

3.24 Planning Area No. 24 Yandina Creek Valley

3.24.1 Location and Role

This Planning Area includes lands within the catchment area of Yandina Creek. It includes valuable cane and other rural land, significant rural residential areas as well as areas of State Forest. A small area designated as business and industry is located in the south western corner of the precinct adjoining part of the Yandina Gateway Industrial precinct. The Planning Area provides a very attractive rural and vegetated landscape in close proximity to coastal urban areas. The Bruce Highway forms the western boundary of this Planning Area.

The capacity, functions and rural setting of the Highway are intended to be protected.

Mt Ninderry is a significant element in the Planning Area's landscape and the natural forested appearance of its elevated lands is to be maintained.

The area's State Forests and patches of remnant vegetation provide the only possible viable ecological connection between the upland forests of the Mapleton State Forest and coastal lowland forests around the Maroochy River. This broad corridor of vegetation fragments should be protected and strengthened by maintaining and restoring connectivity.

3.24.2 Vision Statement

(1) It is intended that:

cane lands within the Yandina Creek Valley be protected for commercial rural production, with the steeper lands of the Ninderry Range accommodating environmentally sensitive and sustainable rural residential use and State Forest activities; and

business and industry land with the Yandina Creek Valley provides local economic and employment opportunities.

(2) This will be achieved by:

- (a) generally preventing the fragmentation or other alienation of good quality agricultural land;
- (b) providing for further sustainable rural residential development on suitable lands along the Ninderry Range;
- (c) allowing for the ongoing working of identified extractive resources in the area in ways which are environmentally responsible;
- (d) providing for the ongoing management of State Forest lands for sustainable forestry and related secondary uses;
- (e) seeking development and use in accordance with best available land, and other environmental, management practices; and
- (f) protecting the amenity of the towns of Yandina and Eumundi;
- (g) providing a limited amount land for the purpose of industrial development.

3.24.3 Key Character Elements

(1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and open space characteristics supporting sustainable cane growing and other rural activities.
- (b) The State Forest lands are to be managed for sustainable forestry purposes and for other compatible purposes which would not prejudice the forestry activities.
- (c) Any extractive industry should be carried out in accordance with best management practices, including effective rehabilitation of disturbed areas.
- (d) It is preferred that any intensive animal, or other high potential impact rural, industries be located away from Yandina and Eumundi, on sites where any significant adverse environmental impacts can be effectively managed.
- (e) Industrial development is to protect the scenic amenity of the rural landscape and view corridors to Mount Ninderry and be setback from rural lands with the provision of landscaped amenity buffers.

(2) Settlement Pattern

- (a) Further rural residential development (at Ninderry) should be sensitive to and in keeping with the locality's high natural environmental values, particularly areas of dense vegetation, steep topography and high visibility.
- (b) Development for urban purposes is not intended in this Planning Area, except for land within the Business and Industry Precinct.

(3) Environmental Values

- (a) Development should avoid treed ridgelines or ensure buildings and other structures remain below the vegetation canopy where on steeper (and especially more visible) lands. Roadside and major drainage line vegetation should be retained as much as possible.
- (b) The extraction of sand and gravel resources should be carried out in accordance with best management practices, including effective rehabilitation of disturbed areas.
- (c) An acceptable quality of water entering Yandina Creek and the Maroochy River is sought by Council. This will require development and use to control erosion and sedimentation and manage stormwater runoff.
- (d) Some parts of the Planning Area are either in or adjacent to a declared Fish Habitat Area. These Fish Habitat Areas are located along major waterways in the Shire and are declared by the State government as being critical breeding and feeding areas for fish. The values of Fish Habitat Areas are to be protected, and any development that could affect any such area is to meet State government requirements.
- (e) Development within the Business and Industry Precinct should not adversely impact on local drainage, the floodplain and the conveyance of flood waters, from the North Maroochy River or the unnamed waterway.
- (f) Development in the Business and Industry Precinct should protect, rehabilitate and connect waterways and riparian corridors.

3.24.4 Statements of Desired Precinct Character

(1) Yandina Valley Canelands (Precinct Class = Sustainable Cane Lands)

Description

This precinct contains coastal lowlands within the floodplains of the North Maroochy River, to the east of the Bruce Highway between Eumundi and Yandina, and along Yandina Creek south to the Maroochy River. These lowlands are predominantly under sugar cane production. Much of the area has been identified as having "good quality agricultural land" which is indicated on the Strategic Plan map. Little fragmentation of land holdings has occurred.

Some remnant vegetation areas along and around the North Maroochy River and its tributaries, provide an opportunity to protect and strengthen an ecological link between the State Forest areas of Mapleton in the west and North Arm in the east.

The precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Council may investigate an area in the northern portion of this precinct for a sporting reserve facility to address the future active recreational needs of the district.

An area in the south west of the precinct adjoins the Business and Industry Precinct. It is unlikely that during the life of this planning scheme that further industrial development will occur within this precinct.

Intent

The land in this precinct is intended to be used predominantly for cane and other agricultural production. The precinct adjoins rural residential and urban areas and there is the potential for land use conflicts to arise. It is intended that such conflict potential be addressed through use of best land management practices and through buffering measures incorporated in any new rural residential or urban development in the adjoining precincts. Preservation of the visual corridors and scenic amenity when viewed from the Bruce Highway and Yandina Coolum Road should receive special consideration when developing land within this precinct.

No further significant fragmentation of land holdings is intended in this precinct.

Any new development should provide for the protection of the environmental values of the floodplain, waterways, riparian corridors and significant remnant vegetation communities in the precinct. This is intended to include providing for acceptably high standards of water draining from farmlands, prevention or minimisation of sedimentation and erosion, maintenance of sustainable vegetation corridors along the waterways and major drainage lines, and protection of areas of ecologically significant vegetation communities from disturbance or other adverse impacts.

Development is to have regard to the declared Fish Habitat Area within, or close to, the precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State government.

Land Adjoining Business and Industry Precinct

The south western corner of this precinct adjoins Business and Industry Precinct 9. This section of sustainable cane lands and the Business and Industry Precinct is subject to the Yandina East Industrial Local Area Code 7.6.

Development of land to which the Yandina East Industrial Local Area Code applies is to be undertaken in an integrated and coordinated manner that provides for the outcomes sought for both the Business and Industry Precinct and the Sustainable Cane Lands Precinct to be achieved conjointly and consistent with the Yandina East Industrial Local Area Code (7.6) and Preferred Development Outcomes Map (Figure 7.6.1).

The lots subject to this code have both Business and Industry and Sustainable Cane Lands Precinct Class designations applying to them. The sites are in part subject to flooding constraints however, the Sustainable Cane Lands Precinct class largely includes much of the land subject to inundation.

Development within the Sustainable Cane Lands Precinct is to protect the floodplain, rehabilitate waterways and riparian corridors, provide landscaped amenity buffers to surrounding rural land, and provide opportunities for limited open space to service the needs of employees of the industrial area.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Sustainable Cane Lands precinct class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this precinct.

(2) Upper Yandina State Forest (Precinct Class = Special Purpose)

Description

This precinct comprises the State Forest off the Eumundi-Noosa Road at Verrierdale to the east of the township of Eumundi. It is intended that forestry activities continue in ways which respect and maintain the important biodiversity and other environmental values of the area.

This State forest area provides opportunities for ecologically linkages to the larger State forests to the west and to areas of remnant vegetation in the adjoining Noosa Shire and on the coastal lowlands around the Maroochy River to the north and east respectively.

Intent

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government's Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

It is further intended that the conservation values of the remnant native vegetation communities be protected through management measures that include avoiding clearing of native vegetation having core environmental value, using a conservative fire regime and minimising other forms of disturbance.

Preferred and Acceptable Uses

Preferred uses within this precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose precinct class, in this case State forestry and nature conservation.

(3) Yandina Valley Uplands (Precinct Class = General Rural Lands)

Description

This precinct contains a mosaic of remnant forest with some residual commercial farming. Small areas of "good quality agricultural land" (suited to sugar cane growing) and an extractive resource area have been identified in the southern part of the precinct and are indicated on the Strategic Plan map.

Fragmentation of land holdings has occurred throughout the precinct.

The precinct contains significant, if somewhat fragmented, areas of remnant lowland forest, including rainforest and blackbutt areas. The preservation and longer term restoration of this vegetation mosaic would strengthen the broad corridor linkage between the State Forest areas in the west and the coastal lowland areas around the Maroochy River in the east. This represents a broad-scale connectivity for fauna movement and representation of the different vegetation communities across the Shire.

Intent

While most of the land in this precinct is relatively remote from urban areas, the land holdings within the precinct are probably too extensively fragmented to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure.

Any new development should provide for the protection of rainforest and blackbutt areas, and the maintenance and/or enhancement of the existing diversity of vegetation types and desired ecological linkages.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

Proposals to develop land surrounding known extractive industry resources, and along existing or likely future haul routes, will be assessed having regard to the compatibility of

the proposed development and use with extractive industry activities.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which respects or enhances the environmental values of the area.

Extractive industry may also be an acceptable use of land in this precinct where a community benefit and acceptable environmental impacts can be demonstrated by the proponent to Council's satisfaction.

(4) Ninderry Plains (Precinct Class = General Rural Lands)

Description

This precinct includes land in and around the foothills of the northern end of the Ninderry Range adjoining State Forest lands at North Arm to the east of the Bruce highway.

The precinct contains significant, if somewhat fragmented, areas of remnant lowland forest, including rainforest and blackbutt areas. The preservation and longer term restoration of this vegetation mosaic would strengthen the broad corridor linkage between the State Forest areas in the west and the coastal lowland areas around the Maroochy River in the east. This represents a broad-scale connectivity for fauna movement and representation of the different vegetation communities across the Shire.

Intent

While most of the land in this precinct is relatively remote from urban areas, the land holdings within the precinct are probably too extensively fragmented, or used for quarrying, to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure.

Any new development should provide for the protection of the environmental values of the North Maroochy River. This is intended to include preservation of the quality of water in and entering the river, preservation of the river banks from erosion, and maintenance of a sustainable vegetation corridor along the river.

Any development of premises within the vicinity of the Bruce Highway should set any buildings and structures well back from the road and maintain the Highway's generally rural setting. Where vehicle access is to be sought from the Highway, the approval of the relevant State government department will need to be obtained.

Any new development should provide for the maintenance and/or enhancement of the existing diversity of vegetation types and desired ecological linkages. It should also provide for the protection of the environmental and resource values of the adjoining State Forest through the preservation of a high quality of water discharging from the land, retention of sustainable areas of remnant native vegetation, effective management of declared and other environmental weeds, and bushfire management measures.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

Proposals to develop land surrounding known extractive industry resources, and along existing or likely future haul routes, will be assessed having regard to the compatibility of the proposed development and use with extractive industry activities.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which respects or enhances the environmental values of the area.

Extractive industry may also be an acceptable use of land in this precinct where a community benefit and acceptable environmental impacts can be demonstrated by the proponent to Council's satisfaction.

(5) Ninderry State Forest (Precinct Class = Special Purpose)

Description

This precinct comprises the State Forest around the North Arm-Yandina Creek Road at North Arm to the south east of the township of Eumundi. It is intended that forestry activities continue in ways which respect and maintain the important biodiversity and other environmental values of the area.

This State forest area provides opportunities for ecologically linkages to the larger State forests to the west and to areas of remnant vegetation on the coastal lowlands around the Maroochy River to the east.

Intent

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government's Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

It is further intended that the conservation values of the remnant native vegetation communities be protected through management measures that include avoiding clearing of native vegetation having core environmental value, using a conservative fire regime and minimising other forms of disturbance.

Preferred and Acceptable Uses

Preferred uses within this precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose precinct class, in this case State forestry and nature conservation.

(6) Yandina Valley Lowlands (Precinct Class = General Rural Lands)

Description

This precinct includes coastal lowlands in the south-eastern corner of the precinct. Existing quarrying operations in the northern part of the precinct have been recognised and are indicated on the Strategic Plan map. This precinct also includes a Council landfill site located at Toolborough Road.

While adjoining cane lands, the lands in this precinct are low lying and support extensive areas of remnant native vegetation, or are used for quarrying.

The remnant vegetation areas in the precinct are in core conservation areas that contain highly restricted vegetation communities including mangrove, riparian and paperbark forest. These are mainly associated with the Maroochy River corridor and provide a diverse habitat for fauna, contribute to waterway health and support aquatic species.

The precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Intent

It is intended to provide for the continuation of the existing level of use of land in this precinct. This precinct is intended to remain largely in native forest cover, with the area's environmental values protected.

Any development for should be sensitively integrated into its environmental and landscape setting.

Development is to have regard to the declared Fish Habitat Area within, or close to, the precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State government.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

Proposals to develop land surrounding known extractive industry resources, and along existing or likely future haul routes, will be assessed having regard to the compatibility of the proposed development and use with extractive industry activities.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands precinct class, provided they are undertaken in a manner which respects or enhances the environmental values of the area. Development of transfer station on the existing refuse land site is considered consistent with the intent of the precinct.

Extractive industry may also be an acceptable use of land in this precinct where a community benefit and acceptable environmental impacts can be demonstrated by the proponent to Council's satisfaction.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this precinct.

(7) Ninderry Range **(Precinct Class = Rural Residential)**

Description

This precinct comprises a proportion of the Ninderry Range, as bounded generally by the Yandina-Coolum Road, Valdora Road and North Arm-Yandina Creek Road, and includes a mixture of rural, cane and rural residential type uses.

The Ninderry Range forms a distinctive geological, landscape and cultural heritage landmark in the Shire and the Sunshine Coast. The range is visible from the Bruce Highway and from the northern plains and it provides an important vegetated backdrop to the coastal and hinterland plains in the northern part of the Shire.

The northern part of the range provides a fractured but identifiable ecological link north to the North Arm State Forest and remnant vegetation around Eumundi, and into Noosa Shire.

The precinct is almost completely surrounded by cane and rural lands. This accentuates its visual landscape qualities and also creates the need for careful management of development and use of land at the edges of the precinct. The closest urban services and facilities are provided at Yandina township.

Intent¹

It is expected that the lower slopes of the precinct will be progressively converted from fragmented rural and cane farming activities to semi-rural living in a bushland setting.

The intent for the area is that it remain predominantly used for rural residential purposes in ways that are sustainable in terms of the area's environmental values and physical capacities. This requires consideration of issues of:

- environmentally sustainable waste and effluent management;
- protection of sensitive habitats;
- minimisation of landform alteration, potential for groundwater contamination, bushfire hazard, vegetation clearing, and erosion; and
- management of declared and other environmental weeds.

It is intended that the character and amenity associated with the precinct's semi-rural lowlands and forested upper slopes be retained and reinforced. Particular emphasis will be given to protection of the vegetation on the range and associated ridgelines.

The precinct adjoins existing and preferred cane farming lands. As a result, there is a potential for land use conflicts to arise. It is intended that such conflicts be avoided or minimised through the incorporation of adequate buffering measures in development which creates additional lots or new premises on land adjoining productive rural land.

Preferred and Acceptable Uses

Preferred uses within the Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential precinct class. Detached housing and ancillary uses, including domestic-scale rural activities, on lots generally without reticulated water and sewerage, are expected to predominate.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impacts on landscape values and rural residential amenity.

A limited range of rural activities may be considered in the precinct, where they are undertaken:

- on larger lots to maintain rural residential amenity and avoid land use conflicts, and
- in accordance with best management practices.

Some local community and convenience shopping uses serving day-to-day needs of the local community and visitors may be appropriate in the precinct subject to any use being compatible with or complementary to the local character and amenity, fulfilling a community need at a conveniently accessible location and being environmentally sustainable.

Landscape and Built Form

The location, siting and design of premises should provide for the ecologically sustainable development and use of land by providing that:

Environment

- development is sympathetic to the characteristics and capacity of the physical and natural environment through environmentally sensitive design and construction techniques,
- development occurs as much as possible in existing cleared areas and minimises further fragmentation of remnant native and other mature vegetation,
- rainforest areas and locally native species at and around the Mt Ninderry summit are protected,
- significant areas of remnant and habitat vegetation are retained as far as practical, particularly on steep slopes, slip prone areas and along ridgelines, roadways and waterways,
- fragmented vegetated communities are progressively restored;

Amenity and Character

- semi-rural and rural residential amenity is maintained,
- the area's scenic and natural forested character is respected for its landscape and cultural heritage values,
- development remains subordinate to the natural landscape and unobtrusive when viewed from major roads and prominent public vantage points,
- landscape treatment to major access roads screens development and retains the bushland character currently experienced along these scenic routes,
- colours and building materials minimise visual contrast and reflectivity;

¹ Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2009-2031.

Hazard Management

- adequate measures are incorporated in the design and construction of lots, buildings and roads, to avoid or minimise the risk of bushfire,
- development on lands with slopes of more than 20% or otherwise prone to erosion and landslip is limited to that established as sustainable by competent geotechnical and engineering assessments,
- earthworks are minimised, and erosion and sediment controls prevent unacceptable off-site impacts,
- effective visual buffering, noise attenuation and other separation measures are used to minimise the impact of nearby major roads, incompatible uses, and sensitive landscapes and environments;

Access and Servicing

- any new roads contribute to achieving a safe and efficient road network that is respectfully set within the landscape,
- wastewater and runoff treatment and disposal is by way of on-site or communal systems which are environmentally sustainable,
- provision is made for a reliable potable water supply with adequate reserves for fire fighting purposes,
- power and telecommunication services are provided to premises, preferably underground.

(8)Mount Ninderry Park (Precinct Class = Special Purpose)

Intent

This precinct comprises the Mount Ninderry Park which forms part of the Ninderry Range, a distinctive geological landscape and cultural heritage landmark within the Sunshine Coast region. This precinct provides a visible vegetated backdrop to the coastal and hinterland plains in the northern part of the Shire.

It is intended that this park be retained to preserve the regionally significant environmental, visual and cultural values of Mount Ninderry and the surrounding range.

Council may support future development when it facilitates ecotourism or cultural interpretation of the significant values inherent to the precinct.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose precinct class, in this case public parkland.

Landscape and Built Form

The existing character and qualities of the park are to be maintained and enhanced.

Development within the precinct must promote innovative environmental practices.

(9)Yandina East Industrial Area (Precinct Class = Business and Industry)

Description

This precinct is located approximately 300 metres east of the Bruce Highway and accessed off Yandina Coolum Road. It is dissected and surrounded by sustainable cane land to the north, east and south, and core industry to the west. The North Maroochy River is situated to the north and east and an unnamed waterway traverses the area.

This Business and Industry precinct adjoins, and is a value adding, extension of the Yandina core industrial area.

Intent

This precinct is intended to extend and value add to the existing core industrial precinct in Yandina and provide for local economic and employment opportunities.

Development of land to which the Yandina East Industrial Local Area Code applies is to be undertaken in an integrated and coordinated manner that provides for the outcomes sought for both the Business and Industry Precinct and the Sustainable Cane Lands Precinct to be achieved conjointly and consistent with the Yandina East Industrial Local Area Code (7.6) and Preferred Development Outcomes Map (Figure 7.6.1).

The lots subject to this code have both Business and Industry and Sustainable Cane Lands Precinct Class designations applying to them. The sites are in part subject to flooding constraints however, the Sustainable Cane Lands Precinct class largely includes much of the land subject to inundation.

Industrial uses within this precinct should have regard to the environmental constraints on the land, scenic and landscape amenity of the adjoining rural land, and views to Mount Ninderry.

The North Maroochy River and an unnamed waterway are located in close proximity to this precinct. Development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and waterway and any measures proposed to avoid or minimise such impacts.

Some land within the precinct has been identified as being subject to flooding. This land may be filled subject to operational works approval, to provide flood immunity for public safety, to avoid potential waterway pollutants and to protect infrastructure. However, no filling is to be placed outside the developable area. Particular consideration will also be given to the maintenance of the hydraulic and environmental capacity of the river, and its environmental values. Development must not adversely impact on the flood plain or the conveyance of flood waters.

Development must protect, rehabilitate waterways and riparian corridors.

An infrastructure agreement is required between the developer and Council prior to development approval being granted. The infrastructure agreement must contain provision for any technical investigations required to identify infrastructure requirements and the costs associated with providing the necessary infrastructure to support the development of the land including water, sewerage, roads, stormwater, rehabilitation of riparian buffers, open space and bicycle facilities consistent with the local area code.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Business and Industry precinct class.

Landscape and Built Form

New development should achieve a high standard of siting, design and effective buffering where adjoining sustainable cane lands. Such buffering may include landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

New development should consider the rural landscape and not adversely impact on the scenic amenity of Mount Ninderry when viewed from the Bruce Highway or Yandina Coolum Road, through appropriate use of building bulk and scale.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby North Maroochy River.

Development must provide amenity buffers to surrounding rural lands and at the entrance to Paulger Flat Road. These areas should be designated as public open space and designed in a manner that ensures encroachment/impacts on the buffer are avoided.

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