

7.2.8 Coolum local plan code

7.2.8.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Coolum local plan area as shown on Map ZM11 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Coolum 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 7.2.8.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.8.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.8A (Coolum local plan elements)**.

7.2.8.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Coolum local plan code.

The Coolum local plan area is located in the central eastern part of the Sunshine Coast between the coastal communities of Marcoola and Peregrin Beach and includes the coastal township of Coolum Beach and surrounding communities of Point Arkwright, Yaroomba, Mount Coolum and The Boardwalk as well as renowned tourism developments such as the Palmer Coolum Resort. The local plan area also includes the Coolum Industry Park, which is identified as a significant industry and enterprise opportunity area for the region. The local plan area has a land area of approximately 1,880 hectares.

The local plan area is traversed by Stumers Creek and framed by a picturesque natural setting, including the South Peregrin section of the Noosa National Park to the north, rural land to the west, Mount Coolum National Park in the south and the Pacific Ocean in the east. Other significant environmental and landscape features within the local plan area include the Coolum section and part of the Peregrin section of the Noosa National Park, Point Perry, Point Arkwright with its mosaic of significant remnant vegetation and rocky shore ecosystem, Emu Mountain and Eurungunder Hill and the Yaroomba parabolic dune which contribute to the character, identity and sense of place of Coolum.

The local plan area is characterised by predominantly dwelling houses with some multi unit development and tourist accommodation mainly in the beachfront areas of Coolum Beach and to a lesser extent, Point Arkwright and Mount Coolum (The Boardwalk).

Coolum Beach has a dual role in providing both for tourists and the local community. These two roles are reflected in two distinct commercial areas, with tourist activities focussed along the Coolum Esplanade (David Low Way) and local commercial and retail activity focussed in the Birtwill Street area.

The Coolum Beach Town Centre, centred on Birtwill Street and generally bound by Margaret Street, David Low Way (Coolum Esplanade), Elizabeth Street and Sunrise Avenue, is intended to function as a District Activity Centre providing a focus for small scale retail, commercial, residential and community activities which maintain the coastal village character of the local plan area. Tourist accommodation and related services and activities are intended to remain focussed on the Esplanade, taking advantage of the proximity to the beach and foreshore.

The local plan area also includes a local activity centre at Coolum West and smaller local activity centres along David Low Way, which provide the day to day convenience needs of local residents.

The local plan area includes a range of community activities and sport and recreational areas, including the Coolum Peregrin Sports Complex, the Palmer Coolum Resort, Mount Coolum Golf Club, Quanda Road Water Ski Park, Coolum Beach Pony Club, Luther Heights Youth Camp, Coolum State High School and Primary School. The Coolum beachfront stretching from Point Arkwright in the south to the southern end of

the Noosa National Park in the north, includes Tickle Park, Coolum Beach Holiday Park and Coolum Surf Life Saving Club.

The Sunshine Motorway, Emu Mountain Road, Yandina – Coolum Road, South Coolum Road and David Low Way are major road links within the local plan area.

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

7.2.8.3 Purpose and overall outcomes

- (1) The purpose of the Coolum local plan code is to provide locally relevant planning provisions for the assessment of development within the Coolum local plan area.
- (2) The purpose of the Coolum local plan code will be achieved through the following overall outcomes:-
 - (a) The Coolum local plan area remains a low key coastal urban community, with a strong focus on tourism and well serviced by a range of small-medium scale business, community, sport and recreational activities.
 - (b) Urban development within the Coolum local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the small scale coastal village character and identity of Coolum, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect significant environmental areas and adjoining rural lands.
 - (c) Centre activities are consolidated within the Coolum Beach Town Centre in the east of the local plan area and generally bounded by Margaret Street, David Low Way (also known as Coolum Esplanade), Elizabeth Street and Sunrise Avenue. The Coolum Beach Town Centre functions as a small district activity centre providing a range of commercial, retail, community and residential uses to service the needs of residents and visitors to the area.

Mixed uses and uses which enhance the beachside character and district level role and function of the Coolum Beach Town Centre are encouraged. Retail and commercial development does not extend beyond the boundaries of the District centre zone and Tourist accommodation zone. No new large floor plate retail uses are intended to be established in the Coolum Beach Town Centre. Residents continue to rely upon the nearby larger centres of Maroochydore, Nambour and Noosa Business Centre to fulfil higher order business and retail needs.
 - (d) Development in the Coolum Beach Town Centre contributes to a low-scale, compact coastal town with an intimate village character, a high level of pedestrian permeability and visual links with the beach, Tickle Park and Jack Morgan Park and attractive gateways through the provision of streetscape and landscaping treatments, active *frontages* where appropriate, improved pedestrian and cycle connections and off-street car parking.
 - (e) Development within the District centre zone and Tourist accommodation zone reinforces the *frontage* to Coolum Esplanade as the tourism focus area with active street *frontages* providing a range of small-scale boutique retail and outdoor dining experiences with residential accommodation above, and strong visual and pedestrian linkages with the foreshore area and surrounding residential, business and community uses.
 - (f) The Coolum West Local Centre, located along the Yandina-Coolum Road and South Coolum Road, functions as a local (full service) activity centre servicing the convenience needs of nearby residents. Development within the Coolum West Local Centre supports, and does not detract from, the role of the Coolum Beach Town Centre as the district activity centre for the local area and contributes to the establishment of a gateway to Coolum through the provision of streetscape and landscaping treatments. Retail and commercial development in this area does not extend beyond the boundaries of the Local centre zone, other than for the purposes of small scale *office* activities on Lot 26 RP80884 at 135 Yandina-Coolum Road, Coolum.
 - (g) Land to the west of Barns Lane and South Coolum Road is retained in the Rural zone providing a natural landscape gateway to Coolum.
 - (h) Development in the Medium impact industry zone and High impact industry zone, to the west of Coolum Beach, provides for a diverse mix of predominantly high and medium impact industrial uses set within an integrated, modern and visually appealing industry park with a

high level of environmental performance and is designed to service the Sunshine Coast Region. The industry park is protected from incompatible development that may adversely affect operations and avoids adverse affects on adjoining environmental areas.

- (i) The *tourist park* at Coolum Beach is protected for its role in providing budget accommodation and its contribution to the low key, family friendly character of Coolum.
- (j) The Palmer Coolum Resort and The Coolum Residences continues to be developed as an integrated tourist and residential development focussed around an 18 hole championship golf course and large areas of open space. Development is configured in a series of beachside villages and other precincts that sit lightly in the landscape and that are separated by green corridors and lush subtropical landscaping. Development protects the natural vegetated character of the coastal foreshore and foredunes and respects the scale and character of surrounding areas and *vegetation*. Dense vegetated buffers are maintained along the David Low Way and surrounding the Palmer Coolum Resort to effectively screen development and protect the scenic amenity of David Low Way and the amenity of nearby residential areas.
- (k) Development is designed and sited to protect significant environmental areas, character *vegetation* and views either to or from important landscape features and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes, remnant *vegetation* and other *ecologically important areas*.
- (l) Locally significant landscape and environmental elements which contribute to the character, identity and sense of place of the Coolum local plan area including Mount Coolum (*a local heritage place*), Stumers Creek, Coolum and Peregian sections of the Noosa National Park, Point Perry, Point Arkwright, Mount Emu, Eurungunder Hill, remaining parts of the Point Arkwright bushland mosaic, rainforest areas on the Palmer Coolum Resort site, the Yaroomba parabolic dune and other foreshore dunes are retained in their natural state and protected from intrusion by built form elements and other aspects of urban development.
- (m) Development is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.8.4 Performance outcomes and acceptable outcomes

Table 7.2.8.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Coolum Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the low key beachside character of, the Coolum local plan area in that they are integrated with the natural and coastal landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	AO1.1	Development for a residential, business or community activity 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 roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		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 development design.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance	AO2.1	Development adjacent to a primary streetscape treatment area or gateway/entry point where identified on

Performance Outcomes		Acceptable Outcomes	
	the sense of entry to and the coastal village character of the Coolum local plan area.	AO2.2	<p>Figure 7.2.8A (Coolum local plan elements):-</p> <p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal village character of, the Coolum local plan area and emphasise corner locations; and</p> <p>(b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>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.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas, existing character trees and areas of significant <i>vegetation</i> , contributing to the setting, character and sense of place of the Coolum local plan area.	AO3.1	Development protects and emphasises, and does not intrude upon, the important sightlines and views to and from Coolum Beach, Mount Coolum, Emu Mountain, Eurungunder Hill, Point Arkwright and Point Perry, including where identified on Figure 7.2.8A (Coolum local plan elements) .
		AO3.2	<p>Development provides for the retention and enhancement of existing mature trees and <i>vegetation</i> contributing to the character and vegetated backdrop of the local plan area including:-</p> <p>(a) <i>vegetation</i> on elevated hilltops and ridgelines;</p> <p>(b) <i>vegetation</i> along David Low Way; and</p> <p>(c) other character <i>vegetation</i> where identified on Figure 7.2.8A (Coolum local plan elements).</p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
PO4	Development provides for locally significant landscape and environmental elements, including Mount Coolum, Stumers Creek, Coolum and Peregian sections of the Noosa National Park, Point Perry, Point Arkwright, Mount Emu, Eurungunder Hill, remaining parts of the Point Arkwright bushland mosaic, rainforest areas on the Palmer Coolum Resort	AO4	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	site, the Yaroomba parabolic dune and other foreshore dunes, to be retained in their natural state and protected from intrusion by built form elements and other aspects of urban development.		
Development in the District Centre Zone			
PO5	Development in the District centre zone provides for small to medium scale uses and mixed uses that:- (a) support the role and function of the Coolum Beach Town Centre as a small district activity centre; and (b) provide a wide range of goods and services to residents and visitors.	AO5	No acceptable outcome provided.
PO6	Development in the District centre zone provides for the establishment of:- (a) Coolum Esplanade as the focus for tourist activities providing a range of small scale boutique <i>shops</i> , restaurants and cafes at ground level with residential above; and (b) Birtwill Street area as the main convenience shopping area providing a range of commercial and retail uses.	AO6	No acceptable outcome provided.
PO7	Development in the District centre zone:- (a) is sympathetic to the coastal village character of the Coolum Beach Town Centre; (b) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (c) creates vibrant and active streets and public spaces; and (d) provides continuous weather protection for pedestrians.	AO7	Development in the District centre zone:- (a) provides <i>primary active street frontages</i> built to the front boundary where identified on Figure 7.2.8A (Coolum local plan elements) ; (b) provides for residential uses to be effectively integrated with business uses; (c) has building openings overlooking the street; (d) provides all weather protection in the form of continuous cantilevered 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; (e) ensures that signage is integrated with buildings; and (f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
PO8	Development provides for off-street car parking and vehicular access arrangements which:- (a) avoid direct service vehicle and car park access to David Low Way; and (b) provide for service vehicle and car park areas to be sleeved and located behind the active street <i>frontage</i> .	AO8	No acceptable outcome provided.
PO9	Development provides through block pedestrian linkages which:- (a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces; (b) provide a safe alternative to the	AO9	Development provides through block pedestrian linkages where identified on Figure 7.2.8A (Coolum local plan elements) .

Performance Outcomes		Acceptable Outcomes	
	street based pedestrian and cycle movement network; and (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.		
PO10	Development for a <i>food and drink outlet</i> does not incorporate a <i>drive-through facility</i> .	AO10	No acceptable outcome provided.
PO11	Development does not provide for the establishment of any additional large floor plate retail uses.	AO11	No acceptable outcome provided.
Development in the Tourist Accommodation Zone			
PO12	Development in the Tourist accommodation zone:- (a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (b) provides a continuous pedestrian friendly facade and incorporates activities located at ground level to create a vibrant and active <i>streetscape</i> with high levels of casual surveillance; and (c) provides continuous weather protection for pedestrians.	AO12	Development in the Tourist accommodation zone ensures that the ground <i>storey</i> level of premises on a <i>site</i> having a <i>primary active street frontage</i> where identified on Figure 7.2.8A (Coolum local plan elements) :- (a) provides a fine scale built form; (b) has building openings overlooking the street; (c) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction built to the boundary of the active street <i>frontage</i> ; (d) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) ensures that signage is integrated with the building; and (f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
PO13	Development provides for off-street car parking and vehicular access arrangements which:- (a) avoid direct service vehicle and car park access to David Low Way; and (b) provide for service vehicle and car park areas to be sleeved and located behind the active street <i>frontage</i> .	AO13	No acceptable outcome provided.
Development in the Local Centre Zone (Coolum West)			
PO14	Development in the Local centre zone at Coolum West:- (a) supports the role and function of the Coolum West Local Centre as a local (full service) activity centre serving the convenience needs of local residents; (b) does not detract from the role and function of Coolum Beach Town Centre as the district activity centre for the local area; and (c) provides an attractive interface to	AO14	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<i>major roads</i> and promotes a gateway experience.		
Development in the Low Density Residential Zone (135 Yandina-Coolum Road, Coolum (Lot 26 RP80884))			
PO15	Development in the Low density residential zone at 135 Yandina-Coolum Road, Coolum (Lot 26 RP80884) may provide for small scale <i>office</i> activities which:- (a) are compatible with surrounding land uses; and (b) support the Coolum West Local Centre.	AO15	No acceptable outcome provided.
Development in the Low Density Residential Zone (52 Marakari Crescent, Mount Coolum (Lot 223 RP163095))			
PO16	Reconfiguring a lot in the Low density residential zone at 52 Marakari Crescent, Mount Coolum (Lot 223 RP163095) provides lots with:- (a) a minimum lot size of 400m ² ; and (b) an average lot size of at least 500m ² .	AO16	No acceptable outcome provided.
Development in the Emerging Community Zone (Precinct COL LPP-1, Palmer Coolum Resort and The Coolum Residences)			
PO17	Development in the Emerging community zone in Precinct COL LPP-1 (Palmer Coolum Resort and The Coolum Residences) identified on Local Plan Map LPM11:- (a) maintains the primary function of the <i>site</i> as an integrated tourist facility; (b) provides for the retention of large areas of open space, including the 18 hole championship golf course; (c) provides for a range of residential accommodation types set in discrete beachside precincts and separated by greenspace; (d) protects the natural vegetated character of the coastal foreshore and foredunes; (e) provides for development and building design which respects the scale and character of surrounding areas and <i>vegetation</i> ; (f) provides for retail and commercial development to be limited to resort facilities and local convenience goods only; (g) provides for the maintenance and enhancement of public access to the beach and foreshore in a manner that respects the natural foredune and beach character and environmental values; (h) minimises and rationalises <i>access</i> to David Low Way, Warren Road and other local roads; (i) protects the visual amenity of the road network through the maintenance and enhancement of dense vegetated buffers to David Low Way and surrounding the Palmer Coolum Resort; and (j) provides for the maintenance and	AO17	No acceptable outcome provided. Editor's Note—Development in the Emerging community zone at Palmer Coolum Resort and The Coolum Residences is currently regulated in accordance with an approved Master Plan and Plan of Development.

Performance Outcomes		Acceptable Outcomes	
	enhancement of the environmental and landscape values of the area including, but not limited to, the Yaroomba Parabolic Dune, rainforest areas on the Palmer Coolum Resort site, and views to and from Mount Coolum and Point Arkwright.		
Development in the Medium and High Impact Industry Zones			
PO18	Development adjacent to the Noosa National Park or other <i>ecologically important areas</i> provides a vegetated open space <i>buffer</i> to ensure that the construction and operational activities of industry avoids impact on the sustainability of vegetation communities and maintains visual amenity.	AO18	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out <i>buffer</i> distances and other requirements for development adjacent to conservation areas and other <i>ecologically important areas</i> .
PO19	Development provides for a dense vegetated <i>buffer</i> strip to be maintained along the Yandina-Coolum Road and Sunshine Motorway to effectively screen industrial development from the road.	AO19	No acceptable outcome provided.
PO20	Development provides for access arrangements to industrial land which:- (a) avoid additional vehicle access from Yandina-Coolum Road; and (b) are rationalised with existing vehicular access arrangements, where possible.	AO20	No acceptable outcome provided.
Coolum Beach Holiday Park			
PO21	Development provides for the existing tourist park <i>site</i> at Coolum Beach to be retained or redeveloped as a <i>tourist park</i> .	AO21	No acceptable outcome provided.
Development in the Rural Zone (Barns Lane)			
PO22	Development in the Rural zone, located between Barns Lane and the Sunshine Motorway, consists of rural land uses that maintain and enhance the rural and natural landscape character providing an attractive non-urban gateway entrance into Coolum.	AO22	No acceptable outcome provided.

