries, recreation and tourism, and water purification and flood regulation functions.

The Aboriginal heritage, culture and rights of Traditional Owners is respected in planning for communities and in the sustainable management of natural assets. Recognition, protection and careful management is afforded to their cultural heritage and culturally significant land and seascapes.

The quality of water, air and acoustic environments in Noosa Shire is maintained at a high level to protect the health and wellbeing of the community and the natural environment.

3.2.6 A diverse and resilient economy

Noosa Shire enjoys a strong and increasingly sustainable economy. Much of the economy is geared towards tourism and population driven industry sectors such as retail, health and social services, construction, and accommodation and food services. The Shire is home to approximately 7236 businesses (as at 2021), which are mainly small or micro businesses. People take advantage of the successful economic environment and the lifestyle that Noosa provides.

The Noosa Economic Development Strategy 2021-2030 aims to broaden the economic structure of the local economy by achieving growth in 'smart' industry sectors that offer high economic value and low environmental impact. Encouraging and developing new priority sectors is key to transition to a Smart Biosphere that is future focused, evidenced based and focuses on people and place. The strategy has a focus on developing an economy less reliant on tourism and population driven industries and encouraging industry sectors focused on:

- Health and wellness
- Digital economy
- Rural enterprise
- Environmental research industry
- Emerging technology
- Knowledge Industry
- Education and training
- Visitor economy

- Professional services
- Knowledge Industry and
- Creative industry

Key themes to achieve diversification include effective land use planning, enterprise support, essential infrastructure, and skilled and connected business. Clustering and collaboration is important for these industries, as well as supporting infrastructure such as flexible floor space, transport and high speed broadband.

Noosa's strong and significant brand and image continue to be leveraged to attract other non-tourism opportunities to further diversify the economy and create new job growth. Broadening career opportunities for the community towards high paid work is a focus. Jobs attractive to younger families are particularly supported.

Growing of the economy is not a 'development at all cost' scenario but rather a dedicated plan to grow our Smart Biosphere via the value of diversified industry sectors, supporting the social and environmental values of the community, and enhancing the overall liveability of the Shire.

Keeping up with the rapidly changing nature of business is a challenge. Businesses are increasingly looking for flexible workspaces of different scales and types which provide for multiple uses; co-shared spaces with opportunities to meet and share ideas; and provide well connected fast communication and digital services. In order to meet these changing needs and enable the diversification, business development and growth of priority sectors, suitably located zoned and serviced land is allocated. A mixture of approaches is applied to ensure developments can be easily adapted to suit both the current and future needs of business and industry. This includes providing for shared cooperative spaces, digital hubs and mixed-use precincts that support small and growing enterprises.

Centres hierarchy

The Noosa Shire activity centres hierarchy, identified on [Strategic Framework Map SFM-2 - Economy and Employment](#), helps establish the respective roles and functions of activity centres to ensure each centre contributes to a network of vibrant activated centres with good accessibility and connectivity, high amenity and a unique sense of place. This hierarchy represents all the retail-based centres that occur (and will occur) in Noosa Shire. Each activity centre has a retail core function including supermarkets and other retail uses and is supported by commercial and community uses. The centres hierarchy also takes into consideration Noosa Shire's role in a more regional context. It recognises that a proportion of the Shire's higher order needs are fulfilled by activity centres in other areas, particularly the principal regional activity centre of Maroochydore and to a minor extent Gympie's major regional activity centre.

The Noosa Business Centre and Noosa Junction are the next level in the hierarchy and are the major activity centres for Noosa Shire. Both have distinct and complementary roles, with Noosa Business Centre having a predominant role providing future long term growth and employment for the Shire with strong linkages to the adjoining Innovation Zone.

The Noosa Business Centre is designated in the South East Queensland Regional Plan 2017 as the only major regional activity centre in Noosa. The major centre in conjunction with the adjoining Innovation zone offers the greatest opportunity to accommodate most of the long term growth and development for key priority sectors including knowledge-based industries such as education and training, health, digital economy, technology innovation, and research and development. This will be delivered through a number of planning precincts in the Major Centre zone to reflect the desired function and role of the centre with close alignment and linkages to the adjoining Innovation zone. Future additional retail development is only provided for in a village mixed use precinct designed around a vibrant open main street linked to an open air village green space and connecting with the existing shopping centre. Future commercial and employment uses are to be located in the business park precinct, village mixed use precinct and the nearby innovation zoned land. Mixed-use development may comprise office, retail, entertainment and other business uses, together with residential in the village mixed use precinct. Housing choice including small dwellings and affordable housing is provided nearby in the High density residential zones. These uses are supported by the sub-regional transit facility into the future.

Noosa Junction is a vibrant mixed-use centre. It caters for creative industries, retail via local brands, supermarkets, food and entertainment venues, knowledge based industries, professional services and education. Entertainment and lifestyle pursuits enhance the centre's role as a vibrant place for hospitality in conjunction with retail and services. A hospitality precinct (shown on the [Noosa Heads Local Area zone map](#)) allows for late night activity and music. The scale and nature of new development is required to fit with the existing character and function of the centre and includes mixed-use business and permanent residential uses. Noosa Junction will expand over the former bowls club site in Lanyana Way to include a mix of business uses surrounding a public open space area and high density residential developments.

Other activity centres in Noosa Shire are more constrained in terms of future growth consistent with their role and function. The focus is on maintaining the discrete character and form of these centres and providing for the day to day needs of residents and visitors as well as providing opportunities for mixed-use development in the form of shop-top housing in smaller neighbourhood and local centres

through to larger mixed use developments providing small dwellings in the larger neighbourhood centres, district and major centres.

Centres design

Noosa Shire's activity centres all have a unique character and strong sense of identity. Development in activity centres supports new priority sectors by ensuring urban design provides a greater sense of place and activity conducive to business development. The interface between public spaces and private development in each of these centres creates places with a high level of streetscape appeal, amenity and vibrancy. Development within centres is well designed with quality open spaces and high levels of amenity consistent with the Noosa Design Principles. Elements such as human scale, development integrated with surrounding built form and landscape, visual relationships between indoor and outdoor spaces, low key informal atmosphere and low stress traffic environments are important and play a key role in characterising business, retail and administrative developments. The level of accessibility provided by development is suitable for the role, function and location of the centre in terms of public transport access, active transport opportunities and private vehicles. Providing non-discriminatory access to community and commercial development, the public realm and open space is paramount.

Innovation hubs

Critical to the transition of the Noosa economy to a Smart biosphere are the innovation hubs located at Noosa Business Centre and at Peregrine Beach in dedicated Innovation zones. These innovation hubs enable the long term transition, expansion and diversification of smart industries from incubator/start up businesses. The Innovation zone facilitates new and emerging uses and activities that promote knowledge creation and entrepreneurship in industry sectors with a focus on the following:

- Digital economy
- Environmental research industry
- Emerging technology
- Knowledge Industry
- Creative industry

Land uses and activities that are catered for in centres and industry zones should not be located, and will not be supported in the Innovation Zone. Peregrine Beach Innovation hub provides for small scale incubator space that enables business clustering and flexible work spaces with a focus on digital, knowledge based and creative industries with existing complementary health, wellness and professional services. Noosa Business Centre Innovation hub, allows for both smaller and large scale innovation industries in a high quality designed and landscaped built environment, pedestrian focused with key connections to the adjoining major centre. The hub provides for flexible working spaces and shared facilities to enable clustering and sharing of ideas and technology. Noosa Business Centre Innovation hub has close linkages with the adjoining major centre which provides for complementary or supporting business and innovation uses and activities as well as range of residential accommodation in a mixed use village environment.

Small business

Sole traders and home-based and mobile businesses comprise a significant portion of business in Noosa Shire and are expected to increase in numbers. It is important that these businesses are well connected and have convenient access to digital services. The digital hubs at Cooroy, Noosa Junction, Peregrine Beach and Noosa Business Centre provide online digital services and flexible meeting spaces to support start-up businesses, mobile businesses and growing enterprises. These businesses are encouraged to grow, thus increasing the potential demand for small and medium-sized office space or shared business floor space. To meet this demand, flexible commercial and industrial floor space of various sizes and types for a more diverse, intelligent and creative economy are to support the identified priority industry sectors. Mixing office, retail, residential uses or child minding facilities are encouraged. The high number of small home-based businesses operating in residential and rural areas is an important component of the local economy providing opportunities to start up and expand businesses within the home until business needs warrant relocation to industrial or commercial premises. Potential impacts of home-based businesses on residential amenity and local environment are minimised through managing noise, numbers of visitors and traffic volumes, and minimising environmental disturbance.

Industrial areas and uses

Industrial areas have experienced incremental encroachment from non-industrial uses such as retail, entertainment and residential uses, and storage premises. Given the limited availability of land for industrial purposes in the Noosa Shire, core industrial uses and support services are protected from further unnecessary encroachment and impacts that may threaten their function, viability and expansion. Notwithstanding this, to meet changing needs for mixed-use industrial spaces, the integration and co-location of a variety of industrial uses are supported. Limited non-industrial uses and some innovative and creative enterprises are to be accommodated in defined precincts along Venture Drive, western side of Gateway Drive, Lionel Donovan Drive and Hofmann Drive, Noosaville, Cooroy, Pomona and Kin Kin industrial areas. Sales and/or consumption of goods produced as a result of industrial activities on the site may be

permitted where subordinate to and directly associated with industrial uses. Offices are only provided where they are trade related and administration areas are permitted only where small in scale, associated and subordinate to an industrial use on the same site. Showrooms are provided where trade-related, small in scale and in proximity to Eumundi-Noosa Road, Noosaville. Industrial areas are unsuited to residential living. Caretaker dwellings are acceptable if small and they meet a demonstrated business need for someone to be resident on site. In the coastal urban areas from Tewantin to Peregrine Beach, there are sufficient premises built or approved for storage of goods. Expansion of storage facilities in the hinterland areas may be allowed for where demand is demonstrated.

Agriculture and rural-based activities

Agriculture is an important industry sector for the local and regional economy and employment. Agricultural land, identified in the [Agricultural Lands Overlay Maps](#) in Schedule 2, is protected from encroachment from urban and rural residential development and other incompatible activities that would compromise productivity. A diverse range of sustainable agricultural opportunities are encouraged and takes advantage of Noosa's clean, green credentials and lifestyle. Sustainable agricultural production is focused on the adoption of best management practices, including sensible use of chemicals, ethical treatment of animals and appropriate vegetation management, sediment and erosion control and water quality protection. Livestock enterprises are generally limited to pasture fed, free range operations or aquaculture. Intensive or high impact rural uses can lead to environmental harm or nuisance through increased noise, traffic, lighting, use of chemicals or generation of dust or odour. Rural uses that pollute the air, groundwater and surface water are not likely to be supported.

Development and economic growth of rural-based activities are important. The retention and introduction of agricultural activities, where environmental impacts can be successfully managed, contribute to local food production and assists in defining the character of the Shire. The opportunity to conduct part-time, small scale, high value agriculture is a significant lifestyle attractor to rural areas. This is balanced with the need to protect the natural resources upon which these industries rely including the land, water, forests, minerals, plants and animals. The success of many industries is underpinned by the quality and accessibility of the natural resources within the rural landscape. These natural resources provide a wide range of ecosystem services to the community. Natural assets including water and soil quality and fertility are protected to ensure their long term sustainable use and management.

Agriculture will need to adapt to a changing climate and be flexible and innovative in the face of changing conditions over time. The evolution of traditional agriculture and the emergence of new sectors are supported by encouraging value-adding to occur before agricultural produce leaves the farm gate or leaves the region. This includes ancillary rural industries to support production, investment and diversification e.g. on-farm processing, farm gate sales, cooking schools and value-adding food production, as well as agritourism, low impact home stays, rural and nature-based accommodation, retreats, and lifestyle and leisure experiences.

Tourism

Tourism is a key sector of the Noosa economy and will continue to be so into the future. Key visitor areas include Hastings Street, Gympie Terrace, Noosa River, Tewantin Marina, Noosa National Park, Sunshine Beach, Peregrine Beach, Noosa North Shore and the hinterland.

Within the hinterland, tourism is directed towards high quality nature-based and rural experiences and events to diversify and balance the visitor experience across Noosa Shire. The [Tourism Strategy Noosa 2017–2022](#) prepared by Tourism Noosa supports this focus by encouraging and promoting hinterland, nature-based experiences to help disperse visitors throughout the region with a focus on 'quality' experiences that attract high spending interstate and international visitors to the Shire.

Nature-based tourism includes a sustainable activity or experience that relates to the natural environment. Such experiences may include opportunities associated with high scenic amenity of the rural landscapes and villages as well as the natural beauty of the mountain ranges and subtropical bushland. They have the potential to provide diverse, high quality tourist experiences as well as local economic development opportunities. Nature-based tourism experiences are encouraged in the hinterland, rural areas and Noosa North Shore provided they are carefully located and designed to minimise negative impacts on the natural environment, scenic landscape, and local character and amenity. Nature-based tourism that is easily accessible to the trail network is encouraged.

Extractive industries

Extractive resource industries are recognised as contributors to the local and regional economy. They support the needs of other industries and the community through the supply of valuable commodities including gravel, clay and hard rock. Low levels of population increase continue to limit local demand for raw extractive resource materials (particularly sand and clay) and construction related supply chain activities. Efforts remain on ensuring the continued availability extractive resources to service regional markets while ensuring good environmental outcomes. State and local resource areas, shown on the [Extractive Resource Overlay Maps](#) in Schedule 2, are

protected from incompatible land uses sensitive to the impacts of extractive processes.

Applications for permits for coal exploration, coal mining, coal seam gas exploration or coal seam gas production within the Shire are not supported based on significant concerns from council and the community regarding associated environmental and social impacts and the incompatibility of such activities with Noosa's natural assets and lifestyle.

Editor's Note- Mining tenements, specifically Mining Claims, Mineral Development Licences and Mining Leases can be found at the Department of Natural Resources, GeoResGlobe mapping system.

Creative industries

Creative industries, including cultural, crafts and community activities, are a significant aspect of Noosa's culture and lifestyle. These activities include music, film and television production, entertainment software development, performing arts, writing, publishing and print media, advertising, visual arts, graphic design and marketing through to professional services such as architecture. These industries and activities provide considerable wellbeing benefits for residents and visitors and are an important economic driver for the economy of Noosa Shire. They have significant potential for wealth and job creation through generation and exploration of intellectual capital. Such industries and businesses are creators and early adaptors of technology and continually develop new and innovative ways to connect and generally export services out of the Shire. They generally like to cluster with other creative industries to further build collaboration and partnerships. Recognising and encouraging these industries will be important to the future sustainability and viability of this sector in the Shire.

3.2.7 An innovative and responsive transport system

Noosa Shire's dispersed, low density settlement pattern, multiple employment nodes and free flowing road network make implementation of conventional transport solutions challenging. The high number of visitors during holiday periods, long weekends or during events, puts pressure on Noosa's road network and car parking spaces, as does the high rate of car dependency. Land available for car parking, particularly near urban centres and key attractions, is finite making car travel to popular locations difficult in peak times. Creating more capacity in the road network and car parking around key destinations will only encourage additional congestion. Thus, focus continues to be on encouraging public transport, active transport, use of motor scooters and the like in conjunction with disincentives for unlimited numbers of private vehicles accessing key visitor destinations.

The planning and coordination of where people live, work and engage with each other and how they get around is important for reducing traffic and parking congestion and car usage in the Noosa Shire. Managing the amount and location of housing, visitor accommodation and business functions contributes to improved transport outcomes. To this end, the planning scheme focuses on facilitating well designed 'infill' development around transport nodes and providing for mixed-use town centres. This will help reduce the distance to travel, encourages walking and cycling, and increases the convenience of public transport for those living near centres. This is further supported in the planning scheme with the designation of a transit hub at the Noosa Business Centre.

Arterial roads, distributor roads and collector roads collectively form the major road network, the balance are local roads that predominantly provide direct property access. The [Strategic Framework Infrastructure Map](#) in Schedule 2 depicts the major road network for the Noosa Shire, with the road hierarchy shown in full on the [Regional Infrastructure Overlay Maps](#).

An efficient, free flowing transport system that caters for additional planned development and enhances resident and visitor experiences is supported by the following initiatives:

- encouraging development of a type, scale and density that is consistent with and supportive of the Noosa Shire Activity Centres Hierarchy
- providing for mixed-use development around transport nodes and at key development sites within existing centres
- providing for a transit hub at the Noosa Business Centre
- supporting transport options and infrastructure that meet the needs of both locals and visitors
- protection of the Highway and arterial roads from development that would hamper the flow of passenger and freight transport
- planning and advocating for required expansions to the existing major road network
- providing infrastructure and services that are designed to give priority to pedestrians, cyclists, scooters and public transport over private cars
- improving safety and amenity of pedestrians and cycling in our transport infrastructure and public spaces addressing peak time traffic congestion by encouraging alternative transport options and using digital real information rather than increasing road capacity
- providing well located and serviced park and ride facilities
- requiring end of trip facilities for moderate to larger business uses, such as bike racks and showers, to encourage cycling and walking facilitating the future provision of digital systems of parking and new transport via automated vehicles
- with respect to character and amenity - maintaining roads that are generally two lanes with limited sections of four lanes; providing

roundabouts in preference to traffic lights; avoiding obtrusive multi-storey car-parks, and where paid parking is established this is through means other than individual parking meters.

3.2.8 Co-ordinated and efficient Infrastructure

Underpinning the sustainable growth of Noosa Shire is the provision of well-designed and located infrastructure that is delivered in a coordinated, timely and efficient manner. This helps ensure the best utilisation of resources. It also helps ensure that essential infrastructure is delivered in a way that meets community needs now and into the future. This includes planning to preserve future corridors and sites for essential infrastructure. Co-locating infrastructure wherever possible helps to minimise impacts on the natural and visual environment. Existing and planned major infrastructure in Noosa Shire is shown on the [Strategic Framework Map SFM-3 - Infrastructure](#).

The use and capacity of existing infrastructure is maximised by directing and consolidating urban development to existing urban areas (infill development). Additional infrastructure capacity, where needed, is best achieved through augmentation rather than new infrastructure.

Water infrastructure, including water supply, sewerage and stormwater, is required to be provided and sustainably managed on a total water cycle basis to maximise the efficient use of water resources and to maintain the health and wellbeing of the community and the environment. The responsibility for the provision of bulk water supply and potable water and sewerage services in Noosa Shire falls with Seqwater and Unitywater respectively. Seqwater is the statutory authority responsible for providing a safe, secure and cost effective bulk water supply, as well as associated flood mitigation services and management of catchment health. Unitywater is responsible for the supply of reticulated potable water and sewerage services to those parts of the Shire where population supports the sustainable provision of water and sewerage services.

Waste minimisation and recycling practices contribute to an overall reduction in landfill and are extending the life of waste management facilities. Development is required to provide for the convenient and safe storage and collection of waste into separate waste streams for recyclables, non-recyclables, vegetative waste and hazardous material.

Energy infrastructure meets the needs of the community and minimises environmental and amenity impacts. Reduction in greenhouse gas emissions is encouraged by reducing the demand for centralised energy generation and infrastructure provision through developments incorporating best practice energy efficient building design and maximising the use of renewable and sustainable energy supplies and sources.

Access to information and communication technology provides opportunities for improved connection, economic growth and social capital. Provision is made to ensure development is able to connect to high quality technology and telecommunications infrastructure.

3.2.9 Preparing for natural hazards and building resilience

Natural hazards in Noosa Shire include flooding, coastal erosion, storm tide inundation, extreme weather, bushfires, landslides, acid sulfate soils, abandoned mines, and the impacts of climate change. These present a number of challenges and risks to local communities. They can cause impacts to people, property, infrastructure, the environment and the economy. These risks are heightened by the Shire's coastal location, development pressures, and the extent of exposure to vulnerable communities.

Flooding and storm-tide inundation are perhaps the more serious threats to Noosa Shire in terms of risks to people and property. Potential flooding and inundation from catchment rainfall and storm surge affects large areas of the Shire. The extent and severity of flooding and inundation is likely to increase over time as a result of sea levels rising and more extreme weather with a changing climate. Development is to be compatible with the flood and storm-tide hazard and is required to be designed and sited to not place people, property and natural ecosystems at risk. Areas of flooding and inundation are identified on the Flood Hazard Overlay Maps in Schedule 2.

Some existing communities in low lying areas that enjoy close connection to the river, natural waterways and the ocean are likely to become more vulnerable to severe weather events and the impacts of increasing mean sea levels. Flood immunity and the standards of service for drainage in these locations are likely to reduce over time. This includes parts of Noosa Heads, Noosaville and Tewantin. Adopting resilient building design as part of developments, including for building upgrades and extensions, will improve flood resilience. This also includes adopting minimum floor heights, using materials with high water resistance and elevating electrical systems and power outlets to above flood levels.

Council is conscious of environmental risks associated with undertaking development of marine infrastructure in coastal and riverine locations and as such there are no prospects or support for additional canals, dry land marinas or other forms of artificial waterways in Noosa Shire.

Coastal erosion affects large sections of Noosa's beaches from Peregrine Beach to Noosa North Shore, including Noosa Main Beach and the lower Noosa River estuary foreshores. The effects of more frequent extreme weather and sea level rise are projected to exacerbate erosion risks. It is important that the natural buffering capacity of the coastal environment and natural coastal processes are maintained or enhanced. Coastal values are required to be protected from building encroachment and uncontrolled public access into coastal beachfront areas. Private access over foreshore land or beachfront reserves by individual property owners is discouraged and not permitted. Erosion prone areas and coastal building lines are shown on Coastal Protection and Scenic Amenity Overlay Maps in Schedule 2.

Steeply sloping and erodible lands of certain soil types have landslide potential across large areas of the Shire presenting risks to people and property and requiring careful measures through geotechnical investigations and design to ensure the long term stability of development sites and structures. Areas subject to potential landslide hazard are shown on the Landslide Hazard Overlay Maps in Schedule 2.

Bushfire hazard affects large areas of Noosa Shire due to local climate conditions, extensive vegetation cover and variable terrain. Increased temperatures due to climate change will increase the likelihood, intensity and extent of areas affected by bushfires and lengthen fire seasons. Development is avoided in bushfire hazard areas or where development cannot be avoided, risks are mitigated to an acceptable or tolerable level through location, design and materials. Areas subject to potential bushfire hazard are shown on the Bushfire Hazard Overlay Maps in Schedule 2.

Low lying areas across Noosa Shire contain acid sulfate soils that, if exposed, can result in damage to buildings, assets, infrastructure and the local environment. The disturbance of acid sulfate soils is to be avoided where possible. Where disturbance is unavoidable, the disturbance should be minimised or managed to prevent the mobilisation and release of acid, iron and other contaminants. Areas subject to potential acid sulfate soils are shown on the Acid Sulfate Soils Overlay Maps in Schedule 2.

With the projected increase in mean temperatures and heatwaves as a result of a changing climate, public places require shade (both natural and built) to help reduce direct sun exposure and the incidence of melanoma. This includes footpaths, public facilities, dining areas, parks, communal areas and car parking areas.

Noosa Shire contains hazardous abandoned mines relating to former mining activity, including disused underground mines, tunnels and shafts. Information on abandoned mines can be obtained by visiting the Queensland Government website for more information www.qld.gov.au/environment/land/abandoned-mines/ and additional information on historic mining activities can be gained from [GeoResGlobe](#) on the Business Queensland web site.

Note: This mapping does not spatially represent all former mining activities in the Council area, and their extent. However, these mining layers do give an indication of where there is an increased risk of hazards from former mining activities so that further geotechnical investigations can be undertaken where necessary.

3.3 Strategic Outcomes

3.3.1 Settlement

The strategic outcomes for settlement by 2041 are:

- (a) Settlement remains dispersed and largely shaped and bound by Noosa's natural features and large open space reserves including the hinterland ranges, Noosa River and lakes system, national parks, State forests and the coastline.
- (b) Urban development is consolidated and confined to urban areas within Urban Boundaries. These boundaries are defined to maintain the distinct character of individual communities; avoid biophysical constraints and natural hazards; protect environmental values and landscape features; protect natural resources and quality farming land; and plan for the effective and efficient delivery of infrastructure and services. The boundaries also reflect the outcomes of detailed local investigations.
- (c) Noosa Shire continues to be characterised by a series of compact, low-rise towns and villages.
- (d) New rural residential development is contained within rural residential zoned areas with no further rural residential development outside these areas.
- (e) Outside urban and rural residential areas, lands are maintained for their rural, landscape and biodiversity values. The hinterland accommodates vibrant villages, rural living, agricultural and complementary enterprises, and natural bushland tracts against a backdrop of mountains, ranges and waterways.
- (f) The defined boundaries of urban and rural residential areas are maintained and adhered to, as are the limited subdivision yields outside of urban areas.
- (g) There is sufficient land to cater for urban development within already committed areas.



- (h) The majority of new growth is located in the existing urban areas of Noosaville, Noosa Heads, Tewantin and Cooroy.
- (i) Development in the coastal communities where located within the Coastal Protection and Scenic Amenity overlay area is designed and sited to not compromise coastal environmental features or key landscape elements.
- (j) On Noosa North Shore no further subdivision is permitted. The area is largely dedicated for conservation. Limited visitor accommodation and services are provided for in the [Tourism Accommodation Zone](#) and the [Recreation and Open Space Zone](#).
- (k) Attractive and diverse living opportunities are available including for key workers, low income earners and the elderly. A significant proportion of new developments comprise smaller dwellings located close to activity centres, with ease of access to public and active transport networks.
- (l) The community is serviced by a hierarchy of business centres, with the Noosa Business Centre at Noosaville and Noosa Junction being the highest level centres. District and local activity centres also service community needs.
- (m) Activity centres are designed to be active and vibrant mixed use centres with excellent transport and opportunities for community interaction and employment.
- (n) Noosa continues to be a highly regarded destination for visitors from around Australia and overseas. Varying types of accommodation and services cater for visitor needs.
- (o) Development of the built environment and infrastructure is undertaken in a distinctive 'Noosa style'. This is largely contributed by skilled designers aware of the emerging styles, as well as approaches extolled by the Noosa Design Principles.
- (p) Development in Noosa Shire has a distinctly low key and understated style that avoids features and prominent symbols normally associated with larger metropolitan areas such as the proliferation of signage, high rise buildings and traffic lights. In main street style centres, drive-through fast food premises are avoided.
- (q) Private development built over public open space or community owned land is minor and complements public use and enjoyment of the area. Private structures over public waterways are minor and only for the purpose of accessing watercraft.
- (r) A significant proportion of Noosa Council's energy needs are obtained from renewable sources and Council has set a target of zero net emissions by 2026.
- (s) Council works with the community to encourage energy efficiency, and take up and investment in renewable energy opportunities.
- (t) Development is designed to suit the subtropical climate; to incorporating materials that are recycled or have low levels of embodied energy; and to be energy, water and waste efficient.

3.3.2 Community Wellbeing

The strategic outcomes for community wellbeing by 2041 are:

- (a) Noosa Shire remains a special place with a unique identity and lifestyle derived from its natural advantages, including the subtropical climate, distinctive landforms, clean waterways and vegetated landscapes.
- (b) Noosa Shire's heritage and history is recognised and retained through the identification and protection of Queensland heritage places and local heritage sites and character areas. The community values, preserves and builds upon its unique blend of environmental conservation, indigenous, early settlement and 20th century built heritage. The unique architectural, cultural, historic, scientific, natural and spiritual qualities of these places are protected from development that diminishes these qualities. The adaptive reuse of local heritage buildings is encouraged.
- (c) Noosa Shire has an inclusive community of older people, families, children, young adults and other households.
- (d) Local employment, housing, entertainment, services and facilities are provided to meet the needs of all generations.
- (e) Buildings are designed to encourage passive surveillance and incorporate Crime Prevention through Environmental Design (CPTED) principles.
- (f) Community diversity is celebrated through vibrant cultural and community events and diverse opportunities for volunteering.
- (g) Noosa Shire has an interconnected and accessible network of open space for both conservation and recreation.
- (h) A wide variety of spaces and services provide for health and wellness, sport and recreation, education, creative arts, social interaction and spiritual growth. New and upgraded facilities are designed to maximise accessibility and flexibility to adopt to changing needs.
- (i) Community services and recreational facilities are spread throughout the Shire in accordance with the needs of the resident population. A higher concentration of community services exists in the coastal urban areas of the Shire and in Cooroy and Pomona, generally proportional to the population's distribution.
- (j) Multiple use and shared facilities are encouraged to ensure efficient provision of services. Community services coexist with business and recreation functions in vibrant activity centres of different scales.
- (k) Development provides for additional educational and health services, particularly at the Noosa Business Centre.



- (l) Affordable and accessible spaces for artists and creative activities are provided to grow and support the cultural sector.
- (m) Quality pedestrian dominated public domains and streetscapes are well landscaped and showcase public art.
- (n) The Noosa Hospital site at Goodchap Street provides for the expansion of hospital and health-care services to meet the needs of the community.
- (o) Residential amenity, safety, sense of community and belonging are maintained.

3.3.3 Housing Choice

The strategic outcomes for housing choice by 2041 are:

- (a) Residential development occurs on land that is suited and designated for the intended form of housing and avoids any unnecessary removal of significant vegetation.
- (b) Residential development occurs where it is not in the vicinity of land uses that would adversely impact the amenity of residents.
- (c) Residential development only occurs where it will not prevent or inhibit the conduct of existing land uses that are legitimately located or planned for in that location.
- (d) Residential development is designed within the planned capacity of infrastructure including roads, water and sewerage.
- (e) A wide range of housing including accessible housing, is spread throughout the existing urban areas of Noosa Shire and responds to housing needs associated with factors such as changing demographics, changing composition of households, and lifestyle choices.
- (f) Additional smaller dwellings on traditional house sites and small dwellings throughout and near centres zones are provided so that the housing mix and choice better reflect community needs.
- (g) Council will support the Federal and State Government and community based not-for-profit entities in delivering a diverse and comprehensive range of social and affordable housing options.
- (h) Major residential developments will be encouraged to incorporate a range of housing types including more affordable housing products for the entry buyer and low-income housing markets.
- (i) Additional affordable rental premises are provided through public-private partnerships and development incentives.
- (j) Short term accommodation is limited to the western side of the north south main street in the Village mixed use precinct at the Noosa Business Centre.
- (k) Noosa Shire's exceptional residential character and amenity is derived from the subtropical climate, relatively low scale/low rise built environment, quality building designs and the presence of landscaped open space around buildings. This amenity and character is maintained owing to its significance in protecting the lifestyle valued by residents.
- (l) Car parking associated with residential buildings is not the dominant built form element when viewed from the street front.
- (m) Outside of the urban footprint limited areas for additional rural residential lifestyles provide residents with a semirural living option. These areas are well defined and do not extend beyond existing rural residential zoned land. Development in these areas is located and designed to avoid conflicts with rural land uses or environmental values.
- (n) The planning scheme protects sites for specific housing styles such as residential care, retirement villages and relocatable home parks.
- (o) Neighbourhoods of permanent housing are protected from short-term accommodation in the form of entire dwellings and uses that would impact on the amenity enjoyed by residents, however residents may share their home with guests in a well managed fashion to limit potential impacts.
- (p) Party houses, as defined under the *Planning Act 2016*, are restricted from being established in Noosa Shire.

3.3.4 Biodiversity and Environment

The strategic outcomes for biodiversity and environment by 2041 are:

- (a) Noosa Shire is the most biologically diverse area in SEQ, supporting a wealth of environmental assets and ecosystem services that support the community's health, wellbeing and prosperity.
- (b) The natural environment is protected and enhanced to maintain and improve biodiversity, ecological processes, native habitat, connectivity, native species health, landscape character and scenic amenity.
- (c) The largest possible land area is maintained for environmental protection purposes, with the 2017 extent of remnant and non-remnant woody vegetation cover increased.
- (d) The extent and condition of permanent and intermittent wetlands and waterways, as well as seagrass, saltmarsh and mangrove

ecosystems, are increased and improved.

- (e) Natural waterways and wetlands are maintained in their natural state with development providing for rehabilitation and enhancement to improve their ecological functioning and water quality.
- (f) Aquatic biodiversity values and water quality within the Noosa River, Mary River and Maroochy River catchments are protected. Water quality objectives are achieved or exceeded.
- (g) The health of waterways and wetlands is protected and enhanced by applying best practice total water cycle management.
- (h) The quality and quantity of groundwater, surface water and wastewater discharge is optimised to minimise impacts to receiving waters, maximise opportunities for reuse, recovery and groundwater recharge, protect drinking water supply through provision of appropriate buffers and setbacks for new development to waterways and drinking water storages to maintain the quality of urban water supplies and future catchment viability. The high quality of waters also enhance opportunities for agriculture, fisheries, tourism and recreation.
- (i) Ecological buffers to wetlands and waterways are provided to protect and improve ecosystem health, water quality and habitat for flora and fauna and to support fisheries, recreation, tourism and flood regulation functions.
- (j) The Aboriginal cultural heritage values of Noosa Shire are recognised and respected in planning and natural resource management-related processes.
- (k) Areas of high natural scenic amenity and landscape character are maintained and improved and contribute to the lifestyle qualities valued by the community and visitors to Noosa Shire.
- (l) Koala habitat and connectivity is maintained and improved contributing to the long term health and recovery of koala populations across the Noosa Shire and SEQ.
- (m) Safe movement of koalas through koala habitat, including within urban and rural residential areas, is facilitated by incorporating appropriate koala-friendly development design measures, fauna fencing and fauna movement devices.
- (n) The ecological resilience and capacity for the natural environment to evolve and adapt to the predicted impacts of climate change is supported through the maintenance of healthy, well-functioning ecosystems that facilitate genetic, species and ecosystem diversity and movement both within and beyond Noosa Shire.
- (o) The value of ecosystem services provided by the natural environment is recognised through maintenance of biodiversity, water quality, air quality and soil resources, which in turn provides and supports the Shire's food production, water supply, primary production, climate regulation, flood regulation, soil formation, and cultural, social, recreational and tourism values.
- (p) Adverse impacts from development on biodiversity, ecosystem health, ecological processes, soil, air and water quality are avoided. Where avoidance is not practicable, adverse impacts are minimised or mitigated and it is demonstrated that:
 - (i) on the balance of social, economic and environmental considerations, the development is in the interests of the community; and
 - (ii) any adverse impacts incurred are compensated by suitable habitat replacement and replanting on site in the first instance or in a way that results in a net gain and enhancement of the overall habitat values of the Noosa Shire.
- (q) Habitat for endangered, vulnerable, rare and regionally and locally significant flora and fauna is protected and enhanced, including food sources and nesting and breeding areas important for species health and recovery.
- (r) Connecting habitat areas, identified on [Strategic Framework Map SFM-4 - Biodiversity](#), are maintained and enhanced through replanting, habitat restoration, strategic offset plantings, avoiding clearing and fragmentation, and ensuring unimpeded fauna movement.
- (s) Coastal foreshores, including nearshore marine environments, beaches, dunes rocky headlands, coastal lagoons, beach shores, river mouths and estuaries are improved and maintained predominately in their natural state.
- (t) Development avoids adverse impacts on natural coastal processes, resources and values, and maintains the ability of coastal areas to naturally fluctuate without the need for management or protection.
- (u) Landscape design and replacement plantings on public and private land utilise native vegetation to provide habitat for flora and fauna.
- (v) Sustainable land management practices and effective erosion and sediment controls are utilised to protect water quality and catchment health. Land condition and soil health is maintained and improved.
- (w) The built environment is designed to be low carbon, resilient, well connected and have minimal environmental impact. There are an increasing number of developments meeting nationally recognised sustainability ratings.
- (x) The Noosa community is carbon neutral as a result of adopting low emissions production and land use practices, increased carbon capture in the soils and vegetation of Noosa Shire, and best practice resource recovery and reuse.
- (y) Development is located, designed, constructed and operated to avoid or minimise air, odour and noise emissions and any potential impacts on the natural environment and sensitive receiving environments.

3.3.5 Economy and Employment

The strategic outcomes for economy and employment by 2041 are:

- (a) Noosa's economy is diverse and resilient and development supports both established and emerging priority industry sectors by providing business growth pathways.
- (b) Development supports positive business outcomes that are aligned with Noosa's point of difference and the 'Noosa Brand' and is focused around high levels of amenity, natural character and environmental sustainability.
- (c) Development is encouraged that caters for industries with high economic yield and low environmental impacts, and where sustainable practices are the norm.
- (d) Smart, innovative and sustainable businesses and industries are promoted and provided for in dedicated locations, which are responsive to new technologies and changing market conditions.
- (e) Noosa's diversified economy is underpinned by a complementary mix of business activities that support new technologies, new enterprises, new ways of doing business and flexible work arrangements. Opportunities for affordable workspaces, convenient work from home enterprises, shop-top housing and co-working spaces are encouraged. This includes providing a variety of business spaces that allow for natural growth from home-based businesses to small premises and then to larger premises.
- (f) Co-location and industry clusters with flexible shared floor space and enterprise precincts are encouraged as they provide an opportunity to create hubs for innovation and creativity and support new business needs of the future.
- (g) Employment areas, education/ training and mixed-use developments are provided to meet the needs of the current and next generation.
- (h) Activity centres are vibrant hubs of activity with appropriate mixed uses creating diverse enterprise and housing opportunities, as well as access to good transport, community services and well-connected fast communication and digital services.
- (i) Buildings and spaces further enhance the individual sense of identity, character, role and function of centres.
- (j) Centres provide well designed spaces for community interaction and vitality and include high levels of streetscape appeal, outdoor meeting areas, and effective interface between public spaces and private development, consistent with the Noosa Design Principles.
- (k) Development provides non-discriminatory accessibility to open space, community uses and business developments.
- (l) Coal exploration, coal mining, coal seam gas exploration or coal seam gas production within the Shire are not supported due to associated environmental and social impacts and incompatibility of such activities with Noosa's natural assets and lifestyle.

Activity Centres Hierarchy

- (m) A supportive hierarchy of activity centres (shown in [Strategic Framework Map SFM-2 - Economy and Employment](#)) is maintained to ensure each centre has a defined role and positively contributes to the local and regional network of centres.
- (n) The hierarchy of centres avoids duplication of business and community facilities and supports an orderly and economically efficient settlement pattern. This allows for a prosperous, effective and viable network of centres to service the needs of the community and the provision of employment opportunities.
- (o) Under the centres hierarchy, each centre is characterised by its scale and function and performs a defined role within the hierarchy. The viability of the centres hierarchy is maximised by preventing out-of-centre development and avoiding incompatible uses within centres.
- (p) Varied building heights and form throughout the centres reinforce urban legibility and centre identity, create a sense of place and support housing choice and affordability. In higher order centres and visitor centres, building height and form reinforce higher levels of activity and intensity. The highest intensity of built form occurs in the highest order centres. In neighbourhood centres, building form is more modest and provides a sensitive transition to nearby residential areas. Building height complements the surrounding neighbourhood.
- (q) Noosa Shire's hierarchy of activity centres is indicated on [Strategic Framework Map SFM-2 - Economy and Employment](#).
- (r) Noosa is also serviced by the Maroochydore Regional Activity Centre, located outside the Noosa Shire. The Maroochydore Centre provides for higher level retail, business and community services for the broader region. It is expected that higher order retailing and facilities that service the Noosa community will continue to be located outside Noosa Shire. The hierarchy for centres in Noosa Shire is shown below.

Noosa Centres Hierarchy

Centre	Location
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Centre	Location
Principal Centre	Maroochydore Centre*
Major Centre	Noosa Business Centre** Noosa Junction
District Centre	Noosaville Tewantin Cooroy
Local Centre	Peregian Beach Pomona Cooran Boreen Point Kin Kin
Neighbourhood Centre	Bushlands Noosaville Weyba Road Noosaville Noosa Outlook Tewantin Hilton Terrace, Tewantin Quamby Place, Noosa Heads Grasstree Court, Sunrise Beach Duke Street Sunshine Beach
Visitor Centres	Hastings Street, Noosa Heads Noosa North Shore Gympie Terrace, Noosaville Noosa Marina, Tewantin

* Designated as principal regional activity centre in South East Queensland Regional Plan 2017

** Designated as major regional activity centre in South East Queensland Regional Plan 2017

(s) The identified role and function of centres within Noosa Shire is as follows:

(i) **Major Centres - Noosa Business Centre and Noosa Junction**

- (A) The major centres of the Noosa Business Centre and Noosa Junction are the highest level of centre in the Shire offering diverse business, employment and residential opportunities. These activity centres are accessible to broad catchment areas across the Shire, offering higher order shopping and commerce, entertainment, health, education and community facilities, as well as higher density housing choices. They are well serviced by public and active transport networks and increasingly offer active, pedestrian focussed street-level environments. The role and function of these major centres are such that they are complementary and do not compromise the viability of each centre.
- (B) Noosa Business Centre – is a key higher order centre in the Noosa Shire as it is designated as a major centre in the South East Queensland Regional Plan. It caters for the broader Noosaville, Tewantin and hinterland areas of the shire. Its role and function are to provide for a mixed-use Shire-wide Business Centre, with a focus on employment growth and economic diversification being a key employment hub for Noosa now and into the future. Innovation and knowledge-based industries, health, research and education are present as well as higher order sub-regional retail including a discount department store and full line supermarket. There is a very limited increase in retail floor space, recognising the role of the regional activity centre at Maroochydore in providing high order retail needs.
- (C) The Noosa Business Centre also includes a transit hub and offers a broad range of commercial, community, cultural and entertainment services in addition to high density housing, which is encouraged as an integrated component of development within and near to the centre.
- (D) Development of the Noosa Business Centre is to be consistent with the Noosa-style village character incorporating subtropical design with low-scale pavilion-style buildings at human scale with high amenity landscaping breaking up built form and linking to a village green and an open space corridor. Large box-like buildings are avoided.
- (E) Noosa Junction – provides for a high level of services for the Coastal Communities and Noosa Heads areas of the Shire. It is a unique high amenity centre that takes advantage of the adjoining open space at Pinnaroo Park and further builds upon the high amenity landscaping and green leafy feel and character of the centre. Increased diversity of activities and mixed uses within the centre is encouraged, including integrated medium to high density residential development in the form of small dwellings for local workers above the ground floor retail and office uses. Housing could include student accommodation to reinforce links with existing education providers in the centre and the close proximity to the Hastings Street Visitor Centre.

- (F) The Noosa Junction major centre is characterised by fine grained built form which lends itself to catering for smaller independent local and boutique retail offerings as well as smaller office spaces that provide for clusters of health, wellbeing and lifestyle sectors. Focus is also on creative industries and entertainment. Noosa Junction functions as a hospitality precinct for dining, late night activity and music (shown on the [Noosa Heads Local Plan Zone Map](#) in Schedule 2). Retail activities with active street fronts are consolidated on the ground floor of premises fronting Sunshine Beach Road, the northern side of Lanyana Way and Arcadia Street. There is only limited higher order retail present in this centre compared to the full line discount department store located at the Noosa Business Centre.

(ii) District Centres - Noosaville, Tewantin and Cooroy

- (A) District centres provide a mix of activities and services that cater for the weekly and fortnightly needs of surrounding communities. Generally, they do not attract people from beyond the district. They contain a diversity of commercial, community and entertainment related uses, with supermarket based retailing. They may also include dwellings above or behind businesses. Any new development should not be of a type, scale or form that would detract or reduce the viability of either of the two major centres in the Shire.
- (B) The Noosaville District Centre services local residents of Noosaville, the surrounding community and visitors to Noosaville. Its primary focus is in traditional goods and services, bulky goods retailing and supermarket shopping. The centre includes a Mainstreet precinct along Thomas Street and Gympie Terrace providing a fine grain of street front shopping, personal services and dining with offices and permanent small dwellings above ground level. The health and wellbeing precinct located along Mary Street and the southern end of Thomas Street with a collection of allied health and natural wellness business uses and small dwellings above ground level or at the rear. The precincts are shown on the Noosaville Local Plan Zone Map in Schedule 2.
- (C) The Noosaville District Centre is to become a more consolidated centre with a greater mix of uses and inclusion of small dwellings for permanent residents. Future development will address and activate street fronts with the Noosaville Mainstreet precinct connecting with Noosa Village Shopping Centre, the hotel/tavern, Mary Street and Gibson Road. The centre will also be developed to improve pedestrian connectivity and reduce the visual dominance of car parking.
- (D) Tewantin District Centre provides a mix of uses including retail, commercial offices, administrative and health services, community, small scale entertainment via dining tenancies and cafes, and recreational facilities capable of servicing a district. Residential development in a walk up mixed use format is encouraged in this district centre.
- (E) The centre of Tewantin has a traditional riverside town identity with the main street located at Poinciana Ave. The centre should continue to develop opportunities to provide food and essential needs and services for local residents and workers as well as the communities of Noosa North Shore, Boreen Point, Coorobah and visitors travelling to Noosa North Shore and further afield.
- (F) Cooroy District Centre serves as the main activity centre for the communities of Cooroy and other outlying hinterland villages. Cooroy has a strong historic country town identity with a number of local and state listed heritage buildings. The centre provides services to rural enterprises in the surrounding hinterland area. Shop top housing in the centre of town and townhouse residential development on the edge of the centre are provided for.
- (G) Cooroy is divided by the railway line with the concentration of the centre activities located on the western side. The eastern side retains its service role to support the district centre by providing small-scale, local convenience goods and services for nearby residents, which may include a small-scale supermarket provided the need can be economically justified.

(iii) Local centres

- (A) Local Centres are convenience-oriented centres and may include a supermarket and complementary and ancillary activities servicing the needs of surrounding local communities. Local centres include the coastal village of Peregrine Beach, and the hinterland villages of Pomona, Kin Kin, Boreen Point and Cooran. The Peregrine Beach local centre adjoins the Rufus Street Precinct and digital hub.

(iv) Neighbourhood centres

- (A) Neighbourhood centres are small-scale centres that provide a limited array of basic, lower order needs including convenience retail, local professional and community services. Existing centres are located in established suburbs and are not anticipated to significantly expand. Neighbourhood centres are located at Swanbourne Way and Weyba Road in Noosaville, Hilton Terrace and Noosa Outlook in Tewantin, Quamby Place in Noosa Heads, Duke Street, Sunshine Beach and Grasstree Court in Sunrise Beach.

(v) Visitor Centres - Hastings Street, Noosa River, Noosa North Shore and Noosa Marina

- (A) Visitor Centres are located at significant key tourist locations in Noosa Shire and include a mix of uses such as

accommodation, dining in the form of cafes and restaurants as well as complementary retail and leisure services to meet the needs of tourists.

- (B) Hastings Street, Noosa Heads, functions as the major visitor centre for Noosa Shire. It is predominantly mixed use and caters for national and international tourists as well as the Noosa community and is the location of a number of significant festivals and events for Noosa Shire. The extent of business premises in Hastings Street remains limited. It includes a concentration of entertainment and dining uses such as cafes, bars and restaurants. These offer a diversity of entertainment for visitors and locals, as well as provide evening and night activation to the area. The expansion of, or increase in, the number of retail tenancies is not encouraged. Small intimate destination shops that offer unique goods including locally made or designed products are desirable.
- (C) Noosa River and Gympie Terrace, Noosaville, is also a major visitor area for Noosa providing a more family-focused environment adjacent to the Noosa River foreshore for the Noosa community, residents and visitors. The area has a mix of uses for visitors including accommodation as well as local cafes, restaurants, leisure and recreation services focused on the river.
- (D) Noosa North Shore is the gateway to the Great Sandy National Park and the World Heritage-listed Fraser Island. Much of the area of Noosa North Shore is dedicated to conservation and access is by a ferry across the Noosa River as it is not intended for a bridge to be constructed. Development is secondary to and dominated by the open space setting with a very low intensity and scale. Accommodation and services for visitors are available in the [Tourist Accommodation zone](#) and the [Recreation and Open Space zone](#). There is no permanent residential living occurring in these zones.
- (E) Noosa Marina offers a local level of visitor services with a river transport focus including associated retail, restaurants and cafes with no accommodation uses.
- (F) The planning scheme protects areas for visitor accommodation where a range of accommodation styles support the local tourism industry.
- (G) There is no expansion of the use of entire dwellings for visitor accommodation outside the Tourist Accommodation zone and new development does not impact the supply of housing stock for permanent residents.
- (t) Health and wellbeing uses are located, designed and operated to support community needs and to grow already established health and wellbeing clusters. This includes the growth of research and development within this sector.
- (u) Industrial land is retained for industrial uses which generate employment and is protected from encroachment and impacts that may threaten the function, viability and expansion of these uses.
- (v) Important agricultural areas, shown on the Agricultural Land Map in Schedule 2, are recognised for their contribution to a diverse economy, food security and good stewardship of the land for future generations. Agricultural lands are protected from encroachment and fragmentation from incompatible land uses.
- (w) Rural enterprises provide a variety of services and employment opportunities and growth in traditional and emerging sectors are encouraged. These may include primary production, agribusiness, value adding, farm gate sales, cottage industries, artisans workshops and rural tourism.
- (x) Tourism continues to be recognised as an important sector for the economy. Sustainable, low impact, nature-based tourism and rural tourism are supported. Key visitor areas include Hastings Street, Gympie Terrace, Noosa River, Tewantin Marina, Noosa National Park, Sunshine Beach, Peregrine Beach, Noosa North Shore and the Hinterland.
- (y) Key resource areas KRA 56 Ringtail Creek and KRA 57 Wahpunga Range Kin Kin and their respective haul routes are protected. Emphasis is on protecting these extractive resource areas from encroachment by sensitive land uses and from development which is incompatible with the existing and future extraction, processing and transportation of extractive resources. Extractive resource areas are identified on the Extractive Resources Overlay Maps in Schedule 2.
- (z) Professional services, creative industries, culture and community activities are valued and contribute to the economy and social fabric of Noosa Shire. While many of these are born from home-based enterprises, there are benefits in allowing them to cluster and concentrate in activity centres such as Noosa Junction where collaboration and growth are facilitated.
- (aa) Dedicated Innovation hubs at the Noosa Business Centre and Peregrine Beach support land uses and activities that promote knowledge creation, education and entrepreneurial activity. The intent for land uses in the innovation hubs is to diversify the Noosa economy in sectors with a focus on creative industry, digital economy, emerging technology, environmental research industry and knowledge industry.

Editors Notes -

Editor's Note—Noosa North Shore is the area of Noosa Shire north of the Noosa River and is bounded by that river, the Pacific Ocean and the Shire's northern boundary.

3.3.6 Transport and Movement

The strategic outcomes for transport and movement by 2041 are:

- (a) Land use and transport are integrated and the transport system supports the preferred settlement pattern, including a focus on 'infill' rather than outlying 'greenfield' development.
- (b) Transport infrastructure that supports public and active transport is concentrated in and around high generating land uses such as activity centres and higher density residential development.
- (c) Urban growth occurs in areas within close proximity to existing transit stations supported by walking and cycling infrastructure.
- (d) Priority is given to places for people rather than places for cars. Transport infrastructure and services prioritise pedestrians, cyclists, motor scooters and public transport over private cars.
- (e) Additional car parking is not at the expense of public open space or the pedestrian amenity of the public realm.
- (f) Park and ride facilities are located on arterial roads on approaches to the busy Noosa coastal areas where they are serviced by frequent, quality bus links to key destinations, with good security and visitor information.
- (g) New development incorporates or supports active public transport infrastructure that connects with existing networks. Development takes into account the future planning of the State's Principal Cycle Network.
- (h) Development produces functional streetscapes that offer safety, amenity, connectivity, legibility and permeability for pedestrians and cyclists.
- (i) New business and community development incorporate secure cycling racks/storage and other end of trip facilities such as washing facilities, as well as parking for motorcycles and scooters.
- (j) An absence of big city symbols in Noosa is important to maintain the character of urban settlements and this means roads are generally two lanes with limited sections of four lanes, roundabouts are preferred to traffic lights, there are no multi-storey car parks, and paid parking is controlled through means other than individual meters.
- (k) Technological solutions to parking management and mobility are adopted to better manage traffic and parking demands, reduce congestion and reduce environmental impacts.
- (l) Development supports the road hierarchy and the provision of a free flowing transport system that protect the safety and amenity of roads for all anticipated users.
- (m) The role the highway and arterial roads serve in the movement of freight is protected with sensitive land uses avoided or buffered along these routes.
- (n) The Noosa Aerodrome off Weyba Drive, Noosaville is retained and operated as the only commercial airstrip within Noosa Shire. Use of the Noosa North Shore airstrip will not be expanded and the airstrip will ultimately be closed.

3.3.7 Infrastructure and Services

The strategic outcomes for infrastructure and services by 2041 are:

- (a) The planning and delivery of efficient, timely and coordinated infrastructure for Noosa Shire occurs to ensure the adequate provision of electricity, water, sewerage, telecommunication and digital networks that support economic growth and meet environmental and social needs.
- (b) Efficient infrastructure delivery and services occur through colocation with other infrastructure wherever possible.
- (c) Existing and future trunk infrastructure corridors are protected from development that would compromise the corridor integrity, and the efficient and sustainable delivery and functioning of infrastructure.
- (d) New developments maximise the capacity, opportunity and viability of existing and future infrastructure and supporting facilities to ensure sustainable management and delivery of services.
- (e) The use of advanced technologies and innovative techniques for the provision of infrastructure and services is encouraged where it can be demonstrated to deliver benefits to the community and minimise environmental impacts.
- (f) Water infrastructure, including water supply, sewerage and stormwater, is provided and sustainably managed on a total water cycle basis to maximise the efficient use of water resources and maintain the health and wellbeing of the community and the environment.
- (g) Development provides for the convenient and safe storage and collection of waste into separate waste streams for recyclables, nonrecyclables, vegetative waste and hazardous material.
- (h) Energy infrastructure meets the needs of the community. The use of renewable energy sources and supplies is promoted.
- (i) Noosa Shire is well serviced by efficient and reliable telecommunications and digital infrastructure to promote community wellbeing and economic development.
- (j) Development contributes to a fair and equitable share of the cost of infrastructure to meet the needs of the community.

3.3.8 Natural Hazards and Resilience

The strategic outcomes for natural hazards and resilience by 2041 are:

- (a) The Noosa community is well informed, resilient and able to adapt and plan for natural hazard and climate change risks.
- (b) Development is designed and located so as not to be affected by natural hazards including flooding, storm surges, landslides, acid sulfate soils, bushfires and coastal erosion. The predicted effects of climate change have been appropriately considered for areas identified as likely to be at risk from natural hazards.
- (c) The Noosa community has a high level of resilience through the identification and mapping of natural hazards and communicating, considering and planning for natural hazard risks.
- (d) Development does not unduly burden disaster management response or recovery capacity and capabilities.
- (e) Design and siting of development improves the adaptive capacity of the community to natural hazards by mitigating or avoiding long term climate risks.
- (f) Development in areas subject to natural hazards is avoided or, where natural hazards cannot be avoided, mitigation or adaptation measures are adopted.
- (g) Development in areas at risk of natural hazards is compatible with the nature of the hazard and does not place people, property, economic activity, social wellbeing and the natural environment at risk.
- (h) Development does not materially increase the impact or severity of the natural hazard and the potential damage.
- (i) Development does not impact on the flood plain and flood conveyance capacity of waterways.
- (j) Development does not increase nature hazard risks for existing or planned communities, people, property or infrastructure through careful siting and design.
- (k) Development is designed to minimise the greenhouse gas contribution to climate change and be resilient to the increased risk of natural disasters.
- (l) Development is designed and operated to maintain and enhance the natural carbon storage potential of the Shire through protection of soil health and effective land management practices.
- (m) Sensitive land uses are protected from the impacts of former mining activities and related hazards.