

North Shore

Description

The proposed **North Shore Local Plan Area (LPA)** is located in the central -eastern part of the Sunshine Coast along the coastline, east of the Sunshine Motorway, north of the Maroochy River and south of Mount Coolum. It includes the established suburban communities of Twin Waters, Mudjimba, Pacific Paradise and Marcoola. The local plan area also includes the Sunshine Coast Airport, Airport Industrial Park and tourist resorts at Twin Waters and Marcoola.

Most of the area is relatively flat and close to sea level. Significant environmental features include Mudjimba Island, the Maroochy River, coastal wetlands, waterways, the beach and dune system. The proposed boundary of the North Shore LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively low, primarily due to physical and environmental constraints such as flooding and native vegetation as well as airport operations. The Sunshine Coast Airport site offers some opportunities for growth and development of airport related uses.

Draft vision statement

The North Shore Local Plan Area remains a mostly low density coastal urban area comprising a number of beachside residential neighbourhoods, and the Sunshine Coast Airport.

Framed by national park, coastal wetlands, secluded beaches and the Maroochy River, the residential communities of Mudjimba, Marcoola, Pacific Paradise and Twin Waters continue to accommodate predominantly low rise, low density suburban development, with some additional tourist accommodation and low-medium density residential development clustered around existing nodes. Leafy beachside village centres anchor these communities, providing local shopping, dining and other services.

The Sunshine Coast Airport has strengthened its role as the Sunshine Coast’s tourist and trade gateway. It has developed into a world class airport and continues to provide a catalyst for economic growth within the region. The airport site continues to develop, accommodating a wide range of aerospace and aviation activities as well as complementary and ancillary industry and commercial businesses.

Role in the Sunshine Coast region

In a region-wide context, the North Shore LPA provides:

-  Regional landscape (coast)
-  Major infrastructure
-  Suburban living
-  Tourism focus (coastal)

**the area may also provide other functions at a local level.*



North Shore

Proposed Planning Directions

The following are proposed planning directions for the North Shore Local Plan Area for the new planning scheme:

- Review planning for Sunshine Coast Airport and adjacent industrial land to provide for compatible and complementary development (**Map Ref. 1**)
- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban minimum lot sizes
- Extend the Local Centre Zone at Pacific Paradise to include the former bowls club site to provide opportunity for the centre to expand (**Map Ref. 2**)
- Investigate possible areas for additional low-medium density residential development close to the centre at Pacific Paradise to improve housing diversity
- Investigate opportunities to extend the existing Tourist Accommodation Zone at Marcoola and Mudjimba
- Review future use/zoning of Surfing World site and adjoining vacant land to the west for possible tourist or aged care accommodation uses (**Map Ref. 3**)
- Review future use/zoning of former airport public safety area for possible sport and recreation uses (**Map Ref. 4**)
- Retain suburban character of existing Twin Waters estate
- Retain existing intent for Twin Waters resort (**Map Ref. 5**)
- Twin Waters West - await appeal outcome (**Map Ref. 6**)
- Protect local coastal environmental and landscape features including local beaches, dunes, significant vegetation, Mudjimba (Old Woman) Island and Maroochy River

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed – Airport site



From existing Planning Scheme



From current on-ground situation

Level of change proposed – Remainder of LPA



From existing Planning Scheme



From current on-ground situation

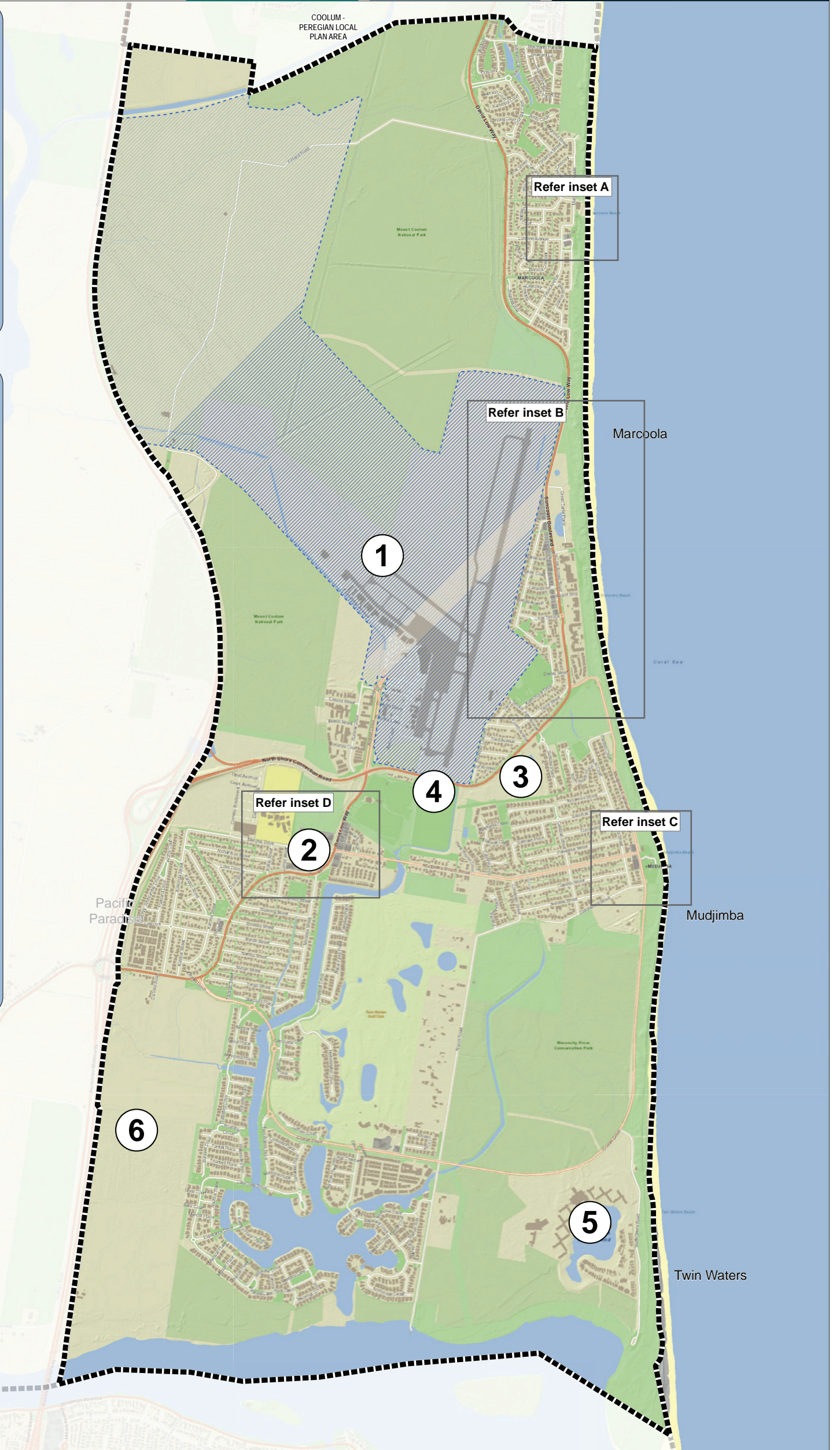
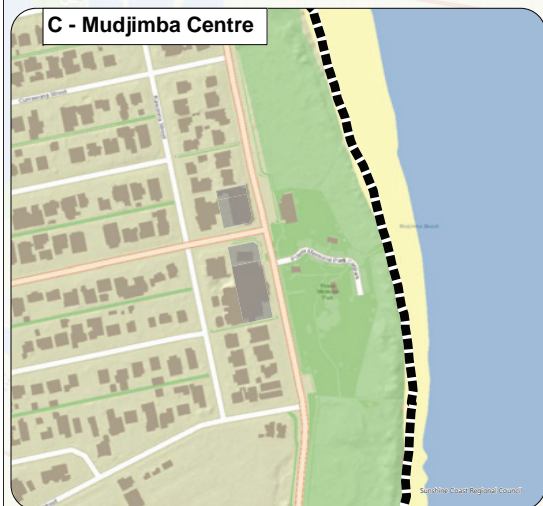


Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

To have your say scan the QR code or go to haveyoursay.sunshinecoast.qld.gov.au





- North Shore Local Plan Area**
- Proposed Local Plan Area Boundary
 - Map reference for proposed planning direction (Note 1)
 - Existing Centre
 - Sunshine Coast Airport

Note 1 - Not all proposed planning directions are mapped.