

PART 3 - DESIRED ENVIRONMENTAL OUTCOMES¹

3.1 Desired environmental outcomes

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

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

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

a) AGRICULTURE USES

Agricultural industry is maintained by—

- i conserving land for economically viable and environmentally sustainable agricultural purposes;
- ii preventing the fragmentation of good quality agricultural land;
- iii facilitating the growth of non-traditional, though high value, crops which have minimal impact on the natural environment or adjacent crops;
- iv facilitating the growth of non-traditional animal husbandry practices such as aquaculture where it does not alienate good quality agricultural land or have a detrimental impact upon the environment;
- v protecting agricultural pursuits from incompatible uses, particularly those more suitably located within the urban growth boundary;
- vi facilitating the growth of farm forestry practices;
- vii value adding to farm produce to enhance economic viability;
- viii improving opportunities for mutually beneficial enterprises that are complementary to agriculture and other non-agricultural uses that do not diminish agricultural production such as roadside stalls, farm gate sales, home based occupations and visitor accommodation; and
- viii adopting water and energy efficient practices.

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

Community implications of Agriculture Uses:

- Agriculture is an important part of Noosa Shire's rural heritage and an integral contributor to Noosa's hinterland character. The retention of agricultural activities in those areas where farming has been the traditional use and where environmental impacts may be successfully managed will assist agriculture's contribution to the character of Noosa Shire.
- Factors such as poor land management, poor management of fertiliser applications and inappropriate land clearing cause environmental harm through erosion, loss of significant habitat, visual scarring of significant landscapes and unacceptable impacts on downstream land and surface and groundwater. The potential impacts of rural activities should be significant factors in determining land's suitability for sustainable agricultural use.
- Agriculture is also a significant lifestyle contributor, with part time, small-scale though often high value operations, serving as an attraction to the rural areas.
- Agriculture is an important contributor to Noosa Shire's economy. The maintenance of an economically viable and environmentally sustainable agricultural sector will require recognition of and response to changes to traditional markets and the emergence of new markets. Growth areas within the industry are expected to be in the areas of farm forestry, macadamias, small scale specialised crops and agricultural tourism. Providing opportunities for value adding to occur, before agricultural produce leaves the farm gate, can also enhance economic performance.
- New uses that are sensitive to chemicals, dust or noise should not be located in rural areas close to farms or agricultural lands.
- Careful consideration and farm management processes are required for the planting and raising of genetically modified crops, so that they do not adversely impact on adjacent crops or those downwind or downstream.

b) COMMERCIAL & RETAIL USES

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

- a proportion of Noosa Shire's higher order needs fulfilled by centres in other areas, particularly the key regional centre Principal Regional Activity Centre of Maroochydore;
- the Shire Business Centre, a Major Activity Centre for the purposes of the SEQ Regional Plan and the highest order centre within the former Noosa Shire, developed in stages consistent with the needs of the population of the former Noosa Shire and areas to the immediate south;
- protecting the long term viability of the Shire Business Centre as the principle business, retail and administrative centre;
- recognising that it may be necessary to increase floor space in existing centres to meet changing needs, provided any increased floor space does not impact on the successful operation and development of the Shire Business Centre;
- business centres at Cooroy, Noosa Junction, Noosaville and Tewantin;

- vi neighbourhood or visitor centres at Peregian Beach, Sunrise Beach, Sunshine Beach, Noosa Heads, Noosaville, Tewantin, Cooroibah and Teewah;
- vii the town of Pomona and the village centres of Kin Kin, Boreen Point and Cooran;
- viii Uses that comprise a large component of **Commercial and Retail business uses** or other non-industrial uses are not located on land that is otherwise intended for **Industrial business uses**;
- ix **Home-based business uses** that contribute to the economy of Noosa, but do not reduce surrounding residential amenity or environmental values; and
- x energy efficiency and water conservation principles.

Community implications of Commercial & Retail Uses:

- Residents and visitors use commercial & retail facilities on a day-to-day basis. The character and design of the establishments in which such business facilities are conducted are therefore a significant influence on resident and visitor perception of Noosa Shire.
- Features such as human scale, development integrated with surrounding built form and landscape fabric, visual relationships between indoor spaces and outdoor spaces, low key informal atmospheres and low stress traffic environments play a key role in characterising commercial and retail facilities in Noosa Shire. These features are recognised and sought by the Noosa community and distinguish facilities in Noosa Shire from those in other Sunshine Coast and south-east Queensland areas.
- Commercial and retail facilities that recognise and reflect the natural character and environment values of Noosa Shire will assist in achieving sustainable economic and employment growth across a range of industry sectors.
- Home-based businesses reduce demands on transport infrastructure and for land resources for business purposes. They involve minimal capital outlays and allow for child supervision in the home. Such businesses will often be small scale knowledge economy businesses which are sophisticated businesses involving a high turnover and profit and may equally have insignificant impacts on neighbouring properties.
- Businesses use energy efficiency principles in design and minimise the reliance on fossil fuels for thermal comfort and water heating.
- Protecting the long term viability of the Shire Business Centre may mean setting aside short term needs to ensure the medium-long term implementation of the centre. No other centres or major retail and commercial development are intended within the coastal urban settlements, with the exception of those servicing predominantly neighbourhoods and local communities.
- Existing centres in Noosa Shire serve different roles and will strive to find a market edge, strengthen their market position and reinforce their individual identities as a means of retaining their competitiveness within the established retail hierarchy.

c) COMMUNITY USES AND FACILITIES

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

- i location and density of housing;
- ii location of transport infrastructure;
- iii location of business centres;
- iv demographic, social, cultural and economic patterns of Noosa Shire;
- v function of towns and villages; and
- vi protection of rural lands for rural purposes.

Community implications of Community Uses:

- Lively and vibrant town centres and community facilities in Noosa Shire will provide a community focal point, sense of identity and means of social interaction.
- Community facilities are generally located on public transport corridors to maximise accessibility.
- Community facilities in Noosa Shire are characterised by features such as human scale, development integrated with surrounding built form and landscape fabric, visual relationships between indoor spaces and outdoor spaces, low key informal atmospheres and low stress traffic environments play a key role in distinguishing community facilities in Noosa Shire from those in other Sunshine Coast and south-east Queensland areas.
- Community facilities that recognise and reflect the natural character and natural environment values of Noosa Shire will assist in promoting a sense of place and common ownership.
- As the population of Noosa Shire changes, community services and facilities must be flexible enough to meet the needs of the resident population including people with special needs, such as older people, children, low income earners and people with disabilities.
- Involving the community in the planning of community building and spaces will promote community ownership and enduring pride in the place.
- Given the ability to acquire new land for additional facilities is limited it is imperative that existing facilities are put to best use, which for many will mean multiple uses.
- Noosa, as well as individuals, benefit from a high level of participation in, and appreciation for the arts, and community facilities should allow for a wide range of artistic and cultural pursuits.

d) HERITAGE

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

Community implications of Heritage:

- Heritage sites and places have significance and value and contribute to our understanding of who we are and how Noosa Shire has evolved.
- Appreciation of Noosa Shire's heritage, its non-indigenous history and its landscape, is reflected in the lifestyles and interests of its residents and in the work of architects, artists, authors, designers and the like.
- Opportunities for economically viable adaptive re-use of buildings that are compatible and sensitive to the local character and historic context are encouraged.

e) INDUSTRIAL BUSINESS USES

Industrial uses and extractive and mining uses—

- i provides suitable levels of service and employment to the community;
- ii promotes the sale of local products;
- iii is-are predominantly low key, clean and service-orientated;
- iv is-are underpinned by environmentally sustainable development practices that avoid adverse impacts on immediate or surrounding settlements or ecosystems;
- v develops and operates in a sustainable manner, including prudent use of non-renewable resources;
- vi results in a proportion of Noosa's higher order needs being fulfilled by facilities located in other areas, particularly the key-regional-centre Principal Regional Activity Centre of Maroochydore;
- vii protects industrial areas, valuable extractive and mineral resources and associated heavy vehicle haul routes, particularly from the encroachment of incompatible development, for the ongoing benefit of the community; and
- viii utilises water and energy efficient practices.

Community implications of Industrial Business Uses:

- Noosa Shire's industrial sector is part of a wider hierarchy on the Sunshine Coast, where larger scale and higher order uses will be found in local government areas to the south.
- Industry will generally be of a relatively small scale, as compared to that found in cities. Whilst comparative scale is likely to be small, product markets will range from local to international and as a consequence, industrial business will be significant contributors to Noosa Shire's economy.
- The rural hinterland has potential for various industries linked, for example, to food production, recreation and tourism, and furniture manufacturing.
- Home-based industrial businesses reduce demands on land resources for business purposes. They involve minimal capital outlays and are often small scale, having insignificant impacts on neighbours.
- Inappropriately located or managed industrial business can cause adverse impacts on other economic sectors, particularly those reliant on Noosa's character and natural environment.

- Extractive and mining resources are a finite and location-fixed natural resource of economic significance to Noosa Shire and are to be appropriately managed.

f) **NATURAL RESOURCES**

Renewable natural resources are used sustainably and non-renewable natural resources are used prudently. The use of natural resources does not have a significant adverse impact upon other land uses. Natural resources include—

- i water;
- ii fisheries and forest resources;
- iii coastal resources;
- iv soil resources; and
- v extractive and mining resources.

Community implications of Natural Resources

- Residents and visitors value the high level of water quality in the Noosa River system, Lake Macdonald and other watercourses. Many factors contribute to river health including the protection of headwaters, maintenance of regular water flow, the presence of adequate riparian vegetation, control of river traffic, monitoring of stormwater and pollutant loads, the ecological sustainability of commercial and recreational fishing and the control of urban and rural land uses.
- Parts of Noosa Shire are suited to sustainable forestry including native farm forestry. Council supports these uses in appropriate locations and with appropriate controls.
- Significant extractive resources are located within Noosa Shire and provide materials for development within Noosa Shire and elsewhere.
- Some extractive resources are located in conjunction with or in close proximity to significant conservation values or other incompatible development. These areas will not be developed for extractive industry purposes during the life of the planning scheme.
- There are areas within Noosa Shire that are subject to mining leases. These areas are identified on the Noosa Plan maps. Development for the purposes identified in the lease is not subject to the provisions of the Noosa Plan.
- Development should not diminish the quality of water in groundwater systems, watercourses or along the coast, nor should it diminish the volume of water flows in watercourses.
- The quality of soil resources and clean air also needs to be protected from development or land management practices that could potentially erode or degrade these values.
- Coastal areas are vulnerable to erosion and can be subject to wave inundation. Development in these areas can have adverse impacts on coastal resources and their values, as well as place people and property at risk. Future development in close vicinity of the beach should not be at greater intensity than existing levels, unless it can be clearly demonstrated that it would not compromise coastal resources and values, nor interrupt the natural cycles of erosion and accretion of beaches and foreshores.

g) OPEN SPACE, ENVIRONMENT & CONSERVATION FUNCTIONS

- i Networks of open space and natural habitat, vegetated lands, *wetlands*, *watercourses* and *riparian zones* ~~along watercourses~~ are sensitivity managed and protected to avoid as far as practicable or, where avoidance is not practicable, minimise adverse impacts resulting from development. —
 - ~~are sensitively managed and protected from any adverse impacts, including cumulative impacts, resulting from development;~~
 - A) ~~set Noosa apart from other coastal parts of south-east Queensland by strongly protecting the natural environment;~~
 - ~~support the economy through the tourism industry;~~
 - ~~define the boundaries to or of each of the distinct urban localities of Noosa;~~
 - B) ~~protect water quality, landscape stability and biodiversity;~~
 - C) ~~provide passive, nature-based recreational and educational opportunities;~~
 - D) ~~enhance visual amenity; and~~
 - ~~provide linkages beyond Noosa's boundaries.~~
- ii The natural environment is protected and managed in a way that—
 - A) supports the economy through the tourism industry and contributes to the region's competitive advantage and lifestyle;
 - B) maintains and improves landscape character and visual amenity;
 - ~~E)C) builds ecological resilience and capacity to adapt to a changing climate;~~
 - ~~F)D) provides passive, nature-based recreation and educational opportunities including appropriate eco-tourism facilities;~~
 - E) defines the boundaries to or of each of the distinct urban localities of Noosa Shire; and
 - F) provides linkages beyond Noosa Shire's boundaries.
- iii *Ecologically important areas* are protected, rehabilitated and enhanced including their condition, extent, diversity and connectivity to maintain and improve biodiversity, landscape stability, resilience and ecological integrity of the natural environment.
- iv Koala habitat, connectivity and safety is maintained and improved, contributing to a net gain in koala habitat and assisting with the long term stabilisation and recovery of viable populations across Noosa Shire, Sunshine Coast and South East Queensland.
- v Koala habitat offsets are applied only as a last resort and achieve an equivalent or better environmental outcome and additional protection to environmental values at risk or additional management actions to improve environmental values².
- vi Terrestrial and aquatic biodiversity values and water quality within the Noosa River system is protected.

² Koala offsets may only be applied where located in area shown as bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat identified in the Map of Assessable Development Area Koala Habitat Values the South East Queensland Koala Conservation State Planning Regulatory Provisions.

- vii Natural waterways and wetlands are maintained in their natural state with development providing for rehabilitation and enhancement to improve ecological functioning and water quality.
- viii Constructed water bodies including canals are not created except where maintained as private assets and used for other than water treatment purposes.
- ix The quality of ground and surface water is protected and improved in a manner that ensures its long term environmental values, ecological integrity and sustainability.
- ix Coastal foreshores including near shore marine environments, beaches, dunes, rocky headlands, beaches and river mouths are maintained in their natural state.
- xi Development protects coastal resources and values and provides for physical coastal processes to occur naturally and adverse impacts to be avoided as far as is practicable, or where avoidance is not practicable, minimises and mitigates adverse impacts.

Community implications of Open Space, Environment & Conservation:

- The conservation of high proportions of vegetated land, as compared to developed land is important to Noosa's residents and visitors in distinguishing Noosa Shire from other parts of south-east Queensland.
- The distinct vegetated character of Noosa Shire relies on the retention of natural vegetation and landscaping with native species.
- Sensitive areas of native bushland need protection from urban impacts such as domestic animals, escaped garden weeds, fertilisers and stormwater run-off.
- An increasing amount of land is protected for conservation purposes under public ownership. Ideally these reserves will represent the full range of habitats and species found across Noosa Shire, and form corridors for the safe movement and successful breeding of wildlife within Noosa the Shire and beyond.
- The integrity of conservation reserves is supported by wider networks of open space across Noosa Shire and beyond, comprising both natural habitat and areas capable of regeneration or rehabilitation.
- The upper reaches of the Noosa River remain substantially undeveloped and development in the lower reaches is consolidated within existing settlements to protect integrity of core habitats within ecologically important areas and connecting linkages.
- Views and vistas characterise particular localities in Noosa Shire. For this reason it is vital development does not impact on views to or from watercourses, beaches or riparian corridors. Visual scarring of the hill slopes is also to be avoided.

h) SPORT & RECREATION USES

- i The creation of sport and recreation opportunities, strongly relating to the outdoors, are established to facilitate social interaction, healthy lifestyles and appreciation and protection of Noosa Shire's natural, cultural and community assets including—
 - A) the subtropical climate;
 - B) the beaches, watercourses and foreshores;
 - C) the national parks and bushland;
 - D) the iconic mountains and landforms;
 - E) cultural traditions; and
 - F) sporting fields and facilities.
- ii Public open space is functional, accessible and connected;
- iii Public open space supports a range of formal and informal sporting, recreational and community activities; and
- iv Noosa Shire accommodates outdoor recreation and adventure sports with minimal impact on the natural environment.

Community implications of Sport and Recreation Uses:

- Physical activity for the purpose of relaxation or enjoyment, undertaken through casual or organised participation, promotes physical fitness, mental health, skill development and social interaction.
- Given local sport and recreational opportunities are largely focused on natural and cultural values, the protection of these values is important for the maintenance of lifestyle. Hence efforts are necessary to ensure outdoor recreational facilities have no adverse impact on the values around which they are based.
- The opportunity to experience the open space fosters an appreciation for and protection of the natural environment.
- The creation of tracks and trails, including bridle trails, help residents and visitors appreciate and gain an understanding of the natural features, local flora and fauna and in some cases sites of heritage significance.
- Sport and recreation uses consistent with community values also bring significant economic benefits to Noosa Shire.
- Recreation and leisure opportunities are vital for all residents and visitors including people with various levels of mobility and fitness.

i) RESIDENTIAL USES

Urban and rural settlement for residential use is contained within the defined urban growth boundaries shown on zoning maps ZM1- ZM9. It is developed to be consistent with—

- i the planned capacity for roads, community services and infrastructure for the particular locality;
- ii the expectations of Noosa Shire's population to have access to a broad range of safe, secure and affordable housing, that specifically caters for the current and projected demographic, economic and social profile of the community;
- iii the expected character and amenity for the particular locality;
- iv the landform, natural environmental and climatic conditions of the locality;
- v energy efficiency and water conserving design principles;
- vi convenience and accessibility to urban services employment and infrastructure; and
- vii suitable separation from incompatible land uses.

Community implications of Residential Use:

- The values identified in the Community Vision are a major element of attraction to those who chose Noosa Shire as a place to live. Residential environments have a significant role in the maintenance of those values.
- The impact of residential development on Noosa Shire's natural resources, open space and clean environment, as well as the degree to which development is integrated with the landform and landscape will have a significant bearing on residents' perceptions of the place they live, Noosa's-the Shire's character and natural environment and residents' lifestyle.
- In rural areas, the predominant land use is open space or farming. Urban or rural settlement can have a significant impact on the role performed by those land uses.
- Urban or rural settlement that is not sensitive to the community values would create less desirable living environments and ultimately an urban form that undermines those values. In addition, such development threatens economic sectors, particularly tourism.
- The quality lifestyle sought by residents of Noosa Shire also demands high standards of residential amenity. Factors such as density, noise, accessibility to community services and infrastructure, security, traffic and aesthetics are of significance.
- The above aspects are factors that assist in making Noosa Shire distinct from other urban and rural settlement environments in sSouth-East Queensland.
- Residential development is to use energy efficiency principles in design and minimise the reliance on fossil fuels for thermal comfort and water heating.
- Factors such as changing demographics, changing composition of households, ageing and in-migration to Noosa Shire alter the housing needs of the community. Whilst it is necessary to cater for these changing needs, resultant development should not impact on the amenity of residential neighbourhoods or environmental values.

- Noosa Shire's urban and rural settlements not only satisfy the needs and aspirations of residents, but in many cases meet the requirements of visitors. This extends to residents and visitors being attracted to the same forms of accommodation, which can cause some level of conflict.
- Population growth resultant from residential development has significant potential to impact on the economic provision of community services and infrastructure. Proper planning and commonsense dictate that the commitments made for residential development should coordinate with the ability to provide the resultant communities with water, sewerage, community services, roads and the like. As a consequence, planning commitments made within this scheme are designed for consistency with the existing or planned capacity of the various community services and infrastructure.

j) TOURISM

A tourism industry is developedment and sustained which—

- i is based on Noosa Shire's natural assets including the subtropical climate, the beaches, watercourses and foreshores, and the National Parks and bushland;
- ii fosters an appreciation and understanding of heritage;
- iii focuses on the coastal localities of Noosa Heads, Noosaville, Sunshine Beach and Peregrine Beach, but provides complementary rural visitor accommodation and experiences;
- iv offers visitors a range of experiences and accommodation types;
- v contributes to the economic wellbeing of Noosa Shire;
- vi provides educational or learning experiences that promote or enhance understanding of environmental or cultural heritage values and farming practices;
- vii benefits local residents and enhances residential amenity;
- viii is supported by appropriate infrastructure and services; and
- ix achieves ecological, economic and social sustainability.

Community implications of Tourism:

- Success of the Noosa Shire tourism industry is such that it has earned international recognition for innovation and ecological sustainability.
- The retention of a range of visitor accommodation choices is important to the economy of Noosa Shire. This includes camping grounds, caravan parks, backpacker hostels, hotels, motels, resorts, B&Bs, guesthouses and serviced apartments.
- The loss of visitor accommodation to permanent residential housing reduces visitor choice and has a negative effect on the economy.
- Mixing long-term accommodation for residents with short-term accommodation for visitors is avoided because it erodes the visitor accommodation base and has potential to cause conflicts.
- Visitors often base their holidays on outdoor recreation activities including swimming, fishing, camping, surfing, four wheel driving, bush walking, horse riding, cycling and boating.

- Responsible tourism development will facilitate education and interpretation of the natural environment, culture and traditions of Noosa Shire.
- While the tourism economy is focused on natural low-key outdoor appeal and cultural values, the views of Noosa Shire residents are often the best indicator of impacts that would adversely affect Noosa's the Shire's core values.
- Peaks within the tourism cycle generate significant impacts on residents' lifestyle and visitors' experiences, due to the large increase in people in Noosa Shire. Therefore market emphasis has been directed to Noosa's the Shire's natural core values and to a spread of visitor load across lengthy periods, as distinct from a focus on main holiday periods.

k) TRANSPORT & MOBILITY FUNCTIONS

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

- affordable community transport, including on the roads and the Noosa River;
- private vehicle;
- cycling; and
- walking.

Community implications of Transport & Mobility Functions:

- On a basic level people need access to employment, services, facilities and venues in order to meet their day to day needs, earn a living, mix with others and form relationships. In an area with dispersed services transport is a particularly significant issue.
- People will be encouraged to use transport alternatives other than the private car.
- The road network for Noosa Shire will be low key, with predominantly two lane roads and roundabouts, and with local streets being vibrant public spaces. Adverse environmental impacts of road traffic on the community will be minimised.
- Peak traffic and parking loads during holiday periods will not be accommodated by road or parking upgrading due to the potentially significant impacts on both the natural and human-related core values of Noosa Shire.
- The provision of carparking access must not adversely impact on pedestrian movements, particularly in town centres, village centres and business locations.
- Noosa Shire is progressing towards an integrated and accessible network for pedestrian and bicycle movements including provisions to enable equitably shared road space, and for off-road systems.
- Noosa Shire seeks to provide quality and innovative community transport for its residents and visitors, including better linking the hinterland with the coast.
- Mareeba-Sunshine Coast and Brisbane airports service residents and visitors of Noosa Shire.
- The Noosa River is used for low speed visitor transport purposes, offering an alternative to the use of roads and providing convenient access to special events.

l) INFRASTRUCTURE AND SERVICES

- i The efficient provision and use of services such as water, sewerage, power, telecommunications and waste disposal caters for the needs of residents and visitors, relative to their location within Noosa [Shire](#).
- ii The ongoing viability of existing infrastructure services and facilities are protected from the impacts of future development.
- iii [Existing and future bulk water infrastructure and corridors are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of the infrastructure. Bulk water supply infrastructure is protected from encroachment from sensitive uses.](#)

Community implications of Infrastructure & Services

- Coastal urban residents and visitors expect a certain level of infrastructure and servicing, which includes power, telecommunications, garbage collection, running water and flush toilets.
- Many rural households are not connected to municipal water or sewerage. In these cases innovative, environmentally sensitive approaches to water collection and effluent disposal may be employed.
- Most residents, particularly those in urban areas, have access to kerbside recycling. For the balance there is opportunity to separate recyclable waste at their local tip.
- Broadband telecommunications infrastructure allows people to work and study from home and access goods and services over the Internet.
- While telecommunication facilities are very important, towers and other installations are not located in visually prominent locations.
- Some residents get their energy needs from renewable energy sources rather than relying on mains power
- Water and energy are used efficiently in an attempt to minimise greenhouse gas emissions and ensure the sustained supply of resources