

## 7.2.24 Peregian South local plan code

### 7.2.24.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Peregian South local plan area as shown on Map ZM10 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Peregian South local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
  - (a) **section 7.2.24.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.24.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.24A (Peregian South local plan elements)**.

### 7.2.24.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Peregian South local plan code.

*The Peregian South local plan area is located in the central eastern part of the Sunshine Coast, west of Peregian Beach and immediately west of the Sunshine Motorway. The local plan area includes the emerging communities of Peregian Springs/Coolum Ridges comprising a number of residential neighbourhoods, a local (full service) activity centre, a number of smaller local centres, schools and large areas of open space including the Peregian Springs Golf Course and several environmental parks. The local plan area has a land area of approximately 597 hectares.*

*The local plan area is located on coastal lowlands within the core conservation area of the National Wallum Estate and is bounded on three sides by adjuncts of the Noosa National Park. The protection of the extensive environmental parks and interconnected system of remnant vegetation corridors protecting and linking key natural conservation areas present in and surrounding the local plan area is an important factor in supporting the long-term viability of these state and national reserves.*

*The established residential parts of the local plan area are characterised by dwelling houses on residential lots of varying sizes surrounding a large private golf course. The local plan area also includes a State school and a private school (St Andrews Anglican College).*

*Major road links within the local plan area include the Sunshine Motorway, Emu Mountain Road and Peregian Springs Drive.*

*Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.*

### 7.2.24.3 Purpose and overall outcomes

- (1) The purpose of the Peregian South local plan code is to provide locally relevant planning provisions for the assessment of development within the Peregian South local plan area.
- (2) The purpose of the Peregian South local plan code will be achieved through the following overall outcomes:-
  - (a) The Peregian South local plan area is a discrete master planned residential area providing a mix of dwelling types in a number of residential neighbourhoods and supported by a local (full service) activity centre and several smaller local (not full service) activity centres providing convenience shopping and local commercial uses, as well as a range of community facilities and large areas of open space.

- (b) Urban development with the Peregrian South local plan area is limited to land within the urban growth management boundary so as to protect significant environmental areas and landscape values and provide for the efficient provision of *infrastructure* and services.
- (c) Development is sited and designed to protect and enhance the natural environmental and scenic values of the Peregrian South local plan area and adjacent areas including wetland, wallum heathland, paperbark and open eucalypt bushland vegetation communities, and provides for the establishment, protection and enhancement of a system of interconnected ecological and open space linkages.
- (d) Development adjacent to the Noosa National Park or other conservation areas incorporates appropriate measures to protect the long-term viability of these areas.
- (e) Development in the Local centre zone at the corner of Peregrian Springs Drive and Ridgeview Drive supports its role and function as a local (full service) activity centre providing a wide range of business uses and community facilities to service the local level needs of residents within the local plan area.
- (f) A number of smaller local (not full service) activity centres are also located throughout the local plan area servicing the basic convenience needs of nearby residents. With the exception of areas already zoned for local centre purposes and additional small local centres to be located within the emerging community areas at Coolum Ridges and Old Emu Mountain Road, no additional local business centres are established within the local plan area. Residents continue to rely upon larger centres such as Noosa Business Centre or Maroochydore to fulfil higher order business and industry needs.
- (g) Development within the Low density residential zone, Medium density residential zone and Emerging community zone is effectively integrated with existing subdivision patterns and provides for walkable neighbourhoods with good pedestrian and cycle connectivity to local centres, community and sport and recreation facilities and open space, as well as a diverse range of lot sizes and housing choices.
- (h) Development provides for the Peregrian Springs Golf Course to be retained as an important sport and recreation facility and valuable area of private open space contributing to the character and identity of the local plan area.
- (i) Development provides a network of open space to meet the needs of the local community and an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to local centres, community and sport and recreation facilities and open space.
- (j) Development along the Sunshine Motorway and Emu Mountain Road protects the visual amenity of these roads as scenic routes and provides a wide, densely vegetated *landscape buffer* to effectively screen development from the road.
- (k) Development occurs in a logical sequence and provides for the efficient and timely provision of *infrastructure* and services.

Editor's note—development at Peregrian Springs, Coolum Ridges and Old Emu Mountain Road is currently regulated in accordance with an approved master plan and plan of development.

#### 7.2.24.4 Performance outcomes and acceptable outcomes

**Table 7.2.24.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Peregrian South Local Plan Area Generally</i>			
<b>PO1</b>	Development provides for buildings, structures and landscaping that are consistent with and reflect the coastal urban character and natural landscape setting of the Peregrian South local plan area.	<b>AO1.1</b>	Development provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved

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Performance Outcomes		Acceptable Outcomes	
			<p>roof forms;</p> <p>(c) open or transparent balustrades; and</p> <p>(d) landscaping integrated into the building design.</p>
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.3	Development provides for existing mature trees to be retained and incorporated into the design of development.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to:- (a) enhance the sense of entry to the local plan area; and (b) enhance the landscape and visual amenity of the Sunshine Motorway.	AO2.1	Development adjacent to identified gateway/entry points, where identified on <b>Figure 7.2.24A (Peregian South local plan elements)</b> , provides dense landscaping which effectively screens development from the Sunshine Motorway and enhances the natural landscape character of the local plan area.
		AO2.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.
			Note— <b>Section 9.4.2 (Landscape code)</b> sets out requirements for streetscape landscapes including entry statement landscapes.
			Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.
			Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
PO3	Development on land adjacent to the Sunshine Motorway or Emu Mountain Road incorporates a <i>landscape buffer</i> to visually screen built form elements and maintain and enhance the visual amenity of these roads as scenic routes.	AO3	Development provides a minimum 20 metre wide densely vegetated <i>landscape buffer</i> along the Sunshine Motorway and Emu Mountain Road <i>frontage</i> , where identified on <b>Figure 7.2.24A (Peregian South local plan elements)</b> .
PO4	Development provides for the Peregian Springs Golf Course to be retained as an important sport and recreation facility and open space area contributing to the character and identity of the local plan area.	AO4	No acceptable outcome provided.
PO5	Development provides for the retention and enhancement of key landscape elements including <i>wetlands</i> , wallum heathland, bushland and other areas of significant <i>vegetation</i> contributing to the setting and character of the local plan area.	AO5	Development provides for the retention and enhancement of existing mature trees, stands of paperbarks, eucalypt, wallum heath and <i>wetlands</i> .
PO6	Development facilitates the provision of local ecological linkages connecting remnant <i>vegetation</i> areas within the local plan area to surrounding conservation areas where identified on <b>Figure 7.2.24A (Peregian South local plan elements)</b> .	AO6	No acceptable outcome provided.
			Editor's note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.

Performance Outcomes		Acceptable Outcomes	
<b>PO7</b>	Development adjacent to the Noosa National Park or other <i>ecologically important areas</i> provides a vegetated open space <i>buffer</i> to protect the sustainability of vegetation communities and maintain visual amenity.	<b>AO7</b>	No acceptable outcome provided.  Editor's note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out <i>buffer</i> distances and other requirements for development on land adjacent to conservation areas and other <i>ecologically important areas</i> .
<b>PO8</b>	Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations such as local centres, existing and proposed public transport stops, community facilities, schools and recreation facilities.	<b>AO8</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone Generally</b>			
<b>PO9</b>	Development in the Local centre zone supports the role and function of:- (a) the local centre at the corner of Peregian Springs Drive and Ridgeview Drive as a local (full service) activity centre providing a range of convenience goods and services to local residents; and (b) other local centres as local (not full service) activity centres providing basic convenience goods and services.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development in the Local centre zone provides for the maximum <i>gross leasable floor area</i> of business uses to not exceed:- (a) for the local (full service) activity centre at the corner of Peregian Springs Drive and Ridgeview Drive, a total of 6,500m <sup>2</sup> ; (b) for the local centre on the corner of Balgownie Drive and Peregian Springs Drive, a total of 1,000m <sup>2</sup> ; and (c) for other local centres, a total of 500m <sup>2</sup> , with no single tenancy exceeding 100m <sup>2</sup> .	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	Development for a <i>supermarket</i> :- (a) is only located within the Peregian South local (full service) activity centre at the corner of Peregian Springs Drive and Ridgeview Drive; (b) does not exceed a <i>gross leasable floor area</i> of 3,500m <sup>2</sup> ; and (c) is sleeved and located behind smaller scale fine grain built form elements.	<b>PO11</b>	No acceptable outcome provided.
<b>PO12</b>	Development in the Local centre zone:- (a) creates vibrant and active streets and public spaces; (b) provides a coherent and attractive streetfront address and achieves a high level of visual amenity; (c) provides a high level of comfort and convenience to pedestrians; and (d) provides functional and integrated car parking and vehicular access that does not dominate the street.	<b>AO12</b>	Development in the Local centre zone:- (a) respects the layout, scale (including height and <i>setback</i> ) and character of development on adjoining sites; (b) where applicable, provides for new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements; (c) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and

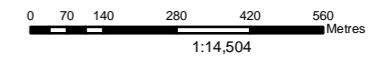
Performance Outcomes		Acceptable Outcomes	
			<p>business interaction for extended periods;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(g) provides on-site car parking at the rear or to one side of the development, integrated with other vehicle movement areas.</p>
<b>PO13</b>	<p>Development in the Local centre zone at the corner of Peregrin Springs Drive and Ridgeview Drive:-</p> <p>(a) does not incorporate uses oriented towards passing trade on the Sunshine Motorway;</p> <p>(b) provides for a range of civic and community facilities and is designed to foster community interaction;</p> <p>(c) provides for any residential uses to be provided in a mixed use format above the ground storey, and</p> <p>(d) occurs in a manner which allows for the gradual and orderly expansion of the centre over time.</p>	<b>AO13</b>	No acceptable outcome provided.
<b>Development in the Medium Density Residential Zone</b>			
<b>PO14</b>	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of a range of medium density housing types in close proximity to local centres and community facilities;</p> <p>(b) is of a domestic scale that does not dominate the <i>streetscape</i> or detract from the visual amenity of adjoining properties; and</p> <p>(c) contributes positively to local <i>streetscape</i> character.</p>	<b>AO14</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone</b>			
<b>PO15</b>	<p>Development in the Emerging community zone:-</p> <p>(a) contributes to the establishment of a walkable integrated residential community configured in a number of high quality, attractive, environmentally responsible and sustainable residential neighbourhoods;</p> <p>(b) provides for the establishment of a small centrally located local (not full service) activity centre;</p> <p>(c) provides for the <i>gross leasable floor area</i> for business uses to not exceed a total of 500m<sup>2</sup>, with no single tenancy exceeding 100m<sup>2</sup>;</p>	<b>AO15</b>	<p>No acceptable outcome provided.</p> <p>Editor's note—development at Coolum Ridges and Old Emu Mountain Road is currently regulated in accordance with an approved master plan and plan of development.</p>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> <li>(d) provides for a range of lot sizes and in the case of Coolum Ridges, provides medium density residential development close to a local centre;</li> <li>(e) provides an interconnected system of open space and community facilities to meet the needs of the local community;</li> <li>(f) provides an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the local centre, community, sport and recreation facilities and open space;</li> <li>(g) provides a new connection to the Sunshine Motorway at the southern end of the local plan area;</li> <li>(h) provides a wide, densely vegetated <i>buffer</i> to the Sunshine Motorway and Emu Mountain Road to effectively screen development and protect the visual amenity of these roads as scenic routes;</li> <li>(i) provides a wide, vegetated open space <i>buffer</i> to the Noosa National Park to protect the long term viability of the National Park; and</li> <li>(j) provides for the maintenance, enhancement and reconnection of native <i>vegetation</i> areas, <i>wetlands</i> and other <i>ecologically important areas</i>.</li> </ul>	



- LEGEND**
- Local Plan Area Boundary
  - Waterway<sup>Note 1</sup>
  - Local Ecological Linkage
  - Greenspace<sup>Note 1</sup>
  - Community Activity/Facility<sup>Note 1</sup>
  - Landscape Buffer
  - Gateway/Entry Point
  - Indicative Road Linkage/Access Point

Note 1: For contextual purposes only.



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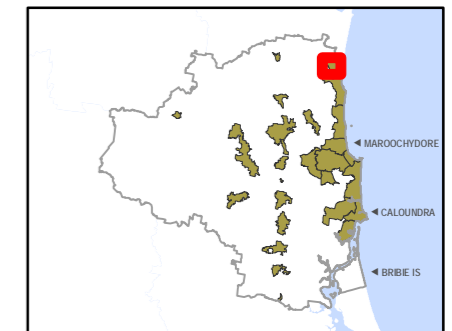


Figure 7.2.24A (Peregian South Local Plan Elements)