

7.4 Forest Glen Local Area Code

PURPOSE

The purpose of this code is to achieve the following overall outcomes:

- a) business and industry development occurs only in areas free of biodiversity and flooding constraints;
- b) a local convenience centre serving workers in the area and the local community;
- c) the Sunshine Coast Grammar School operating in a manner which meets the educational needs of its students, whilst protecting environmental values on the site and minimising external impacts;
- d) the Forest Glen Retirement Village Precinct is developed to provide a modern integrated aged care living and retirement village;
- e) development considers its landscape setting and the rural and rural residential character and density of surrounding lands;
- f) the Business and Industry Precinct is developed to minimise the impacts on surrounding sensitive land uses including the Sunshine Coast Grammar School and Retirement Village Precinct;
- g) development provides high quality visual amenity when viewed from the Bruce Highway and other major roads;
- h) areas with significant biodiversity values are conserved, enhanced and connected;
- i) development is restricted from occurring in the floodplain to avoid flood impacts;
- j) the local transport network is enhanced, including safe and efficient new pedestrian and bicycle paths and roads;
- k) development is connected to reticulated water supply and sewerage service networks;
- l) development is provided with appropriate telecommunication infrastructure and services;
- m) development that demonstrates best practice sustainability in design and operation;
- n) development in Confirmed Bushfire Prone Areas is appropriately planned and designed to minimise the risk to life and property and the cost to the community;
- o) development maintains the safety of people and property from the risk of landslide.

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(1) Element: Landuse

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>FOREST GLEN BUSINESS AND INDUSTRY PRECINCT P1 Development in the Forest Glen Business and Industry Precinct:</p> <ul style="list-style-type: none"> a) has sufficient lot size to facilitate the provision of amenity referred to in points b and c and d; and b) provides for a road layout consistent with Figure 7.4.1 – (Road Layout); and c) provides high quality visual amenity through built form, setbacks and landscaping to all roads; and d) provides open space on site to meet the needs of employees; and e) has a minimum lot size of 4000 m²; and f) minimises the impacts from industrial uses and heavy vehicle traffic on adjoining and surrounding sensitive uses including the Sunshine Coast Grammar School and future retirement village on the eastern side of the new link road; and g) provides landscape buffering to adjoining sensitive uses and attractive landscape treatments to the new link road between Mons Road and Sunshine Coast Grammar school; and h) sites and designs buildings to reduce the acoustic, visual and environmental impacts such as odour, noise and light spill on site and to adjoining sensitive land uses. 	<p>A1.1 No acceptable measures.</p>
<p>FOREST GLEN LOCAL CENTRE PRECINCT P2 Development in the Forest Glen Local Centre Precinct:</p> <ul style="list-style-type: none"> a) provides for the convenience needs of workers in the area and the local community; and b) is limited such that the total gross floor area of all uses in the precinct does not exceed 3,500 m²; and c) does not provide for any single retail use or tenancy with a gross floor area greater than 450 m²; and d) does not provide for a convenience restaurant; and e) ensures that all buildings address the street with main entrances fronting the street, rather than to internal spaces or parking areas; and 	<p>A2.1 No acceptable measures.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>f) provides buildings that are responsive to human comfort, the quality of the public realm and the local climate and has a built form which does not present as one large commercial building; and</p> <p>g) provides a landscaped area not less than 10% of the site; and</p> <p>h) provides high quality visual amenity to all roads; and</p> <p>i) provides a high quality street-based pedestrian environment.</p>	
<p>FOREST GLEN RETIREMENT VILLAGE PRECINCT P3 Development in the Forest Glen Retirement Village Precinct:</p> <p>a) provides for the establishment of a modern integrated aged care and retirement facility; and</p> <p>b) adopts best practise and innovative sustainable design practices including maximising energy efficiency, water conservation and transport use; and</p> <p>c) protects the significant vegetation along the Mons Road and Parson Road frontage; and</p> <p>d) protects the significant vegetation on Lot 1 on RP 28272; and</p> <p>e) provides safe, efficient and convenient pedestrian, cycle, public transport and vehicle access and movement; and</p> <p>f) obtains vehicular access to the Precinct from the new link road between Mons Road and Sunshine Coast Grammar School with east west linkages contained within the precinct; and</p> <p>g) respects the landscape setting and is developed with consideration to the local rural residential character and density of surrounding areas; and</p> <p>h) where appropriate provides buildings that take advantage of panoramic views to the north and western hinterland and have a scale, character and built form that respects the natural landscape setting of the site;</p> <p>i) includes appropriate buffering to the adjoining land uses; and</p> <p>j) avoids conflict with and protects the amenity of the Sunshine Coast Grammar School and the surrounding areas; and</p> <p>k) provides for development that is no greater than 3 storeys (and no greater than 12 m); and</p> <p>l) provides for development that has a maximum plot ratio of 0.6 and DUF of 180 for land on a slope 15% or less and DUF or 300 for land on a slope 16% or greater.</p>	<p>A3.1 No acceptable measures.</p>

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(2) Element: Environment

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>BIODIVERSITY</p> <p>P1 Development ensures that the nature conservation and biodiversity values are protected and enhanced by conserving areas¹:</p> <ul style="list-style-type: none"> a) identified in Council's Biodiversity Strategy as having Critical and Irreplaceable Values; and b) within 100 metres either side of all Critical Linkages as identified in Council's Biodiversity Strategy; and c) identified in the areas indicated in Council's Biodiversity Strategy as DEO 1; and d) identified in the areas identified in Council's Biodiversity Strategy as DEO 5 or DEO 6 and are within 500 metres of areas identified in Council's Biodiversity Strategy as DEO 1; and e) identified in the areas identified in Council's Biodiversity Strategy as DEO 9 and are within 100 metres of areas identified in Council's Biodiversity Strategy as DEO 1 except where in the Forest Glen Business and Industry Precinct. 	<p>A1.1 No acceptable measures.</p>
<p>FLOODING</p> <p>P2 Development does not occur on land constrained by flooding identified as Flood Prone Land on Regulatory Map 1.5 (Flood Prone and Drainage Constraint Areas)</p>	<p>A2.1 No acceptable measures.</p>
<p>P3 Development on land not identified as Flood Prone Land on Regulatory Map 1.5 (Flood Prone and Drainage Constraint Area) but affected by localised flooding during any Q100 flood event identified on Council's Flood Maps and Flood Search Certificates does not occur unless floor and/or site levels are above the Q100 flood level without causing worsening of flooding impacts on adjoining land. Where this cannot be achieved for the site, development must provide for a strategic drainage solution for the local area.</p>	<p>A3.1 No acceptable measures.</p>

¹ Refer to Planning Scheme Policy No.12 – Biodiversity to identify areas of Critical and Irreplaceable Values, Critical Linkages, DEO1, DEO5, DEO6 and DEO9.

(3) Element: Connectivity and Movement

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>ROAD LAYOUT P1 Development improves the local road network to provide for safe and efficient bicycle, public transport and vehicular movement by:</p> <ul style="list-style-type: none"> a) providing for bicycle movement on the street network; and b) providing for adequate bus stops to service the Business and Industry and Local Centre, school and Retirement Village Precincts; and c) providing new roads in accordance with Figure 7.4.1 (Road Layout); and d) providing appropriate intersection spacings between Old Maroochydore Road, Maroochydore Road and any new roads; and e) providing one point of entry and exit to Mons Road for the Sunshine Coast Grammar School and the Retirement Village Precinct by way of a north-south road, connecting to Mons Road, forming a four-way intersection at Owen Creek Road; and f) providing east-west links to the new north-south link road to access development in the adjoining Business and Industry Precinct and the Retirement Village Precinct; g) restricting vehicular access to the Retirement Village Precinct to the new north-south link road; h) ensuring no access is provided to Sunshine Coast Grammar School from Gardenia Place. 	<p>A1.1 No acceptable measures.</p>
<p>CYCLE FACILITIES P2 Development provides adequate showers and change room facilities for cyclists consistent with the Queensland Development Code.</p>	<p>A2.1 No acceptable measures.</p>

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(4) Element: Infrastructure

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>WATER AND SEWER</p> <p>P1 Development is connected to the reticulated water supply and sewerage service networks.</p> <p>P2 Development must demonstrate capacity and desired levels of service in the sewerage network system from source to treatment and disposal.</p>	<p>A1.1 No acceptable measures.</p> <p>A2.1 No acceptable measures.</p>
<p>TELECOMMUNICATIONS</p> <p>P3 Development provides on site telecommunications infrastructure and services such that:</p> <p>a) conduits and pits are provided to enable the future provision of fibre optic cabling; and</p> <p>b) buildings provide the appropriate infrastructure and services to facilitate multiple telecommunications services and providers such as fibre optic cable.</p>	<p>A3.1 Development provides conduits, cabling or ducting in all buildings used for residential, community, commercial and industrial uses of a sufficient diameter to enable two or more carriers to service multi-occupancy buildings.</p> <p>A3.2 Development provides an underground access connection pit and 'lead in' duct in the footpath², plus a conduit from the property boundary to:</p> <p>a) a designated entry point in each building; and</p> <p>b) each lot in community title developments; and</p> <p>c) each floor and tenancy in a multi-occupancy building.</p> <p>A3.3 All work is undertaken in accordance with the relevant Building Regulations and Australian Standards.</p>
<p>STORMWATER AND WASTEWATER</p> <p>P4 Development provides adequate provision of stormwater and drainage and is appropriately treated to remove coarse sediments and gross pollutants.</p> <p>P5 Development minimises stormwater inflow and infiltration to the wastewater collection systems.</p>	<p>A4.1 No acceptable measures.</p> <p>A5.1 No acceptable measures.</p>

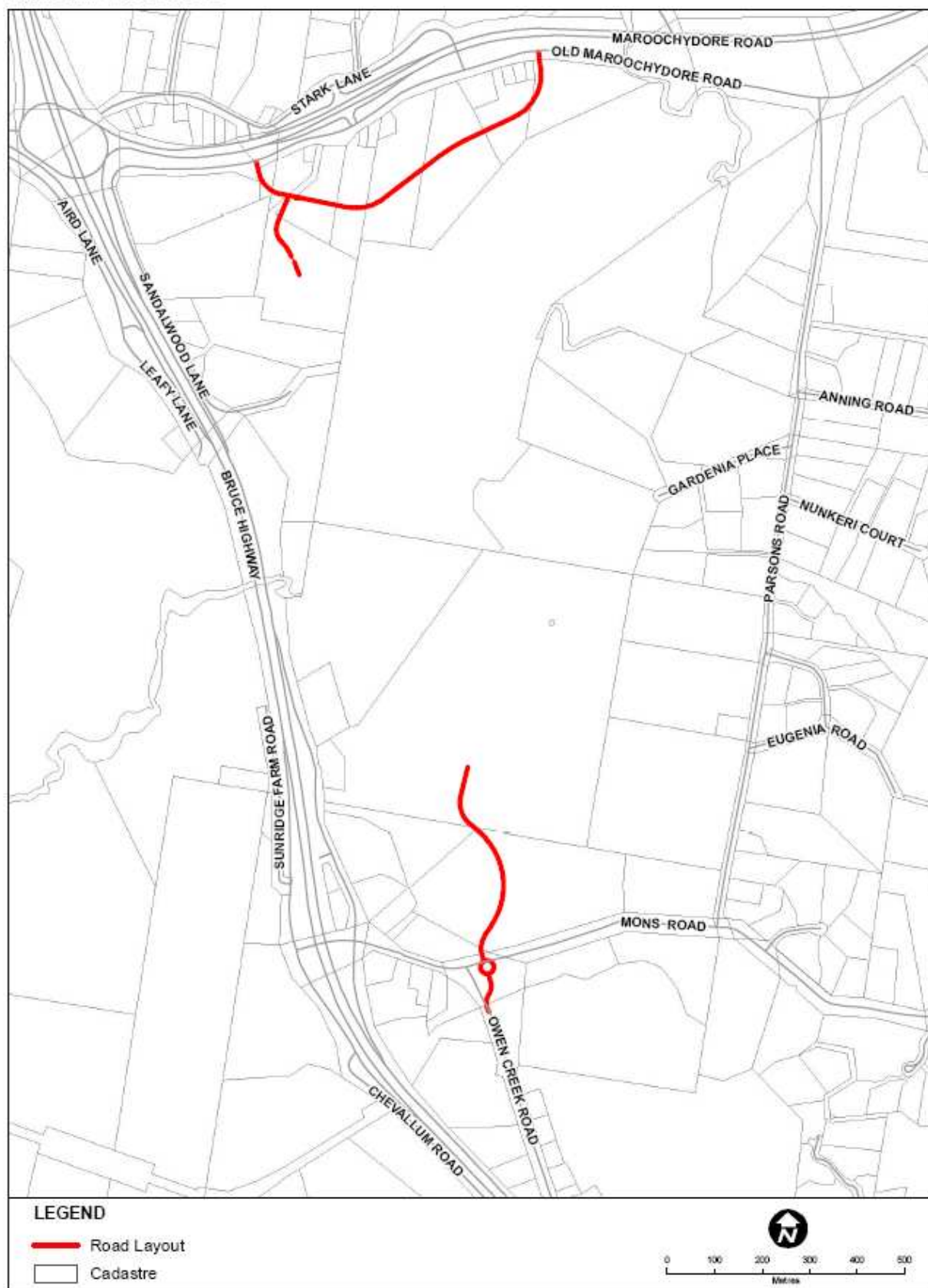
² An accurate, digital 'as built' three dimensional location plan will need to be supplied for all infrastructure provided in the footpath.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>INFRASTRUCTURE AGREEMENT</p> <p>P6 An infrastructure agreement is to be entered into by the developer and Council to fund the necessary infrastructure to service the development prior to development approval being granted.</p> <p>P7 An infrastructure agreement is to contain infrastructure items including water supply, sewerage, public parks, stormwater, bicycle facilities, road networks and the rehabilitation and maintenance of any riparian buffers.</p> <p>P8 Development facilitates and does not delay or compromise the efficient, effective timely and sustainable provision of infrastructure.</p> <p>P9 Development does not adversely impact on existing or planned infrastructure and service network.</p> <p>P10 Development provides infrastructure and services which achieves the following:</p> <ul style="list-style-type: none"> a) meets the standards of the least whole of life costs including avoiding unnecessary duplication; and b) is robust and fit for the purpose and intended period of operation; and c) is easily maintained without unnecessarily requiring specialist expertise or equipment; and d) is comprised of components and materials that are as readily accessible and available as reasonably practicable; and e) is readily integrated with the existing infrastructure and service networks and facilitates the orderly provision of future infrastructure and service networks. 	<p>A6.1 No acceptable measures.</p> <p>A7.1 No acceptable measures.</p> <p>A8.1 No acceptable measures.</p> <p>A9.1 No acceptable measures.</p> <p>A10.1 No acceptable measures.</p>

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Figure 7.4.1 - Road Layout



Date Created: Tuesday, 12 July 2011

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