

7.2.2 Coastal communities local plan code

7.2.2.1 Application

- (1) This code applies to assessing development within the Coastal communities local plan area covering Wonga Beach, Newell and Cooya Beach as identified on the Coastal communities local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5.

7.2.2.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the Statutory Instruments Act 1992 and is intended to assist in the interpretation of the Coastal communities local plan code.

The Coastal communities consist of the three residential communities of Wonga Beach, Newell and Cooya Beach: each located 13 km to the north-north-east, 5 km to the north-east and 4 km to the east of the Mossman town centre, respectively.

All are located on the flat coastal plain along the Coral Sea. Each community is located on the coastal sandy swales of the foreshore and are therefore low-lying and vulnerable to coastal erosion and storm tide hazards.

Wonga Beach is the largest community and currently consists of two sections, each with separate access to the Mossman-Daintree Road. The northern part of Wonga Beach has access to the Mossman-Daintree Road via Wonga Beach Road and consists predominantly of detached housing, the Wonga Beach primary school in Snapper Island Drive, a small caravan park on the Esplanade and other low key tourist accommodation, mainly in the form of bed and breakfast facilities.

The southern part of Wonga Beach has access to the Mossman-Daintree Road via Oleander Drive and Marlin Drive. Detached housing is the predominant form of development and a small service station and local centre and a community hall are located on Oleander Drive on, and close, to the Mossman-Daintree Road intersection. Wonga Beach Park is located at the southern end of Wonga Beach and contains a skate park and barbecue facilities.

The northern and southern parts of Wonga Beach are not connected by a beach side road however they are linked by a pedestrian and bicycle path known as the 'Wonga Community Link'.

Newell consists predominantly of older-stock detached residential housing. A caravan park and small convenience store is located at Marine Parade – Pacific Street and a boat ramp is provided in the south giving access to the northern bank of the Mossman River.

Cooya Beach consists of residential development and caters for a significant amount of newer residential growth in the coastal communities, particularly along Cooya Beach Road. Cooya Beach also has a neighbourhood centre, a child care centre and has a boat ramp at its northern end providing access to the southern bank of the Mossman River.

A particular characteristic of each of the coastal communities is the distinct demarcation between urban and rural settings, with either sugar cultivation or cattle grazing directly abutting the urban edge.

All communities have a ready supply of vacant lots, with a limited capacity for further residential expansion. Of the three communities, only the new residential estate on the western side of Cooya Beach is connected to reticulated sewerage network.

7.2.2.3 Purpose

- (1) The purpose of the Coastal communities local plan code is to provide for attractive residential areas in the Shire as an alternative to Mossman and Port Douglas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) maintain development in coastal communities as primarily low density residential development;
 - (b) protect residential communities from incursion by tourist accommodation and facilities;
 - (c) facilitate the development of local commercial and community services and facilities, including active and passive open space at a level adequate to service the resident population;
 - (d) ensure new residential development is limited in extent and is designed to integrate with existing communities;
 - (e) ensure Good Quality Agricultural Land is protected from the impacts of residential development or residential expansion;
 - (f) protect environmentally sensitive coastal areas and coastal processes from the detrimental impacts associated with urban development;
 - (g) protect parts of the Local Plan Area used for the cultivation of sugar cane from incompatible development, where such land is zoned for continued Rural use.
- (3) The purpose of the code will be further achieved through the following overall outcomes:
 - (a) Precinct 1 – Wonga Beach rural precinct;
 - (b) Precinct 2 – Wonga Beach low density residential precinct;
 - (c) Precinct 3 – Wonga Beach local centre precinct;
 - (d) Precinct 4 – Wonga Beach rural residential precinct;
 - (e) Precinct 5 – Wonga Beach Lifu Close precinct;
 - (f) Precinct 6 – Newell low density residential precinct;
 - (g) Precinct 7 – Newell local centre precinct.

Precinct 1 – Wonga Beach rural precinct

- (4) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
 - (a) the open rural character and amenity of the precinct is maintained;
 - (b) clear visual separation is maintained between the residential areas of Wonga Beach and the Mossman-Daintree Road;
 - (c) development reliant on exposure to the Mossman-Daintree Road, including tourist facilities and attractions, does not occur.

Precinct 2 – Wonga Beach low density residential precinct

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
 - (a) development consists of low density residential housing and open space. Other uses are not facilitated within the precinct;
 - (b) a road connection between Oasis Drive and Marlin Drive is not provided. However a pedestrian and cycling link is maintained along the western boundary of the precinct, and any development provides adequate visibility to this link to ensure the personal safety and security for the users of the link;
 - (c) development is setback from the established foreshore vegetation and good highly visible public access is provided along the edge of the foreshore vegetation that permits safe access to the beach;
 - (d) development incorporates adequate water-sensitive urban design techniques to cater for any storm water flows required to be conveyed across the site.

Precinct 3 – Wonga Beach local centre precinct

- (6) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) local shopping and community facilities are consolidated within the precinct on the corner of Oleander Drive and Mossman-Daintree Road. No other shopping facilities are considered to be necessary in Wonga Beach;
 - (b) retailing activities, including the service station are not intended to exceed 400m² in gross floor area;
 - (c) pedestrian connections between uses within the precinct are maintained and enhanced;
 - (d) access and car parking is coordinated between uses;
 - (e) supplementary landscape planting is provided to enhance the appearance of the precinct and to provide for shade trees.

Precinct 4 – Wonga Beach rural residential precinct

- (7) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) any further lot reconfiguration within this precinct ensures that large lots are maintained to provide for housing diversity and for the protection of the existing rural residential character.

Precinct 5 – Wonga Beach Lifu Close precinct

- (8) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) further lot reconfiguration is discouraged within this precinct, unless adequate road access and frontages can be provided to each new lot. This may require consolidation of existing lots to achieve appropriate design solutions;
 - (b) multiple rear lots are not established.

Precinct 6 – Newell low density residential precinct

- (9) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) a limited size low density residential extension of the existing street pattern is facilitated, subject to an engineering analysis demonstrating that there are no significant constraints preventing such an extension.

Precinct 7 – Newell local centre precinct

- (10) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) Any redevelopment of the local shopping facility is contained within the local centre precinct and is limited to 150m² for all centre uses.

7.2.2.4 Criteria for assessment

Table 7.2.2.4.a – Coastal communities local plan – assessable development

Performance outcomes	Acceptable outcomes
For self assessable and assessable development	
Development in the Coastal communities local plan area generally	
<p>PO1 Buildings and structures complement the height of surrounding development and buildings are limited to two storeys.</p>	<p>AO1 Buildings and structures are not more than 8.5 metres in height. Note – Height is inclusive of roof height.</p>
For assessable development	
Development in the Coastal communities local plan area generally	
<p>PO2 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the Coastal communities' context (as identified on the Coastal Communities Townscape Plan map contained in Schedule 2).</p>	<p>AO2.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the character of the coastal communities, including: (a) the coconut fringed vegetation along the foreshore and esplanade areas; (b) low-lying melaleuca swamp lands and the mangrove communities along river banks and creeks.</p> <p>AO2.2 Development protects and does not intrude into important views and vistas as identified on the Coastal Communities Townscape Plan map contained in Schedule 2).</p>
<p>PO3 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Coastal Communities Townscape Plan map contained in Schedule 2.</p>	<p>PO3 Development adjacent to the gateways and key intersections as identified on the Coastal Townscape Plan maps contained in Schedule 2 and where permitted under the planning scheme, incorporates architectural features and landscaping treatments and design elements that enhances the sense of arrival and way finding within each coastal suburb.</p>
<p>PO4 Landscaping of development sites complements the desirable qualities of the existing character of the coastal communities.</p>	<p>AO4 Landscaping incorporates the requirements of Planning scheme policy SC6.7 - Landscaping.</p>
Additional requirements for Precinct 2 – Wonga Beach low density residential precinct	
<p>PO5 Development takes into account, the opportunities and constraints with particular attention paid to storm-tide hazards, water-sensitive urban design management of storm water flow paths, and retention of foreshore vegetation.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>
<p>PO6 Development avoids a road connection between Oasis Drive and Marlin Drive that would</p>	<p>AO6 A road connection between Oasis Drive and Marlin Drive is not provided. Proposals for a road</p>

Performance outcomes	Acceptable outcomes
exacerbate traffic volumes or unduly increase traffic hazards, particularly along Marlin Drive and Oleander Drive. Proposals for a road extension into Precinct 2 should be from the north and not from Marlin Drive. A turning circle immediately at the end of Marlin Drive may be acceptable.	extension into Precinct 2 should be from the north and not from Marlin Drive. A turning circle immediately at the end of Marlin Drive may be acceptable.
PO7 Development maintains a pedestrian and bicycle link along the western boundary of the precinct and establishes adequate opportunities for surveillance along and across to the link.	AO7 A pedestrian and bicycle link is retained along the western boundary of the precinct which is clearly visible from adjoining streets and / or public open space areas (i.e. – is not obscured at the rear of residential lots).
PO8 The line of foreshore vegetation along the eastern side of the precinct, including the foreshore coconut palms, is retained and development is setback to avoid damage to the vegetation.	AO8 No acceptable outcomes are prescribed.
PO9 Highly visible public access is provided along the eastern side of the precinct to the foreshore.	AO9 A constructed public esplanade road (taking into account the requirements of AO6) is provided along the eastern side of the precinct clear of the foreshore vegetation, including the foreshore coconut palms.
PO10 Storm-water flows are conveyed across the site incorporating water-sensitive urban design principles.	AO10 No acceptable outcomes are prescribed.
Additional requirements for Precinct 3 – Wonga Beach local centre precinct	
PO11 Retailing activities, including the service station do not exceed 400m ² across each of the three allotments contained within the Centre zone. No retailing activities occur within the Community Facilities zone within the precinct.	AO11 No acceptable outcomes are prescribed.
PO12 Pedestrian connections, vehicular access, car parking areas and landscaping are integrated across each of the three sites so as to function as an integrated local centre.	AO12 No acceptable outcomes are prescribed.
PO13 Supplementary landscaping is provided to enhance the appearance of the precinct, including the provision of shade trees.	AO13 No acceptable outcomes are prescribed.
Additional requirements for Precinct 4 – Wonga Beach rural residential precinct	
PO14 New lots contain a minimum area of 2000m ² .	AO14 No acceptable outcomes are prescribed.

Performance outcomes	Acceptable outcomes
<p>PO15 New lots contain a 40 metre x 25 metre rectangle.</p>	<p>AO15 No acceptable outcomes are prescribed.</p>
<p>Additional requirements for Precinct 5 – Wonga Beach Lifu Close precinct</p>	
<p>PO16 Lot reconfiguration is permitted only where adequate dedicated road access can be provided to each lot.</p> <p>Note - The provision of multiple rear lots off the top of the Lifu Close cul-de-sac does not represent an acceptable performance outcome due to the inadequate shape and servicing needs (in particular refuse collection) associated with the existing configuration of the lots.</p>	<p>AO16 Further lot reconfiguration in the form of additional lots does not occur.</p>
<p>Additional requirements for Precinct 6 – Newell low density residential precinct</p>	
<p>PO17 Development consists of low density residential lots off a new road extension that connects Pacific Street to Coulthard Close.</p>	<p>AO17 No acceptable outcomes are prescribed.</p>
<p>PO18 Any further lot reconfiguration within the precinct is contingent upon an engineering analysis that demonstrates that there are no constraints that would prevent the development of land for low density residential lots.</p>	<p>AO18 No acceptable outcomes are prescribed.</p>
<p>Additional requirements for Precinct 6 – Newell low density residential precinct</p>	
<p>PO19 Any redevelopment of the local shopping facility is confined to a maximum of 150m² for all centre uses.</p>	<p>AO19 No acceptable outcomes are prescribed.</p>