

31 May 2018

Ms Rachel Hunter  
Director-General  
Department of State Development, Manufacturing, Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

Dear Ms Hunter,

**RE: PROPOSED NOOSA PLANNING SCHEME**

Noosa Council, at its Special Meeting of 29 May 2018, resolved to endorse a proposed new planning scheme for the purpose of a state interest review. This purpose of this letter is to formally give notice to commence the state interest review in accordance with your notice provided to Council dated 21 March 2018.

In preparing the proposed scheme, Council has worked with Mr Garth Nolan, Manager (Planning) and his staff based in your Department's Maroochydore office.

In respect to Step 3 of your notice I advise as follows:

1. An electronic copy of the proposed scheme, including all mapping, has been provided to your Department through the Plan Making Portal.
2. A written statement is enclosed addressing the state interests in the SEQ Regional Plan and State Planning Policy (SPP) which includes –
  - (a) how the state interests are integrated in the planning scheme;
  - (b) reasons why any state interests have not been integrated in the planning scheme:  
and
  - (c) any state interests that are not relevant.
3. A detailed communications strategy (and action plan) is enclosed.
4. A copy of the review undertaken under Section 91 of the former Sustainable Planning Act 2009 is enclosed. This assesses the achievement of the strategic outcomes stated in the current planning scheme since its commencement in 2006.
5. The following background studies which informed the preparation of the proposed scheme are provided on the enclosed USB stick:
  - Agriculture & Agricultural Land
  - Biodiversity Assessment Report
  - Centres Hierarchy
  - Extractive Resources & Minerals
  - Flood Risk Assessment
  - Housing Needs Assessment
  - Landslip Hazard Report
  - Nature-based Tourism Review
  - On-site Effluent Disposal

- Urban Design Locality Summary Report
  - Waterways Assessment Study
  - Noosa Open Space Study 2017
6. Information about consultation with state agencies is enclosed.

A further 'whole of government meeting' with relevant state agencies and Council staff has been scheduled for Monday, 11 June 2018.

The proposed scheme will also include a Local Government Infrastructure Plan which is currently being prepared. A draft of that plan will be provided to your Department in the near future.

Council looks forward to receiving your approval to consult our community on this draft scheme.

Should you have any enquiries in relation to the proposed planning scheme please contact Rowena Skinner on ph. 07 5329 6212 or email [rowena.skinner@noosa.qld.gov.au](mailto:rowena.skinner@noosa.qld.gov.au).

Yours faithfully



Brett de Chastel  
**Chief Executive Officer**



**NOOSA COUNCIL RESPONSE TO THE STATEMENT OF THE STATE INTERESTS  
IN  
THE STATE PLANNING POLICY 2017 AND  
THE SEQ REGIONAL PLAN 2017 - *SHAPING SEQ***

State Interest Information	Comment on how the New Noosa Plan integrates the State Interest
<b>State Planning Policy</b>	
<b>State Interest—housing supply and diversity</b> Diverse, accessible and well-serviced housing and land for housing is provided and supports affordable housing outcomes.	
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> <li>(1) Land for housing development and re-development in areas that are accessible and well connected to services, employment and infrastructure are identified.</li> <li>(2) The development of residential land is facilitated to address and cater for all groups in the current and projected demographic, economic and social profile of the local government area, including households on low to moderate incomes.</li> <li>(3) A diverse, affordable and comprehensive range of housing options in accessible and well-serviced locations, is facilitated through:               <ol style="list-style-type: none"> <li>(a) appropriate, responsive and proactive zoning</li> <li>(b) supporting an appropriate mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living</li> <li>(c) considering incentives to promote affordable and social housing outcomes, particularly in areas in close proximity to services and amenities.</li> </ol> </li> <li>(4) Best practice, innovative, and adaptable housing design and siting is provided for and encouraged.</li> <li>(5) Sufficient land for housing is provided in appropriate locations to support the projected non-resident workforce population associated with approved largescale mining, agriculture, industry or infrastructure projects.</li> </ol>	<ol style="list-style-type: none"> <li>(1) All of the urban communities along the easternmost coastline, the towns of Noosa Heads, Noosaville and Tewantin and hinterland towns and villages will have land zoned for future housing but mostly in circumstances of re-development. Access, community services and employment opportunities are planned to service these established places, with employment occurring primarily in centres, industrial areas and larger community facilities.</li> <li>(2) Council commissioned a Housing Needs Assessment and has acted on many of the recommendations within it, designed to improve the match between household sizes and varying needs compared to the size of dwellings constructed.</li> <li>(3) Noosa Shire will have an increased amount of land zoned for attached housing outcomes (the 'missing middle'). Levels of assessment for most forms of attached housing have been lowered to code assessment. Aged care opportunities have been expanded in the coastal areas and Cooroy. Incentives for small dwellings, in the form of gross floor area provisions and water supply infrastructure charges will be implemented.</li> <li>(4) Provisions within the Queensland Development Code will be complemented by local provisions regarding setbacks and site coverage so as to ensure the size of the housing is commensurate with the size of the lot, creating livable environments with access to sunlight and breezes.</li> <li>(5) Not relevant to Noosa Shire</li> </ol>



## State interest—liveable communities

Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.

The planning scheme is to appropriately integrate the state interest by:

### Built and natural environment:

- (1) High quality urban design and place making outcomes are facilitated and promote:
  - (a) affordable living and sustainable and complete communities
  - (b) attractive, adaptable, accessible and inclusive built environments
  - (c) personal safety and security
  - (d) functional, accessible, legible and connected spaces
  - (e) community identity through considering local features, character, needs and aspirations.
- (2) Vibrant places and spaces, and diverse communities that meet lifestyle needs are facilitated by:
  - (a) good neighbourhood planning and centre design
  - (b) a mix of land uses that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community
  - (c) consolidating urban development in and around existing settlements
  - (d) higher density development in accessible and well-serviced locations
  - (e) efficient use of established infrastructure and services
  - (f) supporting a range of formal and informal sporting, recreational and community activities.
- (3) Development is designed to:
  - (a) value and nurture local landscape character and the natural environment
  - (b) maintain or enhance important cultural landscapes and areas of high scenic amenity, including important views and vistas that contribute to natural and visual amenity
  - (c) maintain or enhance opportunities for public access and use of the natural environment.

### Infrastructure and services:

- (4) Connected pedestrian, cycling and public transport infrastructure networks

### Built and natural environment:

- (1) Noosa is acknowledged as a collection of well established towns and villages each with their own distinctive character. The New Noosa Plan continues the locality approach that assists in reflecting special local character and identity. Local distinctions are reflected by provisions at the strategic framework level and in the local area codes.
  - (a) Council has considered the recommendations of the Housing Needs Assessment to identify key approaches for addressing affordable living and thereby supporting complete communities. New provisions include:
    - Increased floor space yield if development is small dwelling units in Medium and High Density Residential Zones.
    - Provisions for rooming accommodation.
    - Increased residential yield in centres for small dwellings.
    - Provision for a small separate dwelling in conjunction with houses but with the site not further divided. (This provision is for a particular form of dual occupancy and is separate to secondary dwellings as it can be independently let).
    - Development of a new inclusive community at the Noosa Business Centre with ready access to services, employment and transport.
  - (b) Each local centre will have a Framework and Character Plan that supports improvements to the public realm and is positive towards local character and the safety and convenience of all future users. These plans have been prepared with assistance from Urban Design consultants. The New Noosa Plan will be supported by a non-statutory document titled 'Noosa Design Principles' that offers guidance to developers interested in closer attention to design.
  - (c) Additional provisions have been included promoting design outcomes that afford improved safety and security.
  - (d) See (b) above.
  - (e) See (b) above plus an overlay will be applied to buildings with local heritage values with a corresponding code to encourage retention of those values.

are facilitated and provided.

- (5) Community facilities and services, including education facilities (state and non-state providers), health facilities, emergency services, arts and cultural infrastructure, and sport, recreation and cultural facilities are well-located, cost-effective and multi-functional.
- (6) Connection to fibre-optic telecommunications infrastructure (e.g. broadband) is supported in greenfield areas.
- (7) All development accessed by common private title is provided with appropriate fire hydrant infrastructure and has unimpeded access for emergency service vehicles to protect people, property and the environment.

(2) Council is very supportive of our local places becoming more vibrant, diverse and appropriate to local lifestyle opportunities. The New Noosa Plan encourages accommodation in the larger centres to bring additional life and vibrancy. A review of the style of dwelling opportunities around centres has resulted in new provisions which allow a greater residential yield at Noosa Junction and the Noosa Business Centre. It is preferred that these residential outcomes be in the form of small dwellings. This is one of the approaches to address the mis-match between the accommodation needs of the Noosa community and the larger size and higher price of housing favoured by developers.

(3) More than 30% of land in Noosa Shire has a tenure reflecting a conservation status. Very extensive areas of highly scenic and highly biodiverse natural areas are located across the shire. Many of these areas are within convenient proximity and accessible to the various local communities. Important scenic areas and landscapes and vistas are protected through the scheme. In addition there is an extensive network of local parks and sports grounds predominantly in the area between Noosa Heads, Noosaville and Cooroy. Larger development proposals have been required to dedicate land suitable for local parks. Developments in Noosa have been and will continue to be of a size that only support informal recreation opportunities. The four significant sporting complexes in Noosa have been established by either Council or through State lease. Council has incorporated findings of a Sports and Active Recreation Plan and Open Space Study and has ensured land is appropriately zoned for recreation and conservation to support community needs. In addition, the planning scheme supports small scale and short term accommodation developments near the hinterland Noosa Trail network.

**Infrastructure and services:**

- (4) There are general provisions promoting improved opportunities for alternate transport, including public transport and active transport, and more specific provisions are built around the Framework and Character Plans for the local centres. These provisions support Council's Transport Strategy. More specific provisions have been drafted for a future transit centre at the Noosa Business Centre.
- (5) Development in Noosa has been slow and incremental over the past 15 or more years. This has occurred as extensions and infill of existing places. The principal fabric of Noosa has been long established and there has been an absence of emerging communities in the form of larger greenfield estates. Consequently many

	<p>community facilities grow incrementally also. The New Noosa Plan allows for a continued evolution of that form of development with updated provisions towards the provision or expansion of community facilities. There will be instances where community facilities outgrow their premises and new locations are sought. This is common for tertiary education and specialist medical providers. The Noosa Business Centre is identified as the preferred destination for larger examples of these types of uses which are unable to be accommodated in other centres.</p> <p>(6) The Reconfiguring a Lot code continues the practice of requiring conduits for telecommunications to be installed in new developments.</p> <p>(7) The provisions of the SPP code for <i>Fire services in developments accessed by common private title</i> have been incorporated.</p>
<p><b>State interest—agriculture</b></p> <p>The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.</p>	
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> <li>(1) Agriculture and agricultural development opportunities are promoted and enhanced in important agricultural areas (IAAs).</li> <li>(2) Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by: <ol style="list-style-type: none"> <li>(a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture</li> <li>(b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land.</li> <li>(c) maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land.</li> </ol> </li> <li>(3) Fisheries resources are protected from development that compromises long-term fisheries productivity, sustainability and accessibility.</li> <li>(4) Growth in agricultural production and a strong agriculture industry is facilitated by: <ol style="list-style-type: none"> <li>(a) promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations</li> <li>(b) protecting existing intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture, from</li> </ol> </li> </ol>	<p>As allowed for in the State Planning Policy, Council undertook its own study into Agriculture and Agricultural Lands in an effort to not only determine and appreciate the importance of agriculture to Noosa Shire and identify potential opportunities for growth in that sector but to also protect lands which may contribute to the sector long term. These are not limited to ALC Class A and B but also include pastures (Class C lands) because pasture fed beef is likely to be one of the strongest sub-sectors in the future. Aquaculture also has significant potential and is not reliant on ALC A&amp;B lands.</p> <ol style="list-style-type: none"> <li>(1) With specific regard to IAAS, the State’s mapping indicate coverage of only a small portion of the Shire, predominantly the southern portion of the Shire, around Black Mountain, Ridgewood and Doonan as well as a small number of properties to the north west of Kin Kin. It does not specifically match the best soils and in fact has some overlap with other State Interests such as threatened wildlife habitat and water resource catchment and even with the SEQ Regional Plan Rural Living Designation where well established acreage lifestyle lots already prevail.</li> </ol> <p>A more locally accurate <i>Agricultural Land Conservation Area</i> has been created and shown on an overlay map in the new planning scheme. Within this area priority is given to agricultural pursuits and development within the Rural Zone and Rural Residential Zone will be subject to code requirements that do not hamper or conflict with agricultural pursuits on surrounding properties.</p> <ol style="list-style-type: none"> <li>(2) Agricultural land (Classes A, B and C) will be afforded protection under the New Noosa Plan in the following ways:</li> </ol>

<p>encroachment by development that is incompatible and/or would compromise the safe and effective operation of the existing activity</p> <ul style="list-style-type: none"> <li>(c) locating new development (such as sensitive land uses or land uses that present biosecurity risks for agriculture) in areas that avoid or minimise potential for conflict with existing agricultural uses through the provision of adequate separation areas or other measures</li> <li>(d) facilitating opportunities for co-existence with development that is complementary to agricultural uses that do not reduce agricultural productivity (e.g. on-farm processing, farm gate sales, agricultural tourism etc)</li> <li>(e) considering the provision of infrastructure and services necessary to support a strong agriculture industry and associated agricultural supply chains</li> <li>(f) ensuring development on, or adjacent to, the stock route network does not compromise the network's primary use for moving stock on foot, and other uses and values including grazing, environmental, recreational, cultural heritage, and tourism values).</li> </ul>	<ul style="list-style-type: none"> <li>(a) A minimum lot size is applied to the Rural Zone in Noosa Shire in recognition of the importance of supporting rural pursuits and the avoidance of further fragmentation or creation of lifestyle lots. The 100 ha minimum lot size continues in conjunction with the new SEQ Regional Plan. There are very few instances where allotments of more than 200 ha remain and the prospects of further subdivision are very limited.</li> <li>(b) With the exception of rural villages like Kin Kin and the Lake Coorobah village lots, land outside of the Rural Living Designation or Urban Footprint are for the most part included in the Rural Zone regardless of size.</li> <li>(c) Development that is incompatible with agricultural activities is not to be located on <i>Agricultural Land Conservation Area</i> and an adequate separation area between the development and the Agricultural Land Conservation Area is required.</li> <li>(d) Sensitive land uses have specified setback distances to land in the <i>Agricultural Land Conservation Area</i>.</li> <li>(e) Uses consistent in the Rural Zone are generally compatible with agriculture and where a use such as visitor accommodation is proposed on <i>Agricultural Land Conservation Area</i> it is of a temporary or semi-permanent nature (such as tents, yurts, relocatable dwellings or recreational vehicles) or it adaptively reuses well-established rural buildings.</li> </ul> <p>(3) The New Noosa Plan continues with provisions that aim to protect the biodiversity values and open space networks of the natural landscape. This approach includes ongoing care and protection to the health of waterways and riparian areas that support marine life, and the catchments in general.</p> <p>(4) The planning scheme contains various provisions aimed at supporting growth in the agricultural sector, specifically in sustainable agriculture that aligns with the "clean green" values of the Noosa community and its Biosphere recognition and where production has a ready market in the strong local food and hospitality sectors.</p> <p>Agriculture and rural activity provisions are bled through every level of the Scheme, from the Strategic Framework, the local area plans, zones codes, use codes and works codes including acknowledgements of the value of a sustainable agricultural sector and policies that support growth in both traditional and emerging rural enterprises.</p> <p>Historically Noosa Shire has been extensively subdivided into smaller lots to facilitate lifestyle opportunities in a rural setting. Consequentially the prospect of</p>
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	<p>establishing new intensive animal industries is low. They will be subject to impact assessment and are not supported in the water catchment, riparian buffer areas or areas subject to flooding.</p> <p>Intensive horticulture, rural industries and larger aquaculture operations will also be assessed on their merit having consideration to elements such as water and chemical runoff and landscape modification.</p> <p>As most agricultural activities in Noosa Shire offer only part-time employment, it is desirable to offer additional on-farm opportunities to supplement that income. This will include home-based businesses and value adding processes. Various appropriate income producing land uses are able to be established on the same site as agricultural activities where they are compatible with agriculture. B&amp;B's, farmstays, cooking schools and farm gate sales are obvious examples.</p> <p>The planning scheme allows for support services and supply chain uses that assist the viability of agriculture. For instance roadside stalls and farm gate businesses are allowed, agricultural supply stores are allowed for in rural towns and villages, farmers markets are supported and rural industries (such as packing sheds) are allowed in the Rural Zone.</p> <p>There are no stock routes in Noosa Shire.</p>
<p><b>State interest—development and construction</b></p> <p>Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.</p>	
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> <li>(1) A sufficient supply of suitable land for residential, retail, commercial, industrial and mixed use development is identified that considers: <ol style="list-style-type: none"> <li>(a) existing and anticipated demand</li> <li>(b) the physical constraints of the land</li> <li>(c) surrounding land uses</li> <li>(d) the availability of, and proximity to, essential infrastructure required to service and support such development.</li> </ol> </li> <li>(2) Appropriate infrastructure required to support all land uses is planned for and provided.</li> <li>(3) Mixed use development is achieved by appropriately zoning the land.</li> </ol>	<ol style="list-style-type: none"> <li>(1) The New Noosa Plan continues the general land use patterns established by The Noosa Plan 2006 and former planning schemes. The SEQ Regional Plan outcomes have been accounted for and there is sufficient capacity to meet projected requirements of that plan for the 20 year period estimated from the approval of this plan, being 2039.</li> </ol> <p>Natural hazards and environment values have been the subject of further technical studies and those findings have been incorporated in updated mapping. This includes flooding, coastal hazards, bushfire, landslide and acid sulfate soils, climate change, biodiversity and waterways. Other planning studies such as the Housing Needs Assessment and Hierarchy of Activity Centres assisted in determining the allocation of land for residential, retail, commercial and mixed</p>

<p>(4) An appropriate mix of lot sizes and configurations for residential, retail, commercial, mixed use and industrial development is provided for in response to the diverse needs of these uses and ancillary activities.</p> <p>(5) Efficient delivery of development is facilitated by the adoption of the lowest appropriate level of assessment for development that is consistent with the purpose of the zone.</p> <p>(6) Land uses are consistent with the purpose of the zone.</p> <p>(7) State development areas and Priority Development Areas are:</p> <p>(a) identified and appropriately considered in terms of their planning intent</p> <p>(b) supported by compatible and complementary land uses and services on surrounding land.</p> <p>(8) Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.</p>	<p>use development and the provisions for development of those areas. Essential infrastructure has the capacity or is capable of being augmented to service the development outcomes anticipated under the New Noosa Plan.</p> <p>(2) The process of preparing a new Local Government Infrastructure Plan identifies specific infrastructure needs.</p> <p>(3) Hastings Street in Noosa Heads highlights the successful opportunities for undertaking mixed use developments. That particular model does not translate readily to other areas but Council has intentions to enliven other activity centres particularly Noosa Junction and the Noosa Business Centre with mixed use outcomes.</p> <p>(4) There has been reassessment of the requirements for lot sizes and configurations for commercial, retail and industrial development.</p> <p>(5) Provisions relating to levels of assessment have regard to the intended purpose of each zone and past experiences in assessment of the various forms of development.</p> <p>(6) (Refer to 5 above)</p> <p>(7) Not relevant - there are no State development areas or Priority development areas within Noosa Shire.</p> <p>(8) The zoning of government owned land generally reflects any known intended use outcomes. Consultation occurred with the Department of Natural Resources, Mines and Energy in respect to zoning outcomes for various properties under their particular control.</p>
<p><b>State interest—mining and extractive resources</b></p> <p>Extractive resources are protected and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use conflicts where possible.</p>	
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p><b>For extractive resources:</b></p> <p>(1) Key resource areas (KRAs) are identified, including the resource/ processing area, separation area, transport route and transport route separation area.</p> <p>(2) KRAs are protected by:</p> <p>(a) maintaining the long-term availability of the extractive resource and access to the KRA</p>	<p><b>For extractive resources:</b></p> <p>(1) Council has prepared a planning study addressing extractive resources and minerals and it provides an overview of current KRAs, local resource areas, coal exploration permits and mineral production permits. The planning study makes recommendations including about the future of certain local resource areas.</p> <p>The New Noosa Plan has been informed by current State Planning Policy and State mapping of key resource areas (KRAs) including the resource/processing areas,</p>



<p>(b) avoiding new sensitive land uses and other incompatible land uses within the resource/ processing area and the related separation area of a KRA that could impede the extraction of the resource</p> <p>(c) avoiding land uses along the transport route and transport route separation area of a KRA that are likely to compromise the ongoing use of the route for the haulage of extractive materials</p> <p>(d) avoiding new development adjacent to the transport route that is likely to adversely affect the safe and efficient transportation of the extractive resource</p> <p><b>For coal, mineral, petroleum and gas resources:</b></p> <p>(3) The importance of areas identified as having valuable minerals, coal, petroleum and gas resources, and areas of mining and resource tenures are considered.</p> <p>(4) Opportunities for mutually beneficial co-existence between coal, minerals, petroleum and gas resource development operations and other land uses are facilitated.</p> <p>(5) The location of specified petroleum infrastructure is considered.</p>	<p>separation areas, transport route and transport route separation areas for Noosa Shire.</p> <p>(2) Key Resource Areas are identified in the Strategic Framework mapping and Extractive Resource Overlay.</p> <p>Key Resource Area 56- Ringtail Creek is consistent with the latest State mapping. Key Resource Area 57 Wahpunga Range reflects the proposed draft amendments to the alignment of KRA 57 provided by the Department of Natural Resources and Mines through correspondence dated 11 January 2017.</p> <p>The latest information available from the Department of Natural Resources and Mines – Local Area Mining Permit Report dated 18 April 2018 has informed local resource area mapping. Local resources areas with current mining leases and operations are mapped as resource areas in the Strategic Framework and Extractive Resource overlay.</p> <p>(a) Provisions have been included that support the continued availability of extractive resources.</p> <p>(b) Provisions are also aimed at the protection of KRAs, including provisions for assessing sensitive land uses and other potentially incompatible land uses when proposed in proximity to a KRA. An overlay approach is used with an associated code consistent with the State Planning Policy.</p> <p>(c) and (d) Provisions are included for separation distances between resource/ processing areas of the KRAs, the viability of the relevant transport route (including separation areas) and sensitive land uses. .</p> <p><b>For coal, mineral, petroleum and gas resources:</b></p> <p>(3) Following consideration of coal exploration permits and mineral production permits that are in existence in Noosa Shire Council concluded there was no requirement for special provisions at this time.</p> <p>(4) Currently there are no resource projects that have progressed beyond exploration permit stage. No opportunities as described are yet to be identified.</p> <p>(5) A proposed gas pipeline has been identified through Noosa Shire and the route is identified in the Water Catchment and Gas Pipeline Overlay and Code.</p>
<p><b>State interest—tourism</b></p>	

Tourism planning and development opportunities that are appropriate and sustainable are supported; and the social, cultural and natural values underpinning the tourism developments are protected to maximise economic growth.

The planning scheme is to appropriately integrate the state interest by:

- (1) The findings of state endorsed tourism studies and plans are considered and reflected where relevant.
- (2) Existing and potential opportunities, localities or areas appropriate for tourism development are identified and protected.
- (3) The delivery of sustainable tourism development is facilitated where it:
  - (a) is complementary to and compatible with other land uses, including sensitive land uses
  - (b) promotes the protection or enhancement of the character, landscape and visual amenity, and the economic, social, cultural and environmental values of the natural and built assets associated with the tourism development.
- (4) Appropriate infrastructure to support and enable tourism development is planned for.

- (1) Tourism is acknowledged as a key driver that underpins the Noosa economy. The Sunshine Coast Tourism Region Destination Tourism Plan 2014 gives some overview guidance but is broad and now somewhat dated. The Noosa Tourism Strategy covers the period 2017 – 2022 and acknowledges the importance of the sector. Almost \$1bn was derived from Tourism in the 12 months preceding September 2016. The strategy has a key action to promote overnight visitation and longer stays.
- (2) Council undertook study that reviews the Centres Hierarchy including both commercial centres and coastal urban visitor centres. Additionally a study on the opportunities for and feasibility of nature-based and eco-tourism throughout the hinterland was done. This led to provisions being applied for the Rural and Rural Residential zones.
- (3) The New Noosa Plan will include provisions that identify and protect opportunities for existing and future tourism development. These provisions will include the nomination of potential sites for future tourism development, particularly accommodation and recognition to the principal visitor activity areas, such as Hastings Street and Gympie Terrace.
- (4) The Strategic Framework informs the overall land-use strategy and reinforces the significance of the tourism sector to the Noosa economy. The Tourist Accommodation zone has been applied to the primary visitor areas. The extent of this zone is significantly larger than the current Visitor Mixed Use zone. Precincts have been applied to the Hastings Street and Noosa Junction centres to acknowledge the prospect of late night entertainment and associated noise, for the information of both visitors and nearby residents. In addition to provisions for accommodation there has been consideration to uses that support tourism including shops and restaurants and bars.

Tourism in Noosa North Shore and the hinterland areas has also been assessed and there are opportunities for hinterland property owners to offer accommodation opportunities including nature based tourism. B&B style accommodation will have a reduced level of assessment in residential areas. However with increasing concerns from residents in suburban areas regarding non-resident houses being used for holiday housing, Council has included a Short Stay Area map to indicate

	where this form of visitor accommodation (eg airbnbs and Stayz) is more acceptable.
<p><b>State interest—biodiversity</b></p> <p>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</p>	
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> <li>(1) Development is located in areas to avoid significant impacts on matters of national environmental significance and considers the requirements of the Environment Protection and Biodiversity Conservation Act 1999.</li> <li>(2) Matters of state environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.</li> <li>(3) Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.</li> <li>(4) Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.</li> <li>(5) Viable koala populations in South East Queensland are protected by conserving and enhancing koala habitat extent and condition.</li> </ol>	<ol style="list-style-type: none"> <li>(1) Council has prepared a Biodiversity Assessment which reviews the areas of national, state and local environmental significance and sets out appropriate measures and mapping for the New Noosa Plan.</li> <li>(2) Provisions are included in the strategic framework, in the mapping and the codes to recognise matters of environmental significance; to discourage inappropriate land uses; and to avoid, minimise or mitigate adverse impacts from development and vegetation clearing.</li> <li>(3) A Biodiversity, Waterways and Wetlands Overlay Code and Water Quality Code contain provisions to protect and enhance environmental values and biodiversity and provide for rehabilitation and compensatory plantings where vegetation is removed.</li> <li>(4) Ecological linkages are identified on the Strategic Framework Environment and Biodiversity map and the provisions in the biodiversity code require protection of ecological processes, wildlife habitat and connectivity.</li> <li>(5) Council has adopted a Koala Conservation Plan and new mapping has been prepared to identify known and potential habitat based on koala records. Provisions to koala habitat and connectivity is provided in the biodiversity code.</li> </ol>
<p><b>State interest—coastal environment</b></p> <p>The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.</p>	
<p>The planning scheme is to appropriately integrate the state interest by:</p> <p><b>Protection of the coastal environment:</b></p> <ol style="list-style-type: none"> <li>(1) Coastal processes and coastal resources statewide, including in the Great Barrier Reef catchment, are protected by: <ol style="list-style-type: none"> <li>(a) concentrating future development in existing urban areas through infill and redevelopment</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>(1) The strategic framework and Coastal Protection Overlay Code addresses coastal processes and coastal resources. The intention is to protect important natural coastal processes, scenic amenity and coastal landscapes. Impacts to coastal processes and resources are to be avoided or minimised. Provisions are included to avoid coastal protection works or to permit such works only as a last resort.</li> </ol>

<p>(b) conserving the natural state of landforms, wetlands and native vegetation in the coastal management district</p> <p>(c) maintaining or enhancing the scenic amenity and aesthetic values of important natural coastal landscapes, views and vistas</p> <p>(2) Development of canals, dry land marinas, artificial waterways or marine infrastructure avoids adverse impacts on coastal resources and processes.</p> <p>(3) Reclamation of land under tidal water is avoided other than for the purpose of:</p> <p>(a) coastal-dependent development, public marine development or community infrastructure, where there is no reasonable alternative; or</p> <p>(b) strategic ports, priority ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan, or statutory master plan; or</p> <p>(c) coastal protection works or work necessary to protect coastal resources or coastal processes.</p> <p><b>Development in the coastal environment:</b></p> <p>(4) Coastal-dependent development in areas adjoining tidal water is facilitated in preference to other types of development.</p> <p>(5) Opportunities for public use of and access to, and along, state coastal land is maintained or enhanced in a way that protects or enhances public safety and coastal resources.</p>	<p>Council's coastal hazard adaptation study (prepared as part of the State's QCoast 2100 project) assesses and maps coastal erosion hazards for 2040, 2070 and 2100.</p> <p>The preferred development approach is to permit new development or redevelopment in existing urban areas but only where it results in a non-worsening of impacts on coastal processes and resources or the adaptive capacity of the coastal zone and ensures buildings, infrastructure and people will not be at risk. Additional coastal building lines have been mapped and development is not encroach into the 2100 erosion prone area. Some allowance has been made for cantilevered balconies and decks that extent beyond the coastal building lines and provided they do not extent into the 2070 erosion hazard area.</p> <p>Coastal areas outside existing urban settlements are to remain undeveloped (no additional intensification) or within protected tenure, primarily National Park.</p> <p>(2) – (3) Council is very conscious of the risks associated with undertaking development of marine infrastructure in coastal and riverine locations. There are no prospects for additional canals, dry land marinas or other forms of artificial waterways in Noosa Shire. Council is not aware of any prospects of land being reclaimed from under tidal water except in respect to beach nourishment.</p> <p><b>Development in the coastal environment:</b></p> <p>(3) The coastal areas of Noosa have already achieved their anticipated level of development for the long-term. Therefore the prospect of new development of coastal areas is not anticipated, other than minor infill development of remaining lots and minor building extensions.</p> <p>(4) Public access to coastal waters and the foreshore is largely in place although incremental improvements will be undertaken over time, such as upgrading of the Park Road boardwalk near Hastings Street, Noosa Heads. Council discourages private access over foreshore land by individual property owners in coastal areas. These issues is reinforced in the strategic framework and code provisions.</p>
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### State interest—cultural heritage

The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.

The planning scheme is to appropriately integrate the state interest by:

#### Aboriginal and Torres Strait Islander cultural heritage:

- (1) Matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage are appropriately conserved and considered to support the requirements of the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003.

#### World and national cultural heritage:

- (2) Adverse impacts on the cultural heritage significance of world heritage properties and national heritage places prescribed under the Environment Protection and Biodiversity Conservation Act 1999 are avoided.

#### State cultural heritage:

- (3) Adverse impacts on the cultural heritage significance of state heritage places are avoided.

#### Local cultural heritage:

- (4) Local heritage places and local heritage areas important to the history of the local government area are identified, including a statement of the local cultural heritage significance of the place or area.
- (5) Development of local heritage places or local heritage areas does not compromise the cultural heritage significance of the place or area by:
  - (a) avoiding adverse impacts on the cultural heritage significance of the place or area; or
  - (b) minimising and mitigating unavoidable adverse impacts on the cultural heritage significance of the place or area.
- (6) The conservation and adaptive reuse of local heritage places and local heritage areas are facilitated so that the cultural heritage significance is retained.

#### Aboriginal and Torres Strait Islander cultural heritage:

- (1) The extensive protection of biodiversity values, the natural landscape, coastal environment and waterways plays a major part in protecting Aboriginal cultural heritage values of Noosa Shire. Provisions in the Strategic Framework and codes serve to protect landscape heritage and scenic amenity values of Indigenous significance.

#### World and national cultural heritage:

- (2) Not relevant – Noosa Shire contains no areas designated as being of world heritage or national heritage significance.

#### State cultural heritage & Local cultural heritage:

- (3) through (6) The planning scheme continues with the approach of mapping sites and character areas of significant heritage (state and local). A Heritage Overlay map and code provisions identify and support the retention of heritage values in the design and siting of development proposals. Adaptive re-use is preferred to demolition. Re-location, though an option, is not preferred.

**State interest—water quality**

The environmental values and quality of Queensland waters are protected and enhanced.

The planning scheme is to appropriately integrate the state interest by:

- (1) Development facilitates the protection or enhancement of environmental values and the achievement of water quality objectives for Queensland waters.
  - (2) Land zoned for urban purposes is located in areas that avoid or minimise the disturbance to:
    - (a) high risk soils
    - (b) high ecological value aquatic ecosystems
    - (c) groundwater dependent ecosystems
    - (d) natural drainage lines and landform features.
  - (3) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from:
    - (a) altered stormwater quality and hydrology
    - (b) waste water (other than contaminated stormwater and sewage)
    - (c) the creation or expansion of non-tidal artificial waterways
    - (d) the release and mobilisation of nutrients and sediments.
  - (4) At the construction phase, development achieves the applicable stormwater management design objectives in table A (appendix 2).
  - (5) At the post-construction phase, development:
    - (a) achieves the applicable stormwater management design objectives on-site, as identified in table B (appendix 2); or
    - (b) achieves an alternative locally appropriate solution off-site that achieves an equivalent or improved water quality outcome to the relevant stormwater management design objectives in table B (appendix 2).
  - (6) Development in water resource catchments and water supply buffer areas avoids potential adverse impacts on surface waters and groundwaters to protect drinking water supply environmental values.
- (1) Appropriate provisions have been included in the strategic framework and biodiversity and water quality codes addressing the protection of riparian areas, waterways, the quality of surface water and ground water and the principles of total water cycle management and water sensitive urban design. Waters are mapped and are afforded protection through riparian buffers to help avoid loss of riparian vegetation and protect water quality and stream values.
  - (2) Environmental values of water ways have been considered when allocating zones that allow urban forms of development. Waters with environmental values have been appropriately zoned for conservation or other non-urban zonings where the council seeks to avoid development in and around these values. Council is in discussions with the state regarding the development of ground water mapping. Code provisions seek to protect ground water resources and groundwater dependent ecosystems. Landslip areas, acid sulfate soil areas, waterway corridors, drainage lines and water resource catchments are mapped through the planning scheme with provisions to support the management of hazards and protection of resources.
  - (3) Codes and related planning scheme policies require that development avoids or minimises any adverse effects on the environment and water quality as a result of run-off or the release of waters from that development.
  - (4) Stormwater management design objectives and measures are to be adopted for development in a manner appropriate to the local climate and environment of Noosa Shire.
  - (5) Measures are written into the code to safeguard water quality post construction and to ensure ongoing maintenance costs are sustainable.
  - (6) Two water resource catchments and buffers are mapped and provisions there included in the erosion and sediment code, water quality code and Water Resources and Gas Pipeline Overlay Code to discourage increases in development activity or subdivision of land within those catchments.

**State interest—emissions and hazardous activities**



Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.

The planning scheme is to appropriately integrate the state interest by:

**Protection from emissions and hazardous activities:**

- (1) Industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities are located, designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment.
- (2) Activities involving the use, storage and disposal of hazardous materials and prescribed hazardous chemicals, dangerous goods, and flammable or combustible substances are located and managed to minimise the health and safety risks to communities and individuals.
- (3) Prescribed hazardous chemicals, stored in a flood hazard area (where exceeding the hazardous chemicals flood hazard threshold), are located to minimise the risk of inundation and dispersion.
- (4) Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including:
  - (a) former mining activities and related hazards (e.g. disused underground mines, tunnels and shafts)
  - (b) former landfill and refuse sites
  - (c) contaminated land.

**Protection of industrial development, major infrastructure, and sport and recreation facilities from encroachment:**

- (5) Protect the following existing and approved land uses or areas from encroachment by development that would compromise the ability of the land use to function safely and effectively:
  - (a) Medium-impact, high-impact and special industries.
  - (b) Extractive industries.
  - (c) Hazardous chemical facilities.
  - (d) Explosives facilities and explosives reserves.
  - (e) High pressure gas pipelines.
  - (f) Waste management facilities.
  - (g) Sewage treatment plants.

**Protection from emissions and hazardous activities:**

- (1) The Strategic framework provides high level guidance about the importance of these areas and the need for their ongoing availability. This may require protection of a responsible relationship between emitting or hazardous uses and sensitive land uses. The New Noosa Plan appropriately zones industrial areas, sport, recreation and entertainment sites, waste and sewerage facilities and sensitive land uses (with consideration to buffers). There is no major gas infrastructure currently in Noosa Shire. There is a future gas pipeline route proposed in the Shire and this potential infrastructure and buffer are acknowledged in the Strategic framework and by an overlay and associated code.
- (2) Council is not aware of any existing development in Noosa Shire that would be considered as a major hazard facility. It is also unlikely that such a development would seek to locate in Noosa Shire. However provisions for the industrial zones address the avoidance of off-site impacts arising from hazardous materials and chemicals.
- (3) Council considers the uses that would involve the storage of a significant amount of hazardous chemicals are not likely to be found in areas vulnerable to inundation by floodwaters. The New Noosa does not contemplate zoning for development that would involve hazardous chemicals becoming permissible in an area subject to flooding.
- (4) Former landfill, refuse and mining sites are few in number and are located in areas where no intensification of land uses is contemplated. Extractive industry sites have in more recent times been subjected to conditions requiring site remediation. This policy approach will continue. Development assessment has appropriate approaches for sites classified as contaminated.

**Protection of industrial development, major infrastructure, and sport and recreation facilities from encroachment:**

<p>(h) Industrial land in a state development area, or an enterprise opportunity area or employment opportunity area identified in a regional plan.</p> <p>(i) Major sport, recreation and entertainment facilities.</p> <p>(j) Shooting facilities.</p> <p>(k) Motor sport facilities.</p> <p><b>Mitigation of adverse impacts from emissions and hazardous activities:</b></p> <p>(6) Development that is incompatible with the existing and approved land uses or areas included in policy 5 above, is located to avoid adverse impacts of environmental emissions, or health and safety risks, and where the impacts cannot be practicably avoided, development is designed to minimise the impacts.</p> <p><b>Acid sulfate soil affected areas:</b></p> <p>(7) Protect the natural and built environment, and human health from potential adverse impacts of acid sulfate soils by:</p> <p>(a) identifying areas with high probability of containing acid sulfate soils</p> <p>(b) providing preference to land uses that will avoid, or where avoidance is not practicable, minimise the disturbance of acid sulfate soils</p> <p>(c) including requirements for managing the disturbance of acid sulfate soils to avoid or minimise the mobilisation and release of acid, iron or other contaminants.</p>	<p>(5) Those activities from the list that are present or likely to be present in Noosa Shire are acknowledged in the Strategic framework, the zoning arrangement and codes that minimise risk through encroachment by sensitive land uses or other incompatible development.</p> <p><b>Mitigation of adverse impacts from emissions and hazardous activities:</b></p> <p>(6) The Strategic framework, the zoning arrangement and codes minimise risk through encroachment by sensitive land uses or other incompatible development or if impacts are unavoidable then the provisions direct that these are minimised.</p> <p><b>Acid sulfate soil affected areas:</b></p> <p>(7) Areas susceptible to acid sulfate soils have been reviewed with reference to information provided by the State government department. A map overlay for these areas has been included in the New Noosa Plan and an associated code with provisions addressing management of potential acid sulfate soil. No additional zoning entitlements have been proposed for land that might be susceptible to the presence of acid sulfate soils.</p>
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**State interest—natural hazards, risk and resilience**

The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.

The planning scheme is to appropriately integrate the state interest by:

- (1) Natural hazard areas are identified, including:
  - (a) bushfire prone areas
  - (b) flood hazard areas
  - (c) landslide hazard areas
  - (d) storm tide inundation areas
  - (e) erosion prone areas.
- (2) A fit-for-purpose risk assessment is undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas.

**Bushfire, flood, landslide, storm tide inundation, and erosion prone areas:**

- (3) Land in an erosion prone area is not to be used for urban purposes, unless the land is located in:
  - (a) an urban area in a planning scheme; or
  - (b) an urban footprint identified in a regional plan.
- (4) Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas:
  - (a) avoids the natural hazard area; or
  - (b) where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.
- (5) Development in natural hazard areas:
  - (a) supports, and does not hinder disaster management capacity and capabilities
  - (b) directly, indirectly and cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties
  - (c) avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard

- (1) Council has undertaken investigations to identify the natural hazard areas associated with risks from flood, bushfire, landslide, stormtide inundation, coastal erosion and climate change. These areas have been mapped and use to prepare overlays in the New Noosa Plan.

The State government bushfire hazard maps has been used as the basis of the bushfire hazard overlay mapping.

New catchment flood models for Six Mile Creek Catchment and Noosa River Catchment has been used to prepare the flood hazard overlay mapping. The mapping shows the 1%AEP flood extent to year 2100. Stormtide inundation areas have also been mapped for year 2100 and incorporated in the overlay.

- (2) A Flood Risk assessment for the coastal urban areas has been prepared to assess the level of risk and suitable approaches for flood planning and management including planning scheme responses. Some areas that would have been otherwise suitable for densification in Noosaville have had their development densities maintained in response to the flooding, stormtide inundation and sea level rise.

Council is preparing a Climate Change Adaptation Plan for Noosa Shire to develop options for addressing and adapting to coastal hazard and other climate risks over time. This includes future risks from flooding, storm surge, permanent inundation from sea level rise and coastal erosion. Coastal hazard areas have been mapped and have been used to inform the Coastal Protection Overlay mapping and code and the flood overlay.

**Bushfire, flood, landslide, storm tide inundation, and erosion prone areas:**

- (3) - (5) Bushfire, flooding, landslide and coastal protection overlay mapping and codes have been prepared. The codes seek to: avoid natural hazards or mitigate risks; support disaster management responses; avoid any increase in the severity

<p>(d) maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.</p> <p>(6) Community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event.</p> <p>(7) Coastal protection work in an erosion prone area is undertaken only as a last resort where coastal erosion or inundation presents an imminent threat to public safety or existing buildings and structures , and all of the following apply:</p> <p>(a) The building or structure cannot reasonably be relocated or abandoned.</p> <p>(b) Any erosion control structure is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable.</p> <p>(c) Any increase in coastal hazard risk for adjacent areas from the coastal protection work is mitigated.</p> <p><b>Erosion prone areas within a coastal management district:</b></p> <p>(8) Development does not occur unless the development cannot feasibly be located elsewhere and is:</p> <p>(a) coastal-dependent development; or</p> <p>(b) temporary, readily relocatable or able to be abandoned development; or</p> <p>(c) essential community infrastructure; or</p> <p>(d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.</p> <p>(9) Development permitted in policy 8 above, mitigates the risks to people and property to an acceptable or tolerable level.</p>	<p>of natural hazards; maintain natural processes and protective function of landforms and vegetation; and build resilience into community infrastructure. For hazardous materials refer to item (3) of State interest – emissions and hazardous activities above.</p> <p>(6) Provisions apply in the bushfire and flood hazard overlays for community infrastructure to ensure consideration of these risks.</p> <p><b>Erosion prone areas within a coastal management district:</b></p> <p>(7) – (9) New coastal hazard mapping has been prepared to show erosion prone areas at 2040, 2070 and 2100. The Coastal Protection Overlay map includes these areas and the code includes provision to:</p> <ul style="list-style-type: none"> <li>• Avoid further development in erosion prone areas to ensure a non-worsening of development impacts and coastal erosion risks;</li> <li>• Allow for only temporary or readily relocatable development in these erosion areas;</li> <li>• Ensure extension and any unavoidable development mitigates coastal hazard risks and helps build natural resilience within the coastal environment;</li> <li>• Ensure development does not extend seaward of local and state coastal building lines and require setbacks in areas where no coastal building line exists;</li> <li>• Set character provisions to protect the visual amenity of the beachfront;</li> <li>• Protect natural coastal processes and values.</li> </ul>
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**State interest—energy and water supply**

The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.

The planning scheme is to appropriately integrate the state interest by:

- (1) Existing and approved future major electricity infrastructure locations and corridors (including easements and electricity substations), and bulk water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of the infrastructure.
- (2) Major electricity infrastructure and bulk water supply infrastructure such as pump stations, water quality facilities and electricity substations, are protected from encroachment by sensitive land uses where practicable.
- (3) Development of major electricity infrastructure and bulk water supply infrastructure avoids or otherwise minimises adverse impacts on surrounding land uses and the natural environment.
- (4) The development and supply of renewable energy at the regional, local and individual scale is enabled in appropriate locations.

- (1) - (3) Strategic framework mapping identifies the location of major electricity infrastructure and bulk water supply infrastructure and any related catchments or corridors.  
Provisions are included in the New Noosa Plan aimed at protecting this type of infrastructure and corridors and water supply catchments from new development that may impact upon it. Where appropriate the Community facilities zone has been applied or an overlay and associated code.  
Bulk water supply infrastructure in Noosa Shire as identified on State mapping, includes Lake Macdonald and adjacent water treatment plant, the northern pipeline interconnector and the pipeline from the Mary River to the treatment plant.
- (4) The provision of renewable energy is strongly supported by Council in principle. Council and the Noosa community are actively investigating and engaged in the Zero Emissions Noosa program to reduce emissions including emissions that are as a consequence of energy use. The New Noosa Plan is supportive of renewable energy in appropriate locations.  
A Sustainable building code is included to encourage reduction in long term energy requirements arising from new developments. The Infrastructure Activities code contains provisions for renewable energy facilities.

**State interest—infrastructure integration**

The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.

The planning scheme is to appropriately integrate the state interest by:

- (1) The outcomes of significant infrastructure plans and initiatives by all levels of government are considered and reflected, where relevant.
- (2) Development achieves a high level of integration with infrastructure planning to:
  - (a) promote the most efficient, effective and flexible use of existing and planned infrastructure
  - (b) realise multiple economic, social and environmental benefits from infrastructure investment
  - (c) ensure consideration of future infrastructure needed to support infill and greenfield growth areas
  - (d) optimise the location of future infrastructure within communities to provide greater access to facilities and services and enable productivity improvements.
- (3) Development occurs:
  - (a) in areas currently serviced by state and/or local infrastructure and associated services; or
  - (b) in a logical and orderly location, form and sequence to enable the cost effective delivery of state and local infrastructure to service development.
- (4) Existing and planned infrastructure is protected from development that would compromise the ability of infrastructure and associated services to operate safely and efficiently.

- (1) There are few infrastructure plans of relevance. The proposed gas pipeline is acknowledged with an overlay map and particular code provisions. (Part of the Water Resources and Gas Pipeline overlay code)
- (2) and (3) The majority of new development in Noosa will occur in existing urban areas where most services are already available. Additional infrastructure will be needed to further service the developed areas and that infrastructure will be acknowledged through zoning.

The absence of new and larger greenfield development opportunities means that existing infrastructure will be more fully and efficiently utilised. Benefits will accrue to both residents and business particularly through more compact development, shorter travel distances and more convenient access to community facilities and recreational spaces.

Future development in Noosa will be incremental. Residential development will continue in the form of small extensions on the fringes of existing neighbourhoods for low density living and redevelopment of inner areas for medium density. The inner areas are generally better serviced by public transport, community facilities and lifestyle opportunities. New commercial development will be confined to existing centres. New industrial development will be focused in the established industrial areas at Noosaville and Cooroy. Minor industrial development may occur in villages.

- (4) The New Noosa Plan includes provisions that support the importance of infrastructure and associated corridors and networks. The strategic framework highlights the important infrastructure networks. This will be a continuation of previous planning approaches that have supported the essential nature of infrastructure.



**State interest—transport infrastructure**

The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.

The planning scheme is to appropriately integrate the state interest by:

**All transport infrastructure:**

- (1) Transport infrastructure and existing and future transport corridors are reflected and supported through compatible land uses.
- (2) Development is located in areas currently serviced by transport infrastructure, and where this cannot be achieved, development is facilitated in a logical and orderly location, form and sequence to enable cost-effective delivery of new transport infrastructure to service development.
- (3) Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport.
- (4) Development is located and designed to mitigate adverse impacts on development from environmental emissions generated by transport infrastructure.
- (5) A road hierarchy is identified that reflects the role of each category of road and effectively manages all types of traffic.

**State transport infrastructure:**

- (6) Development in areas surrounding state transport infrastructure, and existing and future state transport corridors, is compatible with, or support the most efficient use of, the infrastructure and transport network.
- (7) The safety and efficiency of existing and future state transport infrastructure, corridors, and networks is not adversely affected by development.

**All transport infrastructure:**

- (1) A map of the transport network as a component of the strategic framework includes the Transport Corridors depicted on the SPP mapping as well as the Public Passenger transport facilities (located at Noosa Junction, Hastings Street, Tewantin, Cooroy, Pomona and Cooran).
- (2) The majority of future development in Noosa Shire will be within or adjacent to established urban areas. There is only limited opportunity for future greenfield development. Development codes call for a logical and well connected urban form that supports buses and active transport.
- (3) Future development in Noosa will be incremental. Residential development will for the most part be extensions on the fringes of existing neighbourhoods for low density living and redevelopment of inner areas for medium density. The inner areas are reasonably well serviced by public transport. New commercial development will be confined to existing centres. New industrial development will only be permissible in the established industrial areas at Noosaville and Cooroy and the smaller zoned areas of the hinterland villages.
- (4) The New Noosa Plan will reflect the location of the key transport corridors and associated environmental emissions as identified by application of state guidelines including special provisions for Transport Noise Corridors. Development will be discouraged from adverse exposure to environmental emissions and if appropriate, designed to mitigate the effects.
- (5) The planning scheme contains a road hierarchy and outlines its role in Noosa Shire, with varying development criteria based on the level of the road within the hierarchy.

**State transport infrastructure:**

- (6) The land use pattern in Noosa Shire has been well established and its incremental growth has been undertaken in conjunction with improvements to the transport network including alternative access options such as bikeways. The strategic framework acknowledges the important relationship between development and

	<p>transport and further support will be provided by Council's Transport Strategy and its associated Action Plan.</p> <p>(7) The New Noosa Plan includes provisions that generally support the importance of state transport infrastructure and associated corridors and networks. This will be a continuation of previous planning approaches that have supported the maintenance of a viable state and local transport network.</p>
<p><b>State interest – strategic airports and aviation facilities</b></p> <p>The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.</p>	
<p>The planning scheme is to appropriately integrate the state interest by:</p> <ol style="list-style-type: none"> <li>(1) Strategic airports and aviation facilities are identified, including the associated Australian Noise Exposure Forecast (ANEF) contours, obstacle limitation surfaces or height restriction zones, public safety areas, lighting area buffers, light restriction zones, wildlife hazard buffer zones, and building restricted areas.</li> <li>(2) The safety, efficiency and operational integrity of strategic airports are protected. Development and associated activities: <ol style="list-style-type: none"> <li>(a) do not create incompatible intrusions, or compromise aircraft safety, in operational airspace</li> <li>(b) avoid increasing risk to public safety in a public safety area</li> <li>(c) are compatible with forecast levels of aircraft noise within the 20 ANEF contour or greater [as defined by Australian Standard 2021–2015: Acoustics—Aircraft noise intrusion—Building siting and construction (AS 2021), adopted 12 February 2015] and mitigate adverse impacts of aircraft noise.</li> </ol> </li> <li>(3) Development complements the role of a strategic airport as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic airport.</li> <li>(4) Aviation facilities are protected by avoiding development and associated activities within building restricted areas that may affect the functioning of the aviation facilities.</li> <li>(5) Key transport corridors (passenger and freight) linking strategic airports to the broader transport network are identified and protected.</li> </ol>	<p>Noosa Shire is affected by the Obstacles Limitations Surface (OLS) and the Wildlife hazard buffer zone of the strategic Sunshine Coast Airport, described by interactive mapping.</p> <p>The New Noosa Plan –</p> <ul style="list-style-type: none"> <li>• Identifies the OLS and Wildlife hazard buffer zone</li> <li>• Protects the strategic airport by ensuring development and associated activities do not create incompatible intrusions or compromise aircraft safety in operational airspace</li> </ul> <p>The relevant “operation airspace” provisions in the SPP code (as they relate to the Sunshine Coast Airport) have been incorporated in the Local Plan Code for Coastal Communities.</p>

**State interest—strategic ports**

Planning protects the operation of strategic ports and enables their growth and development.

Not relevant – Noosa Shire does not contain a strategic port.

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State Interest Information	Comment on how the New Noosa Plan integrates the State Interest
<b>Shaping SEQ – South East Queensland Regional Plan 2017</b>	
<b>Goal 1: Grow</b>	
<b>State interest—Element 1: Efficient land use</b> Urban development uses land and infrastructure efficiently.	
Strategies (1) Accommodate the region’s urban growth needs in the Urban Footprint in an efficient manner (Map 2). (2) Plan for and accommodate the consolidation dwelling supply benchmarks (Figure 7), and an adequate supply in the interim (Figure 10) through new development in the existing urban area (including redevelopment), with a focus on corridors and centres. (3) Prioritise the investigation, planning and delivery of urban development in suitable locations within the Urban Footprint that are underutilised. (4) Focus urban redevelopment in locations with spare capacity in the infrastructure networks or where existing networks can be cost-effectively augmented. (5) Accommodate new rural residential development only in the Rural Living Area, or in the Urban Footprint where land is unsuitable for urban use (Map 2).	Response to Strategies (1) The New Noosa Plan proposes all future urban growth will be located within the Urban Footprint. (2) The dwelling supply benchmarks require Noosa Council to make provision for 6,400 dwellings for 2041. Figure 10 requires that a planning scheme is to enable a 15 year supply of zoned land for dwellings able to be serviced. For a new planning scheme it would be necessary to commence with provision for 20 years of supply and for five-yearly reviews to follow. The New Noosa Plan which is likely to commence in 2019, and a supply period of 20 years suggests 2039 as a target date. Hence the new Plan has been drafted with acknowledgement to the 6,400 dwellings required by 2041 (or approximately 5,900 by 2039). Information to support dwelling supply assessments has been derived from the Unitywater Demand Management and Tracking Tool which was used to assess future development and employment projections under the draft New Noosa Plan following an extensive effort to develop an accurate 2016 base platform. (3) Council has considered the proposed definition of underutilised Urban Footprint and concludes that there are no sites that would meet that definition within Noosa Shire. (4) New urban development will be primarily focused on areas with capacity in the local infrastructure network. (5) This approach towards rural residential development is embodied in the New Noosa Plan. Within the Urban Footprint and Rural Living Area there remains some scope for intensification where lots are relatively free of constraints.

<p><b>State interest— Element 2: Focusing residential density</b></p> <p>Higher density development is located in areas with good access to high-frequency public transport, employment and services.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Plan for well-designed and increased residential densities in and around centres, including those as described in the guide for minimum densities (Table 1).</li> <li>(2) Plan for well-designed and increased residential densities at other locations that have good access to high-frequency public transport and employment.</li> <li>(3) Plan for sensitive residential density increases in other suitable areas close to services and amenities.</li> </ol>	<p>Response to Strategies</p> <ol style="list-style-type: none"> <li>(1) The relevance of residential density around centres is acknowledged and some increased densities are included in the New Noosa Plan. Key changes have been <ul style="list-style-type: none"> <li>• Increased residential yield for the Major Centre zone for Noosa Junction.</li> <li>• Rezoning of residential land for higher density in Bottlebrush Avenue and Wyandra Street near Noosa Junction; near the Weyba Rd neighbourhood centre in Noosaville and at State land at Cooroy.</li> <li>• The Noosa Business Centre has 3 areas included in the High density residential zone nearby. These sites are over 3 hectares in total, are intended for units of 90m<sup>2</sup> maximum and may provide around 200 dwellings.</li> <li>• Other centres have increased provision for residential units in a mixed use format.</li> </ul> </li> <li>(2) and (3) Detached houses in the Low density residential zone will be entitled to redevelop to a dual occupancy provided one of the dwellings is no more than 65m<sup>2</sup> and the site is not further divided. This form of development will be accepted subject to requirements. The small dwelling is able to be used without the limitations of a single household associated with secondary dwellings.</li> </ol>
<p><b>State interest— Element 3: New communities</b></p> <p>New communities support a consolidated urban settlement pattern, maximise the use of existing infrastructure and deliver high-quality communities.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Ensure planning and delivery of land use and infrastructure for new communities, including major development areas, are integrated and sequenced, and deliver complete communities in a timely manner.</li> <li>(2) Plan for and accommodate the expansion dwelling supply benchmarks (Figure 7), and an adequate supply in the interim (Figure 10).</li> </ol>	<p>Response to Strategies:</p> <ol style="list-style-type: none"> <li>(1) The New Noosa Plan does not need to make provision for substantial new communities or major development areas. With low growth forecast, the future dwelling requirements can be met within the existing urban growth boundaries.</li> <li>(2) See Response 2 for Grow Element 1 above.</li> </ol>

<p>(3) Plan for a net residential density of 15–25 dwellings/ha in new communities or 30–60 dwellings/ha net residential density if these areas are within easy walking distance to an existing or proposed public transport station.</p> <p>(4) Protect the potential of areas that may be suitable for future urban growth including those listed in Table 2 and as reflected in Figure 13.</p>	<p>(3) Medium density residential zoned land can be developed at 30-50 dwellings per hectare. High density zoned land can be developed for 50-70 dwellings per hectare.</p> <p>(4) Not applicable.</p>
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**State interest— Element 4: Housing diversity**

Housing diversity meets the changing make-up of our population, community needs and lifestyles, and provides choice and affordability.

**Strategies**

- (1) Provide housing choice by delivering a mix of dwelling types and sizes in consolidation and expansion locations consistent with the strategies in elements 1–3.
- (2) Plan for and deliver a greater range of ‘missing middle’ housing forms (including examples shown in Figure 9) in suitable locations.
- (3) Plan for and support innovative solutions in housing to cater for a diverse range of community needs, including an ageing population, multi-generational families, group housing, people with special needs and those from different cultural backgrounds.
- (4) Maximise the variety of available land in suitable locations to support a range of housing choices under a range of market and economic circumstances.

**Response to Strategies**

- (1) As with former planning schemes the New Noosa Plan zones extensive areas for multiple units and there remains considerable development potential in these locations.
- (2) Refer above
- (3) Council commissioned a detailed Housing Needs Assessment that highlights a mis-match between dwellings being constructed and the needs of the Noosa community. Particular needs relate to more affordable accommodation, smaller dwellings, additional aged care and special needs.  
Council has included a range of measures to accommodate these needs including:
  - particular support to small dwellings up to 90m<sup>2</sup>, including in conjunction with a detached house;
  - two potential aged care sites;
  - rooming accommodation;
  - Bonus floor area provisions in the Medium density residential and High density residential zones if development is principally units up to 90m<sup>2</sup> in size; and
  - Improved levels of accessibility in new attached housing styles with referencing to adaptable housing standards.
- (4) The New Noosa Plan continues to make provision for a range of housing choices in a variety of locations, mostly near centres or natural attractions. While many of these locations attract visitors, there are also many residents seeking these locations for lifestyle reasons. Additionally Council hopes to encourage additional smaller accommodation in conjunction with existing urban detached housing stock.



<p><b>State interest— Element 5: Growing rural towns and villages</b></p> <p>Rural towns and villages provide for sustainable growth and community development in a way that reinforces local identity.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Support the sustainability of rural towns and villages by providing sufficient land and infrastructure to accommodate population and employment growth.</li> <li>(2) Support the growth of rural towns and villages in a manner that avoids the fragmentation of productive rural land and the regional biodiversity network, including koala habitat.</li> <li>(3) Plan for well-designed growth that integrates sensitively with existing local character and identity, and promotes viability of the rural economy.</li> </ol>	<p>Response to Strategies</p> <ol style="list-style-type: none"> <li>(1) Land is presently available within rural towns and villages to accommodate additional population growth and employment opportunities.</li> <li>(2) Future development in rural towns and villages can be accommodated on land unaffected by constraints of agricultural suitability and high biodiversity.</li> <li>(3) Council has continued with a locality-based approach to enable provisions that are distinctive to local areas and their particular character. Local heritage provisions are again included to support the retention of local character buildings (in addition to heritage of state significance).</li> </ol>
<p><b>Goal 2: Prosper</b></p>	
<p><b>State interest— Element 1: High-performing outward-focused economy</b></p> <p>SEQ responds to the transitioning economy by focusing on export-oriented and business-to-business transactions that drive productivity and growth, while continuing to enhance population serving activities that support growing communities.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Foster high levels of economic activity and employment in export-oriented and high-value sectors to strengthen the region's economic relationships.</li> <li>(2) Investigate and plan for existing or potential economic relationships between employment areas to maximise economic output and productivity in the region.</li> <li>(3) Protect and enhance major national and international gateways for SEQ, including the Port of Brisbane, its airports, high-speed digital technology and the strategic road, freight and passenger transport systems.</li> <li>(4) Identify and leverage universities, major health facilities and migrant communities to develop the region's skilled workforce to enhance and accelerate global trade relationships.</li> <li>(5) Plan for and support continued growth in population-serving employment and traditional economic industries.</li> <li>(6) Support and facilitate progression towards more technologically and digitally-based work practices, including the rising influence of disruptive technologies to streamline transactions and improve business efficiency.</li> </ol>	<p>Response to Strategies</p> <ol style="list-style-type: none"> <li>(1) Council's Local Economic Plan recognises priority sectors of health and wellness, digital economy, environmental industries, rural enterprise, creative industries and professional services. Many of these sectors are export-oriented and high-value. Council has partnered with the state government to construct a digital hub at Peregian Beach in accordance with its economic plan. Council has additionally consulted with the health, education, English language and commercial real estate sectors to better understand future opportunities and market requirements. Substantial land is set aside for this type of development at the Noosa Business Centre in Noosaville.</li> <li>(2) Council's Economic Development section collaborates with key sectors contributing to the local Noosa economy looking for opportunities and synergies to facilitate existing sectors to join together. An example is working with rural producers and local markets to foster branding of local produce being sold locally.</li> </ol>

<p>(7) Plan for and deliver sufficient land and local infrastructure to accommodate, as a minimum, the employment planning baselines (Table 3 and Appendix A), including an adequate supply in the interim (Figure 10).</p>	<p>(3) Recognition is given to the significance of the Bruce highway and the railway, which provide access to and pass through Noosa Shire.</p> <p>(4) Refer to (1)</p> <p>(5) The traditional key employment sectors in Noosa of tourism, construction and retail continue to be recognised and supported. The local tourism sector has experienced extraordinary growth in recent years. While construction is not as extensive as previous years, there is still steady employment opportunities mostly on small to medium projects. Tourism Noosa provides regular reports about levels of activity.</p> <p>(6) Refer to (1)</p> <p>(7) The employment planning baselines have been accounted for in the preparation of the New Noosa Plan. Information to support employment projections has been derived from the Unitywater Demand Management and Tracking Tool which was used to assess future development and employment projections under the draft New Noosa Plan following an extensive effort to develop an accurate 2016 base platform.</p>
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**State interest— Element 2: Regional Economic Clusters**

High-value and outward-facing economic opportunities and synergies within SEQ's RECs are accelerated.

**Strategies**

- (1) Plan for the intensification and/or expansion of RECs to enhance regional economic growth and activity (Maps 3, 3a, 3b and Table 4).
- (2) Identify and protect core components within RECs (Table 4) and their enabling infrastructure from encroachment by incompatible land uses.
- (3) Facilitate synergies between core components within RECs.
- (4) Invest in economic enabling infrastructure that support RECs, including the port and airports, intermodal terminals, public transport, freight linkages, and data and energy.
- (5) Ensure that planning frameworks provide sufficient flexibility to respond to the dynamic and evolving nature of RECs, and support growth and investment in their core components.

**Response to Strategies**

Not applicable to Noosa Shire.

**State interest— Element 3: Regional activity centres network**

The regional activity centres network adapts to the demands of a transitioning economy, serves the current and future economic and social needs of the community and business, and drives productivity, collaboration and economic growth.

**Strategies**

- (1) Accommodate major employment-generating activities in regional activity centres to support their role and function in the broader centres network and leverage existing economic assets and infrastructure (Maps 3, 3a, 3b and Tables 7 and 8).
- (2) Plan for an increased range and mix of complementary activity, including higher residential densities, in and adjoining those centres with direct access to high-frequency public transport.
- (3) Ensure development in individual centres is consistent with the regional centres network (Table 8).
- (4) Encourage synergies between regional activity centres and other economic uses, including knowledge and technology precincts, and major enterprise and industrial areas.
- (5) Achieve a high-quality urban form that promotes a walkable urban environment within regional activity centres, to encourage interaction and collaboration.

**Response to Strategies**

- (1) Council undertook a review of the Centres Hierarchy in Noosa and the scheme provisions that will apply to the major centres of Noosa Junction and the Noosa Business Centre. The intention is to improve the prospects of future business opportunities for export-oriented and high-value businesses. Provisions are aimed at supporting The Noosa Business Centre to achieve its role as a Major regional activity centre under the Regional Plan. Noosa Junction is also zoned Major Centre but is seen as delivering complementary services with more emphasis on catering to tourists visiting the Shire.
- (2) See Response 2 for Grow Element 2 above.
- (3) The Noosa Business Centre is identified as a Major regional activity centre. The New Noosa Plan will provide for significant sub regional employment and services together with supporting and related activities. Detailed planning work supported the provisions for the undeveloped parts of the Noosa Business Centre.
- (4) The Noosa Business Centre is situated in close proximity to industrial, education and health precincts and opportunities exist for synergies between these precincts and also for their expansion into the business centre.
- (5) Council has commissioned urban designers to assist with broad principles and local design approaches that will improve the urban environment of the future precincts in the business centre compared to the car-oriented development undertaken to date.

<p><b>State interest— Element 4: Knowledge and technology precincts</b></p> <p>Knowledge and technology precincts are globally and nationally connected vibrant, collaborative places that drive innovation and creativity in the market, attract investment and enhance human capital.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Consolidate the growth of knowledge and technology precincts, and allow them to intensify and specialise over time (Maps 3, 3a, 3b, and Tables 4 and 5).</li> <li>(2) Support the co-location of mutually supportive and value-adding activities that do not compromise the primary function of the precinct.</li> <li>(3) Ensure that knowledge and technology precincts maximise the advantage of their location, including direct access to the strategic transport system, to attract value-adding uses and skilled workers.</li> <li>(4) Encourage synergies between knowledge and technology precincts and other economic uses, including regional activity centres and major enterprise and industrial areas.</li> <li>(5) Achieve a high-quality, mixed-use urban form that promotes a walkable urban environment within knowledge and technology precincts, to encourage interaction and collaboration.</li> </ol>	<p>Response to Strategies</p> <p>Not applicable to Noosa Shire. (While Council supports this form of development in the Noosa Business Centre, that will not be on the scale envisaged by the Regional Plan)</p>
<p><b>State interest— Element 5: Major enterprise and industrial areas</b></p> <p>Major enterprise and industrial areas, including their supply chain networks, grow and enhance national and global trade.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Protect major enterprise and industrial areas, including associated connections to freight, intermodal, and supply chain networks that form part of the strategic transport system, from encroachment by incompatible land uses (Maps 3, 3a, 3b, and Tables 4 and 5).</li> <li>(2) Enable the intensification and expansion of major enterprise and industrial areas, where appropriate, to improve their capacity and functionality.</li> <li>(3) Encourage synergies between major enterprise and industrial areas and other economic uses, including regional activity centres and knowledge and technology precincts.</li> <li>(4) Plan for new major enterprise and industrial areas that are appropriately located near existing or planned freight and supply chain networks, including</li> </ol>	<p>Response to Strategies</p> <p>Not applicable to Noosa Shire.</p>

<p>intermodal terminals, where they can accommodate regionally or state significant agglomerations of industry and business activity.</p> <p>(5) Accommodate a mix of commercial uses in major enterprise and industrial areas to give workers and enterprises an appropriate level of access to shops, amenities and facilities to reduce trips out of the area without compromising their role and function.</p>	
<p><b>State interest— Element 6: Tourism</b></p> <p>SEQ is a world-class tourism destination providing domestic and international visitors with diverse and sophisticated tourism experiences.</p>	
<p>Strategies</p> <p>(1) Build upon the region’s international brand to promote tourism opportunities that will enhance economic, environmental, social and cultural benefits.</p> <p>(2) Plan for socially and environmentally sustainable tourism and recreational activities in rural areas.</p> <p>(3) Facilitate tourism opportunities by enhancing enabling infrastructure and services, particularly airports, major roads and rail, and digital technology.</p>	<p>Response to Strategies</p> <p>(1) The New Noosa Plan continues to build upon the Shire’s contribution to the regional tourism economy. Measures include application of the Tourist Accommodation zone to ensure additional short term accommodation is available.</p> <p>The planning scheme allows for events that are aligned with the values of the Noosa Shire Community and which foster appreciation of the natural environment, fresh produce, environmental innovation, food industry and health and wellness sectors.</p> <p>(2) Council has included provisions to promote small format and nature based tourism opportunities in hinterland settings close to attractive environments or the Noosa trail network.</p> <p>(3) Council continues its support to Tourism Noosa for promotions both locally and interstate and on the digital network. Council also undertakes measures to assist in local transport pressures particularly arising from private cars seeking car parking spaces at prime beachside locations. For example, bus services are free during peak holiday periods at Christmas and Easter. Council meets the cost of providing these services.</p>

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<p><b>State interest— Element 7: Special uses</b></p> <p>SEQ accommodates a range of special uses, including activities that are difficult to locate, and that support regional needs and economic growth.</p>	
<p>Strategies</p> <p>(1) Protect existing special uses from encroachment by incompatible development.</p> <p>(2) Plan for and support the establishment or relocation of special uses that emerge over time in locations identified as suitable for these purposes.</p>	<p>Response to Strategies</p> <p>Noosa Shire does not currently have regionally significant special uses.</p>
<p><b>State interest— Element 8: Rural prosperity</b></p> <p>Rural areas leverage traditional primary industry strengths to expand, diversify and introduce value-adding activities that enhance productivity, resilience and competitiveness in domestic and global markets.</p>	
<p>Strategies</p> <p>(1) Support rural communities to adapt and build on their strategic advantages to continue the profitability and sustainability of existing rural industry and activities.</p> <p>(2) Encourage the intensification or diversification of on-farm agricultural activities and the introduction of new rural value-adding activities such as biotechnology.</p> <p>(3) Encourage local government-led rural precinct planning to support rural sustainability and economic growth.</p>	<p>Response to Strategies</p> <p>(1) Council undertook a planning study titled <i>Agriculture and Agricultural Land in Noosa Shire</i>. The purpose of this study was to examine the context and role of agricultural uses in Noosa Shire and to establish their potential significance for the Shire's future. It examined the capacity of rural lands to support agricultural production and the extent to which land should be protected for that purpose and activities which should be encouraged.</p> <p>This report specifically brought forward recommendations which have been translated to the New Noosa Plan. They include proposed zones, land use definitions and an overlay approach to assist in acknowledging the significance of agricultural land. Agriculture will be a preferred use in the overlay areas and incompatible uses will not be supported.</p> <p>As most agricultural activities in Noosa Shire offer only part-time employment, it is desirable to offer additional on-farm opportunities to supplement that income. Like many other regions in south-east Queensland, Noosa Shire has undergone extensive subdivision of rural properties resulting in high numbers of residents seeking a lifestyle in a rural setting. This is likely to impede intensive animal industries or other rural activities with far reaching impacts. Council has adopted a Local Economic Plan and an associated Action Plan. Rural enterprise is one of eight local economic priorities.</p> <p>As well as protecting agriculture and agricultural lands, provision is made for value adding and supply chain services that support local producers. Council</p>

	<p>is working closely with Country Noosa in facilitating collaboration and connections as well as the most effective use of land.</p> <p>(2) The evolution of traditional agricultural sectors (such as beef production) and the emergence of new sectors is supported and enhanced through opportunities for value-adding to occur, before agricultural produce leaves the farm gate or leaves the region.</p> <p>The clean, green credentials of the Noosa brand dictate that farming enterprises, particularly food production should be through sustainable agricultural production, and may include techniques in biotechnology.</p> <p>(3) Council does not see a significant need for a rural precinct planning approach.</p>
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<b>Goal 3: Connect</b>	
<b>State interest— Element 1: An efficient movement system</b> People and freight move efficiently around the region, maximising community and economic benefits.	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Maximise the safe and efficient use of existing transport infrastructure to support the desired regional settlement pattern and major economic areas.</li> <li>(2) Improve the capacity of the region’s public transport system by delivering reliable high-frequency services and connecting these with active transport connections (Map 4 and 4a).</li> <li>(3) Prioritise efficient and reliable freight movement on key corridors to minimise conflicts with other transport and land uses (Map 4b).</li> <li>(4) Increase and enhance opportunities to interchange between transport modes across the network to maximise integration of transport infrastructure and allow for easy travel.</li> </ol>	<p>Response to Strategies</p> <p>The strategic framework acknowledges the important relationship between development and transport and further support will be provided by Council’s Transport Strategy and its associated Action Plan.</p>
<b>State interest— Element 2: Active transport</b> Active transport is a favoured, practical option for a range of trips.	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Prioritise active transport as the primary mode in regional activity centres.</li> <li>(2) Provide an extensive, convenient and safe active transport network throughout the region’s urban areas.</li> <li>(3) Provide active transport connections to existing and planned high-frequency public transport stops and stations, centres, schools and tertiary education institutions.</li> <li>(4) Design new urban communities to ensure active and public transport are the most convenient and easiest way to move around, to reduce private vehicle dependence.</li> </ol>	<p>Response to Strategies</p> <ol style="list-style-type: none"> <li>(1) Future stages of the Noosa Business Centre will be designed to facilitate ease of access by active transport. The transit site identified in the current Noosa Plan has been further refined in the New Noosa Plan. End of trip facilities are called for through development criteria.</li> <li>(2) Council is reviewing its pathway network to improve its coverage and identify upgrades where necessary.</li> <li>(3) Active transport connections have been provided to the public transport stops in Noosa Shire.</li> <li>(4) There are no significantly sized new urban communities proposed in Noosa Shire, however development codes call for logical, well designed street layouts and pathways that support both active transport and bus movements.</li> </ol>

<p><b>State interest— Element 3: Integrated planning</b>          Infrastructure and land use planning and delivery are integrated.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Investigate, plan and deliver a strategic transport system that connects people, places and employment efficiently with high-frequency passenger transport services (Map 4 and 4a).</li> <li>(2) Investigate, plan and deliver transport solutions to enable the growth of RECs by connecting regional activity centres, knowledge and technology precincts, and major enterprise and industrial areas.</li> <li>(3) Coordinate and integrate the planning and delivery of infrastructure and services at regional, sub-regional and local levels using a consistent set of regional plan growth assumptions, including the 2041 dwelling supply benchmarks and employment planning baselines (Figure 7, Table 3 and Appendix A) and supporting assumptions (see Chapter 5).</li> <li>(4) Integrate infrastructure and local land use planning to maximise access to, use of and benefits from infrastructure and service upgrades (including, where feasible and following further investigation, capturing a proportion of associated land value uplift to help fund the project).</li> <li>(5) Investigate and plan to maximise shared use of vehicles, including through planning for the introduction of autonomous vehicles.</li> <li>(6) Investigate, plan and deliver wildlife movement, and threat reduction solutions, where roads and infrastructure intersect with the regional biodiversity network (including corridors) to protect and provide for the safe movement of wildlife.</li> </ol>	<p>Response to Strategies</p> <ol style="list-style-type: none"> <li>(1) Not relevant to Noosa Council</li> <li>(2) Not relevant to Noosa Council</li> <li>(3) The land use pattern in Noosa Shire has been well established and its incremental growth has been undertaken in conjunction with improvements to the transport network including alternative access options such as bikeways. The strategic framework acknowledges the important relationship between development and transport as Noosa Shire grows in accordance with the population, employment and dwelling supply benchmarks nominated in ShapingSEQ.</li> <li>(4) Refer to (3)</li> <li>(5) Council is undertaking a project aimed at improved utilisation of existing car parking areas.</li> <li>(6) The strategic framework supports the protection of biodiversity corridors and associated fauna movements.</li> </ol>
<p><b>State interest— Element 4: Prioritised infrastructure investment</b>          Investment in the regional infrastructure network is prioritised to service social and economic needs in a way that integrates with the desired growth pattern.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Advance region-shaping infrastructure (Table 9) via the State Infrastructure Plan's planning, prioritisation and delivery framework.</li> <li>(2) Support infrastructure solutions as required to enable planned growth areas (i.e. those zoned for urban development) to provide an adequate, accessible, and affordable urban land supply.</li> </ol>	<p>Response to Strategies</p> <p>These strategies are primarily the responsibility of state agencies. However, Council will consider what opportunities arise from investment in the regional infrastructure network in supporting local development, transport and enterprise opportunities.</p>

<ul style="list-style-type: none"> <li>(3) Prioritise planning, demand management, technological or other innovative solutions which do not require building of new or upgraded infrastructure to service needs, reducing costly infrastructure investments.</li> <li>(4) Identify opportunities to partner with other levels of government and industry to service needs.</li> <li>(5) Investigate ways of capturing a proportion of any associated land value uplift generated from future inclusions of land in the Urban Footprint (including land in locations currently identified as Potential Future Growth Areas) to help service new growth areas.</li> </ul>	
<p><b>State interest— Element 5: Regional infrastructure networks</b> Regional infrastructure networks are maintained and enhanced to support the region’s growth and needs sustainably, cost-effectively and in a timely manner.</p>	
<p>Strategies</p> <ul style="list-style-type: none"> <li>(1) Ensure land use and built form support the efficient use of existing regional infrastructure networks, and cost-effective augmentation of infrastructure for energy, water and sewerage to meet needs.</li> <li>(2) Embrace innovative funding mechanisms to support better infrastructure delivery.</li> <li>(3) Deliver Infrastructure Coordination Plans and Regional Transport Plans for SEQ to progress the planning and delivery of the strategic transport system (Maps 4, 4a and 4b), and other infrastructure to support the region's growth.</li> </ul>	<p>Response to Strategies</p> <ul style="list-style-type: none"> <li>(1) The land use pattern in Noosa Shire has been well established and its incremental growth has been undertaken in conjunction with improvements to regional and local infrastructure networks. Unitywater and Council work closely to ensure the Demand Management and Tracking Tool managed by Unitywater is soundly based and can predict future augmentation requirements of water and sewer networks accurately and cost effectively.</li> <li>(2) Not relevant to Noosa Council.</li> <li>(3) Not relevant to Noosa Council</li> </ul>
<p><b>State interest— Element 6: Digital infrastructure</b> SEQ has a robust digital infrastructure network to service business and social interaction.</p>	
<p>Strategies</p> <ul style="list-style-type: none"> <li>(1) Support improved digital connections to knowledge and technology precincts, regional activity centres, and major enterprise and industrial areas.</li> <li>(2) Work with communications providers and the Australian Government to improve digital infrastructure.</li> <li>(3) Maximise the use of digital communications infrastructure to support more flexible working arrangements.</li> </ul>	<p>Response to Strategies</p> <p>Council supports the optimisation of digital network improvements in the region. Council is keen to attract enterprises operating in the digital environment and a robust digital infrastructure network is a high priority to deliver this key employment sector.</p>

<b>Goal 4: Sustain</b>	
<b>State interest— Element 1: Aboriginal and Torres Strait Islander peoples</b> Aboriginal and Torres Strait Islander peoples are engaged and their culture is respected and reflected in planning for the region. <sup>39</sup>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Recognise and reflect the economic and social needs of Aboriginal and Torres Strait Islander communities in land use planning through consultation and engagement with those communities.</li> <li>(2) Recognise and reflect the procedural rights of Traditional Owners to be consulted at the outset and involved in land use planning for matters that may affect their rights.</li> <li>(3) Engage Traditional Owners to enable their cultural knowledge and connection to land and seascapes to be included in planning for communities and the sustainable management of cultural and natural resources (Map 5a and Table 11a).</li> </ol>	<p>Response to Strategies</p> <p>Aboriginal and Torres Strait Islander communities are recognised as a key stakeholder group for the purposes of community engagement.</p> <p>Council will continue to engage with the Kabi Kabi (Gubbi Gubbi) people who are acknowledged as the Aboriginal traditional owners of the Noosa area, about the New Noosa Plan.</p> <p>Provisions and mapping relating to biodiversity, connectivity, natural environment, waterways, and coastal environments are contained in the Strategic Framework and codes. These serve to protect landscape heritage, cultural and natural resources, and scenic amenity values of significance to Traditional Owners.</p>
<b>State interest— Element 2: Biodiversity</b> The regional biodiversity network is protected and enhanced to support the natural environment and contribute to a sustainable region.	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Protect regional biodiversity values, and the ecological processes that support them, from inappropriate development (Map 5b and Table 11b).</li> <li>(2) Maintain and enhance the value and connectivity of regional biodiversity corridors to optimise biodiversity conservation outcomes (Map 5b and Table 11b).</li> <li>(3) Avoid fragmentation of regional biodiversity corridors and rehabilitate degraded areas to maintain habitat and support fauna movement.</li> <li>(4) Focus coordinated planning, management and investment, including offset delivery, in the regional biodiversity network.</li> </ol>	<p>Response to Strategies</p> <ol style="list-style-type: none"> <li>(1) Council’s Biodiversity Assessment Report identifies national, regional, state and local biodiversity values. Provisions are included in the Strategic Framework, mapping and codes to recognise and protect important biodiversity values and ecological processes and to avoid adverse impact from inappropriate land uses and development.</li> <li>(2) The strategic framework mapping also identifies important ecological linkages and regional connections beyond the shire boundaries.</li> <li>(3) Provisions are included in the biodiversity code to protect and enhance these ecological linkages and avoid fragmentation of habitat areas.</li> <li>(4) In the strategic framework and biodiversity code there are provisions that seek an avoid-minimise-mitigate hierarchy and indicate circumstances where development and clearing is allowed to proceed where compensatory rehabilitation and replanting works within the vicinity of the site is provided for to address residual risks to biodiversity.</li> </ol>

<p><b>State interest— Element 3: Koala conservation</b></p> <p>A network of interconnected koala habitat is maintained to sustain SEQ's koala population over the long-term.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Identify and protect areas to support viable koala populations that are distributed widely across SEQ in rural, rural residential and urban landscapes.</li> <li>(2) Focus coordinated planning, with management and investment programs, to maintain and enhance the extent and quality of koala habitat and the viability and abundance of koalas across the region.</li> </ol>	<p>Response to Strategies</p> <ol style="list-style-type: none"> <li>(1) Council has adopted a Koala Conservation Plan and has prepared Koala habitat mapping based on koala records. The mapping is included in a schedule map within the planning scheme and provisions relating to this map are located in the biodiversity overlay code.</li> <li>(2) The Koala Conservation Plan includes additional non-planning scheme measures to support koalas.</li> </ol>
<p><b>State interest— Element 4: Regional landscapes</b></p> <p>Regional landscape values and functions are sustainably managed and provide social, environmental, cultural and economic benefits to the region.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Protect the values of inter-urban breaks, while providing for a range of activities compatible with their predominantly rural or natural character (Map 5c and Table 11b).</li> <li>(2) Protect and rehabilitate culturally significant places in the regional landscape (Table 11b).</li> <li>(3) Protect regional scenic amenity areas from development that would compromise their value (Map 5c and Table 11b).</li> <li>(4) Protect and enhance the regional greenspace network, including through innovative approaches, to meet the recreational and outdoor needs of the community (Map 5c and Table 11b).</li> </ol>	<p>Response to Strategies</p> <ol style="list-style-type: none"> <li>(1) Council supports measures to protect and enhance the inter-urban break between the Northern sub-region and the Metro sub-region.</li> <li>(2) Many culturally significant places are protected through the extensive network of vegetated lands and public open space throughout the shire. This includes coastal reserves, council bushland reserves, foreshore areas, national parks and the wider rural landscape.</li> <li>(3) Specific scenic amenity provisions are included throughout the planning scheme in the strategic framework and various codes. Framework and Character Plans in the local plan codes identify key views and character landscape elements.</li> <li>(4) The vegetation framework that exists across the shire contributes to the regional scenic amenity values and this vegetation is recognised on the strategic framework map and protected through the biodiversity overlay. A Protected Area Overlay applies to all vegetation across the shire, including areas outside the mapped biodiversity overlay. Applications for all vegetation clearing are assessed against the biodiversity overlay code.</li> <li>(5) Council acknowledges the vital role this network of open space plays in safeguarding regional biodiversity values and in meeting regional and local recreational needs for residents and visitors.</li> </ol>

<p><b>State interest— Element 5: Water sensitive communities</b></p> <p>Water management in SEQ will use innovative approaches in urban, rural and natural areas to enhance and protect the health of waterways, wetlands, coast and bays.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Protect and sustainably manage the region’s catchments to ensure the quality and quantity of water in our waterways, aquifers, wetlands, estuaries, Moreton Bay and oceans meets the needs of the environment, industry and community.</li> <li>(2) Plan for a water sensitive region by supporting innovation in water cycle management that increases the efficient use of water, security of supply, addresses climate change and manages impacts on waterways and Moreton Bay.</li> </ol>	<p>Response to Strategies</p> <ol style="list-style-type: none"> <li>(1) The New Noosa Plan requires development to incorporate total water cycle management and water sensitive urban design principles into development responses to protect water quality and catchment health.</li> <li>(2) Protecting water quality, water supply and ecological health of waterways is a key outcome of the planning scheme. Provisions are included in the water resources, biodiversity and water quality codes to protect waterways, wetlands, riparian areas, groundwater and water catchments from adverse impacts of development, sediment runoff and pollutants.</li> </ol>
<p><b>State interest— Element 6: Natural economic resources</b></p> <p>The region’s natural economic resources are managed sustainably and efficiently to meet the needs of existing and future communities.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Conserve agricultural areas, including those which provide communities with an affordable supply of fresh food, food security and export earning potential (Map 5d and Table 11b).</li> <li>(2) Protect and manage the region’s limited extractive resources, such as sand and quarry rock, to ensure the ready availability of construction materials to support cost-effective development into the future (Map 5d and Table 11b).</li> <li>(3) Protect and enhance the region’s native and plantation forests in the Regional Landscape and Rural Production Area.</li> <li>(4) Protect, enhance and sustainably manage estuarine and freshwater habitats to sustain fish stock levels and maximise fisheries production for the ongoing benefit of the environment and community.</li> <li>(5) Protect the region’s drinking water catchments and aquifer recharge areas from inappropriate development to avoid compromising the delivery of a safe, secure and cost-effective drinking water supply (Map 5d and Table 11b).</li> </ol>	<p>Response to Strategies</p> <ol style="list-style-type: none"> <li>(1) Council undertook a planning study titled <i>Agriculture and Agricultural Land in Noosa Shire</i>. The purpose of this study was to examine the context and role of agricultural uses in Noosa Shire and to establish their potential significance for the Shire’s future. It examined the capacity of rural lands to support agricultural production and the extent to which land should be protected for that purpose and activities encouraged. This report specifically brought forward recommendations which have been translated to the New Noosa Plan. They include proposed zones, land use parameters and an overlay approach to assist in acknowledging the significance of agricultural land. Agriculture will be a preferred use in the overlay areas with incompatible development not supported. As most agricultural activities in Noosa Shire offer only part-time employment, it is desirable to offer additional on-farm opportunities to supplement that income including value adding businesses relating to food and beverages. These are considered to be very compatible with the tourism and hospitality sectors in Noosa Shire.</li> <li>(2) Council has prepared a planning study addressing extractive resources and minerals and it provides an overview of current KRAs, local resource areas,</li> </ol>

	<p>coal exploration permits and mineral production permits. The planning study made recommendations including about the future of certain local resource areas.</p> <p>The New Noosa Plan includes provisions about the protection of KRAs, including provisions for assessing sensitive land uses and other potentially incompatible land uses when proposed in proximity to a KRA. Overlay mapping identifies key resource areas (KRAs) including the resource/processing areas, separation areas, transport route and transport route separation areas for Noosa Shire.</p> <p>(3) Forestry harvesting measures for wood production are dealt with by mandatory provisions under Schedule 6 of the Planning Regulation.</p> <p>(4) The New Noosa Plan will continue with provisions that aim to protect the broad biodiversity values of the natural landscape. This approach will include ongoing care and protection to the health of waterways and riparian areas that support marine life.</p> <p>(5) The water catchment of Lake Macdonald has been protected by overlay mapping and related provisions. Water supply buffer areas are similarly mapped and protected by an overlay for Lake Macdonald and the water intake on the Mary River. These areas accord with State mapping.</p>
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**State interest— Element 7: Health and wellbeing**  
 Communities are designed and supported by social infrastructure and natural assets to provide healthy, liveable places that promote mental and physical wellbeing.

<p><b>Strategies</b></p> <p>(1) Design communities to be walkable, attractive and comfortable, and have high-amenity environments consistent with the elements and strategies of the 'Live' theme.</p> <p>(2) Ensure that all communities have adequate and appropriate social infrastructure.</p> <p>(3) Protect areas that supply high levels of ecosystem services from inappropriate development and other irreversible impacts.</p> <p>(4) Ensure the community has adequate access to sport and recreation opportunities that use the region's natural assets sustainably and do not compromise the region's biodiversity values.</p> <p>(5) Enhance community connections through investment in arts, recreation, education, health, public safety and social housing facilities.</p>	<p><b>Response to Strategies</b></p> <p>(1) Urban settlement within Noosa Shire has evolved to a series of coastal villages along the easternmost coastline, the towns of Noosa Heads Noosaville and Tewantin and hinterland towns and villages. Access and community services have been provided on the basis of servicing these established places. Land for additional housing development is built around and within the framework of these existing settlements.</p> <p>Council commissioned a <i>Housing Needs Assessment</i> to provide the detailed information to respond to this policy. The New Noosa Plan encourages a more diverse range of accommodation opportunities to address the current mismatch between the larger size of dwellings generally being built and the needs of a large sector of the community for smaller more affordable accommodation options.</p>
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	<ul style="list-style-type: none"> <li>(2) Council has reviewed the findings of its Social Plan and where appropriate has included provisions in the New Noosa Plan such as zoning land for the purpose of social infrastructure and residential care.</li> <li>(3) Council's general approach towards natural areas is a level of protection and that resources are used sustainability.</li> <li>(4) Council has undertaken an Active Recreation and Sports plan to assist in identifying future sport and recreation needs. The LGIP will be informed by the findings of this plan.</li> <li>(5) Council has included provisions in the New Noosa Plan relevant to this strategy. They include provisions for artisans operating as home based business, improved opportunities for lower cost housing and zoning land for education, health and recreation purposes. Other non-planning initiatives will be necessary to fulfil the strategy.</li> </ul>
<p><b>State interest— Element 8: Fairness</b>  Communities are places where people can access transport, education, jobs, services, green space, and family and friends in a way that is fair and equitable to all.</p>	
<p>Strategies</p> <ul style="list-style-type: none"> <li>(1) Ensure communities have suitable access to frequent and reliable public transport, as well as walking and biking options, to allow access to employment, education and services locally and more broadly.</li> <li>(2) Identify social needs through the land use and infrastructure planning process to address socio-economic disadvantage.</li> <li>(3) Provide various affordable living options, accounting for the cost of housing and transport, and also consider household energy and the real costs to the broader community.</li> <li>(4) Engage communities in land use planning processes.</li> </ul>	<p>Response to Strategies</p> <ul style="list-style-type: none"> <li>(1) Broad strategies in the New Noosa Plan support higher density in existing urban areas to better utilise the existing transport options. Council is implementing its Transport Strategy through a Transport Action Plan.</li> <li>(2) Council has endorsed a Social Plan and commissioned a Housing Needs Assessment that together identify social needs and opportunities for the New Noosa Plan. Provisions have been included to increase housing choice including affordability and the special needs of aged people and those with limited mobility.</li> <li>(3) Council has included particular measures to support and encourage smaller more affordable dwellings in existing urban areas.</li> <li>(4) Council commenced the New Noosa Plan process by publishing a Discussion Paper in October 2016 and sought feedback on a range of issues and proposals for various localities. Council received some 500 suggestions from that process which were considered in the drafting stage. Council proposes extensive community engagement also with the draft New Noosa Plan. Refer to the community engagement strategy endorsed by Council in May 2018.</li> </ul>

**State interest— Element 9: Climate change**

The effects of climate change are managed to optimise safety and resilience for communities and the natural environment.

**Strategies**

- (1) Reduce greenhouse gas emissions by adopting patterns of urban development that reduce the need and distance to travel and that encourages the use of active and public transport.
- (2) Incorporate affordable renewable energy, low emissions technology and energy efficiency measures into the planning and development of communities, buildings and transport systems.
- (3) Support local strategies that contribute to the region's transition to a low carbon future and that implement effective climate change adaptation measures.
- (4) Enhance the resilience and capacity of natural assets to adapt to climate change and buffer people, infrastructure and biodiversity from the impact of extreme events.
- (5) Use disaster risk management planning, adaptation strategies and avoidance of exposure to high-risk areas to minimise SEQ's vulnerability to climate change impacts.

**Response to Strategies**

- (1) Provisions within the New Noosa Plan can address:-
  - planning for and design of development for energy efficiency;
  - supporting compact forms of development with a preference for redevelopment in established areas, thereby reducing need for more linear infrastructure and travel demand;
  - encouragement of renewable energy and installation of low emission plant; and
  - requiring rehabilitation and replanting to compensate for vegetation loss.Council has adopted a Zero Emissions Policy for its operations to ensure cost efficiencies and to take leadership and act as example to the wider community to act more sustainably.
- (2) The Sustainable Building Design Code includes requirements for energy and water efficiency and water sensitive stormwater design. Development in and around centres are to help facilitate non-car based transport solutions.
- (3) Council supports the local community's initiative to reduce emissions through the Zero Emissions Noosa (ZEN) project.  
Council is currently investigating strategies towards adaptation to the effects of climate change through the development of a Climate Change Adaptation Plan for coastal hazards including flooding, storm surge, coastal erosion and sea level rise risks. Council has obtained government funding through the QCoast2100 program to undertake the coastal hazards and biodiversity components of this work.
- (4) Provisions in the New Noosa Plan endeavour to minimise risks from natural hazards including the effects of climate change. This includes measures to locate new development away from areas of known susceptibility. Council has prepared additional studies for flooding, storm surge and coastal erosion. Council has incorporated the bushfire mapping provided by the State for bushfire hazards. These studies and associated mapping take account of climate change and sea level rise and its role in exacerbating natural hazards. Work is in progress to better understand the impacts of climate change on

	<p>biodiversity values and ecosystem health and to identify refugia and connectivity areas that will be important for species to persist into the future.</p> <p>(5) The climate change adaptation project will continue to building on council's knowledge of climate related risks and how best to plan for these risks into the future to build the communities resilience. Measures in the planning scheme include provisions relating to flood resilient building design, setbacks within coastal protection areas and avoidance of development in high bushfire prone areas. New development is largely limited to existing urban areas and is directed away from high risk areas and sensitive environmental areas. Council's disaster management plan incorporates information on climate change.</p>
<p><b>State interest— Element 10: Safety</b> Communities are designed and equipped to be safe, hazard-resilient places.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Design communities that acknowledge and appreciate diversity and provide interactive public and open spaces to cultivate a sense of place and community belonging consistent with the elements and strategies of the 'Live' goal.</li> <li>(2) Integrate community safety considerations into development design and delivery, including Crime Prevention through Environmental Design principles.</li> <li>(3) Maintain and improve natural assets that can mitigate risks associated with natural processes, and hazards such as flooding, salinity, landslide and bushfire.</li> <li>(4) Use disaster risk management planning and adaptation strategies (such as the Queensland Strategy for Disaster Resilience), and avoidance of exposure to high-risk areas to minimise SEQ's vulnerability to development constraints and natural hazards.</li> </ol>	<p>Response to Strategies</p> <ol style="list-style-type: none"> <li>(1) Urban settlement within Noosa Shire has evolved to a series of coastal villages along the easternmost coastline, the towns of Noosa Heads, Noosaville and Tewantin and hinterland towns and villages. Each of these communities have their own place identity and distinctive public and open spaces. This is recognised in the strategic framework and through the local plans codes. The locality-based approach in the New Noosa Plan is important to identifying local characteristics. Framework and character maps for each of the centres support the important local character elements that distinguish these places.</li> <li>(2) The planning scheme includes provisions that support community safety. There are references to Crime Prevention Through Environmental Design in codes and 'safety and amenity' is a heading for performance outcomes in codes.</li> <li>(3) The landslide, bushfire, flooding, acid sulfate soils and coastal protection overlay codes seek to mitigate risks and maintain and improve natural assets.</li> <li>(4) A range of adaptation and mitigation measures have been incorporated into the planning scheme including: avoiding development in high risk areas; ensuring resilient building design; and requiring appropriate siting, design and operation of development to provide for community safety.</li> </ol>

**State interest— Element 11: Affordable living**

Communities have access to affordable living options which take into account the cost of housing, transport and associated infrastructure costs.

**Strategies**

- (1) Plan for a greater number and broader range of dwellings closer to jobs and services to support affordable living options.
- (2) Use the planning system to increase housing choice and diversity, and remove unnecessary regulatory costs.
- (3) Provide greater mobility and employment choices that support affordable living.
- (4) Promote an adequate and diverse supply of affordable housing in well-serviced locations.
- (5) Ensure that new development creates communities where residents can remain throughout their life and age in place.
- (6) Investigate opportunities to use state- and council-owned land in underutilised or inner-urban areas to provide affordable or social housing.
- (7) Explore innovative approaches to minimise resource use in new development.

**Response to Strategies**

- (1) Council commissioned a Housing Needs Assessment to provide the detailed information to respond to this policy. The New Noosa Plan encourages a more diverse range of accommodation opportunities to address the current mismatch between the larger size of dwellings generally being built and the needs of a large sector of the community for smaller more affordable accommodation options.
- (2) Council has included provisions within the New Noosa Plan that encourage wider housing choice and diversity and has applied lower levels of assessment.
- (3) Council has endorsed a Transport Strategy to improve mobility. A review of the provisions for centres in the New Noosa Plan should lead to increased opportunities for employment and affordable housing in and near centres.
- (4) Refer (2) above
- (5) Refer (2) above
- (6) Council has undertaken such an investigation and has identified an opportunity to provide additional aged care housing.
- (7) Council's general planning approach is to encourage greater development within the existing urban footprint which will have a lesser impact on resource use compared to additional greenfield development. The New Noosa Plan includes a sustainable building code with provisions aimed at reducing long term energy use.

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<b>Goal 5: Live</b>	
<b>State interest— Element 1: Valuing good design</b> Great subtropical and temperate design underpins SEQ urban places.	
<b>Strategies</b> (1) Ensure high-quality design for all development, particularly higher densities. (2) Deliver well-designed development in accordance with QDesign and QCompanion (see Chapter 4 for further information). (3) Ensure good quality design is embedded in the planning system.	<b>Response to Strategies</b> Council supports good quality design provisions being embedded in the New Noosa Plan. This includes broad-based approaches, locally distinctive characteristics and individual site designs. The provisions also address sustainable buildings and development enhancing the local character elements of centres.
<b>State interest— Element 2: Working with the weather</b> SEQ's climate-derived character delivers new models of subtropical, energy-efficient living.	
<b>Strategies</b> (1) Orient urban form to optimise user comfort naturally and provide low-energy, low-cost living. (2) Create indoor and outdoor spaces that provide easy access to comfortable outdoor living throughout the year. (3) Create urban places that contribute to activity and life on the street through building layout design and architectural features. (4) Promote adaptable living spaces for climatic comfort by providing movable elements, such as windows that open and bi-fold doors.	<b>Response to Strategies</b> Council supports good quality design provisions being embedded in the New Noosa Plan. This includes broad-based approaches, locally distinctive characteristics and individual site designs. Good design and sustainable design are seen as complementary outcomes. Specific provisions addressing design and sustainability have been included in the use codes and the sustainable building code.  Responding to climatic conditions is relevant to the above and not only addresses appropriate shade and shelter but also encourages making the most of opportunities for outdoor living, including at food and drink premises.
<b>State interest— Element 3: Inspiration from local character</b> The communities of SEQ demonstrate a strong respect for their heritage, distinct context and local character.	
<b>Strategies</b> (1) Identify and conserve local landscape, heritage and cultural assets, including Indigenous landscape values, and where appropriate, integrate or adaptively re-use them in building, streets and spaces. (2) Work respectfully with natural topography to create development that contributes positively to the environmental and visual experience of a place. (3) Explore the appropriate use of building materials to create contemporary design that adds to a local area's character and diversity.	<b>Response to Strategies</b> (1) The urban settlement within Noosa Shire has evolved to a series of coastal villages along the easternmost coastline, the towns of Noosa Heads, Noosaville and Tewantin and hinterland towns and villages. Each of these communities have their own place identity and distinctive public and open spaces. The locality-based approach in the New Noosa Plan is important to identifying local characteristics. Framework and character maps have been included in local plans to help to distinguish and support the important local

<p>(4) Work with the characteristics, traditions and values of the local community to create a distinctive local character and contributory community value.</p>	<p>character elements that distinguish these places. Areas of biodiversity significance, wetlands, waterways, high scenic amenity areas, heritage sites and character areas are identified and protected through the planning scheme.</p> <p>(2) The New Noosa Plan includes requirements to integrate development with the natural landscape and topography, including avoiding extensive cut and fill operations, and avoiding development in environmentally sensitive areas. However contemporary urban development companies pursue “manufactured” estates with all residential lots finished as a flat platform. Council acknowledges this leads to less building costs but it requires removal of all vegetation and construction of multiple retaining structures.</p> <p>(3) Council is willing to explore this option but has not traditionally adopted provisions specifying building materials.</p> <p>(4) Council undertakes extensive community engagement to better understand the values of local communities and their preferences for continuing important local character. Specific character features and scenic amenity values of towns and villages and coastal communities are recognised in the local plan codes and the Coastal Protection Overlay code to help reinforce their diversity and unique values.</p>
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**State interest—** Element 4: Working with natural systems

The liveability and sustainability of SEQ’s urban environments are enhanced by incorporating urban greening networks.

Strategies	Response to Strategies
<p>(1) Respect and add to local landscape character and ecological diversity to create places that demonstrate a strong respect for nature (for example, koala-friendly design protects, manages and helps integrate this threatened species).</p> <p>(2) Conserve and protect significant trees, plants of scale and significant species, as valuable community assets and use these features to enhance local character.</p> <p>(3) Use extensive native vegetation and large shade trees in public spaces and along streets to encourage walking and cycling, and comfortable use of the outdoors.</p> <p>(4) Work with the region’s landscapes and waterways to deal with water management and urban heat island effects sustainably, provide urban-scale</p>	<p>(1) Council continues with policies that support the retention of local landscape character. For development, Council requires that areas be landscaped or replanted using endemic species, particularly koala feed species in known koala habitat areas.</p> <p>(2) Council requires detailed landscape plans and planting lists to be submitted with development applications. Policies identify preferred species for the different landscapes across the shire. Existing habitat trees are to be retained as part of landscape and development design.</p> <p>(3) Council continues with policies that require shade trees in urban streetscapes and public spaces that comprising suitable endemic tree species.</p> <p>(4) Landscaping, biodiversity, water quality and stormwater management provisions in the planning scheme help to enhance ecosystem health and</p>

<p>recreational resources and support small-scale urban food production by residents.</p>	<p>resilience and support human health and wellbeing. These measures are also supported by other non-planning scheme initiatives around water management, recreation and encouraging local food production.</p>
<p><b>State interest—</b> Element 5: Creating legible and connected streets and spaces An integrated network of streets and spaces creates connectivity and supports economically vibrant communities.</p>	
<p>Strategies</p> <ol style="list-style-type: none"> <li>(1) Use existing streets and spaces to create places that are part of a well-connected network with simple and direct links.</li> <li>(2) Deliver a range of street and space scales that easily and comfortably accommodate the needs of all users.</li> <li>(3) Design streets and spaces to be fit for purpose, reflecting their role within the wider urban context.</li> <li>(4) Use appropriate vegetation, large trees and awnings in public spaces and along streets to provide shade and shelter for the community as places to spend time, whether for walking, socialising or riding a bike.</li> </ol>	<p>Response to Strategies</p> <p>The Strategic Framework establishes the road hierarchy acknowledging this as the principal means of access, with additional support to an active transport network, particularly pathways. Specific drawings are included showing preferred design outcomes for main streets in centres. These illustrate road profiles and have been included in codes. Supporting provisions require shade trees comprising endemic vegetation in public spaces, including road reserves.</p>

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Shaping SEQ – Subregional directions	
<p><b>State interest</b>— The Northern sub-region (Figure 24), contains the emerging city of the Sunshine Coast, and Noosa Shire – which form SEQ’s third largest urban area – and maintains a close relationship with its natural setting.</p>	
<p>The Northern sub-region is characterised by:</p> <ul style="list-style-type: none"> <li>• a relaxed coastal and hinterland lifestyle supported by world-class beaches, waterways and hinterland areas</li> <li>• an urbanised coastal edge, historic inland urban settlements, and several eclectic and culturally rich hinterland townships</li> <li>• diverse living opportunities, including seaside and inland urban centres, suburban, rural residential and rural (including hinterland) living</li> <li>• a strong focus on consolidation around major urban centres and along a planned coastal passenger transport corridor, complemented by major expansion areas on its southern and south-western edges where public transport can be easily extended</li> <li>• its role as the northern gateway, connecting SEQ to coastal and regional cities, and central and northern Queensland towns</li> <li>• an emerging national and global-oriented economy that embraces innovation and renewable energy, creativity and entrepreneurial activity, and which leverages major ‘future city’ investments in health and education infrastructure</li> <li>• a new city centre at Maroochydore supported by a network of other urban centres, knowledge and technology precincts and industry and enterprise areas</li> <li>• its role as a domestic and international tourism destination</li> <li>• a growing domestic and international airport, which supports tourism and broader economic activities</li> <li>• a developing integrated transport network that is accelerating access within the sub-region, and contributing to strong social and economic connections with the Metro sub-region</li> <li>• nationally and internationally recognised natural assets and environmental values, including world-class hinterland areas and an identifiable inter-urban break that helps frame and differentiate it from the Metro sub-region</li> </ul>	<p>The New Noosa Plan continues with provisions relevant to these regional outcomes. Local provisions continue to acknowledge the diverse places across the subregion. New development will be consolidated in existing urban areas. Land is set aside for substantial new economic opportunities.</p> <p>Maroochydore is recognised as the Principal Activity Centre In the sub-region and will offer employment and retail opportunities for the Noosa community.</p> <p>Outstanding natural and scenic areas continue to encourage large volumes of visitors to the area.</p>

<ul style="list-style-type: none"> <li>scenic amenity areas including the Blackall Ranges, Glass House Mountains, Pumicestone Passage, Noosa River and the lakes system (Cootharaba, Weyba and Cooribah).</li> </ul>	
<b>State interest— Sub-regional growth</b>	
<p><b>Noosa Shire</b></p> <p>Population at 2016 – 54,000      at 2041 – 63,000 = 9,000 increase  Dwellings at 2016 – 26,008      at 2041 – 32,408 = 6,400 increase  made up of 4,800 consolidated and 1,600 expansion</p>	<p>The New Noosa Plan can cater for the projected population increase and the dwellings to accommodate that population as specified in the SEQ Regional Plan.</p>
<b>State interest— Sub-regional outcomes for Grow</b> The following sub-regional outcomes have been identified to implement key ShapingSEQ strategies, as they apply to Noosa Shire.	
<p><b>Growth by consolidation</b></p> <p>(1) The intent to use land and infrastructure efficiently will be supported by focusing density in and around appropriate locations along the urban corridor from Maroochydore to Caloundra, and in areas with superior access to public transport, employment and services. Key locations include:</p> <ol style="list-style-type: none"> <li>Maroochydore (City Centre), Kawana and Caloundra regional activity centres, the Kawana Waters (health and education) knowledge and technology precinct, and proposed key stations along the urban corridor</li> <li>the Nambour major regional activity centre also presents opportunities for increased residential density given its location on the north-coast rail line.</li> </ol> <p>By 2041, these places will be more compact, mixed-use, connected and active, and provide improved urban amenity. Housing diversity, including a range of 'missing middle' housing forms, will also increase in and around these places.</p> <p>(2) Through (6) Not applicable to Noosa Shire</p> <p><b>Rural towns</b></p>	<p><b>Growth by consolidation</b></p> <p>(1) The New Noosa Plan proposes that most new development will occur in existing urban areas supporting the intent of using land and infrastructure efficiently and where there is the best opportunities to access public transport, employment and services.</p> <p>(2) through (6) Not applicable to Noosa Shire</p> <p><b>Rural towns</b></p> <p>(7) Planning provisions for Cooroy and Pomona continue to respect their individual character and offer support for future expansion including opportunities to meet local community needs, business opportunities and aged care at Cooroy.</p>

<p>(7) Development in rural towns, including Landsborough, Palmwoods, Yandina, Cooroy and Pomona will occur in a sustainable manner to ensure community resilience and the needs of local communities are met.</p>	
<p><b>State interest—</b> Sub-regional outcomes for Prosper The following sub-regional outcomes have been identified to implement key ShapingSEQ strategies, as they apply to Noosa Shire.</p>	
<p>(8) Not applicable to Noosa Shire (9) Regional activity centres, knowledge and technology precincts, and major industry and enterprise areas that are not part of RECs will be developed in line with the regional strategies.</p> <p><b>Rural prosperity</b></p> <p>(10) The sub-region’s principal agricultural land resources in Eumundi–Yandina, Beerwah, Palmwoods, Mary Valley and the Glass House Mountains will be protected to preserve longterm food security and export opportunities. This includes preventing further land fragmentation and protecting agricultural activities from encroachment by incompatible uses. Alternative agricultural futures will be explored to help coastal lowland areas transition from traditional cane farming. This includes diversifying rural activities to strengthen resilience to market cycles and climate change. Opportunities exist to further grow and diversify the regional food system which has seen a range of direct marketing and value-adding options emerge for small to mid-scale primary producers and food processors. Adaptation of traditional industries and the entry of new players has seen the region become the centre of locally branded and artisanal food production. Local farmers’ markets, restaurants and consumers are increasing the demand for the range of locally produced higher value dairy products, grass fed and free range meats, subtropical fruits, vegetables, nuts and niche products that now augment the well-established exports of processed ginger and herbs.</p> <p>(11) The sub-region’s hinterland areas support the growth of creative and boutique industries. Rural diversification includes value-adding, nature-based tourism as well as clean energy initiatives. These activities will be encouraged where</p>	<p>(8) Not applicable to Noosa Shire (9) Provisions in the New Noosa Plan progress opportunities for additional enterprise in activity centres, industrial areas and knowledge and technology precincts. These measures reflect the intent of the SEQ Regional Plan and also support Council’s Local Economic Plan to diversify employment opportunities into higher order and export-oriented services.</p> <p><b>Rural prosperity</b></p> <p>(10) Council has undertaken a planning study titled Agriculture and Agricultural Land in Noosa Shire. The purpose of this study was to examine the context and role of agricultural uses in Noosa Shire and to establish their potential significance for the Shire’s future. It examined the capacity of rural lands to support agricultural production and the extent to which land should be protected for that purpose and activities encouraged. This study has informed the New Noosa Plan. Zones, land use definitions and an overlay acknowledge the significance of agricultural land. Council has adopted a Local Economic Plan and an associated Action Plan. Rural enterprise is one of eight local economic priorities. Initiatives include:</p> <ul style="list-style-type: none"> <li>• support increased collaboration and connections</li> <li>• develop efficient local supply chains</li> <li>• identify and communicate critical information about the sector</li> <li>• establish a premier food and beverage brand</li> <li>• increase employment and training opportunities.</li> </ul> <p>The evolution of traditional agricultural sectors (such as beef production) and the emergence of new sectors are supported and enhanced through opportunities for value-adding to occur, before agricultural produce leaves the farm gate or leaves the region.</p>

<p>they can be managed to preserve the agricultural land resource, conservation assets and the surrounding character and scenic amenity</p>	<p>The clean, green credentials of the Noosa brand dictate that farming enterprises, particularly food production should be through sustainable agricultural production, and may include techniques in biotechnology.</p> <p>(11) Council has included provisions that support diversification of rural activities including parameters to assist in identifying opportunities for nature based tourism and clean energy initiatives.</p>
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**State interest—** Sub-regional outcomes for Connect

The following sub-regional outcomes have been identified to implement key ShapingSEQ strategies, as they apply to Noosa Shire.

<p><b>Key regional infrastructure</b></p> <p>(12) The intent to be a region of interconnected communities that moves people and freight efficiently to maximise community and economic benefits will be facilitated by the delivery of high-frequency public transport connections, and key improvements to the integrated regional transport system, including improvements to the north-coast rail line between Beerburrum and Nambour, that integrate with the desired growth pattern.</p> <p>This will include:</p> <ul style="list-style-type: none"> <li>a. delivering Cross River Rail in the Metro sub-region, which will support economic growth in the Northern sub-region through improved access to the capital city centre</li> <li>b. delivering a network of high-frequency public transport connections as part of the strategic public transport system to 2041, including: <ul style="list-style-type: none"> <li>i. delivering the Maroochydore–Caloundra high-frequency public transport connection with opportunities to extend it to Beerwah, which will support increased residential densities and employment growth, increase public transport accessibility and efficiency, link the sub-region’s RECs and support a key economic corridor</li> <li>ii. providing high-frequency public transport connections on the north-coast rail line between Beerwah rail station and the Metro sub-region, through the Beerburrum to Nambour Rail Upgrade Project, which will relieve pressure on the strategic road network and improve freight efficiency</li> </ul> </li> </ul>	<p><b>Key regional infrastructure</b></p> <p>(12) Council acknowledges the extensive transport improvements proposed for the northern subregion. Implementing the Transport Strategy for Noosa will complement these initiatives. There are clear common aims in reducing car dependency by means of improved alternatives of public and active transport.</p> <p>(13) Not applicable to Noosa Shire</p>
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<p>iii. extending the network of high-frequency public transport connections from Noosa and Nambour to Maroochydore and Caloundra South, which will help service commuter and other trips within the sub-region and relieve pressure on the road network.</p> <p>(13) Not applicable to Noosa Shire</p>	
<p><b>State interest—</b> Sub-regional outcomes for Sustain</p> <p>The following sub-regional outcomes have been identified to implement key ShapingSEQ strategies, as they apply to Noosa Shire.</p>	
<p><b>Landscape areas and natural assets</b></p> <p>(14) The intent to protect and nurture the regional biodiversity network and manage regional landscapes will be particularly relevant to the following locations:</p> <ul style="list-style-type: none"> <li>a. Noosa North Shore Corridor, which links Teewah Beach to Cooloola and Great Sandy National Park</li> <li>b. Lakes Cootharaba, Coorobah and Weyba, and their catchment areas</li> <li>c. the UNESCO (United Nations Educational, Scientific and Cultural Organisation) recognition of Noosa Shire as a Biosphere Reserve</li> <li>d. National Estate-listed Maroochy–Noosa Wallum Corridor</li> <li>e. Maroochy Wetlands</li> <li>f. Elgin–Conondale Corridor, which links Yabba/Squirrel Creek/Jimna/Conondale</li> <li>g. Mapleton National Park to Mooloolah River National Park Terrestrial Corridor</li> <li>h. Blackall Range–Imbil Corridor, which links Conondale/Bellthorpe/Kenilworth/Imbil</li> <li>i. the National Heritage-listed and culturally significant Glass House Mountains</li> <li>j. Currimundi and Stumer Creek, and associated lagoons, shallow wetlands and coastal vegetation</li> <li>k. the Ramsar-listed wetlands of Bribie Island, the Pumicestone Passage, and the islands and waters of northern Moreton Bay</li> <li>l. Noosa North Shore to Pumicestone Passage Coastal Corridor.</li> </ul>	<p><b>Landscape areas and natural assets</b></p> <p>(14) Council strongly supports nurturing and protecting the regional biodiversity network and management of regional landscapes. The New Noosa Plan supports protection of these values through comprehensive environmental protection requirements. Council also continues to provide non-planning scheme initiatives and programmes to facilitate projects aimed at improving/restoring natural assets.</p> <p><b>Indigenous landscape values</b></p> <p>(15) Aboriginal and Torres Strait Islander communities are recognised as a key stakeholder group for the purposes of community engagement. Council continues to engage with the Kabi Kabi (Gubbi Gubbi) people who are acknowledged as the Aboriginal traditional owners of the Noosa area, about the New Noosa Plan.</p> <p><b>Inter-urban break</b></p> <p>(16) Noosa Council strongly supports the inter-urban break as a key feature that distinguishes the differing characters of the Metro and Northern subregions. It also has important functions as regional open space and the landscape setting for the Glass House Mountains. Council appreciates the Regional Planning Committee offering the opportunity to participate in the ongoing discussions about measures to provide long-term protection to the concept of this inter-urban break.</p>

**Indigenous landscape values**

(15) Traditional Owners will be engaged to ensure their cultural knowledge and connection to land and sea Country is included in planning. This will be particularly relevant to Mt Coolum, Mt Ninderry and Maroochy River and Glass House Mountains. Further values are indicated in Map 5a and described in Table 11a.

**Inter-urban break**

(16) The Moreton Bay–Sunshine Coast (Northern) inter-urban break will be retained as a regionally significant green break providing open space, amenity and other non-urban landscape values between the major urban areas of the Metro and Northern sub-regions; this will also serve to retain their distinctive lifestyles.

This inter-urban break protects the landscape setting of the heritage-listed Glass House Mountains National Park and water quality of the Ramsar listed wetlands of the Pumicestone Passage, and preserves opportunities for agricultural production and forestry, tourism and outdoor recreation.

The Queensland Government will continue to work with Sunshine Coast Council and Moreton Bay Regional Council to determine the extent and values of this inter-urban break, and investigate mechanisms to ensure its long-term protection, coordinated management and greater utilisation, in accordance with its stated values (refer to Chapter 4).

**Regional water supply**

(17) To ensure water security for the sub-region, Seqwater will work with the Queensland Government, relevant water service providers, local government and the community to deliver a new water supply source required within the next 20 years.

**Regional water supply**

(17) Council will participate in discussions with relevant agencies about long-term planning for water security for the sub region.

**State interest—** Sub-regional outcomes for Live

The following sub-regional outcomes have been identified to implement key ShapingSEQ strategies, as they apply to Noosa Shire.

**Our great places**

(18) Developing and promoting great places will support the sub-region's liveability, prosperity, and sense of identity and community.

Current and evolving great places identified by local governments in the Northern sub-region include:

- a. Hastings Street Noosa Heads, an iconic destination, is a small-scale main street set among the green backdrop of Noosa Hill that provides a major drawcard for locals and international visitors. These qualities – a vibrant, pedestrian-friendly streetscape and diverse dining and retailing opportunities – all make Hastings Street an outstanding place.
- b. – g. Not applicable to Noosa Shire
- h. Cooroy and its surrounding area services much of the Noosa hinterland. Residents enjoy modern lifestyle conveniences in a country town atmosphere. The streetscape is enhanced by heritage buildings, mature landscaping, shaded footpaths, small/intimate business premises, and visual connections with the sub-region's agricultural and forestry heritage.

**Our great places**

(18) The New Noosa Plan continues to recognise the important characteristics of these particular places and offers further opportunities to build on that success.

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