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## **Part 6 Planning Area Codes**

### **6.1 Introduction**

#### **6.1.1 Purpose**

- (1) This Part provides Planning Area Codes for each of the Planning Areas identified on **Map CCC2 (Planning Areas)** in Part 4 (Development in Planning Areas).
- (2) The Planning Area Codes regulate self-assessable development and assessable development within the respective Planning Areas.

#### **6.1.2 Structure**

- (1) Each Planning Area Code provides:
  - (a) A Planning Area context and setting statement;
  - (b) Planning Area Overall Outcomes which constitute the purpose of the code and specify the desired outcomes for the whole of the Planning Area;
  - (c) Planning Area Specific Outcomes that contribute to the achievement of the Planning Area Overall Outcomes;
  - (d) Acceptable Solutions (for self-assessable development as indicated by an asterisk);
  - (e) Probable Solutions (for assessable development); and
  - (f) A Planning Area Code Map(s) which graphically represents (in part) the acceptable or probable solutions sought for the Planning Area.

#### **6.1.3 Master Planned Areas Not Subject to Part 6 (Planning Area Codes)**

- (1) The Planning Scheme identifies certain land as being subject to a Structure Plan. Land subject to a Structure Plan is identified in **Table 4.1.2 (Master Planned Areas)** and shown on **Map CCC2 (Planning Areas)** and on the relevant Planning Area Precinct Maps in **Part 4 (Development in Planning Areas)**.
- (2) Land subject to a Structure Plan is not subject to the provisions of this Part.



## 6.2 Central Caloundra Planning Area Code

### 6.2.1 Structure

- (1) The Code is divided into three divisions as follows:
- (a) Division 1 which sets out the Planning Area context and setting upon which the Planning Area Overall Outcomes and the Planning Area Specific Outcomes are derived;
  - (b) Division 2 which sets out the Planning Area Overall Outcomes and the Planning Area Specific Outcomes for the Caloundra Regional Business Centre Precinct; and
  - (c) Division 3 which sets out the Planning Area Overall Outcomes and the Planning Area Specific Outcomes for the precincts within the Kings Beach Revitalisation Area as shown on Map CCPI.

### DIVISION 1 PLANNING AREA CONTEXT AND SETTING

#### 6.2.2 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Central Caloundra Planning Area Code.

*The Planning Area is centrally located in Caloundra City's coastal urban area and includes the traditional Caloundra business centre and the surrounding neighbourhoods of Caloundra, Bulcock Beach and Kings Beach.*

*The Planning Area is approximately 314 hectares in area with boundaries generally defined by:*

- *Sugarbag Road, Queen Street and King Street in the north;*
- *Caloundra Headland in the east;*
- *Moreton Bay Marine Park in the south; and*
- *Nicklin Way in the west.*

*The western portion of the Planning Area is characterised by relatively flat terrain. The central portion gradually rises north and east to ridgelines along Queen Street and Canberra Terrace, with the latter forming a visual and physical divide between the neighbourhoods of Caloundra and Kings Beach. The landform in the Kings Beach area creates a natural amphitheatre orientated towards the ocean. Characterised by high cliffs and a reef platform, Caloundra Headland is the dominant landscape feature in the eastern portion of the Planning Area.*

*With the exception of Pumicestone Creek, no defined waterways drain through the Planning Area. Pumicestone Passage which forms the southern boundary of the Planning Area is however one of Caloundra City's most significant natural assets and provides a dramatic setting for much of the Planning Area.*

*The Caloundra business centre, focused on Bulcock Street and Bowman Road, meets the higher order retail, business and community needs for much of the Caloundra City community. It also serves an important role as Caloundra City's major tourist service centre.*

*The Planning Area supports the highest density of residential and tourist accommodation within Caloundra City. As most residential areas are within comfortable walking distance of the beach and the business centre, the Planning Area offers many lifestyle advantages for residents and visitors alike.*

*Multiple dwellings and accommodation buildings are the predominant residential housing form within Kings Beach and in the business centre area. Lower density residential development is established predominantly in the northern and western portions of the Planning Area, characterised by one and two storey detached*

*dwelling and duplexes.*

*A range of community and cultural facilities are located in this Planning Area including the Caloundra Civic and Cultural Centre, Caloundra Central Library and the Regional Art Gallery. Educational facilities include Caloundra Primary and Secondary Schools and the Cooloola-Sunshine Institute of TAFE. A range of government agencies and services are also located here including the Council Chambers, emergency services, Caloundra Hospital and Courthouse.*

*Major sports and recreation facilities for Caloundra City are also located in this Planning Area, primarily focused on Central Park. Passive recreation opportunities are focused on the foreshore parks and reserves including Caloundra Headland, Kings Beach Park, Happy Valley, and the popular bathing reserves of Bulcock and Kings Beach. Ben Bennett Botanical Gardens are also located within this Planning Area.*

*Significant landmarks in this Planning Area include the lighthouses located on Canberra Terrace, the Norfolk Island Pines situated along the foreshore areas and the Kings Beach Bathing Pavilion. From vantage points in the Planning Area, uninterrupted views are offered across Moreton Bay, Bribie Island, Pumicestone Passage and to the Glass House Mountains.*

*The principal roads in the Planning Area include Caloundra Road – Bowman Road which provides a sub-arterial link from the Bruce Highway and Nicklin Way to the business centre (via Bulcock Street). The north-eastern alignment of Bowman Road functions as a bypass road to the Business Centre. The Caloundra Bus Interchange in Cooma Terrace provides a focus for local and long distance bus services and links to the North Coast Railway.*

## **DIVISION 2 CALOUNDRA REGIONAL BUSINESS CENTRE PRECINCT**

### **6.2.3 Planning Area Overall Outcomes**

- (1) The Planning Area Overall Outcomes are the purpose of the Central Caloundra Planning Area Code.
- (2) For the Caloundra Regional Business Centre Precinct, the Planning Area Overall Outcomes sought for the Central Caloundra Planning Area Code are the following:
  - (a) Development in the Planning Area reinforces the role of the Caloundra regional business centre as the principal business centre in Caloundra City.
  - (b) The Caloundra regional business centre performs as a modern and dynamic city centre which:
    - (i) accommodates the highest order of retail, business and tourist activities in Caloundra City;
    - (ii) has the largest range of community, civic and cultural services and facilities in Caloundra City; and
    - (iii) is supported by permanent, transitional and tourist accommodation.
  - (c) Development contributes to the overall attractiveness of the Caloundra regional business centre through the use of high quality design which reflects the centre's role as the principal business centre in Caloundra City and its picturesque seaside setting.
  - (d) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Moreton Bay Marine Park.
  - (e) The Regional Business Centre Precinct includes an identifiable Business Centre Core, Tourist Hub and Business Centre Frame, each of which serves a separate but complementary role.
  - (f) Development in the Planning Area:
    - (i) does not adversely affect the continued operation; and
    - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

### **Business Centre Core (Sub-precincts 1a, 1b and 1c)**

- (g) The Business Centre Core functions as the economic, administrative, cultural and social focus of the Regional Business Centre Precinct and accommodates:
  - (i) a wide range of higher order commercial, business, and community activities required to support a progressive, growing City; and
  - (ii) Caloundra City's principal government, civic office, learning and cultural facilities.
  
- (h) The Business Centre Core comprises three sub-precincts:
  - (i) Sub-precinct 1a provides for major shopping complex facilities and other regional level business and commercial uses to be developed in the long term. As part of the transition of this area as the business/commercial core, it is intended that development in the short to medium term does not detract from the retail, business, cultural and social vitality of the traditional town centre at Bulcock Street. In this context opportunities are provided for the following:
    - (A) expansion of existing activities on the Sunland shopping complex site; and
    - (B) establishment of new activities in the area south of Bowman Road between Baldwin Street and Park Place;
    - (C) Development in the Mayes Estate area (bounded generally by West Terrace, Oval Avenue, First Avenue and Bowman Road) is limited to existing residential uses and to small scale business and commercial activities within existing buildings.Sub-precinct 1a includes the Tripcony Hibiscus Caravan Park which is intended to be developed as an integrated mixed use residential and commercial complex incorporating a signature entrance park, a waterfront park linking Leach Park with Maloja Avenue and a waterfront landing in accordance with a site master planning exercise involving both the community and Council.
  - (ii) Sub-precinct 1b supports a diverse range of residential, retail, professional, entertainment, government, cultural and civic activities. This Sub-precinct includes the Caloundra Central Library, Caloundra Regional Art Gallery, Caloundra Civic and Cultural Centre, Council Chambers and an interlinking network of public spaces which together form a major civic and cultural node. The continued consolidation of civic activities in the Sub-precinct maintains the business centre's status as one of the region's pre-eminent cultural destinations. Sub-precinct 1b also includes the Kronks Motel, Palm Breeze Motel and Tivoli Key Sites.
  - (iii) Sub-precinct 1c includes Bicentennial Park and a number of detached houses on lots immediately to the south of the park which provides for a central park and complementary community facilities to support the civic and cultural node in Sub-precinct 1b.

### **Tourist Hub (Sub-precinct 2)**

- (i) The Tourist Hub functions as the principal focal point for tourist-orientated activities and services within the Caloundra regional business centre and Caloundra City. Development in this sub-precinct provides for a wide range of tourist accommodation, together with retail and tourist services and facilities.
  
- (j) Development in the Tourist Hub provides for:
  - (i) a high quality built environment that reflects the area's tourism focus and waterside location through the use of innovative and responsive building and landscape design;
  - (ii) a high level of human interaction, particularly through the revitalisation of Bulcock Street; and
  - (iii) active street frontages to Bulcock Street, The Esplanade Bulcock Beach, Minchinton Street and Otranto Avenue, to enhance the vibrancy of Bulcock Beach and strengthen pedestrian connections to Bulcock Street.

**Business Centre Frame (Sub-precincts 3a and 3b)**

- (k) Development in the Business Centre Frame protects the role and functioning of the Business Centre Core and Tourist Hub by restricting the introduction of major shopping facilities or other higher order business and commercial activities.
- (l) The Business Centre Frame comprises two sub-precincts:
  - (i) Sub-precinct 3a provides for a diverse and interactive regional business centre supported by a wide range of regional scale community facilities that are not capable of, or suited to being accommodated in the Business Centre Core or the Tourist Hub such as hospitals, emergency services, educational establishments, places of worship and sporting facilities (including those provided at Central Park).
  - (ii) Sub-precinct 3b provides for permanent, predominantly low density residential housing which supports the business centre. Development in this sub-precinct maintains and protects a high level of residential amenity and character.

**Open Space**

- (m) Open Space in the Planning Area is maintained and enhanced including:
  - (i) A high standard of access to parklands and the foreshore;
  - (ii) Open space links between parkland, the foreshore and the regional business centre;
  - (iii) Establishment of the Coastal Walk; and
  - (iv) A range of recreation facilities.

**6.2.4 Planning Area Specific Outcomes**

**(I) Specific Outcomes for Development in the Regional Business Centre Precinct Generally**

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<b>Height of Buildings</b>	
<p><b>O1</b> The height of buildings and structures within the Regional Business Centre Precinct does not adversely impact upon the character of the Planning Area or the amenity of adjoining development having regard to:</p> <ul style="list-style-type: none"> <li>(a) overshadowing;</li> <li>(b) privacy and overlooking;</li> <li>(c) views and vistas;</li> <li>(d) building character and appearance; and</li> <li>(e) building massing and scale.</li> </ul>	<p><b>SI.1*</b> The height of a building or structure within the Regional Business Centre Precinct does not exceed the maximum building height specified on <b>Map CCP3</b>.</p> <p style="text-align: center;"><b>OR</b></p> <p>Where not specified on <b>Map CCP3</b>, the height of a building or structure does not exceed 8.5 metres.</p> <p><b>SI.2</b> Where a proposed development achieves one or more of the bonus triggers set out in <b>Tables 6.1, 6.2 or 6.3</b> of this Code, bonuses in the form of additional building height may be granted up to the maximum specified on <b>Map CCP5</b>, provided that:</p> <ul style="list-style-type: none"> <li>(a) the level of any building height bonus granted will be determined by the Council having regard to the extent to which development achieves the Planning Area Overall Outcomes and satisfies the Triggers for Bonus Consideration in <b>Tables 6.1, 6.2 or 6.3</b>; and</li> <li>(b) a building height bonus will only be granted where development avoids overshadowing of the Esplanade Bulcock Beach and the southern footpath of Bulcock Street at the</li> </ul>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>hours of 9am, 12pm and 3pm on the 21<sup>st</sup> of June.</p> <p><i>Note: <b>Table 6.4 (Application of Bonus Provisions)</b> provides guidance for the application of bonus development provisions in the Regional Business Centre Precinct.</i></p>
<b>Minimum Lot Size</b>	
<p><b>O2</b> Reconfiguring a lot within the Regional Business Centre Precinct:</p> <p>(a) maintains the character of the Planning Area; and</p> <p>(b) ensures that lots have an appropriate area for the siting and construction of buildings, landscaping, convenient vehicle access and manoeuvrability and on-site parking.</p>	<p><b>S2.1</b> Land in the Regional Business Centre Precinct is retained in lots with a minimum lot size as specified on <b>Map CCP4</b>.</p> <p><b>OR</b></p> <p>Where not specified on <b>Map CCP4</b>, land in the Regional Business Centre Precinct is retained in lots with a minimum lot size of 650m<sup>2</sup>.</p>
<b>Scale and Bulk of Buildings</b>	
<p><b>O3</b> The scale and bulk of buildings for a use in the Business and Commercial Use Class in the Regional Business Centre Precinct:</p> <p>(a) is limited to promote an attractive streetscape; and</p> <p>(b) does not adversely impact upon the amenity of adjoining development having regard to:</p> <p>(i) overshadowing;</p> <p>(ii) privacy and overlooking;</p> <p>(iii) views and vistas;</p> <p>(iv) building character and appearance; and</p> <p>(v) building massing and scale.</p>	<p><b>S3.1</b> The gross floor area of a building for a use in the Business and Commercial Use Class within the Regional Business Centre Precinct does not exceed the plot ratio specified on <b>Map CCP4</b>.</p> <p><i>Note:</i></p> <p><i>Plot ratio is not applicable to those sites on <b>Map CCP4</b> where no ratio is specified.</i></p> <p><b>S3.2</b> Where a proposed building for a use in the Business and Commercial Use Class achieves one or more of the Bonus Triggers set out in <b>Tables 6.1, 6.2 or 6.3</b> of this Code, bonuses for plot ratio may be available up to the maximum specified on <b>Map CCP5</b>. The level of any plot ratio bonus granted will be determined by the Council having regard to the extent to which development:</p> <p>(a) achieves the Planning Area Overall Outcomes; and</p> <p>(b) satisfies the triggers for bonus consideration in <b>Tables 6.1, 6.2 or 6.3</b>.</p> <p><i>Note:</i></p> <p><i><b>Table 6.4 (Application of Bonus Provisions)</b> provides guidance for the application of the bonus development provisions.</i></p> <p><b>S3.3</b> The podium component of a building for a use in the Business and Commercial Use Class:</p> <p>(a) does not exceed a plot ratio of 1.5:1; and</p> <p>(b) a maximum height of 2 storeys.</p>
<b>Building Siting</b>	
<p><b>O4</b> The siting of buildings in relation to site boundaries:</p> <p>promotes an attractive streetscape;</p>	<p><b>S4.1</b> <u>Front boundary setbacks</u></p> <p>(a) A building on a site fronting Bulcock Street is:</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> <li>(b) protects important views of Pumicestone Passage;</li> <li>(c) supports the intended function of the business centre; and</li> <li>(d) does not adversely impact on residential amenity.</li> </ul>	<ul style="list-style-type: none"> <li>(i) built to the front boundary for the first two storeys; and</li> <li>(ii) setback a minimum of 6 metres from the front boundary for that part of the building exceeding two storeys.</li> </ul> <p><b>Note:</b></p> <p><i>In the Tourist Hub (Sub-precinct 2 of the Regional Business Centre Precinct), a setback at the ground storey of up to 2 metres for not more than 50% of the site frontage may be provided where the setback area provides an enhanced pedestrian area, an outdoor dining area or street frontage landscaping. The resultant setback area is appropriately paved and landscaped and integrated with the adjoining footpath area in accordance with the <b>Caloundra Regional Business Centre Urban Design Planning Scheme Policy</b>.</i></p> <ul style="list-style-type: none"> <li>(a) On those sites specified on <b>Map CCP6b</b>, buildings fronting Knox Avenue, Minchinton Street, and Otranto Avenue are: <ul style="list-style-type: none"> <li>(i) set back from the front boundary a minimum of 4 metres for the first two storeys; and</li> <li>(ii) set back a minimum of 6 metres from the front boundary for that part of the building exceeding two storeys (refer to <b>Map CCP6b</b>).</li> </ul> </li> <li>(b) On those sites fronting Bowman Road between Baldwin Street/West Terrace and Park Place/First Avenue, buildings are built to the front boundary for a minimum of 60% of the site's frontage to Bowman Road for the first two storeys.</li> <li>(c) Buildings in other parts of the Regional Business Centre Precinct are set back a minimum of 6 metres from the front boundary.</li> </ul> <p><b>S4.2</b> <u>Side and Rear Boundary Setbacks</u></p> <ul style="list-style-type: none"> <li>(b) In the Business Centre Core (Sub-precinct 1b), non-residential development fronting Bulcock Street is built to the side boundaries for the first two storeys.</li> </ul> <p>In the Tourist Hub (Sub-precinct 2), non-residential development may be built to the side and rear boundary for the first two storeys, except where the site adjoins a noise or amenity sensitive use (such as an existing accommodation building). In such cases, a landscaped buffer strip with a minimum width of 2 metres and a screen fence is provided along the full length of the affected</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>boundaries.</p> <p>(c) Where not otherwise specified in this Code, side and rear boundary setbacks comply with the applicable Use Code.</p>
<b>Car Parking</b>	
<p><b>O5</b> In the Regional Business Centre Precinct, car parking is provided in a coordinated manner rather than provided entirely on individual development sites, so as to:</p> <ul style="list-style-type: none"> <li>(a) reduce the level of circulating traffic in the Tourist Hub and the Business Centre Core;</li> <li>(b) reduce the level of conflict between vehicles crossing busy footpaths in the highly active areas of the business centre;</li> <li>(c) increase the efficiency of the use of parking stock through more effective shared parking capability in the Tourist Hub and the Business Centre Core;</li> <li>(d) change the distribution between long and short stay provision through management as the business centre expands and changes;</li> <li>(e) increase the awareness of the availability of parking supply within the business centre through more effective signage; and</li> <li>(f) increase the use of public transport for non-essential car users of the business centre.</li> </ul>	<p><b>S5.1</b> Car parking is provided in accordance with <b>Table 6.5 (Car Parking Provisions)</b>.</p>
<b>Access Management</b>	
<p><b>O6</b> In the Regional Business Centre Precinct, vehicular access management controls are implemented to:</p> <ul style="list-style-type: none"> <li>(a) support the Council's 2011 Functional Road Hierarchy; and</li> <li>(b) avoid conflict between vehicles (crossing busy footpaths) and pedestrians/cyclists in the business centre.</li> </ul>	<p><b>S6.1</b> Development incorporates vehicular access management controls in accordance with <b>Map CCP6b</b>.</p>
<b>Landscaping and Streetscape Improvements</b>	
<p><b>O7</b> Landscaping and streetscape improvements contribute to the creation of an attractive streetscape.</p>	<p><b>S7.1</b> Landscaping and streetscape works are provided in accordance with the <b>Caloundra Regional Business Centre Urban Design Planning Scheme Policy</b>.</p> <p><b>S7.2</b> The following requirements are met:</p> <ul style="list-style-type: none"> <li>(a) In the Tourist Hub (Sub-precinct 2 of the Regional Business Centre Precinct), a minimum of 10% of the area of a site is landscaped (which may include podium landscaping). Landscape areas deliver a distinctive street appearance that complements the visual qualities of a building on the site and has regard to treatments on adjacent sites.</li> <li>(b) In the Business Centre Core (Sub-precinct 1a, 1b and 1c) and the Business Centre Frame (Sub-precinct 3a and 3b), a minimum of 5% of the area of a site developed exclusively for non-residential purposes is landscaped. On</li> </ul>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>these sites the planting of mature, intensive and dense landscaping offsets the significantly reduced area of landscaping required. The landscaped areas are variously applied and located to enhance street appearance, minimize the visual obtrusiveness of buildings and screen carparking and other external use areas (e.g. service areas, loading bays and the like).</p> <p><i>Note:</i> Section 9.7 (Landscaping Code) sets out requirements for landscaping.</p>
<b>Reflective Glass on Buildings</b>	
<p><b>O8</b> Within the Regional Business Centre Precinct, the use of reflective glass is limited so as to:</p> <p>(a) minimise potential glare impacts; and (b) assist in achieving the desired streetscape character for the business centre.</p>	<p><b>S8.1</b> Reflective glass which forms part of any external wall of a building does not exceed:</p> <p>(a) 15% of the total area of such wall, and (b) a maximum degree of reflection of both heat and light of 10%.</p> <p><i>Note:</i> In assessing compliance with this provision, the Council may request the submission of details of the nature and characteristics of any reflective glass proposed to be used in connection with a particular development.</p>
<b>Infrastructure</b>	
<p><b>O9</b> The development does not adversely impact on existing or future infrastructure.</p>	<p><b>S9.1</b> Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).</p>
<b>Cultural Heritage and Character Areas</b>	
<p><b>O10</b> Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed<sup>1</sup>.</p>	<p><b>S10.1</b> No probable solution prescribed.</p>
<b>Flood Management</b>	
<p><b>O11</b> Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development<sup>2</sup>.</p>	<p><b>S11.1</b> No probable solution prescribed.</p>
<p><b>O12</b> Development does not materially increase flood levels on other land<sup>2</sup>.</p>	<p><b>S12.1</b> No probable solution prescribed.</p>
<p><b>O13</b> Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained<sup>2</sup>.</p>	<p><b>S13.1</b> No probable solution prescribed.</p>
<p><b>O14</b> Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.</p>	<p><b>S14.1</b> Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b>.</p> <p><b>S14.2</b> Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity</p>

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>	
<b>O15</b> Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>1</sup> .	<p><b>S15.1</b> Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b>.</p> <p><b>S15.2</b> Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b>.</p>

**(2) Specific Outcomes for Development in Sub-precinct 1 (Business Centre Core) and Sub-precinct 2 (Tourist Hub)**

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<b>Pedestrian Shelter</b>	
<b>O16</b> Cantilevered awnings or other forms of pedestrian weather protection are provided in areas of pedestrian activity and are designed to: <ul style="list-style-type: none"> <li>(a) complement the nature of existing awnings;</li> <li>(b) contribute to the creation of an attractive and coherent streetscape; and</li> <li>(c) protect important views of Pumicestone Passage from north-south aligned streets.</li> </ul>	<p><b>S16.1</b> Cantilevered awnings or other forms of pedestrian weather protection are provided for the full length of those road frontages specified on <b>Map CCP6a</b>, with:</p> <ul style="list-style-type: none"> <li>(a) cantilevered shelter devices extending a minimum of 2.5 metres from the building line and designed to complement the nature of existing awnings in the locality; and</li> <li>(b) free-standing shelter devices being a minimum of 2.5 metres wide and designed to integrate with other building structures on the site.</li> </ul> <p><b>S16.2</b> For those sites identified on <b>Map CCP6b</b> as requiring a minimum front boundary setback of 4 metres, awnings are designed and sited to maintain unobstructed views between Bulcock Street and the waterfront.</p>
<b>Boulevards</b>	
<b>O17</b> Streetscape works and on-site landscaping contribute to the upgrading of nominated roads into attractive boulevards.	<b>S17.1</b> Development on a site fronting roads identified on <b>Map CCP6a</b> as boulevards incorporates streetscape works and landscaping which: <ul style="list-style-type: none"> <li>(a) is compatible with and enhances adjoining streetscape elements including landscaping on adjoining sites and any footpath treatments;</li> <li>(b) screens any service areas, parking areas, loading bays and the like within the site;</li> <li>(c) provides or maintains appropriate levels of privacy for users of the site and adjacent land; and</li> <li>(d) where applicable, is in accordance with the <b>Caloundra Regional Business Centre</b></li> </ul>

<sup>1</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p><b>Urban Design Planning Scheme Policy.</b></p> <p><i>Note:</i></p> <p>The Council may request the submission of a Streetscape Plan demonstrating how the Specific Outcome will be achieved.</p>
<b>Development on Key Sites</b>	
<p><b>O18</b> Development on nominated Key Sites:</p> <ul style="list-style-type: none"> <li>(a) demonstrates outstanding architectural and landscape design;</li> <li>(b) responds to the particular site's importance as an entrance statement to the Tourist Hub; and</li> <li>(c) reflects and optimises opportunities provided by the site's prominent location and attributes.</li> </ul>	<p><b>S18.1</b> Key Sites identified on <b>Map CCP6a</b> are developed in accordance with:</p> <ul style="list-style-type: none"> <li>(a) the Specific Intent Statements provided in Table 6.6 (Specific Intent for Key Sites) of this Code; and</li> <li>(b) the <b>Caloundra Regional Business Centre Urban Design Planning Scheme Policy.</b></li> </ul> <p><i>Note:</i></p> <p>The Council may request the submission of a Site Master Plan for development on Key Sites.</p>

**(3) Specific Outcomes for Development in Sub-precinct 2 (Tourist Hub)**

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<b>Active Street Frontages</b>	
<p><b>O19</b> In the Tourist Hub (Sub-precinct 2 of the Regional Business Centre Precinct), active street frontages are provided along nominated parts of Bulcock Street, Minchinton Street, Otranto Avenue and The Esplanade Bulcock Beach to:</p> <ul style="list-style-type: none"> <li>(a) provide a focus for activity within the Tourist Hub; and</li> <li>(b) enhance linkages between Bulcock Street and Bulcock Beach.</li> </ul>	<p><b>S19.1</b> Development incorporates an active street frontage on a site fronting those streets identified on <b>Map CCP6a</b> as requiring active street frontages.</p>
<b>Public Facilities</b>	
<p><b>O20</b> For the comfort of visitors to the Tourist Hub Sub-precinct, appropriate provision is made for public convenience facilities.</p>	<p><b>S20.1</b> Development in the Tourist Hub comprising non-residential uses with a gross floor area exceeding 2,000m<sup>2</sup> provides public toilet, change rooms and parent facilities at the ground storey with appropriate access, (including disabled access) and signage to facilitate use by the public.</p> <p><i>Note:</i></p> <p>Such public facilities may be excluded from gross floor area calculations.</p>

**Table 6.1 Business Centre Core (Sub-precincts 1a, 1b and 1c) – Bonus Triggers**

<b>Bonus Consideration</b>		
<b>Trigger for Bonus Consideration</b>	<b>Building Height Max. Trigger Weight<sup>1</sup></b>	<b>Plot Ratio Max. Trigger Weight<sup>1</sup></b>
Implementation of Urban Design Master Plan Elements as specified in the Caloundra Regional Business Centre Urban Design Planning Scheme Policy (where applicable) or other appropriate streetscape improvements.	4	4
Large existing site in a single lot, or increased site area based on amalgamation of lots <sup>2</sup> .	3	3
Mixed use development incorporating both residential and non-residential components.	3	3
High quality architectural design providing an attractive streetfront address.	3	3
Rationalisation of vehicular access points along “traffic carrying” roads.	2	2
Provision of high quality landscaping and pedestrian facilities (in excess of standard requirements) and public art.	2	2
<i>Maximum Possible Triggers Weighting</i>	<b>17</b>	<b>17</b>

**Notes:**

- <sup>1</sup> The building height and plot ratio bonus provisions must be read in conjunction with Maps CCP3, CCP4 and CCP5.
- <sup>2</sup> The minimum site area for an existing lot or amalgamated site to achieve the maximum trigger weighting is 1,500m<sup>2</sup> in Sub-precincts 1a, 1b and 1c.

**Table 6.2 Tourist Hub (Sub-precinct 2) – Bonus Triggers**

<b>Bonus Consideration</b>		
<b>Trigger for Bonus Consideration</b>	<b>Building Height Maximum Trigger Weight<sup>1</sup></b>	<b>Plot Ratio Maximum Trigger Weight<sup>1</sup></b>
Implementation of the Urban Design Master Plan Elements as specified in the Caloundra Regional Business Centre Urban Design Planning Scheme Policy (where applicable) or other appropriate streetscape improvements.	4	4
Large existing site in a single lot, or increased site area based on amalgamation of lots <sup>2</sup> .	3	3
Innovative and responsive building design, contributing to the creation of a high quality built environment reflective of the area's tourism focus and waterside location.	3	3
Provision of attractive and comfortable pedestrian and cyclist areas.	3	3
Mixed use development incorporating both residential and non-residential components.	3	3
Visual permeability above the podium.	3	3
Provision of building setbacks (including truncations) exceeding standard development requirements <sup>3</sup> .	3	3
Public pedestrian access to Pumicestone Passage <sup>4</sup> .	0	3
Rationalisation of vehicular access in areas of high pedestrian amenity and activity.	2	2
Landscaping, public amenities (including toilets, change rooms and parents' facilities) and public art.	3	3
<b>Maximum Possible Triggers Weighting</b>	<b>27</b>	<b>30</b>

**Notes:**

- <sup>1</sup> The building height and plot ratio bonus provisions must be read in conjunction with Maps CCP3, CCP4 and CCP5.
- <sup>2</sup> The minimum site area for an existing lot or amalgamated site to achieve the maximum trigger weight is 1,500 m<sup>2</sup>.
- <sup>3</sup> This bonus trigger does not apply to the first two storeys of a building fronting Bulcock Street.
- <sup>4</sup> This bonus trigger applies only to sites directly fronting Pumicestone Passage.

**Table 6.3 Business Centre Frame (Sub-precincts 3a and 3b) – Bonus Triggers**

Bonus Consideration	
Trigger for Bonus Consideration	Plot Ratio Maximum Trigger Weighting <sup>1</sup>
Large existing site in a single lot, or increased site area based on amalgamation of lots <sup>2</sup> .	3
Rationalisation of vehicular access points.	3
Provision of high quality landscaping and pedestrian facilities.	3
<i>Maximum Possible Triggers Weighting</i>	<b>9</b>

**Notes:**

- <sup>1</sup> The plot ratio bonus provisions must be read in conjunction with Maps CCP4 and CCP5.
- <sup>2</sup> The minimum site area is 2,500m<sup>2</sup>.

**Table 6.4 Application of Bonus Provisions**

- (a) Development bonuses will be only considered in respect of development or a component of a development that promotes the achievement of the Planning Area Overall Outcomes and for which the Specific Outcomes in this Code have been met or exceeded.
- (b) Triggers for the consideration of development bonuses vary across the three sub-precincts of the Caloundra Regional Business Centre Precinct. Triggers also attract different levels of significance within the three Sub-precincts. The extent of bonuses available is limited to building height and plot ratio (as provided for on [Map CCP5](#)).
- (c) Triggers and the bonus elements for which development bonuses may be considered are detailed in:
- (i) [Table 6.1](#) (Business Centre Core (Sub-precincts 1a, 1b and 1c) – Bonus Triggers);
  - (ii) [Table 6.2](#) (Tourist Hub (Sub-precinct 2) – Bonus Triggers); and
  - (iii) [Table 6.3](#) (Business Centre Frame (Sub-precincts 3a and 3b) – Bonus Triggers).
- The above tables also identify the priority (through use of different weightings) of each bonus trigger.
- (d) The Council will assess the degree to which a development achieves the maximum potential opportunity for the various triggers for bonus consideration in a particular area. From this assessment, the proposal will receive a performance weighting for building height and plot ratio bonus provision.
- (e) The bonus provision for building height and plot ratio is calculated as follows:
- Building Height Bonus =  $\frac{Pw(BH)}{Tw(BH)} * BHB(max)$  where:
- Pw(BH) is the development’s performance for building height triggers (Tables 6.1 to 6.3).
  - Tw(BH) is the maximum possible triggers weighting for building height available (Tables 6.1 to 6.3).
  - BHB (max) is the maximum building height bonus available – Refer [Map CCP5](#).
- Plot Ratio Bonus =  $\frac{Pw(PR)}{Tw(PR)} * PRB(max)$  where:
- Pw(PR) is the development’s performance for plot ratio triggers (Tables 6.1 to 6.3).
  - Tw(PR) is the maximum possible triggers weighting for plot ratio (Tables 6.1 to 6.3).
  - PRB(max) is the maximum plot ratio bonus available – Refer [Map CCP5](#).
- (f) Where a trigger for bonus consideration is not applicable or relevant to the development, the maximum possible triggers weighting may be adjusted accordingly.
- (g) A development that the Council determines has achieved the maximum potential in terms of all relevant bonus triggers may be eligible for the maximum building height and plot ratio bonus.
- (h) Where site amalgamation crosses physical boundaries in which different plot ratio provisions apply, the Council may give consideration to the averaging of the plot ratio bonus across the amalgamated site.

**Table 6.5 Car Parking Provisions**

- (a) Development within the Caloundra Regional Business Centre Precinct accommodates all residential parking on-site and adequately protects this parking for the use of residents.
- (b) Service vehicles (excluding refuse collection vehicles) are accommodated on-site, except for development which abuts those roads and streets identified on **Map CCP6b** where the Council is seeking to minimise pedestrian-vehicle cross footpath conflicts. If no suitable alternatives are available in these circumstances, the Council may consider the provision of on-street loading zones for particular site servicing activities, where appropriate.
- (c) In the Parking Contribution Area identified on **Map CCP6b**, non-residential development provides on-site parking for only operational needs being site servicing, management parking and 'carpool' parking, parking for staff needing business-hours car access, and parking for customers with a disability. Such operational parking is provided at a rate of 1 space per 100m<sup>2</sup> of non-residential gross floor area or part thereof. The Council may increase the operational parking for a particular development if it can be demonstrated that the viability of the development warrants additional operational provision, and vehicle access and pedestrian amenity objectives are not compromised.
- (d) In the Parking Contribution Area, Council may permit a 20% reduction to the non-residential parking rates specified in the Parking and Access Code subject to an infrastructure agreement being entered into for the funding or supply of public parking and/or public transport facilities in lieu of providing non-operational parking (i.e. the balance of employee and customer parking) on-site.
- (e) For multi-storey mixed use development located in the Parking Contribution Area, the Council may consider a further reduction to its non-residential parking rates for the non-operational component of parking that is provided off-site pro rated from a zero reduction for one storey of development to a maximum 15% reduction for four storeys or above of mixed use development (as illustrated below).

Storeys	Residential Levels	% Reduction in Parking Rates
1	0	0%
2	1	5%
3	2	10%
4	3	15%
4+	3+	15%

- (f) For development not contained in the Parking Contribution Area, on-site parking is provided in accordance with the parking rates specified in the Parking and Access Code. However, Council may permit a reduction in the number of parking spaces provided on-site subject to an infrastructure agreement being entered into for the funding or supply of public parking and/or public transport facilities in lieu of the balance of parking not being able to be provided on-site.

**Table 6.6 Specific Intent for Key Sites**

The location of Key Sites is identified on [Map CCP6a](#).

<p><b>A. Palm Breeze Motel Site (corner Bulcock Street and Centaur Street)</b></p> <ul style="list-style-type: none"><li>(a) In conjunction with the Tivoli Complex on the opposite corner of Bulcock Street, any redevelopment on this site provides a signature building which assists in defining the approach to the Tourist Hub.</li><li>(b) Development incorporates a distinct street presence to both the Bulcock Street and Centaur Street frontages with building orientation and built form creating visual interest and emphasising the corner location.</li><li>(c) Development provides active street frontage to Bulcock Street and creates an appropriately scaled and detailed street environment. Access to basement carparking/porte-cochere and the like is located on Centaur Street.</li></ul> <p><b>B. Tivoli Site (corner Bulcock Street and Tay Avenue)</b></p> <ul style="list-style-type: none"><li>(a) Ultimately this Key Site will complete the western gateway to the Tourist Hub and function as a gateway development. Development acts as a marker for Tay Avenue that leads to and from the Esplanade.</li><li>(b) Development accentuates visual and physical linkages to Pumicestone Passage. Through appropriate orientation and built form, development takes advantage of the site's unique shape and corner location.</li></ul> <p><b>C. Kronks Motel Site (corner Minchinton Street and Ormuz Avenue)</b></p> <ul style="list-style-type: none"><li>(a) Development is an integrated mixed use development (incorporating uses such as residential, shops, government functions, offices, restaurants and cinemas) that complements the Caloundra Civic and Cultural Centre.</li><li>(b) The architectural design, detailing and construction of development are to a high quality and create an aesthetically pleasing built form. Any high rise towers are of a slim line form which allows visual permeability between the buildings. Building form is stepped down towards Kalinga Street, Orsova Terrace, Ormuz Avenue and Osterley Avenue to successfully integrate the development with surrounding low rise built form.</li><li>(c) Development takes advantage of the entire "block length" frontages of the site to provide a fully integrated streetscape which complements the Caloundra Civic Cultural Centre and provides a spatial connection with the Civic Precinct. For example, the layout of the development contributes to the creation of a high quality civic space that integrates with future proposals to upgrade Bill Venardos Park.</li><li>(d) Development incorporates active street frontages along Minchinton Street and Ormuz Avenue.</li><li>(e) A pedestrian-friendly environment at street level is created and an attractive gateway to the Tourist Hub from Minchinton Street is provided. Development facilitates pedestrian linkages from the surrounding residential area to the Civic and Cultural Node.</li><li>(f) Development provides streetscape improvements along Minchinton Street and Ormuz Avenue in accordance with the <b>Caloundra Regional Business Centre Urban Design Planning Scheme Policy</b>.</li></ul> <p><b>D. Caloundra Civic and Cultural Centre Site (corner Minchinton, Suller and Nutley Streets)</b></p> <ul style="list-style-type: none"><li>(a) In conjunction with the Kronks Motel Site, the Caloundra Civic and Cultural Centre site is to signal the northern approach and entry into the Tourist Hub.</li><li>(b) Any redevelopment incorporates provisions for performing a similar role and function to the current building.</li><li>(c) Future renovation of the building enhances the building entrances and ensures that the main pedestrian entries to the building address pedestrian access ways to the Civic and Cultural Node</li></ul>
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**E. Tripcony Hibiscus Caravan Park Site (corner Park Place, Bowman Road and Bulcock Street)**

- (a) The ultimate form, type and density of development is to be determined as part of a site master planning exercise involving both the community and Council.<sup>1</sup>
- (b) Development is as an integrated mixed-use residential and commercial complex incorporating a signature entrance park, a waterfront park linking Leach Park with Maloja Avenue and a waterfront landing.
- (c) An open space link is provided through the central part of the site to provide a focus for Pumicestone Creek, which traverses the site in a north-south direction. The creation of this open space 'frame' provides permeability to the site, creates an attractive gateway to the Tourist Hub and provides two nodes for development on either side of the creek.
- (d) Development is sensitively designed to integrate with the open space 'frame' and provide casual surveillance of public areas.
- (e) Vehicle access is provided off Park Place and Maloja Avenue and carparking is predominantly located underground.

**F. Caloundra Hotel Site (corner Bulcock Street, Knox Avenue and Lower Gay Terrace)**

- (a) Development is an integrated mixed use development (incorporating residential/tourist accommodation, hotel and retail uses).
- (b) The layout and design of development provide one or more signature building(s) which assist in defining the eastern boundary of the business centre.
- (c) Development incorporates active street frontage along Bulcock Street and wrapping around to Knox Avenue.
- (d) Vehicular access is from Knox Avenue and/or Lower Gay Terrace.
- (e) Development protects and appropriately frames views looking south down Knox Avenue from Bulcock Street and view lines from Canberra Terrace are also considered.
- (f) Development provides streetscape improvement along Bulcock Street and Knox Avenue in accordance with the **Caloundra Regional Business Centre Urban Design Planning Scheme Policy**.

**G. Old Caloundra Post Office Site and adjoining properties (corner Knox Avenue, Bulcock Street and Canberra Terrace)**

- (a) Development is an integrated mixed use development (incorporating retail, business and residential/tourist accommodation).
- (b) The architectural design, detailing, layout and construction of development are to a high quality and create an aesthetically pleasing built form which is reflective of a signature building. Such development assists in defining the eastern boundary of the business centre.
- (c) Development incorporates an active street frontage to Bulcock Street and wraps around to Knox Avenue, creating an appropriately scaled and detailed street environment which is pedestrian friendly.
- (d) Buildings are sited, orientated and designed to achieve a high level of climatic comfort for surrounding sites by optimising solar access to active streetfront areas and adjoining residential/commercial activities along Bulcock Street.
- (e) Development occurs on amalgamated lots to rationalise access and assist in achieving high quality building design.
- (f) Development provides streetscape improvements along Bulcock Street in accordance with the **Caloundra Regional Business Centre Urban Design Planning Scheme Policy**.

<sup>1</sup> Further guidance about the preferred form of development is provided in the Caloundra Regional Business Centre Planning Scheme Policy.

## **DIVISION 3      KINGS BEACH REVITALISATION AREA**

### **6.2.5 Planning Area Overall Outcomes**

- (1) The Planning Area Overall Outcomes are the purpose of the Central Caloundra Planning Area Code.
- (2) For the Kings Beach Revitalisation Area, the Planning Area Overall Outcomes sought for the Central Caloundra Planning Area Code are the following:
  - (a) Development in the Planning Area reinforces the role of Kings Beach as a pre-eminent tourist accommodation area and beachside recreation destination which performs as a magnet for foreshore leisure, community and cultural activities, and a permanent and visitor accommodation area.
  - (b) Development in the Multi Unit Residential and Mixed Use Residential Precincts provides for multiple dwellings and accommodation buildings that are sited and designed to:
    - (i) reflect a waterfront, intermediate or ridgeline setting;
    - (ii) respond to the coastal climate; and
    - (iii) maximise energy efficiency, incorporating light-weight construction, expressive roof forms (incorporating pitches, gables, skillions or other features), wide eaves, sunhoods, and large balconies.
  - (c) Development in the Multi Unit Residential Precinct provides for a diverse range of residential accommodation which is:
    - (i) provided in a variety of forms, styles, densities and heights, and achieves a high standard of building and landscape design in both new and refurbished development; and
    - (ii) designed and located in a manner which ensures that its physical and visual impacts are minimised.
  - (d) Development in the Mixed Use Residential Precinct provides a diverse range of activities and facilities which complement the urban improvements associated with the Kings Beach Redevelopment Master Plan. In particular, development in the Mixed Use Residential Precinct incorporates:
    - (i) high density permanent and tourist accommodation (above the ground storey) in an attractive and comfortable living environment;
    - (ii) tourism, convenience, leisure and recreation related uses (at the ground storey), which create active street frontages that encourage movement and interaction between private development and adjacent public spaces; and
    - (iii) high quality building and streetscape design which complements the Kings Beach Redevelopment Master Plan works and contributes to the creation of a pre-eminent beachside location.
  - (e) Development on the Key Sites of the Kings Beach Shops, Shearwater Motel (and adjoining properties) and Kings Beach Tavern incorporates signature buildings that:
    - (i) contribute to the vibrancy of the foreshore and parkland area; and
    - (ii) achieve outstanding levels of architectural and landscape design befitting of the location adjacent to the major activity nodes of the Esplanade and Kings Beach Park.
  - (f) Development in the Mixed Use Residential Precinct complements but does not compete with the range of facilities provided in the adjacent Caloundra Regional Business Centre Precinct.
  - (g) Development in the Kings Beach Revitalisation Area provides for the refurbishment of existing multiple dwellings and accommodation buildings in a manner which contributes to the creation of a higher quality and more liveable built environment.

- (h) Development in the Low Density Residential Precinct provides for low density housing that maintains a coastal village character and is primarily centred on Burgess Street and Ernest Street.
- (i) Development in the Low Density Residential and Multi Unit Residential Precincts provides and maintains a high level of residential amenity.
- (j) Development in the Open Space – Park and Reserve and Open Space – Conservation and Waterways Precincts, maintains the environment, recreation, aesthetic and community values of Kings Beach foreshore.
- (k) Sites of cultural heritage significance including the Kings Beach bathing pavilion, sea pool and lighthouses are protected.
- (l) Important natural features including Caloundra Headland are protected to maintain and enhance significant ecological and conservation values and reinforce a sense of community identity.
- (m) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Moreton Bay Marine Park.
- (n) Development in the Planning Area:
  - (i) does not adversely affect the continued operation; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

## 6.2.6 Planning Area Specific Outcomes

### (1) Specific Outcomes for Development in the Kings Beach Revitalisation Area Generally

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of buildings or structures within the Kings Beach Revitalisation Area does not adversely impact upon the character of the area or the amenity of adjoining development having regard to: <ul style="list-style-type: none"> <li>(a) overshadowing;</li> <li>(b) privacy and overlooking;</li> <li>(c) views and vistas;</li> <li>(d) building character and appearance; and</li> <li>(e) building massing and scale.</li> </ul>	<b>S1.1</b>	The height of a building or structure does not exceed the height specified on <b>Map CCP3</b> .
		<b>OR</b>	Where not specified on <b>Map CCP3</b> , the height of a building or structure does not exceed 8.5 metres.
		<b>S1.2</b>	Where located on a Key Site (as identified on <b>Map CCP6a</b> ), the height of a building or structure does not exceed the height specified in <b>Table 6.8 (Development Provisions for Key Sites)</b> of this Code.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot within the Kings Beach Revitalisation Area: <ul style="list-style-type: none"> <li>(a) is consistent with the desired character of the area; and</li> <li>(b) ensures that the lot has an area and dimension capable of accommodating buildings, open space, vehicle access and parking.</li> </ul>	<b>S2.1</b>	Land in the Kings Beach Revitalisation Area is retained in lots with a minimum width of 20 metres and a minimum lot size as specified on <b>Map CCP4</b> .
<b>Infrastructure</b>			
<b>O3</b>	The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b>	Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Cultural Heritage and Character Areas</b>			
<b>O4</b>	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b>	No probable solution prescribed.
<b>Flood Management</b>			
<b>O5</b>	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>2</sup> .	<b>S5.1</b>	No probable solution prescribed.
<b>O6</b>	Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b>	No probable solution prescribed.
<b>O7</b>	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b>	No probable solution prescribed.
<b>O8</b>	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b>	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .
		<b>S8.2</b>	Reconfiguring a lot provides for minimum lot sizes and flood-free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>			
<b>O9</b>	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>3</sup> .	<b>S9.1</b>	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .
		<b>S9.2</b>	Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .

**(2) Specific Outcomes for Development in the Multi Unit Residential Precinct**

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Building Siting and Scale</b>			
<b>O10</b>	Buildings: <ul style="list-style-type: none"> <li>(a) are well spaced, with a slender rather than bulky appearance;</li> <li>(b) consider existing and potential development on adjacent sites to ensure there is no unreasonable loss of amenity to neighbours; and</li> <li>(c) are of a scale that is appropriate to the desired character of Kings Beach.</li> </ul>	<b>S10.1</b>	In the Multi Unit Residential Precinct, the building complies with the minimum building setbacks specified in <b>Table 6.7 (Multi Unit Residential Precinct Building Setbacks)</b> .
		<b>S10.2</b>	The site cover of a building does not exceed the site cover specified on <b>Map CCP4</b> .

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

<sup>3</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Ridgeline Residential</b>			
<b>O11</b>	Development along the prominent ridgeline that encloses the northern and western boundaries of the Kings Beach Revitalisation Area ensures that physical and visual impacts are minimised.	<b>S11.1</b>	Where located on a site fronting Canberra Terrace, Maltman Street South and Queen Street, the building: <ul style="list-style-type: none"> <li>(a) is designed and located to respond to the natural topography (such as by stepping down a sloping site);</li> <li>(b) is well spaced with a slender rather than bulky appearance;</li> <li>(c) incorporates roof pitches, sunhoods and design features which help to achieve articulation;</li> <li>(d) is set amongst mature landscaped grounds, to soften the visual impact; and</li> <li>(e) is of a high quality which is befitting of a "landmark" location.</li> </ul>
<b>Lighthouse Park View Protection Area</b>			
<b>O12</b>	Important views to and from the lighthouses and associated parkland on Canberra Terrace are protected.	<b>S12.1</b>	Development within the Lighthouse Park View Protection Area (as identified on <a href="#">Map CCP6b</a> ) does not interrupt: <ul style="list-style-type: none"> <li>(a) views of the lighthouses from Kings Beach Park; and</li> <li>(b) views from the northern portion of the park at the corner of Canberra Terrace and Arthur Street (Lot 2 RP135230) to the coastline and ocean in the direction of the Kings Beach Bathing Pavilion.</li> </ul> <p><i>Note:</i></p> <p><i>In assessing compliance with the Specific Outcome, the Council may request the submission of plans, diagrams, sketches, photo montages and the like.</i></p>

**(3) Specific Outcomes for Development in the Mixed Use Residential Precinct**

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Building Siting and Scale</b>			
<b>O13</b>	Buildings: <ul style="list-style-type: none"> <li>(a) are well spaced, with a slender rather than bulky appearance;</li> <li>(b) consider existing and potential development on adjacent sites to ensure there is no unreasonable loss of amenity to neighbours; and</li> <li>(c) are of a scale that is appropriate to the desired character of Kings Beach.</li> </ul>	<b>S13.1</b>	A building has a minimum boundary setback of: <p><b>Front:</b> Building line to boundary up to 2 storeys for active street frontages, otherwise setbacks in Table 6.7 (Multi Unit Residential Precinct Building Setbacks) apply. For that part of the building above 2 storeys, the building is set back 5 metres from the front boundary.</p> <p><b>Side:</b> Where looking into neighbours, 6 metre setback and stepping back a further 5 metres for that part of the building above 2 storeys, reducing to 4 metres with a 3 metre step-back above 2 storeys where there is no overlooking or overshadowing of neighbours.</p> <p><b>Rear:</b> 6 metres.</p>
		<b>S13.2</b>	Unless varied by the setbacks indicated on

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p><b>Figure 6.1 to Figure 6.3</b> or in <b>Table 6.8 (Development Provisions for Key Sites)</b> of this Code, building setbacks for Key Sites comply with S13.1 above.</p> <p><b>S13.3</b> The site cover of a building (excluding Key Sites) does not exceed the site cover specified on <b>Map CCP4</b>.</p>
<b>Active Street Frontages</b>	
<p><b>O14</b> In the Mixed Use Residential Precinct, the design and use of a building contributes to street activity at the ground storey.</p> <p><i>Note:</i></p> <p><i>Figure 6.4 (Building Elevation Design) demonstrates a building form that contributes to street activity at the ground storey.</i></p>	<p><b>S14.1</b> Ground storey frontages facing onto the Kings Beach Redevelopment Master Plan area (refer to <b>Map CCP6a</b>) have a minimum of 70% of frontage as “active street frontage” comprising the following features:</p> <ul style="list-style-type: none"> <li>(a) incorporating activities that are likely to foster casual, social and business interaction for extended periods – such as shopfronts, indoor/outdoor cafes and restaurants;</li> <li>(b) 80% of the “active frontage” built to the street boundary or a maximum of 3 metres setback;</li> <li>(c) a maximum of 30% as solid facade, the remainder comprising openings, glazing and shopfronts;</li> <li>(d) incorporate continuous awnings over footpaths, with consideration paid to permitting winter solar access to restaurant seating areas; and</li> <li>(e) integrate landscaping, street furniture and artwork with the Kings Beach Redevelopment Master Plan area.</li> </ul>
<b>Development on Key Sites</b>	
<p><b>O15</b> Development on nominated Key Sites in the Kings Beach Revitalisation Area:</p> <ul style="list-style-type: none"> <li>(a) demonstrates outstanding architectural and landscape design;</li> <li>(b) ensures that a building is of a height and scale that is appropriate to the desired character of the area; and</li> <li>(c) reflects and optimises opportunities provided by the site’s attributes and prominent location adjacent to Kings Beach Park.</li> </ul>	<p><b>S15.1</b> Key Sites in the Kings Beach Revitalisation Area (identified on <b>Map CCP6a</b>) are developed in accordance with the maximum building heights, site cover and other provisions specified in Table 6.8 (Development Provisions for Key Sites) of this Code.</p>

**(4) Specific Outcomes for Development in the Open Space Precinct Class**

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<b>Site Context</b>	
<p><b>O16</b> Within the Open Space – Conservation and Waterways Open Space – Park and Reserve Precincts, buildings, structures and landscape works are sited and designed to respond to the surrounding context including:</p> <ul style="list-style-type: none"> <li>(a) topography and site features including vegetation;</li> <li>(b) natural drainage lines, services and easements;</li> <li>(c) existing structures and the location of</li> </ul>	<p><b>S16.1</b> No probable solution prescribed.</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
adjoining structures; (d) streetscape; (e) items of natural conservation or heritage value; (f) orientation and microclimate; and (g) views and vistas.	
<b>Redevelopment of Existing Facilities</b>	
<b>O17</b> Redevelopment of any existing facilities adjacent to the Kings Beach foreshore:  (a) is limited in scale; (b) achieves a high level of environmental design; and (c) provides public facilities at the ground storey.	<b>S17.1</b> Redevelopment of the Metropolitan Caloundra Surf Club provides for:  (a) a building which does not exceed 11 metres above ground level with height above kerb level in The Esplanade not exceeding one storey or 3.5 metres (whichever is the greater); (b) a building which exhibits a high standard of architectural design; (c) a building which is designed to take account of periodic inundation from storm surges; and (d) the existing Bathing Pavilion to be retained and the site context of the Pavilion to be enhanced.  <b>S17.2</b> Redevelopment of the Nippers Surf Club (Ormonde Terrace) provides for:  (a) a building which does not exceed 11 metres above ground level; (b) catering facilities available to the public at the ground storey; (c) a building which is designed to take account of periodic inundation from storm surges; and (d) a building which exhibits a high standard of architectural design.
<b>Privacy, Amenity and Lighting</b>	
<b>O18</b> Activities related to major public facilities and associated access ways does not adversely affect the main habitable areas and open spaces of private residences by means of path alignment, activity location, screening devices, distance and landscaping.	<b>S18.1</b> Public path alignment is located at least 10 metres from habitable room windows with associated screening devices, distance and landscaping.  <b>S18.2</b> Outlook from public seating is directed towards natural features and community facilities and not directly towards nearby dwelling units.
<b>O19</b> Light nuisance is minimised to:  (a) protect residential amenity; and (b) avoid detrimental impacts on Moreton Bay Marine Park.	<b>S19.1</b> The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the site and at any level from the ground storey upward.  <b>S19.2</b> Lighting is designed, installed and operated to avoid disturbance to turtles that periodically visit Kings Beach.

**Table 6.7 Multi Unit Residential Precinct Building Setbacks**

<b>Building height (above ground level) for that part of a building up to:</b>	<b>Setback to boundary</b>	<b>Distance in metres (m)</b>
8.5 metres	Side Front (primary) Front (secondary) Rear	2m 6m 4m 2m
11 metres	Side Front (primary) Front (secondary) Rear	4m 6m 4m 6m
16 metres	Side Front (primary) Front (secondary) Rear	5m <sup>A</sup> 6m 4m 6m
22 metres	Side Front (primary) Front (secondary) Rear	8m <sup>B</sup> 6m 6m 6m <sup>C</sup>
30 metres	Side Front (primary) Front (secondary) Rear	10m <sup>B</sup> 6m 6m 8m <sup>D</sup>

**Notes:**

- A Reducing to 4 metres where no overlooking or overshadowing of neighbours occurring.
- B Reducing to 6 metres where no overlooking or overshadowing of neighbours occurring.
- C 8 metre setback for that part of a building exceeding 8.5 metres in height.
- D 10 metre setback for that part of a building exceeding 8.5 metres in height.

**Table 6.8 Development Provisions for Key Sites (identified on Map CCP6a)**

Key Site	Maximum Site Cover	Maximum Building Height	Other Provisions
Kings Beach Tavern	50% for the first two storeys.  35% for the storeys above the second storey with a maximum of 20% for any individual tower.	25 metres where the development incorporates active street frontages at the ground storey.  22 metres applies otherwise.	A probable solution demonstrates: <ul style="list-style-type: none"> <li>(a) variations in design between towers including bulk and facade articulation;</li> <li>(b) two towers above a two storey podium;</li> <li>(c) at least 4 metres difference in height between the towers;</li> <li>(d) that service areas, parking areas and driveways are sited and designed to minimise disturbance to the amenity of neighbouring properties;</li> <li>(e) active street frontages at the ground storey for at least 60% of the Burgess Street frontage; and</li> <li>(f) that development incorporates urban design and landscape improvements at the ground storey that complement the Kings Beach Redevelopment Master Plan works.</li> </ul>
			One probable solution for this Key Site is illustrated on Figure 6.1 (Kings Beach Tavern Key Site Design Probable Solutions).
Shearwater Motel and Adjacent Properties	70% for the first two storeys.  45% for the storeys above the second storey.	16 metres (the ground storey must incorporate an active street frontage).	A probable solution demonstrates: <ul style="list-style-type: none"> <li>(a) a minimum setback to Edmund Street of 6 metres;</li> <li>(b) at least 75% of the total length of the site boundaries to the Kings Beach Master Plan Area have active street frontages at the ground storey;</li> <li>(c) a stepping back of building form from all boundaries above 2 storeys with particular emphasis on the Esplanade/Ormonde Terrace;</li> <li>(d) development that incorporates urban design and landscape improvements at the ground storey that complement the Kings Beach Redevelopment Master Plan Works;</li> <li>(e) that service areas, parking areas and driveways are sited and designed to minimise disturbance to the amenity of neighbouring properties;</li> <li>(f) where only part of the key site is developed, that buildings are sited and designed to ensure there is no unreasonable loss of amenity to adjacent sites (refer to Figure 6.2 – Shearwater Key Site Design Probable Solutions); and</li> <li>(g) the principal vehicle access is provided from Edmund Street.</li> </ul>
			One probable solution for part of this Key Site is illustrated on Figure 6.2 (Shearwater Key Site Design Probable Solutions).
Kings Beach Shops and Adjacent Properties	70% for the first two storeys.  40% for the storeys above the second storey.	18.5 metres where the development incorporates active street frontages at the ground storey.  16 metres applies otherwise.	A probable solution demonstrates: <ul style="list-style-type: none"> <li>(a) at least 75% of the total length of the site boundaries to the Kings Beach Master Plan Area have active street frontages at the ground storey;</li> <li>(b) a stepping back of the building form from all boundaries above 2 storeys;</li> <li>(c) a minimum setback of 7.5 metres from the Esplanade for that part of the building exceeding two storeys;</li> <li>(d) the principal vehicle access is provided from Princess Lane;</li> <li>(e) that service areas, parking areas and driveways are sited and designed to minimise disturbance</li> </ul>

Key Site	Maximum Site Cover	Maximum Building Height	Other Provisions
			<p>to the amenity of neighbouring properties;</p> <p>(f) that buildings are sited and designed to ensure there is no unreasonable loss of amenity to adjacent sites (refer to Figure 6.3 – Kings Beach Shop Key Site Design Probable Solutions); and</p> <p>(g) that development incorporates urban design and landscape improvements at the ground storey that complement the Kings Beach Redevelopment Master Plan Works.</p> <p>Development may provide a zero setback for the first two storeys fronting Princess Lane provided the building incorporates an active street frontage at the ground storey with windows of habitable rooms facing Princess Lane on the second storey.</p>
			<p>One probable solution for this Key Site is illustrated on Figure 6.3 (Kings Beach Shop Key Site Design Probable Solutions).</p>

Figure 6.1 Kings Beach Tavern Key Site Design Probable Solutions

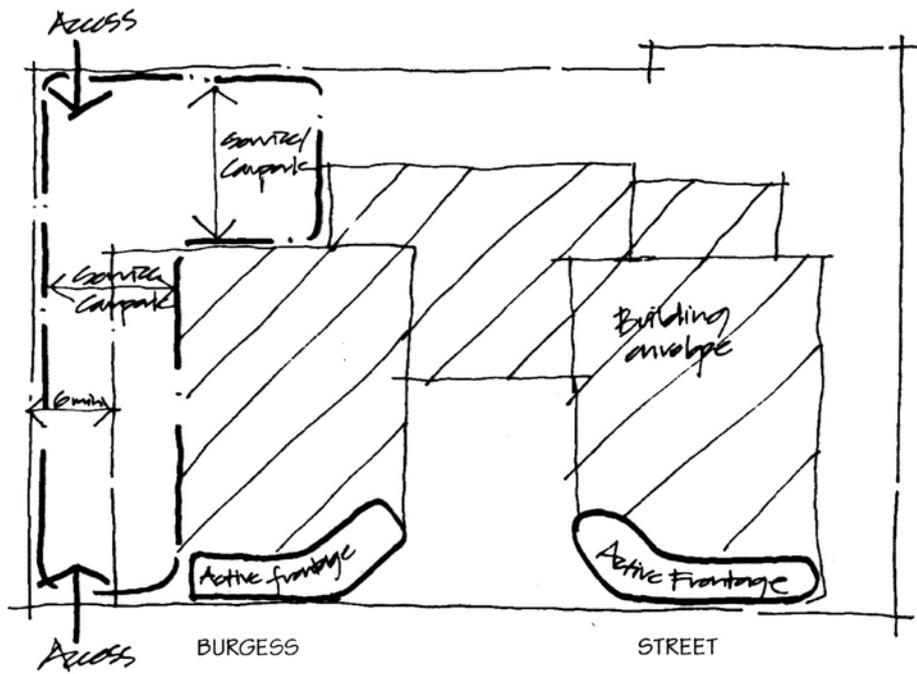
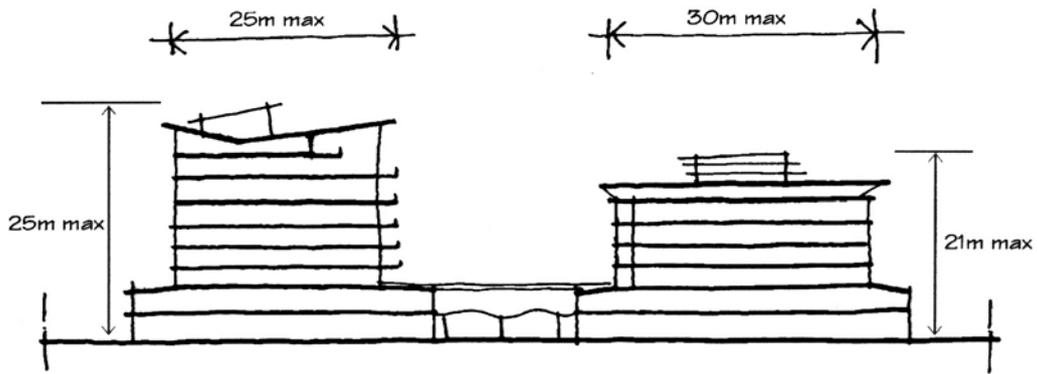


Figure 6.1 Kings Beach Tavern Key Site Design Probable Solutions (continued)

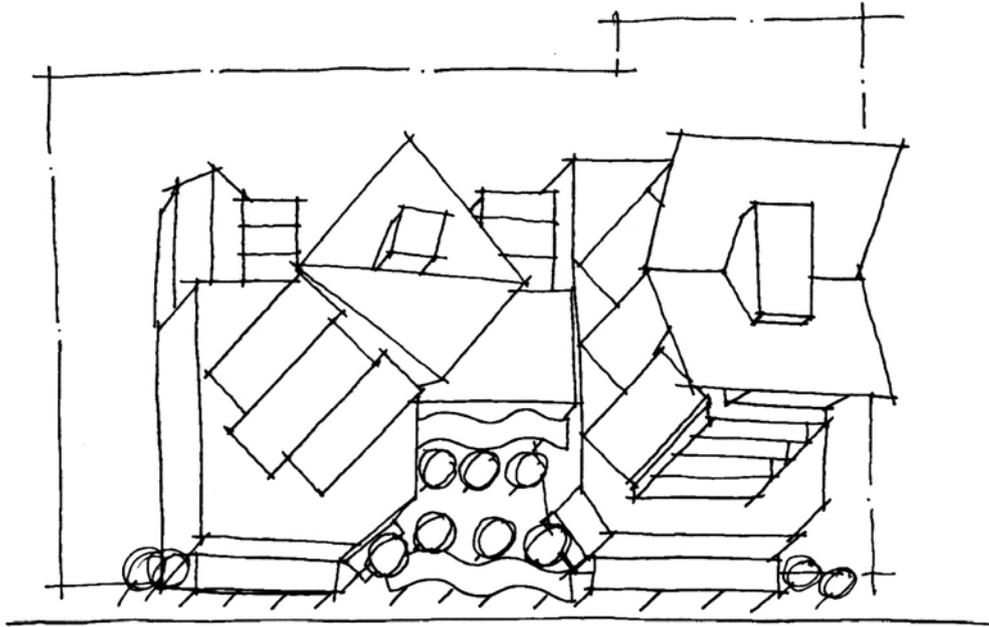


Figure 6.2 Shearwater Key Site Design Probable Solutions

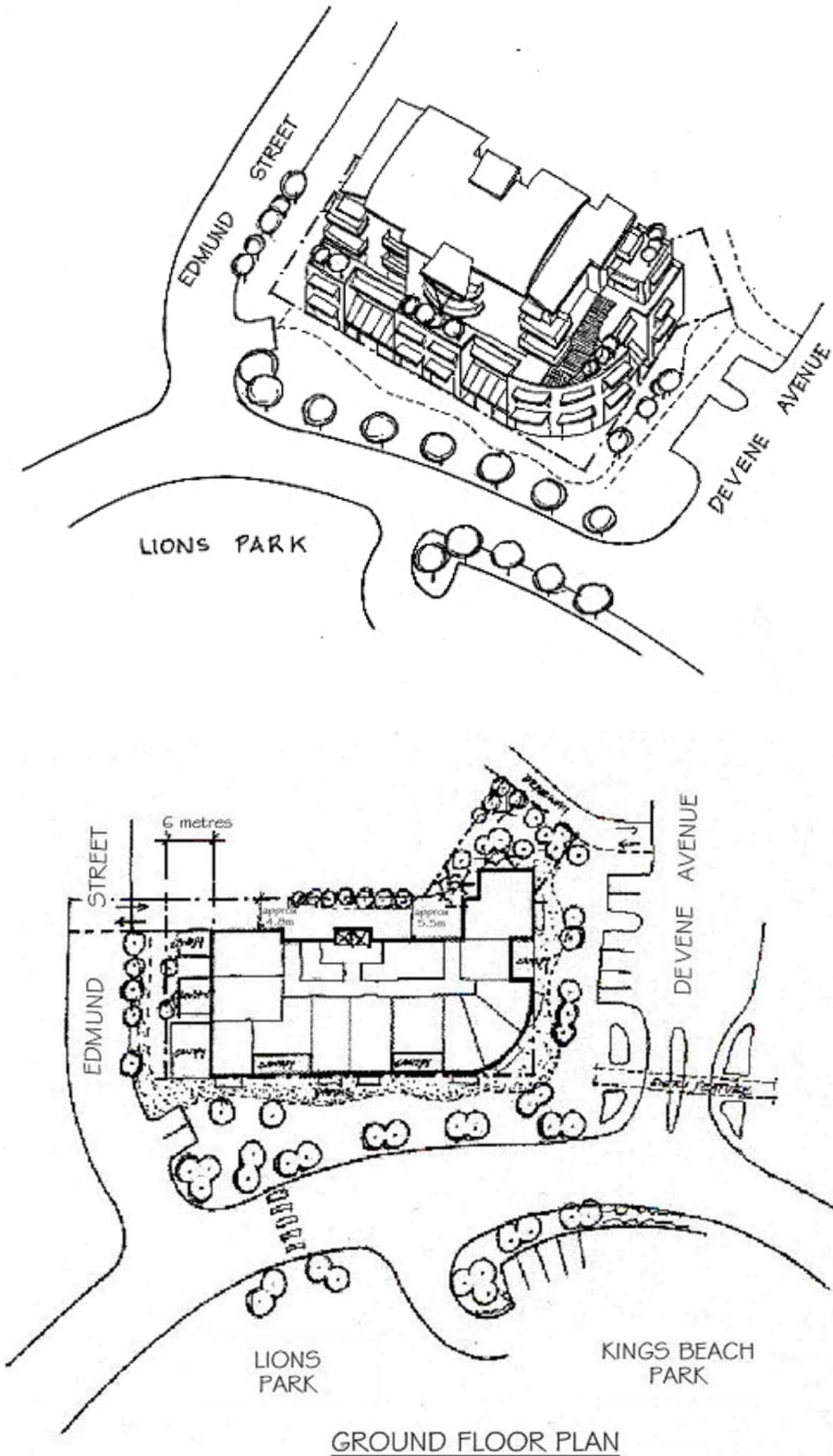
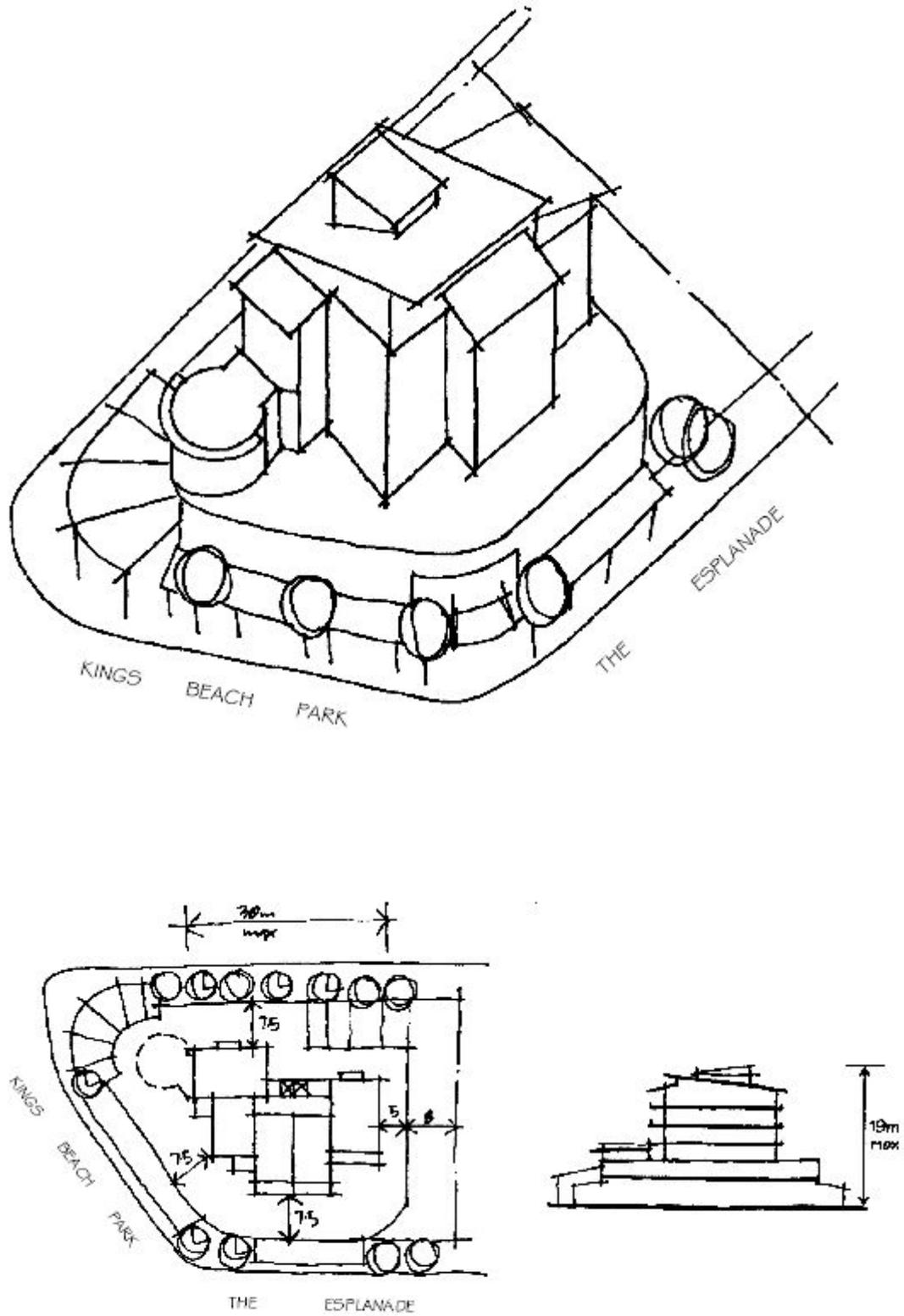
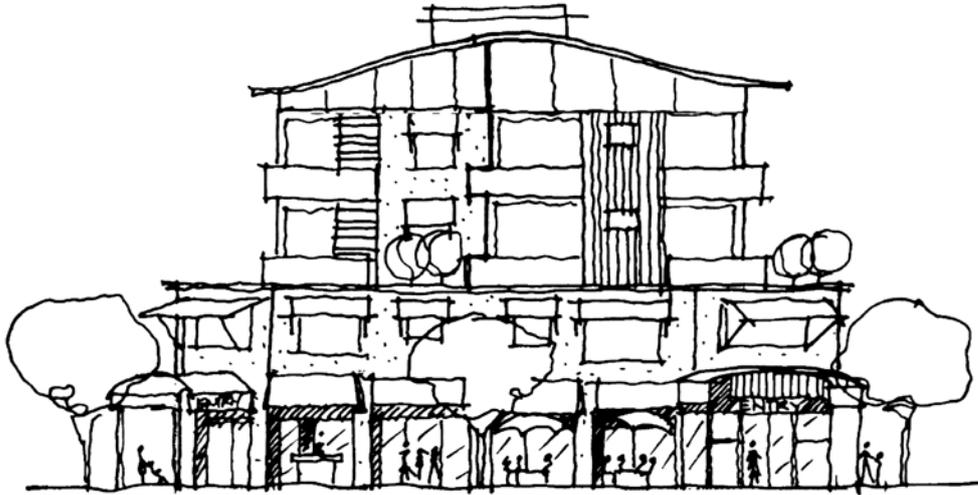


Figure 6.3 Kings Beach Shop Key Site Design Probable Solutions



**Figure 6.4**      **Building Elevation Design**





**Map CCP3 Central Caloundra Planning Area Code Map**

**Part 6**



**Map CCP4 Central Caloundra Planning Area Code Map**

**Part 6**



**Map CCP5 Central Caloundra Planning Area Code Map**

**Part 6**



**Map CCP6a Central Caloundra Planning Area Code Map**

**Part 6**



**Map CCP6b Central Caloundra Planning Area Code Map**

**Part 6**



## 6.3 Kawana Waters Planning Area Code

### 6.3.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Kawana Waters Planning Area Code.

*The Planning Area is located in the north-eastern part of Caloundra City within the Mooloolah River catchment. The Planning Area includes the neighbourhoods of Buddina, Minyama, Warana, Bokarina and Wurtulla and the emerging neighbourhoods of Parrearra and Birtinya.*

*The Planning Area is approximately 2,100 hectares in area with boundaries generally defined by:*

- *Mooloolah River in the north and west;*
- *Currimundi Lake in the south; and*
- *the Pacific Ocean in the east.*

*The Planning Area is located on a low sand dune system and coastal floodplain. As a result, most of the Planning Area is relatively flat and close to sea level.*

*The landform and landscape of the Planning Area have been altered over time, with much of the existing development based on canal systems linked to Mooloolah River and Currimundi Lake.*

*Linear strips of native vegetation remain in areas adjacent to the foreshore and along the waterways that fringe the Planning Area. A large and significant stand of Melaleuca forest remains in the western part of the Planning Area adjacent to the Mooloolah River.*

*Located in the southern part of the Planning Area, the Kathleen McArthur Conservation Park protects an area of remnant coastal heath and provides a vegetated backdrop to Currimundi Lake.*

*Most of the Planning Area is developed for residential housing or committed to development for residential housing. In existing developed areas, detached dwellings are the predominant housing form with duplex and unit accommodation also established in a number of locations.*

*A significant part of the Planning Area (west of Nicklin Way) is intended to be developed over the next 15 years as the final stage of the Kawana Waters master planned community.*

*The Planning Area also includes Kawana Shoppingworld and the strip commercial and showroom area that extends along a significant length of the Nicklin Way. A number of small local business centres that provide local services to residents are also located within the Planning Area.*

*Significant community facilities located here include Quad Park, Kawana Library and Community Centre, Bokarina and Buddina Primary Schools and the Kawana Waters High School. Major parks in the area include the Point Cartwright Lighthouse and Scenic Reserve, Jessica Park and La Balsa Park.*

*The principal roads in the Planning Area include Nicklin Way, Point Cartwright Drive and Oceanic Drive. Nicklin Way is one of Caloundra City's major north-south road connections and has a significant influence on the character and identity of the Planning Area.*

### 6.3.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Kawana Waters Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Kawana Waters Planning Area Code are the following:

- (a) The Planning Area provides a major beachside residential community, supported by a comprehensive range of business, community and recreational activities.
- (b) A new town centre and business village is developed in the Birtinya area, in response to development west of Nicklin Way. This sub-regional business centre provides for a diverse mix of activities and is ultimately Caloundra City's second largest business centre after the Caloundra regional business centre.
- (c) Development in the existing urban area to the north and east of Nicklin Way provides for predominantly low density residential uses, characterised by low-rise detached houses (up to 8.5 metres in height) on conventional sized lots.
- (d) Development in the Multi Unit Residential Precinct provides for a higher density mix of residential accommodation in the form of accommodation buildings, multiple dwellings and (except in certain areas) duplexes. This development is consolidated.
- (e) Development in the Mixed Use Residential Precinct at Minyama (bounded by Nicklin Way, Point Cartwright Drive and Orana Street) provides for high quality mixed use development which enhances the amenity of the area and recognises the existing amenity of adjoining residential areas to the north and west. Development in this Precinct provides an attractive and publicly accessible interface to Kawana Waters Canal and maintains public views to the waterway. Active street frontages are provided at the ground storey to encourage movement and interaction between private development, the adjacent waterway and surrounding streets. Such development is supported by resident and tourist accommodation above the ground storey, with accommodation provided in a series of slimline towers.
- (f) The Mixed Use Residential Precinct and Multi Unit Residential Precinct at Buddina (in the development areas shown on Map KWP4 – Buddina Development Nodes) provides for the creation of a new urban village linking Kawana Shoppingworld to Kawana Surf Club by pedestrian way and providing active frontages which encourage movement and interaction between private development and the adjacent foreshore areas.

Development at this location provides for higher density residential accommodation in the form of accommodation buildings and multiple dwellings. In response to the fragmented nature of existing land holdings, higher density residential development is sited within large, integrated development nodes.

- (g) Development in the Multi Unit Residential and Mixed Use Residential Precinct:
  - (i) respects the coastal setting;
  - (ii) is compatible with the height and scale of surrounding residential development;
  - (iii) incorporates high quality architectural design and landscaping; and
  - (iv) is sited and designed to respond to the coastal climate and to maximise energy efficiency, incorporating light weight construction, expressive roof forms (incorporating pitches, gables, skillions or other features), wide eaves, sunhoods and large balconies.
- (h) Development in the Low Density Residential and Multi Unit Residential Precincts provides and maintains a high level of residential amenity.
- (i) Kawana Shoppingworld and associated commercial and shopping development which extends west along the Nicklin Way:
  - (i) maintains and reinforces its role as a specialist retail area;
  - (ii) provides for improved and expanded commercial, business and community functions; and
  - (iii) is not extended beyond the boundaries of the Specialist Retail Area Precinct.
- (j) The Specialist Retail Area Precinct provides for improved and expanded comparison shopping functions predominantly in the form of showrooms and bulky goods retailing. Such development does not extend beyond the boundaries of the Precinct.

- (k) Allocated nodes along Nicklin Way and at Buddina included in the Local Business Centre Precinct provide for the local shopping and convenience needs of residents. Improvement and expansion of these functions occurs, however such development does not extend beyond the boundaries of the Local Business Centre Precinct.
- (l) Development in the Specialist Retail Area and Local Business Centre Precincts provides for a high standard of architectural and landscape design to achieve an attractive and comfortable meeting environment conducive to community interaction. Associated car parking and servicing areas are designed and located to be unobtrusive from the street.
- (m) Industrial development is contained in the Core Industry Precinct and is progressively developed as a modern industrial estate. Development in this Precinct maintains a high standard of building and landscaping design and an attractive waterfront address to Parrearra Lake.
- (n) The transport network is progressively upgraded to meet the needs of the Kawana Waters community and to reduce pressure on Nicklin Way. Key components of this network comprise:
  - (i) the Nicklin Way – Sunshine Motorway Link, providing a new north – south road link in the western part of the Planning Area to improve access between the Sunshine Motorway and several points along Nicklin Way;
  - (ii) the Multi Modal Transport Corridor (MMTC) linking Caloundra Road with the Sunshine Motorway; and
  - (iii) the Dedicated Transit Corridor (CAMCOS) Public Transport Corridor, linking Maroochydore and Caloundra with Kawana Waters; and
  - (iv) the Local Transit, Pedestrian and Bicycle Corridor (GREENLINK), linking Kawana Town Centre and the Dedicated Transit Corridor (CAMCOS) to Palmview.
- (o) Development in the Planning Area does not compromise the future provision and operation of the above transport corridors and Nicklin Way.
- (p) Development in the Planning Area does not adversely impact upon open space and conservation areas including:
  - (i) Kathleen McArthur Conservation Park;
  - (ii) Point Cartwright Recreation and Scenic Reserve;
  - (iii) foreshore esplanade;
  - (iv) parkland adjacent to Currimundi Lake and the Mooloolah River; and
  - (v) Melaleuca forest located in the western part of the Planning Area.
- (q) Development in the Planning area implements best practice environmental management to achieve a high standard of water quality entering the Mooloolah River and Currimundi Lake catchments.
- (r) Development in the Planning Area contributes to the provision of an integrated urban stormwater solution for the Mooloolah River and Currimundi Lake.
- (s) Development in the Planning Area:
  - (i) does not adversely affect the continued operation and viability of infrastructure; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

### 6.3.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of a building or structure: contributes to retention of the inherent character and identity of the Planning Area;	<b>SI.1*</b>	Unless otherwise specified on <a href="#">Map KWP3</a> , the height of a building or structure does not exceed 8.5 metres above ground level.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
	(a) is visually unobtrusive; and (b) does not adversely impact upon the amenity of adjoining development, having regard to: (i) overshadowing; (ii) privacy and overlooking; (iii) views and vistas; (iv) building character and appearance; and (v) building massing and scale.		<b>OR</b>  In the case of a detached house located in a development area shown on Map KWP4 (Buddina Development Nodes), building height does not exceed 8.5 metres above ground level.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot maintains the prevailing low density residential character of the Planning Area and maintains a minimum lot size of 1,500m <sup>2</sup> on Minyama Island.	<b>S2.1</b>	Land in the Low Density Residential Precinct is retained in lots with a minimum lot size of 650m <sup>2</sup> , with the exception of Minyama Island.  <i>Note:</i> Section 9.9 (Reconfiguring a Lot Code) sets out requirements for reconfiguring a lot.
<b>Infrastructure</b>			
<b>O3</b>	The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b>	Development, other than development the subject of the Kawana Waters Development Agreement, is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
<b>Cultural Heritage and Character Areas</b>			
<b>O4</b>	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b>	No probable solution prescribed.
<b>Flood Management</b>			
<b>O5</b>	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>2</sup> .	<b>S5.1</b>	No probable solution prescribed.
<b>O6</b>	Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b>	No probable solution prescribed.
<b>O7</b>	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b>	No probable solution prescribed.
<b>O8</b>	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b>  <b>S8.2</b>	<b>S8.1</b> Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .  <b>S8.2</b> Reconfiguring a lot provides for minimum lot sizes and flood-free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>			
<b>O9</b>	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>3</sup> .	<b>S9.1</b>	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

<sup>3</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p><b>S9.2</b> Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b>.</p>
<b>Development in the Multi Unit Residential Precinct</b>	
<p><b>O10</b> Development in the Multi Unit Residential Precinct at:</p> <ul style="list-style-type: none"> <li>(a) Minyama, bounded by Longwood Street, Kensington Drive and St Vincents Court;</li> <li>(b) Buddina, in Tumut Street and the southern section of Bermagui Crescent (Area C on <b>Map KWP4</b>);</li> <li>(c) Warana, north of Kawana Island Boulevard and centred on Melody Court; and</li> <li>(d) Wurtulla, centred on Peregrine Drive and Regatta Boulevard;</li> </ul> <p>is:</p> <ul style="list-style-type: none"> <li>(a) compatible with the predominantly low density housing character of these localities;</li> <li>(b) designed to exhibit a high standard of architectural design;</li> <li>(c) designed and laid out so that building form has the appearance of one or more individual buildings on the site, each of a detached house scale;</li> <li>(d) designed so that buildings have living rooms and dwelling unit entries orientated to road frontages; and</li> <li>(e) set in densely landscaped grounds.</li> </ul>	<p><b>S10.1</b> No probable solution prescribed.</p>
<p><b>O11</b> Development in the Multi Unit Residential Precinct at Wurtulla, centred on Regatta Boulevard:</p> <ul style="list-style-type: none"> <li>(a) provides acoustic and visual buffering to Nicklin Way;</li> <li>(b) provides safe and efficient access; and</li> <li>(c) does not adversely affect the functioning of Nicklin Way.</li> </ul>	<p><b>S11.1</b> Mounding and vegetated buffers are provided along the Nicklin Way frontage.</p> <p><b>S11.2</b> An access driveway is provided on the Regatta Boulevard frontage for each development site, located as far as practical from the road alignment of Nicklin Way.</p> <p><b>S11.3</b> An access driveway may be provided on the Nicklin Way frontage to each lot, located at least 40 metres from the intersection with Regatta Boulevard to minimise potential for traffic conflict between site egress/access and merging traffic at the intersection.</p>
<p><b>O12</b> Development in the Multi Unit Residential Precinct in Iluka Avenue and Lowanna Drive, Buddina (Area D on <b>Map KWP4</b>):</p> <ul style="list-style-type: none"> <li>(a) provides for higher density residential accommodation in the form of accommodation buildings and multiple dwellings. Duplex dwellings are not located in the development areas shown on <b>Map KWP4</b> (Buddina Development Nodes);</li> <li>(b) occurs on large, integrated development sites through the co-ordinated amalgamation of existing lots;</li> <li>(c) complements the focal mixed use development in Area F on <b>KWP4</b>;</li> <li>(d) maximises site area and minimises site cover to maintain residential amenity;</li> </ul>	<p><b>S12.1</b> Development in Area D on <b>Map KWP4</b>:</p> <ul style="list-style-type: none"> <li>(a) amalgamates lots to create a minimum development site of 3000m<sup>2</sup> generally in accordance with the development nodes identified on <b>Map KWP 4</b>;</li> <li>(b) ensures that the amalgamated lots do not isolate excluded lots;</li> <li>(c) ensures that each development site includes a frontage to both Pacific Boulevard and Iluka Avenue/Lowanna Drive with a minimum width of 30 metres to each frontage;</li> <li>(d) provides for primary vehicle access to be from a street other than Pacific Boulevard; and</li> </ul>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> <li>(e) is designed to exhibit a high standard of architectural design; and</li> <li>(f) promotes pedestrian priority along Pacific Boulevard.</li> </ul>	<ul style="list-style-type: none"> <li>(e) includes underground carparking with basements not protruding more than one metre above ground level at the Pacific Boulevard frontage of the site.</li> </ul>
<b>Development in the Mixed Use Residential Precinct at Minyama (Point Cartwright Drive)</b>	
<p><b>O13</b> Development in the Mixed Use Residential Precinct at Minyama (bounded by Nicklin Way, Point Cartwright Drive and Orana Street):</p> <ul style="list-style-type: none"> <li>(a) is designed to exhibit a high standard of architectural design and minimises building bulk;</li> <li>(b) complements the amenity of adjoining uses fronting Kawana Waters Canal and Orana Street and enhances the visual amenity along this section of Nicklin Way;</li> <li>(c) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow;</li> <li>(d) incorporates public access adjacent to Kawana Waters Canal;</li> <li>(e) maintains public views to Kawana Waters Canal, particularly from Nicklin Way.</li> <li>(f) provides an integrated development for the whole of the Mixed Use Residential Precinct.</li> </ul>	<p><b>SI3.1</b> No probable solution prescribed.</p> <p><b>SI3.2</b> Development seeking bonus building height as provided for on <b>Map KWP3</b> complies with the following:</p> <ul style="list-style-type: none"> <li>(a) towers are provided above podium level, with a maximum site cover of 20% for any individual tower;</li> <li>(b) variations in design between towers is provided, including bulk and facade articulation;</li> <li>(c) the maximum wall length of any tower does not exceed 25 metres;</li> <li>(d) building height does not exceed 8.5 metres above ground level within 20 metres of the Orana Street frontage of the site;</li> <li>(e) car parking is provided below ground level in a basement structure(s);</li> <li>(f) continuous public access is provided along Kawana Waters Canal;</li> <li>(g) buildings are sited and designed to achieve visual permeability through the site to maintain views to Kawana Waters Canal from Nicklin Way;</li> <li>(h) underground electricity supply is provided for the full frontage of the site;</li> <li>(i) vehicle access points along Nicklin Way have a minimum spacing of 60 metres;</li> <li>(j) any loading docks and service areas are located and screened so as to be visually unobtrusive from adjoining roads and Kawana Waters Canal; and</li> <li>(k) active street frontages are provided to Nicklin Way, Point Cartwright Drive and Kawana Waters Canal for at least 75% of their frontage length.</li> </ul>
<b>Development in the Mixed Use Residential Precinct at Bermagui Crescent, Buddina (Area E on Map KWP4)</b>	
<p><b>O14</b> Development in the Mixed Use Residential Precinct at Bermagui Crescent, Buddina (Area E on <b>Map KWP4</b>):</p> <ul style="list-style-type: none"> <li>(a) provides for higher density residential accommodation in the form of accommodation buildings and multiple dwellings. Duplex dwellings are not located in the development areas shown on <b>Map KWP4</b> (Buddina Development Nodes);</li> <li>(b) occurs on large, integrated development sites through the co-ordinated amalgamation</li> </ul>	<p><b>SI4.1</b> Development in Area E on <b>Map KWP4</b> seeking bonus building height:</p> <ul style="list-style-type: none"> <li>(a) amalgamates lots to create a minimum development site of 3,400m<sup>2</sup> generally in accordance with the development nodes identified on <b>Map KWP4</b>;</li> <li>(b) ensures that the amalgamated lots do not isolate excluded lots;</li> <li>(c) ensures that each development site includes a frontage to Iluka Avenue/Lowanna Drive with a minimum width of 30 metres to each</li> </ul>

<p>of existing lots;</p> <ul style="list-style-type: none"> <li>(c) creates a focal mixed use development for Buddina;</li> <li>(d) improves pedestrian connectivity between Kawana Shoppingworld and the foreshore;</li> <li>(e) maximises site area and minimises site cover to achieve good quality urban design;</li> <li>(f) is designed to exhibit a high standard of architectural design; and</li> <li>(g) provides active and attractive street frontages to primary streets and pedestrian connections.</li> </ul>	<p>frontage;</p> <ul style="list-style-type: none"> <li>(d) dedicates to the Council a 10 metre strip of land linking the eastern boundary of Kawana Shoppingworld to Iluka Avenue/Lowanna Drive at the intersection with Weema Street for a pedestrian way;</li> <li>(e) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the pedestrian way identified in (d) above;</li> <li>(f) provides active street frontages along the full length of the pedestrian way and Iluka Avenue/Lowanna Drive frontages;</li> <li>(g) provides cantilevered awnings or other forms of weather protection along the full length of the pedestrian way and the Iluka Avenue/Lowanna Drive frontages;</li> <li>(h) provides for primary vehicle access to be via Iluka Avenue/Lowanna Drive; and</li> <li>(i) includes underground carparking.</li> </ul>
<p><b>Development in the Mixed Use Residential Precinct at Pacific Boulevard, Buddina (Area F on Map KWP4)</b></p>	
<p><b>O15</b> Development in the Mixed Use Residential Precinct at Pacific Boulevard, Buddina (Area F on <b>Map KWP4</b>):</p> <ul style="list-style-type: none"> <li>(a) provides for higher density residential accommodation in the form of accommodation buildings and multiple dwellings. Duplex dwellings are not located in the development areas shown on <b>Map KWP4</b> (Buddina Development Nodes);</li> <li>(b) occurs on large, integrated development sites through the co-ordinated amalgamation of existing lots;</li> <li>(c) creates a focal mixed use development for Buddina;</li> <li>(d) improves pedestrian connectivity to the foreshore;</li> <li>(e) maximises site area and minimises site cover to achieve good quality urban design;</li> <li>(f) is designed to exhibit a high standard of architectural design;</li> <li>(g) provides active and attractive street frontages to primary streets and pedestrian connections; and</li> <li>(h) promotes pedestrian priority along Pacific Boulevard.</li> </ul>	<p><b>S15.1</b> Development in Area F on <b>Map KWP4</b>:</p> <ul style="list-style-type: none"> <li>(a) amalgamates lots to create a minimum development site of 3000m<sup>2</sup> generally in accordance with the development nodes identified on <b>Map KWP4</b>;</li> <li>(b) ensures that the amalgamated lots do not isolate excluded lots;</li> <li>(c) ensures that each development site includes a frontage to both Pacific Boulevard and Iluka Avenue/Lowanna Drive with a minimum width of 30 metres to each frontage;</li> <li>(d) provides pedestrian connections between Iluka Avenue/Lowanna Drive and Pacific Boulevard;</li> <li>(e) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the extension of a pedestrian way along Weema Street;</li> <li>(f) provides active street frontages along the full length of Weema Street and Pacific Boulevard;</li> <li>(g) provides cantilevered awnings or other forms of weather protection along the full length of Weema Street and Pacific Boulevard;</li> <li>(h) provides primary vehicle access from Iluka Street/Lowanna Drive; and</li> <li>(i) includes underground carparking with basements not protruding more than one metre above ground level at the Pacific Boulevard frontage of the site.</li> </ul>
<p><b>Development in the Specialist Retail Area Precinct</b></p>	
<p><b>O16</b> Development in the Specialist Retail Area Precinct at the corner of Nicklin Way and Point Cartwright Drive, Buddina (Area A on Map KWPI):</p> <ul style="list-style-type: none"> <li>(a) is designed to exhibit a high standard of</li> </ul>	<p><b>S16.1</b> Development seeking bonus building height as provided for on Map KWP3 complies with the following:</p> <ul style="list-style-type: none"> <li>(a) buildings are identified on a Master Plan or</li> </ul>

<p>architectural design and minimises building bulk;</p> <ul style="list-style-type: none"> <li>(b) complements the amenity of adjoining uses and enhances the visual amenity along this section of Nicklin Way and Point Cartwright Drive;</li> <li>(c) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow and pedestrian movements;</li> <li>(d) enhances pedestrian connectivity to surrounding areas including the foreshore; and</li> <li>(e) minimises visual and amenity impacts associated with above ground car parking structures and servicing areas.</li> </ul>	<p>approved plan of development;</p> <ul style="list-style-type: none"> <li>(b) provides or facilitates safe and convenient vehicular and pedestrian movements across Point Cartwright Drive;</li> <li>(c) demonstrates high quality architectural design providing an attractive street front address;</li> <li>(d) provides high quality landscaping, pedestrian facilities, shade and public art;</li> <li>(e) variations in design between buildings is provided, including bulk and façade articulation;</li> <li>(f) any new loading docks and service areas are located and screened so as to be visually unobtrusive from adjoining roads and public spaces; and</li> <li>(g) except as provided for in (l) and (m) below, the following minimum front boundary setbacks are achieved for all buildings on the site: <ul style="list-style-type: none"> <li>(i) 7 metres for that part of a building up to 13.5m in height; and</li> <li>(ii) 10 metres for that part of a building exceeding 13.5m in height;</li> </ul> </li> <li>(h) pedestrian connectivity is enhanced between the Kawana Shoppingworld site and the foreshore to the east;</li> <li>(i) adverse overshadowing impacts to adjoining properties or public spaces is avoided;</li> <li>(j) underground electricity supply is provided for the full frontage of the site;</li> <li>(k) site development occurs on a site exceeding 5,000 square metres in Area;</li> <li>(l) above ground car parking structures are setback a minimum of 30 metres from all property boundaries of the site; and</li> <li>(m) for that part of the Kawana Shoppingworld site north of the Point Cartwright Drive roundabout, an active street frontage (up to a maximum of 2 storeys in height) is built to the front boundary with continuous pedestrian shelter provided over the footpath;</li> <li>(n) for that part of a building exceeding 13.5 metres above ground level, usage is confined to indoor sport, recreation and entertainment (being cinemas) use and residential uses.</li> </ul>
<p><b>O17</b> Development in the Specialist Retail Area Precinct does not detract from the intended functioning of other business centres within Caloundra City or the Maroochydore Key Regional Centre.</p>	<p><b>S17.1</b> The plot ratio of development in the Specialist Retail Area Precinct does not exceed:</p> <ul style="list-style-type: none"> <li>(a) 1.9:1 in Area A on <b>Map KWPI</b>; and</li> <li>(b) 1.1:1 in all other areas.</li> </ul>
<p><b>O18</b> Development in the Specialist Retail Area Precinct provides:</p> <ul style="list-style-type: none"> <li>(a) an attractive streetfront address and achieves a high level of visual amenity; and</li> <li>(b) a high level of comfort and convenience to pedestrians.</li> </ul>	<p><b>S18.1</b> No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Buildings demonstrating an exceptional level of urban design, visual amenity and extensive landscaping treatments to satisfy the specific outcome may provide at grade car parking areas in front of buildings setback from the Nicklin Way</i></p>

			<i>and Point Cartwright Drive streetfronts.</i>
<b>O19</b>	Development in the Specialist Retail Area Precinct provides functional and integrated car parking and vehicular access.	<b>S19.1</b>	Shared car parking and access arrangements are provided between sites.
<b>O20</b>	Development in the Specialist Retail Area Precinct does not have any undue adverse impacts on existing or likely future surrounding land uses.	<b>S20.1</b>	No probable solution prescribed.
<b>O21</b>	Development in the Specialist Retail Area Precinct in Bermagui Crescent, Buddina (Area G on <b>Map KWP4</b> ):  (a) integrates development with Kawana Shoppingworld; (b) improves connections between Kawana Shoppingworld, Area E on <b>Map KWP4</b> and the foreshore; (c) maximises site area to achieve good quality urban design; (d) is designed to exhibit a high standard of architectural design; and (e) provides active and attractive street frontages to pedestrian connections.	<b>S21.1</b>	Development in Area G on <b>Map KWP4</b> :  (a) amalgamates lots to create a minimum development site of 2500m <sup>2</sup> and a minimum frontage of 30 metres; (b) ensures that the amalgamated lots do not isolate excluded lots; (c) dedicates to the Council a 10 metre strip of land in a central location to link the eastern boundary of Kawana Shoppingworld to Bermagui Crescent for a pedestrian way; (d) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the pedestrian way; (e) provides active street frontages to the pedestrian way; (f) provides cantilevered awnings or other forms of weather protection along the full length of the pedestrian way; (g) minimises vehicle movements along Bermagui Crescent and across the pedestrian way; and (h) includes underground carparking.
<b>Development in the Local Business Centre Precinct</b>			
<b>O22</b>	Development in the Local Business Centre Precinct does not detract from the intended functioning of other business centres within Caloundra City.	<b>S22.1</b>	The plot ratio of development in the Local Business Centre Precinct does not exceed 1.1:1.
<b>O23</b>	Development in the Local Business Centre Precinct provides:  (a) an attractive streetfront address and achieves a high level of visual amenity; (b) a high level of comfort and convenience to pedestrians; and (c) functional and integrated car parking and vehicular access.	<b>S23.1</b>	A building is built to the front boundary with associated parking and servicing areas provided to the rear of the site.
		<b>S23.2</b>	Continuous pedestrian cover over the footpath is provided.
		<b>S23.3</b>	Integrated parking and access arrangements are provided between sites.
<b>O24</b>	Development in the Local Business Centre Precinct does not have any undue adverse impacts on existing or likely future surrounding land uses.	<b>S24.1</b>	No probable solution prescribed.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<b>Development in the Core Industry Precinct</b>	
<p><b>O25</b> Where land included in the Core Industry Precinct backs onto Parrearra Lake, development:</p> <ul style="list-style-type: none"> <li>(a) provides an attractive address to this waterway; and</li> <li>(b) does not adversely impact on the amenity of existing or likely future surrounding land uses.</li> </ul>	<p><b>S25.1</b> Buildings that have an interface to Parrearra Lake:</p> <ul style="list-style-type: none"> <li>(a) are designed to provide a visually appealing and articulated elevation to the lake frontage; and</li> <li>(b) incorporate high quality finishes and utilise a variety of materials (such as brick, painted concrete or masonry and glass).</li> </ul> <p><b>S25.2</b> The building design and layout locates potential noise sources away from the lake frontage.</p> <p><b>S25.3</b> Major openings in buildings and all areas where work may be conducted outside the building are located away from the lake frontage.</p> <p><b>S25.4</b> The site is landscaped to present attractively to the lake, with fencing and landscaping used to screen industrial activities from view.</p> <p><b>S25.5</b> Industry – low impact, industry – local service and warehouse uses are established on the northern side of Technology Drive and Premier Court.</p>
<p><b>O26</b> Development in the Core Industry Precinct ensures that there is no pollutant runoff to adjacent waterways.</p>	<p><b>S26.1</b> Oil and silt arresters are installed on stormwater drainage outlets.</p>

**Map KWP3 Kawana Waters Planning Area Code Map**



**Map KWP4 Kawana Waters Planning Area (Buddina) Code Map**



## 6.4 Caloundra South Planning Area Code

### 6.4.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Caloundra South Planning Area Code.

*The Planning Area takes in the southernmost part of the coastal urban area of Caloundra City and adjoining rural lands. The Planning Area incorporates the neighbourhoods of Golden Beach, Pelican Waters, Bells Creek, Caloundra West and that part of Little Mountain south of Caloundra Road. The Planning Area also includes the Caloundra West industrial estate.*

*The Planning Area is approximately 7,070 hectares in area with boundaries generally defined by:*

- *Caloundra Road and Sugarbag Road in the north;*
- *Moreton Bay Marine Park and the northern tip of Bribie Island in the east;*
- *Bells Creek Road in the south; and*
- *the Bruce Highway in the west.*

*Landform in this Planning Area is generally characterised by a coastal lowland plain, with the exception of the foothills of Little Mountain in the north and the ridgeline along Sugarbag Road. Owing to its low-lying nature, a significant part of the Planning Area is potentially affected by acid sulfate soils.*

*Most of the Planning Area is located in the Pumicestone Passage catchment with Bells Creek and Lamerough Creek being the main waterways traversing the Planning Area.*

*The Planning Area has largely been cleared of native vegetation for urban development, agricultural production and plantation forestry. Remnant vegetation is generally confined to the areas of State Forest, National Park and other reserves that are located here. Part of the Planning Area has been identified as good quality agricultural land.*

*A significant part of the Planning Area (3,200 hectares) is in one ownership and currently under pine plantation silviculture. This site (referred to as Caloundra Downs) is currently subject of an informal land use investigation being undertaken by the landowner.*

*The established residential community of Golden Beach and the emerging community of Pelican Waters are located in the eastern part of the Planning Area.*

*Both of these neighbourhoods are generally characterised by single detached dwellings on conventional sized lots. Multi-storey residential development is located adjacent to the Esplanade, Golden Beach and in a small number of locations within Pelican Waters.*

*In the central northern part of the Planning Area (immediately south of Caloundra Road) is the established rural residential community of Little Mountain. Adjoining this development to the east is the emerging residential community of Bellvista.*

*A neighbourhood shopping area is located at Landsborough Parade, Golden Beach and a small district shopping centre is currently being developed at Pelican Waters.*

*The Caloundra Road industrial estate located in the northernmost part of the Planning Area is almost fully developed and is one of Caloundra City's major employment areas. A large undeveloped land holding (Lot 743 CG 6056) is located between this estate and Sugarbag Road. To the south of Pierce Avenue, a large State Government land holding (214 hectares) has been identified as a future Regional Business and Industry Park.*

*Education, community and recreation facilities within the Planning Area include Golden Beach Primary School, Caloundra Indoor Sports Stadium, Pelican Waters Golf Club and sporting fields on the western fringe*

of Golden Beach. Recreation opportunities are also available along the foreshore parks and reserves that extend from Bells Creek to Leach Park. Other major facilities in this Planning Area include Caloundra Aerodrome, Corbould Park Racecourse and the Caloundra City Waste Disposal Facility.

Caloundra Road is the Planning Area's principal transport route providing a direct link from the Bruce Highway. This road is the major gateway to Caloundra from the west, providing a dramatic sense of arrival at Little Mountain with uninterrupted views to Pumicestone Passage, islands and ocean.

Other major roads in the Planning Area include Landsborough Parade and The Esplanade Golden Beach, Baldwin Street, Blaxland Street, Pierce Avenue and Pelican Waters Boulevard. Several proposed transport corridors traverse this Planning Area, including the Dedicated Transit Corridor (CAMCOS), Bells Creek Arterial Road and the southern alignment of the Multi Modal Transport Corridor (MMTC).

The developed northern and eastern parts of this Planning Area are connected to reticulated water and sewerage.

## 6.4.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Caloundra South Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Caloundra South Planning Area Code are the following:
  - (a) The southern and western boundaries of the established and emerging communities of Little Mountain, Golden Beach and Pelican Waters provide the limit to the Caloundra coastal urban area. For the balance of the Planning Area (including the Caloundra Downs land holding), no new urban areas are established during the life of the Planning Scheme to:
    - (i) protect the integrity of the inter-urban break between Brisbane and the Sunshine Coast;
    - (ii) ensure the efficient delivery of essential urban infrastructure; and
    - (iii) enable resolution of outstanding land use issues in the Planning Area.
  - (b) The Rural Precinct provides for productive and sustainable rural activities (including forestry), allocated primarily in the southern and western parts of the Planning Area. Fragmentation of rural land is prevented by maintaining a large lot size.
  - (c) Development in the emerging communities of Pelican Waters and Bellvista (accommodating an ultimate population of approximately 11,000 residents and 5,500 residents respectively) is progressive and in accordance with existing approvals and commitments.
  - (d) The established neighbourhoods of Golden Beach and Little Mountain remain as predominantly low density residential and rural residential settlement areas respectively.
  - (e) Development in allocated areas of Golden Beach (focused on the Esplanade and Landsborough Parade north of Onslow Street and the Military Jetty Caravan Park Site), provides for higher density residential accommodation in the Multi Unit Residential and Mixed Use Residential Precincts. Development in these areas maintains the predominant low density residential character of Golden Beach, through the use of high quality architectural design and landscaping which respects its foreshore setting and integrates with surrounding development. Buildings are sited and designed to respond to the coastal climate and to maximise energy efficiency, incorporating light-weight construction, expressive roof forms, wide eaves, sunhoods and large balconies.
  - (f) Development in the Mixed Use Residential Precinct at Golden Beach (between Onslow and Beattie Streets) provides for active street frontages at the ground storey which encourage movement and interaction between private development and adjacent public spaces (focused on the waterfront address to the Esplanade).

Such development is supported by resident and tourist accommodation above the ground storey.

- (g) Development along the Esplanade between North Street and Beattie Street provides for low-rise building forms to protect views to the Glass House Mountains from Bulcock Beach and views of the ocean and islands from Little Mountain. The sense of identity and arrival to Caloundra from the west is protected by retaining and supplementing a corridor of bushland adjacent to Caloundra Road at Little Mountain.
- (h) Development in the Low Density Residential, Multi Unit Residential and Rural Residential Settlement Precincts provides and maintains a high level of residential amenity. Development in the Rural Residential Precinct, at the corner of Sugarbag Road and Caloundra Road, provides for rural residential living in a bushland setting. Development in this Precinct provides for the retention of significant vegetation and for buildings to “sit lightly in the landscape” with minimal site disturbance.
- (i) The Local Business Centre Precinct on Landsborough Parade and the District Business Centre Precinct on Pelican Waters Boulevard support the convenience needs of residents and visitors at Golden Beach and Pelican Waters. Commercial and business functions within these centres are expanded and improved, however such development does not extend beyond the boundaries of these Precincts. Residents of the Planning Area continue to rely upon the Caloundra regional business centre for higher order goods and services.
- (j) The local business centre at Golden Beach expands onto the eastern side of Landsborough Parade between Jellicoe Street and Nelson Street. This centre is further enhanced by the implementation of the Golden Beach Streetscape Works and the provision of a community centre.
- (k) Industrial development within the Planning Area is consolidated and contained to the Core Industry Precinct allocated to the Caloundra Road industrial estate and the proposed Caloundra regional business and industry park south of Pierce Avenue.
- (l) The Caloundra Road industrial estate is a recognised focus for industrial activity, with some expansion of industry functions in the north-eastern portion of the Core Industry Precinct. Upgrading and refurbishment of the Estate provides for the establishment of a broader range of business and industrial uses, while avoiding significant conflicts with nearby residential uses.
- (m) The Caloundra regional business and industry park provides a modern and visually appealing industry park with a high level of environmental performance and design. The industry park is protected from incompatible development that may adversely affect operations and avoids significant adverse affects on adjoining residential areas. Access to the industry park is supported by regular public transport services and the bikeway to Caloundra and Landsborough.
- (n) The role and function of the Caloundra Aerodrome and supporting activities is maintained and protected in the short to medium term. However, pending the outcome of an alternative site investigation and further consultation with lessees and the community, the facility may be relocated in the longer term.
- (o) Pedestrians and cyclists are provided with safe and convenient access to centres, waterfront activities and open space networks.
- (p) The road network is progressively upgraded to service the emerging community of Pelican Waters and to reduce pressure on Landsborough Parade and Baldwin/Blaxland Streets. A new north – south road link is provided to the west of Golden Beach from Nelson Street to the Nicklin Way roundabout and a new trunk collector road is provided serving the southern part of Pelican Waters and Diamond Head.
- (q) Development in the Planning Area does not compromise the provision and operation of the Dedicated Transit Corridor (CAMCOS), Bruce Highway and Caloundra Road. Areas immediately adjacent to the Dedicated Transit Corridor (CAMCOS) included in the Open Space – Conservation and Waterways Precinct are retained for their environmental, acoustic, and visual buffering value.

- (r) Subject to the resolution of natural environmental constraints in the longer term, areas adjacent to the CAMCOS transit stations at Pelican Waters and adjacent to Caloundra Road are developed for local business centre functions and medium density residential uses. In the interim, development in these areas supports and complements the transport corridor and does not conflict with or hinder the establishment of the envisaged longer term uses.
- (s) The natural and environmental qualities of Pumicestone Passage, Bells Creek and Lamerough Creek are maintained through the protection of significant vegetation adjacent to these waterways. In addition, significant vegetation to the west of Pelican Waters and surrounding the Caloundra Aerodrome is protected. Major open space network links comprising the foreshore esplanade along Pumicestone Passage and Bells Creek are protected.
- (t) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering the Moreton Bay Marine Park and Pumicestone Passage catchment.
- (u) Development in the Planning Area:
  - (i) does not adversely affect the continued operation and viability of infrastructure; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
- (v) Development in the Further Investigation Area does not either pre-empt or compromise its potential development for urban purposes beyond the life of the Planning Scheme.

### 6.4.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of a building or structure: <ul style="list-style-type: none"> <li>(a) contributes to retention of the inherent character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive; and</li> <li>(c) does not adversely impact upon the amenity of adjoining development, having regard to:               <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale.</li> </ul> </li> </ul>	<b>S1.1*</b>	Unless otherwise specified on <b>Map CSP3</b> , the height of a building or structure does not exceed 8.5 metres above ground level.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot maintains the prevailing low density residential character of the Planning Area.	<b>S2.1</b>	Land in the Rural Precinct is retained in lots with a minimum lot size of 40 hectares (except where identified as "Further Investigation Area" on <b>Map CSP3</b> ).
		<b>S2.2</b>	Land in the Low Density Residential Precinct is retained in lots with a minimum lot size of 650m <sup>2</sup> .
			<i>Note:</i> Section 9.9 (Reconfiguring a Lot Code) sets out requirements for reconfiguring a lot.
<b>Infrastructure</b>			
<b>O3</b>	The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b>	Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Cultural Heritage and Character Areas</b>			
<b>O4</b>	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b>	No probable solution prescribed.
<b>Flood Management</b>			
<b>O5</b>	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>2</sup> .	<b>S5.1</b>	No probable solution prescribed.
<b>O6</b>	Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b>	No probable solution prescribed.
<b>O7</b>	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b>	No probable solution prescribed.
<b>O8</b>	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b>	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .
		<b>S8.2</b>	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>			
<b>O9</b>	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>3</sup> .	<b>S9.1</b>	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .
		<b>S9.2</b>	Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .
<b>Reconfiguring a Lot in the Rural Residential Settlement Precinct (Sugarbag Road)</b>			
<b>O10</b>	Reconfiguring a Lot in the Rural Residential Settlement Precinct at Sugarbag Road, Little Mountain:  (a) is designed to respond to site characteristics, providing for rural residential living in a bushland setting; (b) protects the bushland character of Sugarbag Road; and (c) maintains significant view corridors.	<b>S10.1</b>	Development seeking bonus density as provided for on <b>Map CSP3</b> meets the following criteria:  (a) complies with an approved Community Title Subdivision which identifies building envelopes; (b) maximises the amount of constrained land and environmentally significant areas in common property; (c) achieves minimal site disturbance or clearing of significant vegetation;

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

<sup>3</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<ul style="list-style-type: none"> <li>(d) ensures new home sites are screened from Sugarbag Road; and</li> <li>(e) retains major view corridors in public ownership.</li> </ul>
<b>Caloundra South Further Investigation Area</b>	
<p><b>O11</b> Land identified for further investigation is not fragmented by reconfiguring a lot or alienated by land use activities which may compromise or pre-empt its potential long term use.</p> <p><i>Note:</i></p> <p><i>This area has been identified as containing land potentially suitable for urban development beyond the life of the Planning Scheme. Further investigation is to be undertaken by the Council to determine land suitability.</i></p>	<p><b>S11.1</b> Land identified on <b>Map CSP3</b> as “Further Investigation Area” is not:</p> <ul style="list-style-type: none"> <li>(a) reconfigured to create additional lots; or</li> <li>(b) otherwise developed for a purpose which would compromise or pre-empt its potential long term use for urban development.</li> </ul>
<b>Development in the Multi Unit Residential Precinct</b>	
<p><b>O12</b> Development in the Multi Unit Residential Precinct situated between Burke and Earnshaw Streets and between Anning Avenue and The Esplanade is:</p> <ul style="list-style-type: none"> <li>(a) compatible with the predominantly detached housing character of this locality; and</li> <li>(b) designed to exhibit a high standard of architectural design.</li> </ul>	<p><b>S12.1</b> The layout and design of development ensures that:</p> <ul style="list-style-type: none"> <li>(a) building form has the appearance of one or more individual buildings on the site, each of a detached house scale;</li> <li>(b) the building steps down in height for that part of the building within 4 metres of a side boundary shared with a detached house on any adjacent site;</li> <li>(c) the building has living rooms and dwelling unit entries orientated to road frontages; and</li> <li>(d) the building is set in densely landscaped grounds.</li> </ul>
<b>Development in the North Street Mixed Use Residential Precinct</b>	
<p><b>O13</b> Development in the Mixed Use Residential Precinct located on the southern side of North Street:</p> <ul style="list-style-type: none"> <li>(a) provides for family orientated low rise residential development, including tourist accommodation and associated uses;</li> <li>(b) does not adversely affect the amenity of low density residential areas adjoining the southern boundary of the Precinct; and</li> <li>(c) does not adversely affect the traffic carrying function of Landsborough Parade.</li> </ul>	<p><b>S13.1</b> Development complies with Plan of Development No. 65.</p> <p><b>S13.2</b> Notwithstanding the height provision on <b>Map CSP3</b>, the height of a building or structure is limited to 2 storeys within 20 metres of the southern boundary of the Precinct.</p> <p><b>S13.3</b> Buildings are sited in densely landscaped grounds, with a dense landscaped buffer provided adjacent to the southern boundary of the Precinct.</p> <p><b>S13.4</b> All vehicular access to the Precinct is provided from North Street.</p>
<b>Development in the Pelican Waters District Business Centre Precinct</b>	
<p><b>O14</b> The District Business Centre Precinct provides for the establishment of a combined district level and neighbourhood level facility providing retail, commercial, entertainment and tourist uses.</p>	<p><b>S14.1</b> No probable solution prescribed.</p>
<p><b>O15</b> Development in the District Business Centre Precinct:</p> <ul style="list-style-type: none"> <li>(a) does not detract from the intended</li> </ul>	<p><b>S15.1</b> The plot ratio of development does not exceed 1.5:1.</p> <p><b>S15.2</b> Building design includes appropriate</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<p>functioning of other business centres within Caloundra City;</p> <p>(b) incorporates high quality architectural design and landscaping to take advantage of the waterfront location;</p> <p>(c) is of a human scale; and</p> <p>(d) provides comfortable and safe outdoor areas for year round use, focusing on the water and water-related uses.</p>	<p>relationships with the small boat mooring facility and canal.</p> <p><b>S15.3</b> Linked, shaded open-air facilities for shopping, eating and sitting are integrated throughout the District Business Centre Precinct and connected to waterfront activities.</p>
<b>Development in the Golden Beach Local Business Centre Precinct</b>	
<p><b>O16</b> Development in the Golden Beach Local Business Centre Precinct:</p> <p>(a) ensures that the Precinct functions as an attractive local centre serving the convenience needs of the local resident and tourist population; and</p> <p>(b) provides efficient and safe parking areas behind buildings.</p>	<p><b>S16.1</b> The building is built to the Landsborough Parade road frontage and continuous pedestrian cover over the footpath is provided.</p> <p><b>S16.2</b> Urban design and landscape improvements at the ground storey complement the Golden Beach Streetscape Works.</p> <p><b>S16.3</b> Off-street parking is provided in shared parking areas behind the building.</p> <p><b>S16.4</b> Kerb crossovers and driveways (other than to provide access to a rear parking area) are removed to increase available on-street parking.</p>
<b>Development in the Pelican Waters Community Purpose Precinct (Sub-precinct PW4)</b>	
<p><b>O17</b> Development in Sub-precinct PW4:</p> <p>(a) maintains significant vegetation on the site;</p> <p>(b) is visually and acoustically screened to nearby residential development; and</p> <p>(c) is not adversely affected by noise from future transport corridors.</p>	<p><b>S17.1</b> The layout and design of development avoids the clearance or disturbance of significant vegetation, with a particular focus on significant vegetation in the northern part of Sub-precinct PW4.</p> <p><b>S17.2</b> Development within the Sub-precinct is screened from nearby residential development though the incorporation of appropriate landscaping and planting along the eastern boundary of the site.</p> <p><b>S17.3</b> Development layout and operation, including building siting and design:</p> <p>(a) incorporates necessary measures to attenuate potential noise from the Dedicated Transit Corridor (CAMCOS) and the proposed Bells Creek Arterial Road; and</p> <p>(b) attenuates noise generated by activities within the site to nearby residential development.</p>
<b>Development in the Core Industry Precinct (Caloundra Road)</b>	
<p><b>O18</b> Development in the Caloundra Road Core Industry Precinct protects the amenity of nearby residents.</p>	<p><b>S18.1</b> The layout and design of industrial development adjoining or opposite land included in the Residential Precinct Class:</p> <p>(a) incorporates an attractive and sensitively designed building facade which is of a domestic scale;</p> <p>(b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of the building;</p> <p>(c) provides 3 metre wide densely planted landscape buffer strips along the</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>interface;</p> <p>(d) provides car parking and service areas to the side or rear of the building, integrated with other vehicle movement areas; and</p> <p>(e) incorporates noise attenuation measures.</p>
<p><b>O19</b> Development in the Caloundra Road Core Industry Precinct provides an attractive and coherent streetscape presence along major roads.</p>	<p><b>S19.1</b> The design and layout of development fronting Caloundra Road:</p> <p>(a) provides a high standard of presentation, with the building designed and finished to have a high quality, modern appearance, incorporating a combination of materials including brick, masonry, glass and colourbond steel roofing; and</p> <p>(b) provides for the building to be set in attractive landscaped grounds.</p> <p><b>S19.2</b> The design and layout of development on sites backing onto the Nicklin Way provides for a densely planted landscaped buffer to this road frontage.</p> <p><i>Note:</i> Section 9.7 (Landscaping Code) sets out requirements for landscaping.</p>
<b>Development in the Core Industry Precinct (Caloundra Regional Business and Industry Park)</b>	
<p><b>O20</b> Development in the Core Industry Precinct allocated to the Caloundra regional business and industry park:</p> <p>(a) does not adversely impact on environmentally sensitive areas and the amenity of surrounding land uses;</p> <p>(b) does not adversely impact on the water quality of the Pumicestone Passage Catchment;</p> <p>(c) caters for a range of industrial uses;</p> <p>(d) is adequately serviced and provides for appropriate road connections and access, including by public transport and bicycle; and</p> <p>(e) is designed to maximise energy efficiency and exhibit a high standard of architectural and landscape design.</p>	<p><b>S20.1</b> Development on land identified on <b>Map CSP3</b> as being subject to the Structure Planning Code:</p> <p>(a) incorporates best practice environmental management measures, including appropriate treatment and reuse of stormwater;</p> <p>(b) provides for the retention of significant vegetation;</p> <p>(c) retains Lamerough Creek and other waterways in their natural state (including rehabilitation works) and provides 50 metre wide buffers on either side of these waterways;</p> <p>(d) provides buffers to the adjoining Conservation Reserves, State Forest and land included in the Rural Residential Settlement Precinct to the east;</p> <p>(e) provides buffers to the nearby residences, stables and equestrian activities to the east of the Precinct fronting Pierce Avenue;</p> <p>(f) provides for a mix of industry uses with lot sizes ranging from 1,000m<sup>2</sup> to 50,000m<sup>2</sup>, with the majority of lots exceeding 5,000m<sup>2</sup>;</p> <p>(g) provides safe and effective access, including appropriate upgrading of the Pierce Avenue-Racecourse Road intersection;</p> <p>(h) provides an alternative access to the Council's future landfill site to the south of the Precinct;</p> <p>(i) provides a road layout that enables connectivity to the future Multi Modal</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>Transport Corridor and the bikeway to Caloundra and Landsborough;</p> <ul style="list-style-type: none"> <li>(j) is connected to reticulated sewerage;</li> <li>(k) provides adequate water supply;</li> <li>(l) provides a high standard of presentation, with buildings designed and finished to have a high quality, modern appearance, incorporating a combination of materials including brick, masonry, glass and colorbond steel sheeting;</li> <li>(m) provides for buildings to be sited and designed to maximise energy efficiency and be responsive to the local climate; and</li> <li>(n) provides for buildings to be set in attractive landscaped grounds.</li> </ul> <p><i>Note:</i></p> <p><i>Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</i></p> <p><i>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</i></p>
Pelican Waters Emerging Community Precinct	
Development in the Pelican Waters Emerging Community Precinct (Sub-precinct PW1)	
<p><b>O21</b> Sub-precinct PW1 provides for high amenity, predominantly low density residential development, but also includes an area of medium density residential development in the south-western corner adjacent to Nelson Street.</p>	<p><b>S21.1</b> Within the Sub-precinct, the ultimate population does not exceed 1640 persons, with the upper population limit in the Nelson Street medium density area not exceeding 250 persons.</p> <p><b>S21.2</b> Subdivision layout emphasises the provision of lakeside open space and pedestrian and cycle linkages, including an open space buffer adjacent to:</p> <ul style="list-style-type: none"> <li>(a) the Dedicated Transit Corridor (CAMCOS) and the proposed Bells Creek Arterial Road; and</li> <li>(b) the large area of open space to the north of the Sub-precinct.</li> </ul> <p><b>S21.3</b> An open space area to the west of the Dedicated Transit Corridor (CAMCOS) and the proposed Bells Creek Arterial Road Corridor and north of its intersection with the western extension of Pelican Waters Boulevard, is provided as public open space following reconfiguring a lot in this Sub-precinct.</p> <p><b>S21.4</b> Additional areas of open space are preserved in their natural state, and provided as public open space to complement the adjoining Open Space – Conservation and Waterways Precinct to the north.</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<p><b>O22</b> Development in Sub-precinct PW1 is not adversely affected by proximity to the former land fill sites on Reserves R1000 and R1096.</p>	<p><b>S22.1</b> Prior to building work commencing on any part of Sub-precinct PW1, remedial works are undertaken to control the spread of substances and leachate from the former land fill sites.</p>
<b>Development in the Pelican Waters Emerging Community Precinct (Sub-precinct PW2)</b>	
<p><b>O23</b> Sub-precinct PW2 develops as a retail, commercial, entertainment and tourist node, supported by low density residential, multiple dwelling development and recreation activities. Associated open space and recreation uses focus on the water and water-related uses.</p>	<p><b>S23.1</b> Within Sub-precinct PW2, the ultimate population shall not exceed a total of 3,000 persons.</p> <p><b>S23.2</b> Where a tourist resort (comprising multiple dwellings, motel, hotel, and/or accommodation building) is provided, no more than 1,200 persons are accommodated.</p> <p><b>S23.3</b> Small boat mooring facilities and waterways are provided (subject to the issue of the necessary Marine Park approvals or any other Government Legislation).</p> <p><b>S23.4</b> Building design includes appropriate relationships with the small boat mooring facility and canal.</p> <p><b>S23.5</b> A pedestrian and bikeway network is provided linking all development with the waterfront and with waterfront activities.</p> <p><b>S23.6</b> The building is orientated to optimise sun control, breezes and views.</p>
<p><b>O24</b> The Pelican Waters community is serviced by appropriate community and public facilities to ensure the proper functioning of this urban area.</p>	<p><b>S24.1</b> An integrated community facility node is provided in Sub-precinct PW2 in the District Business Centre Precinct, incorporating the following facilities:</p> <ul style="list-style-type: none"> <li>(a) library;</li> <li>(b) child care centre;</li> <li>(c) medical centre;</li> <li>(d) community centre;</li> <li>(e) place of worship;</li> <li>(f) art gallery;</li> <li>(g) emergency services, including fire brigade station, police station and ambulance; and</li> <li>(h) such similar facilities.</li> </ul>
<b>Development in the Pelican Waters Emerging Community Precinct (Sub-precinct PW3)</b>	
<p><b>O25</b> Sub-precinct PW3 provides for high amenity, low density residential development.</p>	<p><b>S25.1</b> Within Sub-precinct PW3, the ultimate population does not exceed a total of 3,350 persons.</p> <p><b>S25.2</b> Subdivision layout and road patterns relate to the configuration of canals and lakes and allow for pedestrian and cycle linkages with waterfront open space.</p> <p><b>S25.3</b> Development provides for public pedestrian links between residential areas and public lakeside and esplanade open space areas including walkways and bike paths.</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<p><b>O26</b> A buffer within the southern boundary of Sub-precinct PW3 of the Pelican Waters Emerging Community Precinct is retained:</p> <ul style="list-style-type: none"> <li>(a) for the preservation of significant vegetation extending along Bells Creek;</li> <li>(b) as a valuable environmental and recreational resource;</li> <li>(c) as a biting insect control buffer for the residential community of Golden Beach; and</li> <li>(d) as a visual and functional termination to the southern extent of the residential area.</li> </ul>	<p><b>S25.4</b> Development provides for adequate landscape buffer areas between residential development and neighbourhood shopping facilities and major roads.</p> <p><b>S26.1</b> Development provides for the retention of a significant riparian buffer sufficient to achieve the Specific Outcome with all forms of urban development excluded from this area.</p> <p><i>Note:</i></p> <p><i>The width of the buffer shall be determined following further studies of biting insects in the area and prior to any reconfiguring a lot approval for lots in the southern portion of Sub-precinct PW3. The buffer may include, where appropriate, the esplanade, open space and road.</i></p> <p><b>S26.2</b> Sites of cultural heritage significance are:</p> <ul style="list-style-type: none"> <li>(a) incorporated into the buffer; and</li> <li>(b) provided with appropriate separation and security measures (such as fencing) so as to protect the long term integrity of the sites.</li> </ul> <p><b>S26.3</b> Landscape plans for any development within Sub-precinct PW3 bordering the Open Space – Conservation and Waterways Precinct indicate existing landscape and natural vegetation elements.</p> <p><b>S26.4</b> Access into the buffer area is limited to pedestrian trails and boardwalks, located and designed in a manner that minimises adverse environmental impacts to the area.</p> <p><i>Note:</i></p> <p><i>Section 7.7 (Cultural Heritage and Character Areas Code) sets out requirements for sites of cultural heritage significance.</i></p> <p><i>Section 9.7 (Landscaping Code) sets out requirements for landscaping.</i></p>
<b>Pelican Waters Focal Towers</b>	
<p><b>O27</b> The number of focal towers developed in the Pelican Waters community does not exceed two, developed in locations as indicated on <a href="#">Map CSP3</a>.</p>	<p><b>S27.1</b> No probable solution prescribed.</p>
<p><b>O28</b> Focal tower developments:</p> <ul style="list-style-type: none"> <li>(a) respect their setting;</li> <li>(b) integrate with surrounding development; and</li> <li>(c) incorporate high quality architectural design and landscaping.</li> </ul>	<p><b>S28.1</b> No probable solution prescribed.</p>
<p><b>O29</b> The appearance of building bulk is reduced by design elements.</p>	<p><b>S29.1</b> Building bulk is reduced by a combination of:</p> <ul style="list-style-type: none"> <li>(a) balconies and recesses; and</li> <li>(b) variation in materials and building form.</li> </ul>

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
		<b>S29.2</b>	Setbacks from road alignments are a minimum of:  (a) 8 metres for building walls; and (b) 4 metres for balconies, eaves, awnings, garden structures and the like.
		<b>S29.3</b>	Elevations incorporate variation in materials, colours and/or textures between levels.
		<b>S29.4</b>	Expressive roof forms are provided, incorporating pitches, gables, skillions or other features.
<b>O30</b>	Building elevations visually balance the height of the building.	<b>S30.1</b>	Most or all of the following design elements are introduced:  (a) variations in plan shape, such as curves, steps, recesses, projection or splays; (b) variations in vertical profile, with steps or slopes at different levels; (c) variations in the treatment and patterning of windows, sun protection devices or other elements of a facade; (d) elements of a finer scale than the main structural framing; (e) balconies, verandahs or terraces; (f) planting at any or all levels, particularly on podiums or lower level roof decks; and (g) light coloured materials.
<b>O31</b>	Rooftops are:  (a) attractively designed; and (b) not visually cluttered by plant and equipment.	<b>S31.1</b>	Building caps and rooftops contribute to the architectural distinction of the building.
		<b>S31.2</b>	Service structures and mechanical plant are designed as part of the building or effectively screened.
<b>Development in the Pelican Waters Emerging Community Precinct (Open Space Network)</b>			
<b>O32</b>	Neighbourhood parks are provided to encourage social and leisure interaction of residents within the neighbourhood.	<b>S32.1</b>	At the reconfiguring a lot stage, neighbourhood parks:  (a) are provided at the locations indicated on <b>Map CSP3</b> ; and (b) have an area of not less than 1 hectare.
		<b>S32.2</b>	The neighbourhood park located within Sub-precinct PW3 incorporates playing fields to service the active recreation needs of the Pelican Waters community.
<b>O33</b>	Village parks are provided to:  (a) support the function and amenity of the community facilities node in Sub-precinct PW2; and (b) provide multiple recreation opportunities adjacent to Jensen Park to service the broader community.	<b>S33.1</b>	At the reconfiguring a lot stage, village parks:  (a) are provided at the locations indicated on <b>Map CSP3</b> ; and (b) have an area of not less than 2 hectares.
		<b>S33.2</b>	The village park in Sub-precinct PW2 demonstrates a direct relationship (physical as well as visual) with the District Business Centre Precinct and expresses a degree of ornamentation that can be viewed as an expression of community pride and identity.
<b>O34</b>	The planning and design of public open space provides for the needs of residents and visitors.	<b>S34.1</b>	The open space network is integrated with the existing open space facilities in other parts of the Planning Area.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p><b>S34.2</b> Open space is provided to maximise its visibility to both the resident and visiting population. In particular, park areas are proximate to key focal points such as lakes, canals, golf course, and existing esplanades and parks.</p> <p><b>S34.3</b> Open space is convenient to its intended user, both in terms of ease of access and in meeting the user's recreational and amenity needs.</p> <p><b>S34.4</b> Open space is planned and designed for multi-functional usage, affording a range of recreational opportunities and provides a standard of landscape amenity satisfactory to cater for a wider user population, and provide flexibility to meet changes in future usage.</p> <p><b>S34.5</b> Open space is used as a protective buffer to environmental conservation areas and for specific environmental control of mosquitoes and biting midges, or as a buffer between incompatible development provided it satisfies its recreational function.</p> <p><b>S34.6</b> Recreational opportunities associated with man-made waterways are maximised through the provision of suitable areas and facilities to enable public access.</p> <p><b>S34.7</b> Development provides for public waterfront open space areas and links to natural vegetation areas where practicable.</p> <p><b>S34.8</b> Development provides for public pedestrian links between residential areas and public waterfront open space areas including walkways, bike paths, jetties and boat ramps.</p> <p><b>S34.9</b> Bikeways are designed to allow continuity of bike paths with adjoining proposed and existing residential areas.</p> <p><i>Note:</i> Section 9.9 (Reconfiguring a Lot Code) sets out requirements for open space provision</p>
<b>Development in the Pelican Waters Emerging Community Precinct (Canals, Channels and Small Boat Mooring)</b>	
<p><b>O35</b> Canals, channels and small boat mooring facilities are designed to ensure hydraulic and biological standards are satisfactory and relevant standards are met in relation to:</p> <ul style="list-style-type: none"> <li>(a) Acid Sulfate Soils Management;</li> <li>(b) Filling and Excavation;</li> <li>(c) Civil Works; and</li> <li>(d) Stormwater Management</li> </ul>	<p><b>S35.1</b> The maximum depth of a small boat mooring facility, canal or channel is 6 metres.</p> <p><i>Note:</i> Section 7.2 (Acid Sulfate Soils Code) sets out requirements for development affecting Acid Sulfate Soils. Section 9.6 (Filling and Excavation Code) sets out requirements for filling and excavation. Section 9.3 (Civil Works Code) sets out requirements for civil works.</p>

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
			Section 9.11 (Stormwater Management Code) sets out requirements for stormwater quality management.
<b>O36</b>	Reconfiguring a Lot in the Emerging Community Precinct provides:-  (a) a trunk collector road to service southern neighbourhoods; and (b) appropriate connection to existing roads to accord with the road hierarchy in the locality.	<b>S36.1</b>	Reconfiguring a lot provides a trunk collector road along the route identified in <b>Map CSP3</b> .
<b>Development along Caloundra Road</b>			
<b>O37</b>	Vegetated buffer strips are provided along major roads to preserve the rural/landscape character of these roads	<b>S37.1</b>	Vegetated buffer strips are dedicated along each side of Caloundra Road at a minimum of 30 metres and a maximum of 60 metres wide.





## 6.5 Caloundra West Planning Area Code

### 6.5.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Caloundra West Planning Area Code.

*The Planning Area takes in the western part of the Caloundra urban area and includes the neighbourhoods of Parklands, Aroona and part of Currimundi, as well as rural areas on the fringe of these neighbourhoods.*

*The Planning Area is approximately 1,200 hectares in area with boundaries generally defined by:*

- *Currimundi Creek in the north;*
- *Nicklin Way in the east;*
- *Caloundra Road and Sugarbag Road in the south; and*
- *the alignment of the proposed Multi Modal Transport Corridor and the northern section of Sunset Drive in the west.*

*The Planning Area is characterised by variable topography. The northern part is located within the coastal plain and is therefore relatively flat. The north-western part takes in the Mooloolah River floodplain. The central and southern parts of the Planning Area are dominated by the foothills of Little Mountain and the ridgeline along Sugarbag Road.*

*Although much of the Planning Area has been cleared for urban development and rural uses, a broad mosaic of vegetation still remains. In particular, many of the steeper hillsides in the southern part of the Planning Area retain dense native vegetation cover (generally dominated by Eucalypt communities). A major north – south vegetation corridor is also present in the Planning Area and this link forms part of a connection between Mooloolah River and Pumicestone Passage. A major parcel of land in Council ownership (Lot 758 fronting Sugarbag Road) contains significant vegetation and fauna habitat values and is to be retained as Open Space.*

*About one third of the Planning Area is presently developed for residential housing. A significant portion of the balance is committed to this form of development, with many sites having current approvals. The predominant housing form in the Planning Area is detached houses on conventional sized urban lots. A number of retirement villages are also located here.*

*The Currimundi District Business Centre is located in this Planning Area. The core of this business centre is Currimundi Marketplace located on the corner of Nicklin Way and Bellara Drive. The business centre frame incorporates strip commercial development on both sides of the Nicklin Way south of Currimundi Lake.*

*Significant community facilities and utilities located within this Planning Area include Talara Primary College and the Caloundra City Water Treatment Plant. No major open space or recreational facilities are presently established here.*

*Principal roads in the Planning Area include Nicklin Way and Caloundra Road (both of which are Arterial Roads) and Sugarbag Road and Kalana Road (both of which are trunk collectors). The alignments of the Dedicated Transit Corridor (CAMCOS) and the proposed Multi Modal Transport Corridor (MMTC) also traverse the Planning Area.*

### 6.5.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Caloundra West Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Caloundra West Planning Area Code are the

following:

- (a) Caloundra West is an integrated residential community with a number of high quality, attractive, environmentally responsive and sustainable residential neighbourhoods.
- (b) The western and northern boundaries of the Planning Area (as defined by the alignment of the Multi Modal Transport Corridor) are maintained as the limit to coastal urban development in order to:
  - (i) protect the integrity of the inter-urban break between the Caloundra Coastal Urban area and communities in the south of Maroochy Shire;
  - (ii) retain the flooding characteristics of the Mooloolah River floodplain; and
  - (iii) enable the efficient delivery of essential urban infrastructure.
- (c) Lot 758 Sugarbag Road is retained as Open Space and included in the Open Space – Conservation and Waterways Precinct in recognition of its significant vegetation and fauna habitat values.
- (d) Development in the Emerging Community Precinct, in the western part of the Planning Area, provides for a series of interconnected neighbourhoods which includes a mix of low to medium density housing including detached houses, duplex dwellings, multiple dwellings and retirement communities.
- (e) Development in the Emerging Community Precinct is provided in an orderly and systematic manner and with due regard to the form and layout of development on adjoining sites. The provision of major road links, bikeways, open space, inter-allotment drainage and other essential infrastructure is coordinated.
- (f) Development in the Planning Area responds to site constraints, retaining significant vegetation and protecting the flood carrying capacity of the Mooloolah River floodplain. The sense of identity and arrival to Caloundra from the west is protected by retaining and supplementing a corridor of bushland adjacent to Caloundra Road.
- (g) Development in the Emerging Community Precinct provides for a local business centre with a gross floor area not exceeding 2,500m<sup>2</sup>. The centre is located proximate to the proposed CAMCOS transit station at Kalana Road and provides for a mix of retail, business and community uses.
- (h) Residential expansion occurs in the Low Density Residential Precinct as remaining large landholdings, generally to the north of Sugarbag Road and east of Sunset Drive, are progressively developed for detached housing. Sensitive subdivision layout allows for the retention of sustainable areas and corridors of significant vegetation and limits development on steep slopes. An interconnected road layout links these areas to established residential neighbourhoods.
- (i) Development in the Multi Unit Residential Precinct provides for a mix of medium density residential accommodation in the form of multiple dwellings, duplexes and retirement communities, which is of a high standard of architectural and landscape design. Development in this precinct is consolidated in areas adjoining the district business centre at Currimundi and local business centres at Aroona and Little Mountain.
- (j) Development in the Rural Residential Settlement Precinct, to the west of Sugarbag Road and Sunset Drive, provides for rural residential living in a bushland setting. Development in this precinct provides for the retention of significant vegetation and for buildings to “sit lightly in the landscape” with minimal site disturbance.
- (k) Development in the Emerging Community, Low Density Residential, Multi Unit Residential and Rural Residential Settlement Precincts provides and maintains a high level of residential amenity.
- (l) Currimundi Town Centre’s role as a district business centre serving Currimundi, Wurtulla,

Aroona, Battery Hill and Dicky Beach is maintained and reinforced. Development in the District Business Centre Precinct provides for the expansion and improvement of commercial, business and community functions, however such development does not extend beyond the boundaries of the Precinct.

- (m) The Currimundi Marketplace shopping complex provides for a comprehensive range of activities and services suitable for inclusion in a district level business centre. Development in allocated areas adjoining both sides of Nicklin Way provides for supporting activities focused on comparison shopping. Progressive upgrading of the built form and streetscape in this peripheral area enhances the appearance and efficient functioning of the centre.
- (n) Existing local business centres at Aroona and Little Mountain and proposed local business centres at Caloundra West (in the vicinity of the Kalana Road Transit Station and on Sugarbag Road) provide a local level of service only. Development in the Local Business Centre Precinct provides for the expansion and improvement of commercial and business functions, however such development does not extend beyond the Precinct boundary.
- (o) Development in local business centres incorporates a high standard of architectural and landscape design which contributes to the creation of attractive and comfortable meeting places conducive to community interaction.
- (p) Development in the Planning Area does not compromise the provision and operation of the Dedicated Transit Corridor (CAMCOS), the Multi Modal Transport Corridor (MMTC) and Caloundra Road. Areas adjacent to the Dedicated Transit Corridor (CAMCOS) transit, included in the Open Space – Conservation and Waterways Precinct are retained for their environmental, acoustic and visual buffering value.
- (q) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Currimundi Creek and Mooloolah River catchments.
- (r) Development in the Planning Area:
  - (i) does not adversely affect the continued operation and viability of infrastructure; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
- (s) Residential uses are developed at medium densities within walking distance of the proposed transit station and associated local business centre at Kalana Road.

### 6.5.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of buildings or structures: <ul style="list-style-type: none"> <li>(a) contributes to the retention of the inherent character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive; and</li> <li>(c) does not adversely impact upon the amenity of adjoining development having regard to:               <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale.</li> </ul> </li> </ul>	<b>SI.1*</b>	In the Emerging Community Precinct, the height of a building or structure does not exceed 8.5 metres.
		<b>SI.2*</b>	In all other precincts, the maximum height of a building or other structure does not exceed 8.5 metres, unless otherwise specified on <b>Map CWP3</b> .
<i>Note: Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</i>			
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot: <ul style="list-style-type: none"> <li>(a) maintains the prevailing low density</li> </ul>	<b>S2.1</b>	Land in the Emerging Community Precinct is retained in lots with a minimum lot size of 10 hectares.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
residential character of the Planning Area; (a) maintains the viability of land in the Emerging Community Precinct for future urban development; and (b) contributes to the retention of the inherent character for properties fronting Homestead Drive, Colonial Court, Discovery Drive and Manor Court, Little Mountain.	<b>S2.2</b> Unless otherwise specified on <b>Map CWP3</b> , land in the Low Density Residential Precinct is retained in lots with a minimum lot size of 650m <sup>2</sup> .  <b>S2.3</b> Land in all other precincts is retained in lots with the minimum lot size specified in <b>Table 9.7 (Minimum Lot Size and Dimensions)</b> of the <b>Reconfiguring a Lot Code</b> .  <i>Note: Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</i>
<b>Infrastructure</b>	
<b>O3</b> The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b> Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
<b>Cultural Heritage and Character Areas</b>	
<b>O4</b> Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b> No probable solution prescribed.
<b>Flood Management</b>	
<b>O5</b> Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>2</sup> .	<b>S5.1</b> No probable solution prescribed.
<b>O6</b> Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b> No probable solution prescribed.
<b>O7</b> Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b> No probable solution prescribed.
<b>O8</b> Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b> Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .  <b>S8.2</b> Reconfiguring a lot provides for minimum lot sizes and flood-free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>	
<b>O9</b> Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>3</sup> .	<b>S9.1</b> Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .  <b>S9.2</b> Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

<sup>3</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<b>Development in the Emerging Community Precinct</b>	
<p><b>O10</b> Development in the Emerging Community Precinct responds to the structure planning elements shown on <b>Map CWP4</b> and contributes to the creation of high quality, attractive, environmentally responsible and sustainable residential neighbourhoods which:</p> <ul style="list-style-type: none"> <li>(a) are integrated with existing neighbourhoods;</li> <li>(b) provide for the coordinated provision of major roads, pedestrian and bicycle links, inter-allotment drainage and other essential urban infrastructure;</li> <li>(c) have legible and permeable local road systems;</li> <li>(d) avoid development of land subject to site constraints;</li> <li>(e) protect the sense of identity and arrival to Caloundra from Caloundra Road;</li> <li>(f) protect and support the functional characteristics of the Multi Modal Transport Corridor and the Dedicated Transit Corridor (CAMCOS);</li> <li>(g) provide a mix of low to medium density housing types with medium density housing located within convenient walking distance of community and business activities and public transport with a minimum density of 25 dwelling units per hectare within 400 metres of the proposed transit station at Kalana Road; and</li> <li>(h) provide for supporting community and business activities (including land for such purposes) to be provided in central and accessible locations.</li> </ul>	<p><b>S10.1</b> No probable solution prescribed.</p> <p><i>Note:</i></p> <p><i>Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</i></p>
<b>Reconfiguring a Lot in the Low Density Residential Precinct</b>	
<p><b>O11</b> Reconfiguring a lot in the Low Density Residential Precinct:</p> <ul style="list-style-type: none"> <li>(a) is sympathetic to the low density residential character of Caloundra West;</li> <li>(b) is integrated with existing neighbourhoods;</li> <li>(c) avoids development of land subject to constraints;</li> <li>(d) provides for appropriate road connections, pedestrian and bicycle links and open space; and</li> <li>(e) protects the functional characteristics of the Dedicated Transit Corridor (CAMCOS).</li> </ul>	<p><b>S11.1</b> No probable solution prescribed.</p>

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Development in the Multi Unit Residential Precinct</b>			
<b>O12</b>	Development in the Multi Unit Residential Precinct is: <ul style="list-style-type: none"> <li>(a) compatible with the existing predominantly detached housing character of the locality; and</li> <li>(b) designed to exhibit a high standard of architectural design.</li> </ul>	<b>S12.1</b>	The layout and design of development in the Multi Unit Residential Precinct provides for: <ul style="list-style-type: none"> <li>(a) larger buildings to be expressed as a series of linked smaller buildings that are similar in scale to a detached house;</li> <li>(b) living rooms and dwelling unit entries to be orientated to the site's road frontages;</li> <li>(c) buildings to step down in height for that part of a building within 4 metres of a side boundary shared with a detached house on any adjacent site;</li> <li>(d) on-site car parking to be located at the rear of buildings and separated into discrete areas; and</li> <li>(e) buildings to be set in densely landscaped grounds.</li> </ul>
<b>Reconfiguring a Lot in the Rural Residential Settlement Precinct</b>			
<b>O13</b>	Reconfiguring a lot in the Rural Residential Settlement Precinct: <ul style="list-style-type: none"> <li>(a) is designed to respond to site characteristics, providing for rural residential living in a bushland setting; and</li> <li>(b) protects the bushland character of Sugarbag Road and Sunset Drive.</li> </ul>	<b>S13.1</b>	Development seeking bonus density as provided for on <b>Map CWP4</b> meets the following criteria: <ul style="list-style-type: none"> <li>(a) complies with an approved Community Title Subdivision which identifies building envelopes;</li> <li>(b) maximises the amount of constrained land and environmentally significant areas in common property;</li> <li>(c) achieves minimal site disturbance or clearing of significant vegetation; and</li> <li>(d) ensures new home sites are screened from Sugarbag Road and Sunset Drive.</li> </ul>
<b>Development in the Currimundi District Business Centre Precinct</b>			
<b>O14</b>	Development in the District Business Centre Precinct contributes to improving the appearance and efficient function of the centre.	<b>S14.1</b>	The layout and design of development on the Currimundi Marketplace site occurs in accordance with the approved Plan of Development.
		<b>S14.2</b>	The layout and design of development in Area A of the District Business Centre Precinct (as shown on <b>Map CWPI</b> ) provides for: <ul style="list-style-type: none"> <li>(a) an attractive and coherent streetscape to Nicklin Way with buildings set in densely landscaped grounds;</li> <li>(b) service, storage and loading bays to be located at the side or rear of buildings, integrated with other vehicle movement areas;</li> <li>(c) the re-use of and modification to existing buildings where the appearance and function of the site is improved through facade treatment, reduced signage and improved landscaping; and</li> <li>(d) protection of the residential amenity of adjoining premises through acoustic attenuation fencing, screening of service and utility areas and use of anti-glare lighting.</li> </ul>
<b>Development along Caloundra Road</b>			
<b>O15</b>	Vegetated buffer strips are provided along major roads to preserve the rural/landscape character of these roads.	<b>S15.1</b>	Vegetated buffer strips are dedicated along each side of Caloundra Road at a minimum of 30 metres and a maximum of 60 metres wide.

**Map CWP3 Caloundra West Planning Area Code Map**

**Part 6**







## 6.6 Caloundra Eastern Beaches Planning Area Code

### 6.6.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Caloundra Eastern Beaches Planning Area Code.

*The Planning Area is centrally located in the Caloundra coastal urban area and includes the neighbourhoods of Shelly Beach, Moffat Beach, Dicky Beach, Battery Hill and part of Currimundi (to the east of Nicklin Way).*

*The Planning Area is approximately 602 hectares in area with boundaries generally defined by:*

- *Currimundi Lake in the north;*
- *the Pacific Ocean in the east;*
- *Sugarbag Road, Queen Street and King Street in the south; and*
- *Nicklin Way in the west.*

*The northern part of the Planning Area is located on a dune and sand plain system. The rocky headland of Moffat Head is the dominant landscape feature in the southern part of the Planning Area. The waterways of Tooway Lake, Bunbubah Creek, Coondibah Creek and Currimundi Lake traverse the Planning Area in an west – east direction and are important environmental, recreational and character features. These waterways also serve a role in defining the identity of individual neighbourhoods within the Planning Area.*

*Whilst the landform and landscape of the area have been altered over time, pockets of natural vegetation do remain in the foreshore and creekside open space system which is a significant feature of the Planning Area.*

*The Planning Area is largely developed as a low density residential area. Detached houses are the predominant housing form with duplex and unit accommodation established in a small number of locations. In older areas, pockets of traditional seaside housing remain intact. These traditional housing areas have a distinctive character that adds significantly to the amenity and identity of Moffat and Dicky Beaches in particular.*

*Local business centres are located at Moffat Beach, Dicky Beach, and at Buderim Street, Currimundi. The Moffat Beach Business Park centred on Allen Street is located in the south-west part of the Planning Area.*

*Community, education and recreation facilities located here include Caloundra Private Hospital, Camp Cal and Currimundi Recreational Camps, Currimundi Schools, Caloundra Community Centre, Caloundra Golf Club, Caloundra Cemetery and the Caloundra Water Pollution Control Works.*

*The principal roads in the Planning Area include Maltman Street North, Buccleugh Street and Elizabeth Street which provide the only internal north – south road link and Buderim, Beerburum and Queen Streets which connect the local road network to Nicklin Way. Reticulated water and sewerage are available to all parts of the Planning Area.*

### 6.6.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Caloundra Eastern Beaches Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Caloundra Eastern Beaches Planning Area Code are the following:

- (a) The Planning Area's primary role as a low density residential area is retained.
- (b) Development in the Planning Area provides for low-rise detached housing which complements the casual beachside identity evident in the established coastal neighbourhoods of Shelly Beach, Moffat Beach, Dicky Beach and Currimundi. Building heights are limited to that of existing development (generally up to 8.5 metres) to maintain residential character and amenity and to ensure that significant viewsheds in the Planning Area (including views to Moffat Head and views from Moffat Head to Shelly Beach, Dicky Beach and Currimundi) are protected.
- (c) Medium density accommodation is confined to the Multi Unit Residential Precinct, allocated primarily in the following locations:
  - (i) Moffat Beach, focused on McIlwraith Street, Queen of Colonies Parade and Moffat Street;
  - (ii) Dicky Beach, to the west of the Dicky Beach Mixed Use Residential Precinct; and
  - (iii) Currimundi, bounded by Currimundi Road, Hargreaves Street and Watson Street.
- (d) The Multi Unit Residential Precinct supports a mix of permanent and visitor accommodation, though the intensity and scale of development is significantly less than that provided in Central Caloundra or at Kings Beach.
- (e) Development in the Mixed Use Residential Precinct at Dicky Beach, between Rooke Street and Beerburrum Streets and at Currimundi, north of Currimundi Road between Hargreaves Street and Watson Street, provides for active street frontages at the ground storey to encourage movement and interaction between private development and adjacent public spaces. Development in the Dicky Beach Mixed Use Residential Precinct complements the Dicky Beach Streetscape Works.
- (f) Development in the Multi Unit Residential and Mixed Use Residential Precincts retains the predominant character of the Eastern Beaches, through the use of high quality architectural design and landscaping and respect for the foreshore setting, and the height and scale of surrounding residential development. Buildings are sited and designed to respond to the coastal climate and to maximise energy efficiency, incorporating light weight construction, expressive roof forms (incorporating pitches, gables, skillions or other features), wide eaves, sunhoods, and large balconies.
- (g) Development in the Low Density Residential, Multi Unit Residential and Mixed Use Residential Precincts provides and maintains a high level of residential amenity.
- (h) A range of community facilities and the local business centres at Moffat Beach and at Buderim Street, Currimundi support residential development. These centres provide a local level of service only. Development in the Local Business Centre Precinct provides for the expansion and improvement of commercial, business and community functions, however such development does not extend beyond the boundaries of the Precinct.
- (i) Development in the local business centres incorporates a high standard of architectural and landscape design which contributes to the area's distinct beachside character and identity.
- (j) Development within the Moffat Beach Business Park contributes to the creation of a vibrant, revitalised business and industry area and incorporates a range of low impact industrial uses and complimentary business and commercial uses. Such development avoids significant conflicts with surrounding residential area. Development on infill sites and refurbishment of existing premises occurs in an integrated manner and incorporates high quality building and landscape design themes. No expansion to this area's external boundaries or significant increase in the scale or intensity of activity occurs to maintain the amenity of surrounding residential areas.

- (k) The open space network (comprising the foreshore, creek side and headland park system and local bushland parks) is protected in order to maintain environmental, recreational and amenity values within the Planning Area.
- (l) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Currimundi Lake, Coondibah Creek, Bunbubah Creek and Tooway Creek.
- (m) Development in the Planning Area:
  - (i) does not adversely affect the continued operation and viability of infrastructure; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

### 6.6.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of buildings or structures: <ul style="list-style-type: none"> <li>(a) contributes to retention of the inherent character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive; and</li> <li>(c) does not adversely impact upon the amenity of adjoining development, having regard to:               <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale as seen from neighbouring premises.</li> </ul> </li> </ul>	<b>S1.1*</b>	Unless otherwise specified on <b>Map CEB3</b> , the height of a building or structure does not exceed 8.5 metres above ground level.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot maintains the prevailing low density residential character of the Planning Area.	<b>S2.1</b>	Land in the Low Density Residential Precinct is retained in lots with a minimum lot size of 650m <sup>2</sup> .
		<b>S2.2</b>	Land in all other precincts is retained in lots with the minimum lot size specified in <b>Table 9.7 (Minimum Lot Size and Dimensions)</b> of the <b>Reconfiguring a Lot Code</b> .
<b>Infrastructure</b>			
<b>O3</b>	The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b>	Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
<b>Cultural Heritage and Character Areas</b>			
<b>O4</b>	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b>	No probable solution prescribed.
<b>Flood Management</b>			
<b>O5</b>	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>2</sup> .	<b>S5.1</b>	No probable solution prescribed.

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

<b>Specific Outcomes</b>		<b>Acceptable solutions for self-assessable development* and probable solutions for assessable development</b>	
<b>O6</b>	Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b>	No probable solution prescribed.
<b>O7</b>	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b>	No probable solution prescribed.
<b>O8</b>	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b>	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .
		<b>S8.2</b>	Reconfiguring a lot provides for minimum lot sizes and flood-free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>			
<b>O9</b>	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>3</sup> .	<b>S9.1</b>	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .
		<b>S9.2</b>	Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .
<b>Development in the Multi Unit Residential Precinct</b>			
<b>O10</b>	Development in the Multi Unit Residential Precinct at the following locations: <ul style="list-style-type: none"> <li>(a) Currimundi, in the locality of Currimundi Road, Watson Street and Robe Street;</li> <li>(b) Dicky Beach, bounded by Beerburrum Street, Coolum Street, Tinbeerwah Street and Cooroora Street (including the Camp Cal site);</li> <li>(c) Dicky Beach, on the eastern side of Ngungun Street;</li> <li>(d) Dicky Beach, bounded by Elizabeth Street, Wilson Avenue and Mackay Street; and</li> <li>(e) Moffat Beach bounded by Moffat, Bennett, Russell and Rinaldi Streets;</li> </ul> <p>is:</p> <ul style="list-style-type: none"> <li>(a) compatible with the predominantly detached housing character of these localities; and</li> <li>(b) designed to exhibit a high standard of architectural design.</li> </ul>	<b>S10.1</b>	The layout and design of development in the Multi Unit Residential Precinct ensures that: <ul style="list-style-type: none"> <li>(a) building form has the appearance of one or more individual buildings on the site, each of a detached house scale;</li> <li>(b) buildings step down in height for that part of a building within 4 metres of a side boundary shared with a detached house on any adjacent site;</li> <li>(c) buildings have living rooms and dwelling unit entries orientated to the site's road frontages; and</li> <li>(d) buildings are set in densely landscaped grounds.</li> </ul>
<b>Development in the Mixed Use Residential Precinct</b>			
<b>O11</b>	Development in the Mixed Use Residential Precinct at Currimundi (generally bounded by Currimundi Road, Watson Street and Hargreaves Street):	<b>S11.1</b>	The building addresses both Currimundi Road and the parkland fronting Currimundi Lake.

<sup>3</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
	<ul style="list-style-type: none"> <li>(a) is designed to exhibit a high standard of architectural design; and</li> <li>(b) provides an attractive foreshore address to Currimundi Lake.</li> </ul>	<b>I1.2</b>	Where non-residential uses are established at the ground storey, an active street frontage to the parkland fronting Currimundi Lake is provided.
<b>O12</b>	<p>Development in the Dicky Beach Mixed Use Residential Precinct (bounded by Beerburrum Street, Henzell Street and Rooke Street):</p> <ul style="list-style-type: none"> <li>(a) ensures that this area functions as an attractive local centre serving the convenience needs of the local resident and tourist population;</li> <li>(b) incorporates an active street frontage at the ground storey; and</li> <li>(c) is designed to exhibit a high standard of architectural design.</li> </ul>	<b>S12.1</b>	At the ground storey, an active street frontage for at least 70% of the site's frontage to Beerburrum Street is provided.
		<b>S12.2</b>	On sites fronting Beerburrum Street, a 3 metre building setback is achieved and continuous pedestrian cover is provided.
		<b>S12.3</b>	Urban design and landscape improvements at the ground storey complement the Dicky Beach Streetscape Works.
<b>Development in the Moffat Beach Local Business Centre Precinct</b>			
<b>I3</b>	<p>Development in the Moffat Beach Local Business Centre Precinct:</p> <ul style="list-style-type: none"> <li>(a) ensures that this area functions as an attractive local centre serving the convenience needs of the local resident and tourist population; and</li> <li>(b) is of a domestic scale and appearance where there is an interface to the Low Density Residential Precinct.</li> </ul>	<b>S13.1</b>	On sites fronting Seaview Terrace, buildings are built to the road frontage and continuous pedestrian cover over the footpath is provided.
		<b>S13.2</b>	On sites fronting Buccleugh Street, a 3 metre building setback is achieved and continuous pedestrian cover is provided.
		<b>S13.3</b>	<p>On sites with sole frontage to Roderick Street, development is compatible with the character and scale of residential development on the southern side of Roderick Street, such that:</p> <ul style="list-style-type: none"> <li>(a) existing houses are refurbished and used for small scale retail and commercial uses; or</li> <li>(b) the building form of new buildings has the appearance of one or more individual buildings each of a detached house scale with a minimum front boundary setback of 3 metres; and</li> <li>(c) off-street parking is provided in shared parking areas behind the buildings with additional parking limited to available on-street parking; and</li> <li>(d) kerb crossovers and driveways (other than to provide access to rear parking areas) are removed to increase available on-street parking.</li> </ul>
<b>Development in the Low Impact Industry Precinct (Moffat Beach Business Park)</b>			
<b>O14</b>	<p>Development in the Moffat Beach Business Park protects the amenity of nearby residents.</p> <p><i>Note:</i></p> <p><i>Land included in the Moffat Beach Business Park is identified as "Area A" on the Caloundra Eastern Beaches Planning Area Precinct Map (Map CEBI)</i></p>	<b>S14.1</b>	No additional vehicular access for industrial purposes is obtained via Nothling Street.
		<b>S14.2</b>	<p>Industrial development in that part of the Moffat Beach Business Park west of George Street, south of Nothling Street and north of Grigor Street occurs on amalgamated sites with:</p> <ul style="list-style-type: none"> <li>(a) all vehicular access gained via Grigor Street;</li> <li>(b) landscaped buffers provided along Nothling Street frontage with security fencing located behind landscaping; and</li> </ul>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>(c) minimal building openings fronting Nothling Street.</p> <p><b>S14.3</b> The layout and design of development in that part of the Moffat Beach Business Park opposite land included in the Low Density Residential Precinct (along William and George Streets):</p> <ul style="list-style-type: none"> <li>(a) incorporates attractive and sensitively designed street facades which are of a domestic scale;</li> <li>(b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of buildings;</li> <li>(c) provides 3 metre wide densely planted landscape buffer strips along the street frontage; and</li> <li>(d) provides car parking and service areas to the side or rear of buildings, integrated with other vehicle movement areas.</li> </ul> <p><b>S14.4</b> Notwithstanding the maximum building heights (in metres) specified on <b>Map CEB3</b>, that the part of building within 20 metres of a front boundary does not exceed 8.5 meters above ground level where located on a site opposite land included in the Low Density Residential Precinct (along William and George Streets).</p>
<p><b>O15</b> New buildings and refurbishments to existing buildings in the Moffat Beach Business Park:</p> <ul style="list-style-type: none"> <li>(a) achieve a coherent overall built form and streetscape character; and</li> <li>(b) incorporate design features, building materials and/or colours to provides architectural interest and articulation to building facades visible from the street.</li> </ul>	<p><b>S15.1</b> Development in accordance with the <b>Moffat Beach Business Park Planning Scheme Policy</b>.</p>
<p><b>O16</b> New buildings within the Moffat Beach Business Park are designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans and adequate floor to ceiling heights.</p>	<p><b>S16.1</b> No probable solution prescribed.</p>
<p><b>O17</b> Non-industrial uses in the Moffat Beach Business Park are limited in scale and in type to those uses which:-</p> <ul style="list-style-type: none"> <li>(a) are compatible with existing industrial uses;</li> <li>(b) do not compromise the ongoing operation and use of this area as a predominantly industrial area; and</li> <li>(c) avoid significant land use conflicts.</li> </ul>	<p><b>S17.1</b> No probable solution prescribed.</p>
<p><b>O18</b> Where conducted in association with an industrial use on the same premises, retail sales are ancillary to the industrial use.</p>	<p><b>S18.1</b> * The retail sale of goods ancillary to an industrial use complies with Acceptable/Probable Solution S22.1 of the <b>Industry Code</b>, except that where goods resulting from the industrial use are offered for sale, the area (including display areas) does not exceed 20% of the total gross floor area of the premises.</p>





## 6.7 Beerwah Township Planning Area Code

### 6.7.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Beerwah Township Planning Area Code.

*The Planning Area includes the railway township of Beerwah which is located in the central part of Caloundra City between Landsborough and Glass House Mountains.*

*The Planning Area takes in Beerwah's town centre and existing and committed urban areas immediately surrounding the town centre. Surrounding rural lands and the Mount Coochin rural residential settlement area are addressed in the larger Pumicestone Planning Area.*

*The Planning Area is approximately 500 hectares in area with boundaries generally defined by:*

- *Newells Road in the north;*
- *Glasshouse Mountains Road, Moroney Place industrial estate, Beerwah Golf Club and Burys Road in the east;*
- *Coochin Creek in the south; and*
- *Beerwah State Primary School and the area immediately to the west of Tower Lane in the west.*

*The Planning Area is situated within the Pumicestone Passage catchment. The landform is gently undulating reflecting its location within the coastal plain. Coochin Creek which forms the southern boundary of the Planning Area is subject to periodic local flooding.*

*The Planning Area has largely been cleared of native vegetation to accommodate urban development and rural activities. Vegetation which remains is generally in small isolated pockets or adjacent to Coochin Creek and associated drainage lines.*

*The predominant form of residential development in the Planning Area is detached houses on traditional suburban sized lots. However, there are a number of larger land holdings in the township that remain undeveloped.*

*Beerwah's town centre which is centrally located within the Planning Area serves a significant business, retail and administrative role. It provides local convenience shopping, business and community services for residents of Beerwah and is the principal (district level) business centre for other railway townships and central and southern rural communities within Caloundra City.*

*The town centre is divided into two parts by the North Coast Railway:*

- *That part on the western side of the railway (focused on the Simpson Street – Peachester Road intersection) which predominantly supports retail functions; and*
- *that part on the eastern side of the railway (north of Mawhinney Street) which predominantly supports service industry functions.*

*A developing industrial estate centred on Moroney Place is located on the eastern side of Glasshouse Mountains Road.*

*Consistent with its district centre role, a wide range of community facilities and human services are located within Beerwah. These include State Primary and High Schools, community hall, public library and emergency services. The district sports ground, swimming pool and golf course are also located here.*

*Glasshouse Mountains Road is the Planning Area's principal road link providing direct connection to the other railway townships and the Bruce Highway. Other major roads in the Planning Area include Peachester – Kilcoy Road, Pine Camp Road, Old Landsborough Road and the western end of Roys Road.*

*The North Coast Railway extends through the central part of the Planning Area, on a north – south alignment. The railway station and associated park and ride facilities are located off Simpson Street and Beerwah Parade. The Dedicated Transit Corridor (CAMCOS) is intended to link with the North Coast Railway at Beerwah.*

*Beerwah is connected to reticulated water and sewerage, which are capable of extension to newly developing parts of the township's Planning Area.*

### **6.7.2 Planning Area Overall Outcomes**

- (1) The Planning Area Overall Outcomes are the purpose of the Beerwah Township Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Beerwah Township Planning Area Code are the following:
  - (a) Beerwah's role as the major urban centre in the hinterland of Caloundra City is recognised.
  - (b) The urban boundaries of the township are maintained to protect and reinforce the township's separate identity and enable the efficient delivery of essential urban infrastructure.
  - (c) Beerwah's town centre functions as a district business centre serving Beerburrum, Glass House Mountains, Landsborough and Mooloolah townships and surrounding rural residential and rural areas. Development in the District Business Centre and Local Business Centre Precincts provides for the expansion and improvement of commercial, business and community functions however, such development does not extend beyond the boundaries of these precincts.
  - (d) The traditional built form and streetscape character of the town centre, as reflected by older buildings fronting Simpson Street, is retained and reinforced. New business and commercial development incorporates a built form that addresses the street and respects this established streetscape character.
  - (e) Beerwah's industry area, situated to the east of Glasshouse Mountains Road is consolidated and expanded to include additional allocated land to the south of Roys Road and west of Bury's Road. This area, in conjunction with the Core Industry Precinct located at Landsborough, serves the general industry needs of Caloundra City's rural townships and hinterland. The area develops as an integrated industrial estate with high quality buildings and landscaped grounds.
  - (f) The expansion and consolidation of the township's allocated residential areas supports the provision of higher order business, industry and community functions in Beerwah.
  - (g) Residential expansion occurs in the Township Residential Precinct as larger land holdings in the western and southern parts of the township (off Pine Camp Road, Peachester Road and Roberts Road) are progressively developed for detached housing. In order to maintain Beerwah's rural township character, newly created lots within the Township Residential Precinct shall be of a size suitable to country town living.
  - (h) Home-based business, bed and breakfast accommodation and other complementary uses support local employment and take advantage of the relatively large lot size in the Township Residential Precinct. These complementary uses are located and designed to ensure the amenity of surrounding residential areas or the local environment is protected.
  - (i) Development in the Multi Unit Residential Precinct is consolidated in areas within walking distance of the business centre (between Katherine Street and Simpson Street, on the southern side of Pine Camp Road and along the western and southern parts of Turner Street).

- (j) Development in the Multi Unit Residential Precinct provides for a mix of medium density accommodation, including multiple dwellings, duplexes and retirement communities which incorporate a high standard of architectural design, indicative of the traditional built form character of Beerwah.
- (k) Development in the Township Residential and Multi Unit Residential Precincts provides and maintains a high level of residential amenity.
- (l) Significant vegetation, particularly adjacent to Coochin Creek is protected to maintain the natural and environmental qualities of the Planning Area.
- (m) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Coochin Creek and its tributaries.
- (n) Development in the Planning Area:
  - (i) does not adversely affect the continued operation; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
- (o) Development in the Planning Area does not compromise or adversely impact on the future provision or operation of the proposed Dedicated Transit Corridor (CAMCOS).

### 6.7.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of buildings or structures: <ul style="list-style-type: none"> <li>(a) contributes to retention of the inherent character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive; and</li> <li>(c) does not adversely impact upon the amenity of adjoining development, having regard to:               <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale as seen from neighbouring premises.</li> </ul> </li> </ul>	<b>S1.1*</b>	In the District Business Centre and Core Industry Precincts, the height of a building or structure does not exceed 11 metres.
		<b>S1.2*</b>	In all other precincts, the height of building or structure does not exceed 8.5 metres.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot maintains the rural township character of the Planning Area.	<b>S2.1</b>	Land in the Township Residential Precinct is retained in lots with a minimum lot size of 650m <sup>2</sup> .
		<b>S2.2</b>	Land in all other precincts is retained in lots with the minimum lot size specified in <b>Table 9.7 (Minimum Lot Size and Dimensions)</b> of the <b>Reconfiguring a Lot Code</b> .
<b>Infrastructure</b>			
<b>O3</b>	The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b>	Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
<b>Cultural Heritage and Character Areas</b>			
<b>O4</b>	Places that have been investigated and confirmed to have indigenous or non-	<b>S4.1</b>	No probable solution prescribed.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .			
<b>Flood Management</b>			
<b>O5</b>	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>2</sup> .	<b>S5.1</b>	No probable solution prescribed.
<b>O6</b>	Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b>	No probable solution prescribed.
<b>O7</b>	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b>	No probable solution prescribed.
<b>O8</b>	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b>	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .
		<b>S8.2</b>	Reconfiguring a lot provides for minimum lot sizes and flood-free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>			
<b>O9</b>	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>3</sup> .	<b>S9.1</b>	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .
		<b>S9.2</b>	Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .
<b>Development in the Beerwah District Business Centre and Local Business Centre Precincts</b>			
<b>O10</b>	Development in the District and Local Business Centre Precincts:  (a) is sympathetic to the rural township character of Beerwah; (b) complements the traditional built form and streetscape; and (c) provides an attractive interface to residential areas.	<b>S10.1</b>	Development in the District and Local Business Centre Precincts:  (a) provides active street frontages, built to the front boundary or setback in accordance with <b>Map BTP3</b> ; (b) respects the layout, scale (including height and setback) and character of existing buildings; (c) incorporates 'light' verandah structures over footpath areas; (d) has vertical proportions on the front facade and well-defined shopfront and entry doors; (e) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street; (f) has building openings overlooking the street;

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

<sup>3</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>(g) uses understated colour schemes and low-reflective roofing and cladding materials;</p> <p>(h) ensures that signage is integrated with the building;</p> <p>(i) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(j) provides for on-site car parking at the rear or one side of the development; and</p> <p>(k) provides for the continuation of existing laneways and pedestrian and bicycle linkages in accordance with <a href="#">Map BTP3</a>.</p> <p><b>S10.2</b> Development fronting Turner Street comprises buildings that address the street, with a maximum front boundary setback of 2 metres and/or densely landscaped car parking areas with visible and attractive pedestrian and bicycle linkages.</p>
<b>Development in the Beerwah Core Industry Precinct</b>	
<p><b>O11</b> Development within the Core Industry Precinct:</p> <p>(a) provides safe and efficient vehicular access;</p> <p>(b) integrates with existing developed areas;</p> <p>(c) is effectively screened from Glasshouse Mountains Road;</p> <p>(d) provides acoustic attenuation to nearby residential uses; and</p> <p>(e) protects significant vegetation, water quality and other local environmental values.</p>	<p><b>S11.1</b> The layout and design of industrial development on land to the south of Roys Road, east of Glasshouse Mountains Road and west of Burys Road:</p> <p>(a) provides safe and efficient vehicle access from Roys Road;</p> <p>(b) provides for all newly created lots to be serviced by an internal road network;</p> <p>(c) provides a 10 metre wide mounded landscape buffer to the full frontage of Glasshouse Mountains Road;</p> <p>(d) provides a landscaped visual and acoustic attenuation device to residential uses fronting Burys Road;</p> <p>(e) provides a total site stormwater management solution which protects the water quality of Coochin Creek; and</p> <p>(f) provides a design solution which protects the values of significant vegetation on land immediately to the south.</p>
<b>Development in the Multi Unit Residential Precinct</b>	
<p><b>O12</b> Development within the Multi Unit Residential Precinct:</p> <p>(a) is sympathetic to the rural township character of Beerwah;</p> <p>(b) is of a human scale, compatible with surrounding development; and</p> <p>(c) maintains and protects the amenity of residents in adjoining development.</p>	<p><b>S12.1</b> Development within the Multi Unit Residential Precinct:</p> <p>(a) provides for larger buildings to be expressed as a series of linked smaller buildings that are similar in scale to a detached house; and</p> <p>(b) incorporates front facades and building elements including wall articulation, pitched roof forms, roof overhangs, verandahs and prominent entry treatments.</p> <p><b>S12.2</b> Development does not exceed a site density of 40 dwelling units/hectare.</p>
<b>Reconfiguring a Lot in the Township Residential Precinct (Subject to Structure Planning Code)</b>	
<p><b>O13</b> Reconfiguring a lot in the Township Residential Precinct:</p> <p>is sympathetic to the rural township</p>	<p><b>S13.1</b> Reconfiguring a lot on land identified on <a href="#">Map BTP3</a> as being subject to the Structure Planning Code:</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> <li>(a) character of Beerwah;</li> <li>(b) avoids development of land subject to constraints; and</li> <li>(c) provides for appropriate road connections, pedestrian and bicycle links and open space; and</li> <li>(d) provides effective buffering to adjoining rural areas and uses.</li> </ul>	<ul style="list-style-type: none"> <li>(a) maintains land identified as “constrained land not intended for development” free of development; and</li> <li>(b) incorporates any access points, road linkages, pedestrian, cyclist or ecological links in the lot layout.</li> </ul> <p><b>S13.2</b> Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Township Residential and Rural Precincts in accordance with <b>”State Planning Guidelines: Separating Agricultural and Residential Land Uses”</b>.</p> <p><i>Note:</i></p> <p><i>Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</i></p>

**Map BTP3 Beerwah Township Planning Area Code Map**



## 6.8 Maleny Township Planning Area Code

### 6.8.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Maleny Township Planning Area Code.

*The Planning Area includes the rural township of Maleny situated on the Maleny Plateau in the northern part of Caloundra City.*

*The Planning Area takes in the township's business centre and adjoining residential areas. Rural residential settlement areas located further to the south and east of the township are addressed in the Maleny Plateau Planning Area.*

*The Planning Area is approximately 325 hectares in area with boundaries generally defined by:*

- Macadamia Drive and land allocated for residential development off Palm Street and Tamarind Street in the north;*
- Obi Obi Creek and land allocated for residential development off North Maleny Road in the east;*
- Centenary Drive, Tallowood Street and Bunya Street in the south; and*
- Dixon Lane in the west.*

*The Planning Area is characterised by variable topography with the northern parts having moderate to steep slopes. Obi Obi Creek, which flows to Lake Baroon, traverses the Planning Area and is subject to periodic flooding.*

*The Planning Area has largely been cleared of native vegetation for rural purposes and urban development. Isolated pockets of remnant vegetation remain along Obi Obi Creek between Stanley River Road and Erowal retirement village.*

*The township is characterised by low-density residential housing areas surrounding the traditional business centre.*

*Existing residential areas generally have an open and uncrowded feel, and are characterised by detached houses displaying traditional Queensland building styles. A number of large rural land holdings on the outer margins of the Planning Area are currently used for rural purposes but have been previously identified as future residential areas.*

*Focused on Maple Street, the township's business centre functions as a district level centre for Caloundra City's hinterland. The business centre provides a wide range of goods and services to meet the needs of the local residents and residents of the surrounding area.*

*A small industrial area located off Lawyer Street complements the business centre and accommodates a limited range of local service industries.*

*Consistent with its district centre role, a wide range of community facilities and human services are located within the Planning Area. These include Maleny Primary and High Schools, public library, community hall, emergency services and a public hospital. The Planning Area also takes in the Maleny Showground which caters for a range of recreational pursuits.*

*The built form and streetscape character of Maleny makes it a highly attractive place to live and visit. Based largely on the Queensland vernacular style, Maleny remains one of the most intact examples of a rural township in the Sunshine Coast region. There are a number of houses and buildings of cultural heritage value remaining within the township including the Maleny Hotel, Maleny Lodge Guest House and the Soldiers Memorial Hall. There are also two precincts within the township which comprise groups of houses indicative of early 20<sup>th</sup> century building styles. These are located in Bunya Street and in the Miva, Tulip and Coral*

*Street area.*

*Based upon its rural setting, traditional streetscape and wide range of dining, cultural and artistic experiences, Maleny township is a popular destination for tourists and travellers to the region.*

*The main road within the Planning Area is Maple Street which connects Landsborough – Maleny Road to Maleny – Kenilworth Road.*

*Reticulated water supply and sewerage are connected (or have the ability to be connected) to all parts of this Planning Area.*

## **6.8.2 Planning Area Overall Outcomes**

- (1) The Planning Area Overall Outcomes are the purpose of the Maleny Township Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Maleny Township Planning Area Code are the following:
  - (a) Maleny is a modest sized township with an intimate “country town” character and identity.
  - (b) The urban boundaries of the township are maintained to protect and reinforce the township’s discrete identity and enable the efficient delivery of essential urban infrastructure.
  - (c) Maleny’s town centre functions as a district business centre and provides for a comprehensive range of goods and services that meet the needs of residents of the township and surrounding rural and residential settlement communities. Development in the District Business Centre Precinct provides for the expansion and improvement of commercial, business and community functions, however such development does not extend beyond the boundaries of the Precinct. Retail and business uses which rely predominantly on pedestrian trade are located on land adjoining Maple Street and Bunya Street with other business, community and recreational uses located in the business centre frame on land adjoining Coral Street and Bicentenary Lane.
  - (d) The traditional built form, scale and streetscape character of the town centre, as reflected by older buildings fronting Maple Street and Bunya Street, is retained and reinforced. New business and commercial development incorporates a built form that addresses the street and respects the established streetscape character.
  - (e) Places of cultural heritage significance and identified areas of character housing (in Bunya Street, Miva Street, Tulip Street, Coral Street and Maple Street) are retained to assist in maintaining the traditional character of both the District Business Centre Precinct and the surrounding township area.
  - (f) Minor expansion of the Lawyer Street industry area occurs (to the south of Cudgerie Street) to accommodate the township’s immediate industry needs. This area, included in the Low Impact Industry Precinct, provides a small scale but high quality industry area with an attractive streetfront address. The site’s interface with the adjoining Township Residential Precinct to the south is sensitively treated to ensure impacts on emerging residential areas are mitigated. Residents of Maleny travel to Beerwah or Landsborough to meet most general industry needs.
  - (g) Residential expansion occurs in the north-east, north, west and southern parts of the township (off North Maleny Road, Palm Street, Macadamia Drive, Centenary Drive and Tallowood Street) as remaining large lots are developed.

- (h) Newly created lots in the Township Residential Precinct vary in size between 800m<sup>2</sup> and 2,000m<sup>2</sup> in order to maintain Maleny's 'country town' character and ensure that development is consistent with the capacity of the land to support development.
- (i) Home based business, bed and breakfast accommodation and other complementary uses support local employment and take advantage of the large lot size in the Township Residential Precinct, the township's picturesque setting and the many local attractions in the area. These complementary uses are located and designed to ensure the amenity of surrounding residential areas or the local environment is protected.
- (j) Development in allocated Multi Unit Residential areas (off Fig Street, Teak Street and Myrtle Street), provide for detached, semi-attached and attached housing (e.g. duplexes, multiple dwellings and retirement communities). Development in these areas is sensitively designed to take account of the steep land present in these locations and is of a scale, density and design which is complementary to a 'country town' setting.
- (k) Development in the Township Residential and Multi Unit Residential Precincts provides and maintains a high level of residential amenity.
- (l) In recognition of the township's location within the Lake Baroon water supply catchment, development implements best practice environmental management to achieve a high quality of water entering Obi Obi Creek.
- (m) Development in the Planning Area:
  - (i) does not adversely affect the continued operation; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
- (n) Development within the Planning Area recognises and celebrates the Obi Obi Creek for its ecological, water quality and scenic values.

### 6.8.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height and Design of Buildings</b>			
<b>O1</b>	The height and design of buildings or structures: <ul style="list-style-type: none"> <li>(a) contributes to retention of the inherent character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive; and</li> <li>(c) does not adversely impact upon the amenity of adjoining development, having regard to:               <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale as seen from neighbouring premises.</li> </ul> </li> </ul>	<b>S1.1*</b>	The height of a building or structure does not exceed 8.5 metres.
		<b>S1.2</b>	Building design reflects the line, form, colour and texture found in the existing landscape and does not replicate artificial or imported themes.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot maintains the "country town" character and open feel of the Planning Area.	<b>S2.1</b>	Land in the Township Residential Precinct is retained in lots with a minimum lot size and average lot sizes as specified on <a href="#">Map MTP3</a> .
		<b>S2.2</b>	Land in all other precincts is retained in lots with the minimum lot size specified in <a href="#">Table 9.7 (Minimum Lot Size and Dimensions)</a> of the <a href="#">Reconfiguring a Lot Code</a> .
<b>Infrastructure</b>			
<b>O3</b>	The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b>	Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

<b>Specific Outcomes</b>		<b>Acceptable solutions for self-assessable development* and probable solutions for assessable development</b>	
<b>O3a</b>	The road infrastructure network is able to meet the increased demand resulting from an increase in development density.	<b>S3a.1</b>	Infrastructure contributions are made in accordance with the applicable infrastructure charging instrument.
<b>Cultural Heritage and Character Areas</b>			
<b>O4</b>	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b>	No probable solution prescribed.
<b>Flood Management</b>			
<b>O5</b>	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>2</sup> .	<b>S5.1</b>	No probable solution prescribed.
<b>O6</b>	Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b>	No probable solution prescribed.
<b>O7</b>	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b>	No probable solution prescribed.
<b>O8</b>	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b>	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .
		<b>S8.2</b>	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>			
<b>O9</b>	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>3</sup> .	<b>S9.1</b>	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .
		<b>S9.2</b>	Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .
<b>Rainwater Collection for Residential Development</b>			
<b>O10</b>	Residential development within the Maleny Township Planning Area provides for rainwater collection.	<b>S10.1*</b>	All residential buildings are provided with a rainwater tank connected to intercept and contain roof runoff with a minimum capacity of 10,000 litres per dwelling unit.  (Building Regulation 2006 alternative provision)

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

<sup>3</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<b>Development in the Maleny District Business Centre Precinct</b>	
<p><b>O11</b> Development in the District Business Centre Precinct:</p> <ul style="list-style-type: none"> <li>(a) reinforces the “country town” main street character of Maple Street and Bunya Street; and</li> <li>(b) complements the traditional built form and streetscape of existing development in other streets in the precinct.</li> </ul>	<p><b>S11.1</b> Development in the District Business Centre Precinct:</p> <ul style="list-style-type: none"> <li>(a) respects and integrates with <b>Map MTP4</b>;</li> <li>(b) respects the layout, scale (including height and setback) and character of existing buildings;</li> <li>(c) has vertical proportions on the front facade and well defined shopfront and entry doors;</li> <li>(d) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street;</li> <li>(e) has building openings overlooking the street;</li> <li>(f) uses muted colour schemes with predominantly natural and earthy tones;</li> <li>(g) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</li> <li>(h) provides for vehicle access to be via streets other than Maple or Bunya Streets; and</li> <li>(i) provides for car parking to be located at the rear or one side of the development.</li> </ul> <p><b>S11.2</b> Development in that part of the District Business Centre Precinct fronting Maple Street or Bunya Street:</p> <ul style="list-style-type: none"> <li>(a) respects, is integrated with and includes design elements from the Maleny Main Street Master Plan Planning Scheme Policy;</li> <li>(b) provides active street frontages, built to the boundary or setback a maximum of 3 metres from the street alignment;</li> <li>(c) provides building facades which, on the northern side of the street, occupy a minimum of 60% of the width of the site and on the southern side of the street occupy a minimum of 80% of the width of the site;</li> <li>(d) provides awnings over the street which key into adjoining awnings and reinforce the continuity of the “outdoor room” created by the awnings;</li> <li>(e) incorporates other elements of traditional main street design including verandah posts, cut-out facades, exposed gables, towers, dormer windows and timber joinery;</li> <li>(f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</li> <li>(g) provides for pedestrian linkages between Maple Street and Bicentenary and Willow Lanes; and</li> <li>(h) is a mainly single storey facade.</li> </ul>
<b>Development in the Low Impact Industry Precinct</b>	
<p><b>O12</b> Development in the Low Impact Industry Precinct:</p> <p>provides attractive buildings which complement Maleny’s character and</p>	<p><b>S12.1</b> The layout and design of industrial development on land to the south of Cudgerie Street:</p> <ul style="list-style-type: none"> <li>(a) provides safe and efficient vehicle access from Cudgerie Street;</li> </ul>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> <li>(a) streetscape;</li> <li>(b) provides acoustic attenuation to adjoining future residential areas; and</li> <li>(c) achieves acceptable standards of site layout, car parking and access.</li> </ul>	<ul style="list-style-type: none"> <li>(b) provides a landscaped visual and acoustic attenuation device to residential areas to the south;</li> <li>(c) provides a total site stormwater management solution which protects the water quality of Obi Obi Creek; and</li> <li>(d) provides buildings with muted colour schemes with predominantly natural and earthy tones.</li> </ul>
<b>Reconfiguring a Lot in the Township Residential Precinct (Area A – Maleny West)</b>	
<p><b>O13</b> Reconfiguring a lot within the Maleny West Township Residential Precinct (Area A on <a href="#">Map MTP3</a>):</p> <ul style="list-style-type: none"> <li>(a) is designed in response to site characteristics;</li> <li>(b) provides for an interconnected system of local roads, pedestrian, bicycle and open space links with adjoining land;</li> <li>(c) provides an open feel and transition between the township and adjoining rural areas to the north, west and south;</li> <li>(d) includes provision for open space, future road requirements and effective stormwater drainage; and</li> <li>(e) provides effective buffering to adjoining rural areas and uses.</li> </ul>	<p><b>S13.1</b> Reconfiguring a lot incorporates the structure planning elements shown on <a href="#">Map MTP 4</a>.</p> <p><b>S13.2</b> Reconfiguring a lot provides for an interconnected internal road system, which rationalises the number of access points to Macadamia Drive and provides a system of loop roads, rather than lengthy culs-de-sac.</p> <p><b>S13.3</b> Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Township Residential and Rural Precincts in accordance with <b>"State Planning Guidelines: Separating Agricultural and Residential Land Uses"</b>.</p> <p><b>S13.4</b> Reconfiguring a lot provides for an interconnected park system, which links new residential lots to a centrally located neighbourhood park and to a linear park incorporating Obi Obi Creek and its floodplain.</p> <p><b>S13.5</b> Reconfiguring a lot provides for the following infrastructure works required in Area A:</p> <ul style="list-style-type: none"> <li>(a) the provision of a total site stormwater drainage system, draining towards a treatment area located adjacent to Obi Obi Creek; and</li> <li>(b) intersection upgrading to protect or maintain the safety or efficiency of the transport network (including the Dixon Avenue/Macadamia Drive, Macadamia Drive/Bean Street/Cedar Street and Cedar Street/Bean Street, Hilltop Crescent/Dixon Avenue intersections).</li> </ul>
<b>Reconfiguring a Lot in the Township Residential Precinct (Area B – Maleny North)</b>	
<p>Reconfiguring a lot within the Maleny North Township Residential Precinct (Area B on <a href="#">Map MTP3</a>):</p> <ul style="list-style-type: none"> <li>(a) is designed in response to site characteristics;</li> <li>(b) provides for an interconnected system of local roads, pedestrian, bicycle and open space links with adjoining land;</li> <li>(c) provides an open feel and transition between the township and adjoining rural areas to the east, north and west;</li> </ul> <p>includes provision for open space, future road requirements and effective stormwater drainage; and</p>	<p><b>S14.1</b> Reconfiguring a lot incorporates the structure planning elements shown on <a href="#">Map MTP 4</a>.</p> <p><b>S14.2</b> Reconfiguring a lot provides for an interconnected internal road system which rationalises the number of access points to Palm Street and which limits access to Bean Street, Tamarind Street and Macadamia Drive.</p> <p><b>S14.3</b> Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Township Residential and Rural Precincts in accordance with <b>"State Planning Guidelines: Separating Agricultural and Residential Land Uses"</b>.</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<p><b>O14</b> (d) provides effective buffering to adjoining rural areas and uses.</p>	<p><b>S14.4</b> Reconfiguring a lot provides for the following infrastructure works required in Area B:</p> <ul style="list-style-type: none"> <li>(a) the provision of a total site stormwater drainage system draining towards a treatment area, located adjacent to a tributary of Bridge Creek; and</li> <li>(b) intersection upgrading to protect or maintain the safety or efficiency of the transport network (including the Palm Street/Bridge Creek Road, Bean Street/Palm Street and Tamarind/Teak Street intersections).</li> </ul>
<b>Reconfiguring a Lot in the Township Residential Precinct (Area C – Maleny East)</b>	
<p><b>O15</b> Reconfiguring a lot within the Maleny East Township Residential Precinct (Area C on <a href="#">Map MTP3</a>):</p> <ul style="list-style-type: none"> <li>(a) is designed in response to site characteristics;</li> <li>(b) provides for an interconnected system of local roads, pedestrian, bicycle and open space links with adjoining land;</li> <li>(c) provides an open feel and transition between the township and adjoining rural areas to the east and north;</li> <li>(d) minimises site scarring and visual impacts on views to the area from Landsborough – Maleny Road;</li> <li>(e) includes provision for open space, future road requirements and effective stormwater drainage; and</li> <li>(f) provides effective buffering to adjoining rural areas and uses.</li> </ul>	<p><b>S15.1</b> Reconfiguring a lot incorporates the structure planning elements shown on <a href="#">Map MTP 4</a>.</p> <p><b>S15.2</b> Reconfiguring a lot provides for an interconnected internal road system which rationalises the number of access points to North Maleny Road.</p> <p><b>S15.3</b> Reconfiguring a lot provides for a subdivision layout which minimises the extent of cut and fill required on new lots and the appearance of landscape scarring from Landsborough – Maleny Road.</p> <p><b>S15.4</b> Reconfiguring a lot provides for an interconnected park system, which links new residential lots to a linear park incorporating Obi Obi Creek and its floodplain.</p> <p><b>S15.5</b> Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Township Residential and Rural Precincts in accordance with "<b>State Planning Guidelines: Separating Agricultural and Residential Land Uses</b>".</p> <p><b>S15.6</b> Reconfiguring a lot provides for the following infrastructure works required in Area C:</p> <ul style="list-style-type: none"> <li>(a) provision of a total site stormwater drainage system, draining towards a treatment area located adjacent to Obi Obi Creek; and</li> <li>(b) intersection upgrading of the Tamarind Street/Teak Street and Teak Street/Maple Street intersections to protect or maintain the safety or efficiency of the transport network.</li> </ul>
<b>Reconfiguring a Lot in the Township Residential Precinct (Area D – Maleny South)</b>	
<p><b>O16</b> Reconfiguring a lot within the Maleny South Township Residential Precinct (Area D on <a href="#">Map MTP3</a>):</p> <ul style="list-style-type: none"> <li>(a) is designed in response to site characteristics;</li> <li>(b) provides for an interconnected system of local roads, pedestrian, bicycle and open space links with adjoining land;</li> <li>(c) provides an open feel and transition between the township and adjoining rural areas to the south;</li> </ul>	<p><b>S16.1</b> Reconfiguring a lot incorporates the structure planning elements shown on <a href="#">Map MTP 4</a>.</p> <p><b>S16.2</b> Reconfiguring a lot provides for an interconnected internal road system linking Tallowood Street, Bunya Street and Centenary Drive and avoiding access from Cudgerie Street.</p> <p><b>S16.3</b> Reconfiguring a lot provides for an interconnected park system, which links new residential lots to a linear park incorporating Obi Obi Creek and its floodplain and linking to</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<p>(d) includes provision for open space, future road requirements and effective stormwater drainage; and</p> <p>(e) provides effective buffering to adjoining rural areas and uses.</p>	<p>Maleny Showground and State Schools.</p> <p><b>S16.4</b> Reconfiguring a lot provides for a landscaped and mounded visual and acoustic attenuation device to be provided between residential lots in the northern part of the area and proposed industrial development adjoining Lawyer Street.</p> <p><b>S16.5</b> Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Township Residential and Rural Precincts in accordance with "<b>State Planning Guidelines: Separating Agricultural and Residential Land Uses</b>".</p> <p><b>S16.6</b> Reconfiguring a lot provides for the following infrastructure works required in Area D:</p> <p>(a) provision of a total site stormwater drainage system, draining towards a treatment area located adjacent to Obi Obi Creek; and</p> <p>(b) intersection upgrading to protect or maintain the safety or efficiency of the transport network (including Bunya Street/Landsborough – Maleny Road, Bunya Street/Tallowood Street, Tallowood Street/Centenary Drive and Centenary Drive/Stanley River Road.</p>
<b>Development in the Township Residential Precinct (Area E – Maleny Central)</b>	
<p><b>O17</b> Development in the Maleny Central Township Residential Precinct (Area E on <a href="#">Map MTP3</a>):</p> <p>(a) preserves the prevailing heritage character of the area; and</p> <p>(b) improves the efficiency of the local road network.</p>	<p><b>S17.1</b> Development fronting Beech Street, including the redevelopment, restoration and renovation of existing buildings, reflects the Queensland vernacular designs common in Maleny.</p> <p><b>S17.2</b> Where practicable, development fronting Beech Street gains access from Cedar Street rather than from Beech Street.</p>
<b>Development in the Multi Unit Residential Precinct Generally</b>	
<p><b>O18</b> Development in the Multi Unit Precinct:</p> <p>(a) is sympathetic to the “country town” character of Maleny; and</p> <p>(b) complements the traditional built form and streetscape of Maleny’s older residential areas.</p>	<p><b>S18.1</b> Development within the Multi Unit Residential Precinct:</p> <p>(a) provides accommodation in small separate buildings, rather than large single, bulky buildings;</p> <p>(b) responds to topography and site characteristics (e.g. by use of stepped or pole type construction on sloping sites);</p> <p>(c) reflects the Queensland vernacular designs common in Maleny, by using elements such as pitched roof forms with eaves, verandahs, prominent entry treatments and window hoods; and</p> <p>(d) uses understated colour schemes and non-reflective materials.</p> <p><b>S18.2</b> Development does not exceed a site density of 20 dwelling units/hectare.</p>
<b>Development in the Multi Unit Residential Precinct (Area F – Erowal Retirement Community)</b>	
<p><b>O19</b> Further development of the Erowal retirement community (Area F on <a href="#">Map MTP3</a>):</p> <p>(a) is compatible with the semi-rural character of the area;</p>	<p><b>S19.1</b> The number of vehicle access points from Landsborough – Maleny Road is rationalised.</p> <p><b>S19.2</b> Development is designed and landscaped to minimise the visual impact of development from Landsborough – Maleny Road;</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> <li>(b) maintains the low-rise form of development currently present on the site;</li> <li>(c) maintains or improves existing access arrangements from Landsborough – Maleny Road;</li> <li>(d) responds to site characteristics and incorporate measures to protect the quality of water entering Obi Obi Creek; and</li> <li>(e) includes provision for a range of retirement facilities.</li> </ul>	<p><b>S19.3</b> Significant vegetation adjacent to Obi Obi Creek is retained and supplemented.</p>
<b>Development in the Multi Unit Residential Precinct (Area G – Fig Street)</b>	
<p><b>O20</b> Development within the Fig Street Multi Unit Residential Precinct (Area G on <a href="#">Map MTP3</a>):</p> <ul style="list-style-type: none"> <li>(a) is designed in response to site characteristics;</li> <li>(b) enhances the character and amenity of the area; and</li> <li>(c) includes provision for open space, future road requirements and effective stormwater drainage.</li> </ul>	<p><b>S20.1</b> Development complies with the probable solutions S18.1 and S18.2 (Development in the Multi Unit Residential Precinct Generally) of this Code.</p> <p><b>S20.2</b> Development provides dense landscaping which reduces the visual impact of buildings and site works from other parts of the Planning Area.</p> <p><b>S20.3</b> Reconfiguring a lot in the western part of Area G:</p> <ul style="list-style-type: none"> <li>(a) provides for an interconnected road system linking to Wongabel Street and to Township Residential areas to the West;</li> <li>(b) provides a centrally located neighbourhood park; and</li> <li>(c) provides pedestrian and bicycle paths with access to the Maleny business centre.</li> </ul> <p><b>S20.4</b> Development provides for the following infrastructure works required in Area G:</p> <ul style="list-style-type: none"> <li>(a) provision of a total site stormwater drainage system, draining towards a treatment area located adjacent to the drainage line adjoining Willow Lane; and</li> <li>(b) intersection upgrading to protect or maintain the safety or efficiency of the transport network (including Fig Street/Willow Lane and Fig Street/Maple Street).</li> </ul>
<b>Development in the Multi Unit Residential Precinct (Area H – Teak Street)</b>	
<p><b>O21</b> Development in the Teak Street Multi Unit Residential Precinct (Area H on <a href="#">Map MTP3</a>):</p> <ul style="list-style-type: none"> <li>(a) is designed in response to site characteristics;</li> <li>(b) enhances the character and amenity of the area; and</li> <li>(c) includes provision for open space, future road requirements and effective stormwater drainage.</li> </ul>	<p><b>S21.1</b> Development complies with the probable solutions S18.1 and S18.2 (Development in the Multi Unit Residential Precinct Generally) of this Code.</p> <p><b>S21.2</b> Development provides for the following infrastructure works required in Area H on <a href="#">Map MTP3</a>:</p> <ul style="list-style-type: none"> <li>(a) provision of a total site stormwater drainage system, draining towards a treatment area located adjacent to Obi Obi Creek; and</li> <li>(b) intersection upgrading to protect or maintain the safety or efficiency of the transport network (including Teak Street/Maple Street and Teak Street/Willow Lane).</li> </ul>
<b>Development in the Multi-Unit Precinct (Area I – Myrtle Street)</b>	
<p><b>O22</b> Development in the Myrtle Street Multi Unit Residential Precinct (Area I on <a href="#">Map MTP3</a>):</p>	<p><b>S22.1</b> Development complies with the probable solutions S18.1 and S18.2 (Development in the</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> <li>(a) maintains and enhances the character of the area; and</li> <li>(b) does not adversely affect the amenity of nearby residents or the road system.</li> </ul>	<p>Multi Unit Residential Precinct Generally) of this Code.</p> <p><b>S22.2</b> Development provides for access from Miva or Tulip Streets, rather than from Myrtle Street (Maleny – Stanley River Road).</p>
<b>Development of Land Subject to Structure Planning Code</b>	
<p><b>O23</b> Reconfiguring a lot on land identified on <b>Map MTP4</b> as being subject to the Structure Planning Code:</p> <ul style="list-style-type: none"> <li>a) avoids development of land subject to constraints present on the site;</li> <li>b) provides for appropriate road connections; and</li> <li>c) provides for appropriate open space/pedestrian/bicycle connections.</li> </ul>	<p><b>S23.1</b> Reconfiguring a lot on land identified on <b>Map MTP4</b> as being subject to the Structure Planning Code:</p> <ul style="list-style-type: none"> <li>(a) maintains land identified as “constrained land not intended for development” free of development; and</li> <li>(b) incorporates any access points, road linkages, pedestrian or ecological links in the lot layout.</li> </ul> <p><i>Note:</i></p> <p><i>Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</i></p>

**Map MTP3 Maleny Township Planning Area Code Map**



**Map MTP4 Maleny Township Planning Area Code Map**



## 6.9 Landsborough Township Planning Area Code

### 6.9.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Landsborough Township Planning Area Code.

*The Planning Area includes the rural township of Landsborough which is located in the central part of Caloundra City between Mooloolah and Beerwah.*

*The Planning Area takes in Landsborough's business centre and existing and committed urban areas adjoining the centre. Surrounding rural residential communities and rural lands are addressed in the Mooloolah Valley and Pumicestone Planning Areas.*

*The Planning Area is approximately 293 hectares in area with boundaries generally defined by:*

- properties directly to the north of William Street and the Vidler Court and Forest Edge residential estates in the north;*
- in the east, the Corella Park residential estate and the intersection of Caloundra Street and Glasshouse Mountains Road;*
- Lower Mount Mellum Road, Ngungun Street and Mellum Creek in the south; and*
- in the west, a line running generally north-south from the Landsborough – Maleny Road/Annie Street intersection to the Lower Mount Mellum Road/White Road intersection.*

*Situated at the southern entrance to the Blackall Range, the Planning Area's landform is generally flat to gently undulating reflecting its location within the coastal plain. The northern portion of the Planning Area is located in the catchment of Ewen Maddock Dam whilst the southern portion (generally south of Caloundra and Maleny Streets) is contained in the Pumicestone Passage catchment. Mellum Creek, which forms the southern boundary of the Planning Area, is subject to periodic local flooding.*

*The Planning Area has largely been cleared of native vegetation to accommodate urban development and rural activities. Vegetation which remains is generally in small isolated pockets or adjacent to Mellum Creek and associated drainage lines.*

*Established residential areas are located directly to the north and west of the business centre. The outlying residential estate of Corella Park is situated to the east of Glasshouse Mountains Road. Residential development in this Planning Area is characterised by low-rise detached dwellings on conventional suburban lots, with a portion of Corella Park intended for larger allotments of around 1,000m<sup>2</sup> in area.*

*Landsborough is known as Caloundra City's historic township with many sites of cultural heritage value. There are also two precincts within the township which comprise groups of buildings indicative of early 20<sup>th</sup> century building styles. These are located in Cribb Street and the southern side of Caloundra Street.*

*Landsborough's business centre is situated on the western side of the North Coast Railway, bounded by Cribb, Maleny and Mill Streets. This centre provides local convenience shopping, business and community services for residents of Landsborough township and adjacent rural residential communities.*

*Light and service industry functions in the township are focused to the east of the railway on Dyer Street and Tytherleigh Avenue. A substantial rendering plant (Sunland Meats) is located to the south of Mellum Creek.*

*A community node is located to the south of Maleny Street comprising a community hall, neighbourhood centre and historical museum. Other community facilities located within the Planning Area include Landsborough Primary School, child care centre, kindergarten, emergency services and a small magistrates court. The district's sport and recreation club and Peace Memorial Park are also located here.*

*Caloundra Street, Maleny Street and Landsborough – Maleny Road is the major east-west road link through*

*the Planning Area. This route forms part of the Blackall Range Tourist Drive with many tourists and travellers passing through Landsborough enroute to the Maleny Plateau and the scenic Blackall Range.*

*Glasshouse Mountains Road located in the south-eastern part of the Planning Area is the other major road link providing direct connection to the other railway townships and the Bruce Highway. Gympie Street North/South and Old Landsborough Road are the township's main north-south road links.*

*The North Coast Railway extends through the central part of the Planning Area, generally on a north-south alignment. The railway station and associated park and ride facilities are located off Cribb Street. Landsborough functions as an important public transport node with a bus link to the coastal urban area and to Maleny provided at the railway station.*

*The Planning Area is connected to reticulated water and sewerage. These services are capable of being extended to newly developing areas.*

## **6.9.2 Planning Area Overall Outcomes**

- (1) The Planning Area Overall Outcomes are the purpose of the Landsborough Township Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Landsborough Township Planning Area Code are the following:
  - (a) Landsborough is a small rural township with a visible heritage character.
  - (b) The urban boundaries of the township are maintained to protect and reinforce the township's separate identity and enable the efficient delivery of essential urban infrastructure.
  - (c) Landsborough's town centre functions as a local business centre and provides for a range of goods and services to residents of the township and surrounding rural residential settlement and rural areas. Development within the Local Business Centre Precinct provides for the expansion and improvement of business and commercial functions, however such development does not extend beyond the boundaries of the Precinct.
  - (d) Development in the Local Business Centre Precinct incorporates a built form and character that respects the township's traditional streetscape and heritage character, with Cribb Street enhanced as the traditional "main street" of Landsborough.
  - (e) Industrial development in Landsborough is consolidated and contained to the allocated Core Industry Precinct to the east of the railway line (centred on Dyer and Tytherleigh Streets). This Precinct develops as an integrated industrial estate with high quality buildings and landscaped grounds. The northern interface to land in the Township Residential Precinct is sensitively treated and buffered to mitigate impacts.
  - (f) The rendering plant operation south of Mellum Creek operates in accordance with existing approvals.

**Note:**

*If the rendering plant were to cease operation, the preferred future use of the site included in the "core industry" precinct is for residential use.*

- (g) The growth of Landsborough as a residential community supports local business centre and industry functions. Residential expansion occurs in the Township Residential Precinct as larger land holdings in the northern, south-eastern and south-western parts of the township (Forest Edge Estate, Corella Park and off Lower Mount Mellum Road) are progressively developed for

detached housing. Newly created lots within the Township Residential Precinct vary in size between 650m<sup>2</sup> and 1,200m<sup>2</sup> to respond to localised character.

- (h) Home-based businesses are established in the township to support local employment and take advantage of the relatively large lot size in the Township Residential Precinct. The township's heritage values and proximity to surrounding tourist and recreation attractions (e.g. Ewen Maddock Dam, Blackall Range and the Glass House Mountains) also provide for low impact, small scale visitor accommodation such as bed and breakfasts. Such uses are located and designed to ensure the amenity of surrounding residential areas or the local environment is protected.
- (i) Development in the Multi Unit Residential Precinct, bounded by Gympie Street North, Cribb Street and Maleny Street, provides for multi unit residential accommodation (including duplexes and multiple dwellings) located close to the local business centre. Such accommodation incorporates a high standard of architectural design and landscaping to complement the traditional built form character of the township.
- (j) Development in the Township Residential and Multi Unit Residential Precincts provides and maintains a high level of residential amenity.
- (k) The natural and environmental qualities of the Planning Area are maintained through the protection of significant vegetation, with a particular focus along Mellum Creek, Little Rocky Creek, Addlington Creek and associated drainage lines.
- (l) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Ewen Maddock Dam and Pumicestone Passage catchments.
- (m) Development in the Planning Area:
  - (i) does not adversely affect the continued operation; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan)..

### 6.9.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of buildings and structures: <ul style="list-style-type: none"> <li>(a) contributes to the retention of the inherent character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive;</li> <li>(c) does not adversely impact upon the amenity of adjoining development having regard to:               <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale.</li> </ul> </li> </ul>	<b>S1.1*</b>	In the Rural Precinct, the height of a building or structure does not exceed: <ul style="list-style-type: none"> <li>(a) 11 metres on a lot not exceeding 4 hectares; and</li> <li>(b) 11 metres on a lot exceeding 4 hectares where the building is a Class 1, 2 or 3 building.</li> </ul>
		<b>S1.2*</b>	In the Core Industry Precinct, the height of a building or structure does not exceed 11 metres.
		<b>S1.3*</b>	In all other precincts, the height of a building or structure does not exceed 8.5 metres.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot maintains the small rural township character of the Planning Area.	<b>S2.1</b>	Land in the Township Residential Precinct is retained in lots with a minimum lot size as specified on <b>Map LTP3</b> .
		<b>OR</b>	Where not specified on <b>Map LTP3</b> , land in the Township Residential Precinct is retained in lots

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	with a minimum lot size of 650m <sup>2</sup> . <b>S2.2</b> Land in all other precincts is retained in land parcels with the minimum lot size specified in <b>Table 9.7 (Minimum Lot Size and Dimensions)</b> of the <b>Reconfiguring a Lot Code</b> .
<b>Infrastructure</b>	
<b>O3</b> The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b> Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
<b>Cultural Heritage and Character Areas</b>	
<b>O4</b> Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b> No probable solution prescribed.
<b>Flood Management</b>	
<b>O5</b> Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>2</sup> .	<b>S5.1</b> No probable solution prescribed.
<b>O6</b> Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b> No probable solution prescribed.
<b>O7</b> Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b> No probable solution prescribed.
<b>O8</b> Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b> Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> . <b>S8.2</b> Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>	
<b>O9</b> Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>3</sup> .	<b>S9.1</b> Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> . <b>S9.2</b> Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .
<b>Development in the Landsborough Local Business Centre Precinct</b>	
<b>O10</b> Development in the Local Business Centre Precinct:  (a) is sympathetic to the small rural “heritage	<b>S10.1</b> Development in the Local Business Centre Precinct:  (a) provides active street frontages, built to the

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

<sup>3</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. “Significant vegetation”, “habitat” and “biodiversity” are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> <li>(a) township” character of Landsborough; and</li> <li>(b) complements the traditional built form and streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>front boundary in accordance with <b>Map LTP3</b>;</li> <li>(b) respects the layout, scale (including height and setback) and character of existing buildings;</li> <li>(c) incorporates “light” verandah structures over footpath areas that are not cantilevered;</li> <li>(d) has vertical proportions on the front facade and well-defined shopfront and entry doors;</li> <li>(e) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street that define the shopfront;</li> <li>(f) has building openings overlooking the street;</li> <li>(g) incorporates traditional building materials (timber cladding and corrugated iron roofing);</li> <li>(h) has understated colour schemes and non-reflective roofing and cladding materials;</li> <li>(i) ensures that signage is integrated with the building;</li> <li>(j) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</li> <li>(k) provides for on-site car parking at the rear or one side of the development; and</li> <li>(l) provides pedestrian routes from rear car parking areas to the street.</li> </ul> <p><b>Note:</b></p> <p><i>Figure 6.5 shows application of design principles for development in the Local Business Centre Precinct.</i></p>
<p><b>O11</b> Development in the Local Business Centre Precinct provides integrated car parking to provide efficient movement and coordination.</p>	<p><b>S11.1</b> Links to on-site car parking areas on adjoining sites are provided.</p>
<p><b>O12</b> Development in the Local Business Centre Precinct facilitates pedestrian access and circulation.</p>	<p><b>S12.1</b> Where shown on <b>Map LTP3</b>, pedestrian links are provided between:</p> <ul style="list-style-type: none"> <li>(a) Cribb Street and the railway station; and</li> <li>(b) Maleny Street and Mill Street.</li> </ul>
<b>Development in the Core Industry Precinct</b>	
<p><b>O13</b> Development in the Core Industry Precinct:</p> <ul style="list-style-type: none"> <li>(a) ensures that the design, colours and finishes of buildings and structures do not adversely impact on amenity;</li> <li>(b) protects the amenity of adjoining residential areas;</li> <li>(c) protects water quality and other local environmental values; and</li> <li>(d) provides efficient and safe access.</li> </ul>	<p><b>S13.1</b> In the Core Industry Precinct, the layout and design of development:</p> <ul style="list-style-type: none"> <li>(a) provides acoustic and visual buffering to the adjoining Township Residential Precinct; and</li> <li>(b) provides a total site stormwater management solution which protects the water quality of Ewen Maddock Dam and Pumicestone Passage catchments.</li> </ul> <p><b>S13.2</b> Development incorporates a high standard of design with:</p> <ul style="list-style-type: none"> <li>(a) office and showroom components of development located towards the front of sites;</li> <li>(b) car parking areas located between or behind buildings with linkages to adjacent sites;</li> <li>(c) the front facade of buildings exhibiting</li> </ul>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>(d) greater design consideration, including wall articulation, pitched roof form, roof overhangs, verandahs, prominent entrance treatments and integrated signage; and</p> <p>(e) landscaping including shade trees provided to enhance the appearance and comfort of development and contribute to the buffering of the adjoining Township Residential Precinct.</p> <p><i>Note:</i></p> <p><i>Figure 6.6 shows application of design principles for development in the Core Industry Precinct.</i></p> <p><b>S13.3</b> Industrial development in the Core Industry Precinct to the south of Mellum Creek incorporates a buffer to protect the environmental values of Little Rocky and Mellum Creeks.</p> <p><b>S13.4</b> In the Core Industry Precinct to the east of the railway, industrial development:</p> <p>(a) provides safe and efficient access (including access to Tytherleigh Avenue and east/west connections); and</p> <p>(b) rationalises access to Caloundra Street utilising joint access arrangements.</p> <p><b>S13.5</b> Industrial development does not worsen existing traffic conditions.</p>
<p><b>O14</b> Industrial development in the Core Industry Precinct to the south of Mellum Creek occurs in a manner that deals appropriately with:</p> <p>(a) stormwater quality;</p> <p>(b) environmental management;</p> <p>(c) building and landscaping design;</p> <p>(d) site access and traffic management; and</p> <p>(e) buffering to Little Rocky and Mellum Creeks.</p>	<p><b>S14.1</b> No probable solution prescribed.</p>
<b>Development in the Specialist Retail Area Precinct</b>	
<p><b>O15</b> Development within the Specialist Retail Area Precinct adjoining Caloundra Street contributes to the development of an appropriate township entry experience and attractive streetscape character.</p>	<p><b>S15.1</b> Development provides a landscaped buffer strip at least 3 metres wide to the Caloundra Street frontage to complement existing street tree plantings.</p> <p><b>S15.2</b> Vehicular access to Caloundra Street and Dyer Street is rationalised through shared access arrangements.</p> <p><b>S15.3</b> Development incorporates innovative architectural elements, building forms and landscaping with:</p> <p><b>Building Design</b></p> <p>(a) building facades contributing to established proportion, scale and rhythm (including sky-lining and silhouette) along Caloundra</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>Street;</p> <ul style="list-style-type: none"> <li>(b) front facades exhibiting additional modelling and detailing, with major windows and building openings addressing the street frontage;</li> <li>(c) individual built structures close to the street having a maximum frontage length of no more than 50% of the length of the front boundary;</li> <li>(d) buildings setback 3 metres from the front boundary to allow for incorporation of awnings and verandahs;</li> <li>(e) roof overhangs, pedestrian shelters, awnings and verandahs incorporated to provide visual interest, shade and to create facade shadow;</li> <li>(f) industrial entrances (roller doors etc.) orientated "side-on" away from the street;</li> <li>(g) building structures well articulated on the site;</li> <li>(h) colour schemes which are subdued and appropriate to location in an interface area between natural and built environment (predominantly natural "forest" and "bushland" colours);</li> </ul> <p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>(i) dense landscaping which highlights entries, frames building facades and signage, and screens service and car parking areas;</li> <li>(j) established trees retained and incorporated into new development;</li> </ul> <p><b>Car Parking</b></p> <ul style="list-style-type: none"> <li>(k) car parking in courts provided between buildings, depending upon individual site dimensions and constraints; and</li> <li>(l) car parking provided in discrete, well-screened and shaded areas.</li> </ul> <p><i>Note:</i></p> <p><i>Figure 6.7 shows application of design principles for development in the Caloundra Street Specialist Retail Area Precinct.</i></p>
<b>Development in the Multi Unit Residential Precinct</b>	
<p><b>O16</b> Development in the Multi Unit Residential Precinct:</p> <ul style="list-style-type: none"> <li>(a) is sympathetic to the rural township character of Landsborough;</li> <li>(b) is of a human scale, compatible with surrounding development; and</li> <li>(c) maintains and protects the amenity of residents on adjoining sites.</li> </ul>	<p><b>S16.1</b> For multiple dwellings, the site has an area of at least 1,000m<sup>2</sup>.</p> <p><b>S16.2</b> Development within the Multi Unit Residential Precinct:</p> <ul style="list-style-type: none"> <li>(a) is in the form of multiple separated buildings or provides for larger buildings to be expressed as a series of linked smaller buildings that are similar in scale to a detached house;</li> <li>(b) incorporates front facades and building elements including wall articulation, pitched</li> </ul>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>(c) roof forms, roof overhangs, verandahs and prominent entry treatments; and</p> <p>(d) provides car parking areas at the rear of and/or between buildings. Car parking areas are broken-up and do not dominate.</p> <p><b>S16.3</b> Development does not exceed a site density of 40 dwelling units/hectare.</p> <p><i>Note:</i></p> <p><i>Figure 6.8 shows application of design principles for development in the Multi Unit Residential Precinct.</i></p>
<b>Reconfiguring a Lot in the Township Residential Precinct (Area A – Town North)</b>	
<p><b>O17</b> Reconfiguring a lot within the Town North Township Residential Precinct (Area A on <a href="#">Map LTP3</a>):</p> <p>(a) is suitably buffered from the North Coast Railway;</p> <p>(b) maintains the low density residential character of the area;</p> <p>(c) responds to and retains environmental features, including significant vegetation and adjoining conservation reserves; and</p> <p>(d) provides for appropriate road connections, pedestrian and bicycle links and open space; and</p> <p>(e) provides effective buffering to adjoining rural areas and uses.</p>	<p><b>S17.1</b> Reconfiguring a lot provides a noise attenuation and visual amenity buffer to the North Coast Railway.</p> <p><b>S17.2</b> Reconfiguring a lot provides an easement for drainage purposes over Addlington Creek.</p> <p><b>S17.3</b> Reconfiguring a lot provides for the protection of significant vegetation adjacent to Addlington Creek.</p> <p><b>S17.4</b> Reconfiguring a lot on land adjacent to the Dularcha National Park provides for a vegetated buffer and appropriate fencing to:</p> <p>(a) restrict the movement of domestic pets; and</p> <p>(b) protect the natural values of the National Park.</p> <p><b>S17.5</b> Reconfiguring a lot provides for a network of bikeways and pedestrian paths, in particular between:</p> <p>(a) Forest Edge Estate (at the railway end of Addlington Creek reserve at the rear of Vidler Court); and</p> <p>(b) the Vidler Court parkland.</p> <p><b>S17.6</b> Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Township Residential and Rural Precincts in accordance with "<b>State Planning Guidelines: Separating Agricultural and Residential Land Uses</b>".</p>
<b>Development in the Township Residential Precinct (Area B – Corella Park)</b>	
<p><b>O18</b> Reconfiguring a lot within the Corella Park Township Residential Precinct (Area B on <a href="#">Map LTP3</a>):</p> <p>(a) maintains the low density residential character of the area;</p> <p>(b) responds to and retains environmental features, including significant vegetation;</p> <p>(c) protects the amenity of future residents from road noise and odours;</p> <p>(d) provides for appropriate road connections,</p>	<p><b>S18.1</b> Reconfiguring a lot provides a noise attenuation and visual amenity buffer along Glasshouse Mountains Road.</p> <p><b>S18.2</b> Reconfiguring a lot does not encroach on the odour buffer to the Landsborough Water Pollution Control Works.</p> <p><b>S18.3</b> Reconfiguring a lot provides for the protection of significant vegetation adjacent to Mellum Creek.</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> <li>(e) pedestrian and bicycle links and open space; and</li> <li>(f) creates a distinct residential neighbourhood with high levels of amenity and accessibility to Landsborough's local business centre.</li> </ul>	<p><b>S18.4</b> Reconfiguring a lot provides for a network of bikeways and pedestrian paths linking to Landsborough's local business centre.</p>
<p><b>O19</b> Any expansion of the Landsborough Pines Caravan Park:</p> <ul style="list-style-type: none"> <li>(a) does not adversely impact on the amenity of residential areas;</li> <li>(b) provides adequate buffers to protect the function and ecological values of Mellum Creek; and</li> <li>(c) is compatible with the predominant residential character of the Corella Park area.</li> </ul>	<p><b>S19.1</b> No probable solution prescribed.</p>
<b>Reconfiguring a Lot in the Township Residential Precinct (Area C – Town South West)</b>	
<p><b>O20</b> Reconfiguring a lot in the Town South West Township Residential Precinct (Area C on <a href="#">Map LTP3</a>):</p> <ul style="list-style-type: none"> <li>(a) maintains the low density residential character of the area;</li> <li>(b) provides a transition to adjoining rural residential settlement areas;</li> <li>(c) responds to and retains environmental features, including significant vegetation; and</li> <li>(d) provides for pedestrian and bicycle links and open space.</li> </ul>	<p><b>S20.1</b> Reconfiguring a lot on land west of Gympie Street South incorporates larger lots adjacent to Lower Mount Mellum Road and along the western boundary of the Township Residential Precinct in Area C.</p> <p><b>S20.2</b> Reconfiguring a lot provides for the protection of significant vegetation adjacent to Mellum Creek.</p> <p><b>S20.3</b> Reconfiguring a lot provides an ecological and recreational corridor along the southern bank of Mellum Creek in addition to any parkland that is provided.</p> <p><b>S20.4</b> Reconfiguring a lot provides for a network of bikeways and pedestrian paths linking to Landsborough's business centre.</p> <p><b>S20.5</b> Reconfiguring a lot contributes to the upgrading of the Gympie Street South – Lower Mount Mellum Road intersection in accordance with the applicable infrastructure charging instrument.</p>
<b>Reconfiguring a Lot in the Township Residential Precinct (subject to Structure Planning Code)</b>	
<p><b>O21</b> Reconfiguring a lot on land subject to the <b>Structure Planning Code</b>:</p> <ul style="list-style-type: none"> <li>(a) is sympathetic to the rural township character of Landsborough;</li> <li>(b) avoids development of land subject to constraints; and</li> <li>(c) provides for appropriate road connections, pedestrian and bicycle links and open space.</li> </ul>	<p><b>S21.1</b> Reconfiguring a lot on land identified on <a href="#">Map LTP3</a> as being subject to the Structure Planning Code:</p> <ul style="list-style-type: none"> <li>(a) maintains land identified as “constrained land not intended for development” free of urban development; and</li> <li>(b) incorporates any access points, road linkages or open space links into the lot layout.</li> </ul> <p><i>Note:</i></p> <p>Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</p>

Figure 6.5 Design Principles for Development in the Landsborough Local Business Centre Precinct

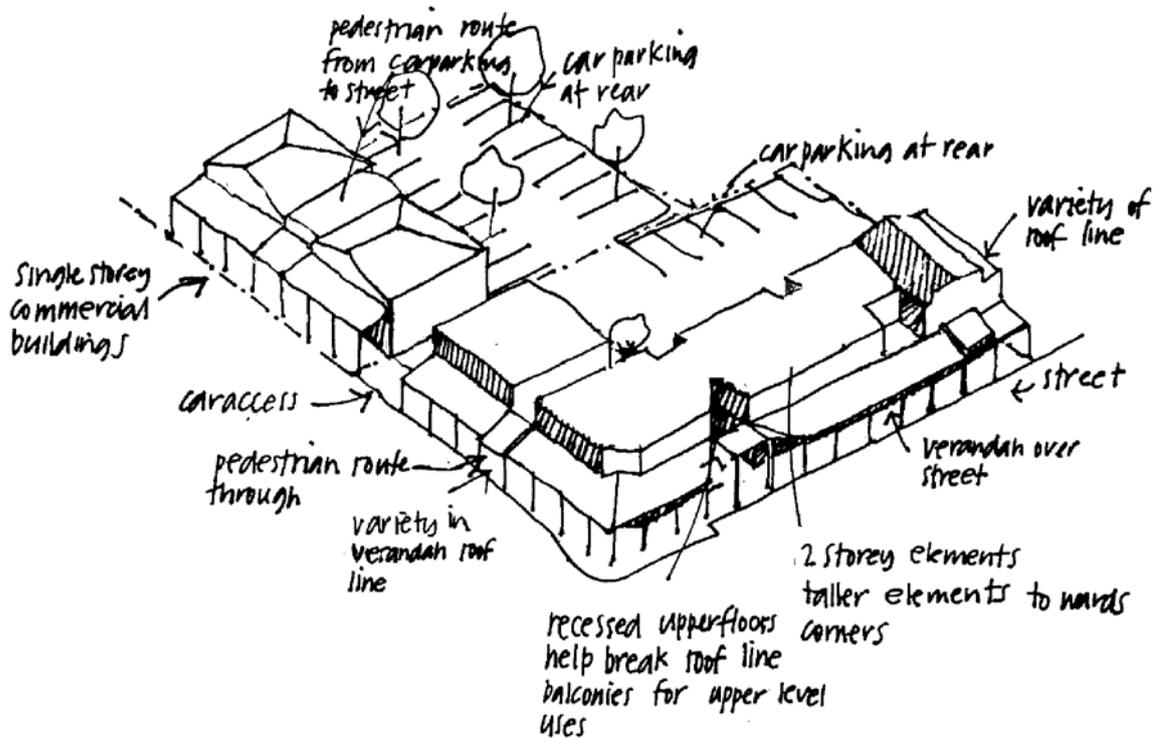
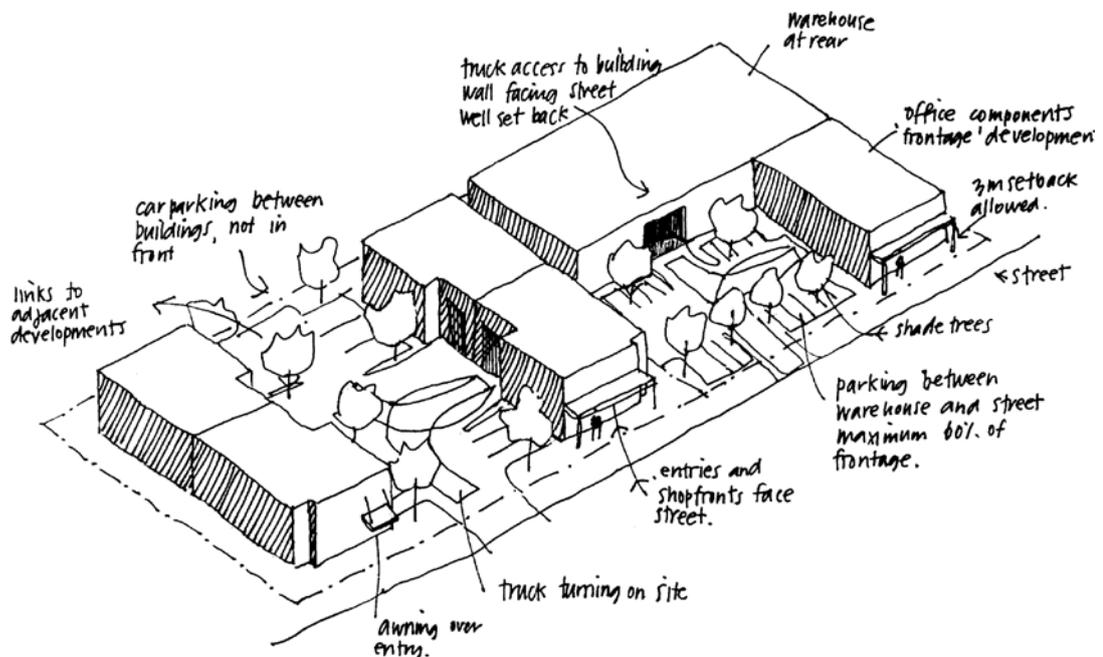
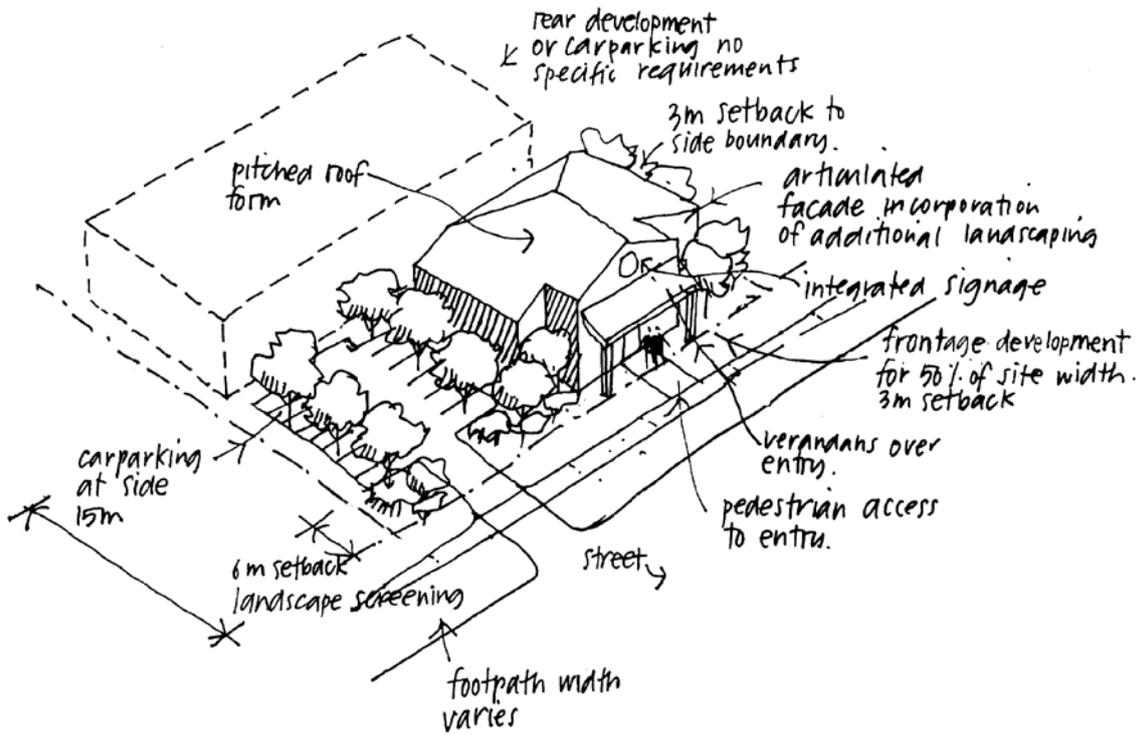


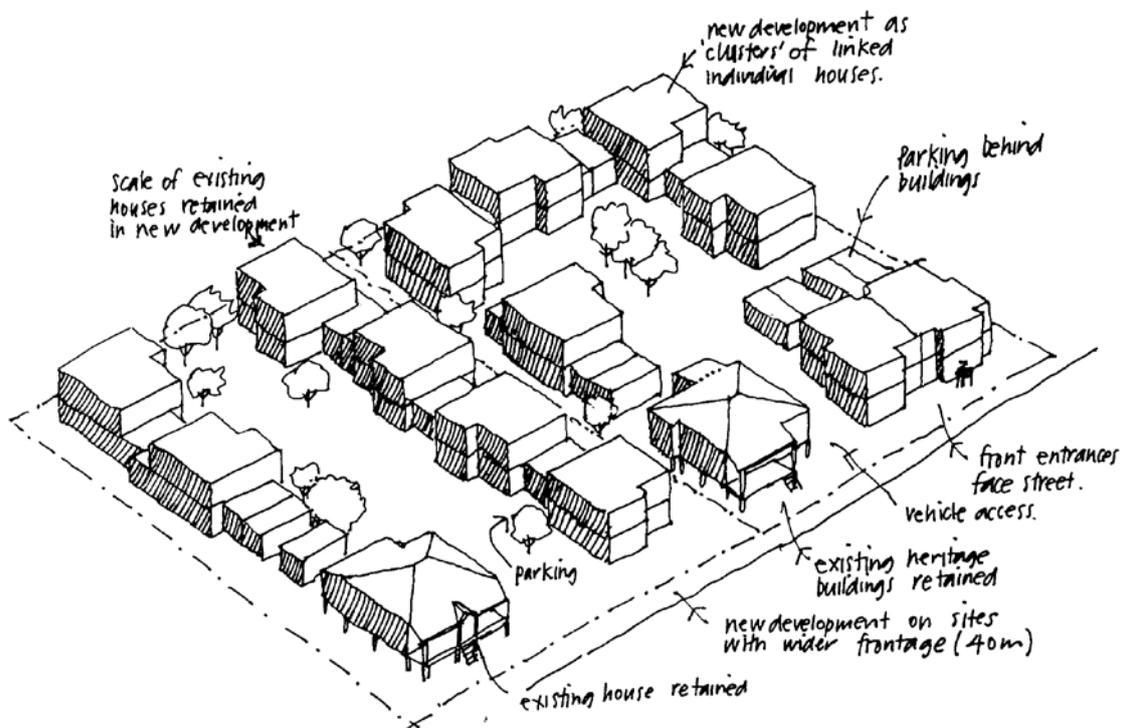
Figure 6.6 Design Principles for Development in the Core Industry Precinct



**Figure 6.7 Design Principles for Development in the Caloundra Street Specialist Retail Area Precinct**



**Figure 6.8 Design Principles for Development in the Multi Unit Residential Precinct**









## 6.10 Mooloolah Township Planning Area Code

### 6.10.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Mooloolah Township Planning Area Code.

*The Planning Area includes the small rural township of Mooloolah which is the most northern of Caloundra City's railway townships.*

*The Planning Area takes in the township's business centre and adjoining residential and rural residential areas. Rural residential areas located to the north, east and south-west of the township are addressed in the Mooloolah Valley Planning Area.*

*The Planning Area is approximately 230 hectares in area with boundaries generally defined by:*

- Mooloolah River in the north;*
- in the east, a line running in a north-south direction from Mooloolah River, encompassing residential subdivision along Jelen Drive, and extending south from Mooloolah Road to the railway line;*
- Dularcha National Park and the rural residential subdivision serviced by Brechin Court in the south; and*
- in the west, a line running from the intersection of Diamond Valley Road and Andersen Road south to Brandenburg Road and then further south to include properties directly to the south and west of the Primary School.*

*The Planning Area is situated within the Mooloolah River catchment. Landform is generally flat to gently undulating reflecting its location adjacent to the Mooloolah River floodplain. However, some steeper land is found in the north-eastern (east of Suzen Court) and western (adjacent to Brandenburg Road) margins of the Planning Area. A number of drainage lines traverse this Planning Area. As a result, flooding is a significant constraint to further development.*

*The Planning Area has largely been cleared of native vegetation for urban development and rural activities. However, significant vegetation is found adjacent to Mooloolah River and associated drainage lines, adjacent to Brandenburg Road and in the eastern fringes of the Planning Area.*

*Low density housing is the predominant land use in the Planning Area. The established residential area focused along Paget and Jones Street is characterised by low-rise detached dwellings on relatively small suburban lots. Residential development in the balance of the Planning Area is characterised by detached dwellings on larger lots (generally in excess of 1,000m<sup>2</sup>).*

*The township's business centre, bisected by the North Coast railway line, is centrally located within the Planning Area. This small centre provides a limited range of goods and services to the residents of the township and surrounding rural residential communities.*

*Community and educational facilities located in the Planning Area include Mooloolah Primary School, kindergarten and community hall. The open space reserves of Village Green and Martin Rungert Park complement the township's centre.*

*Mooloolah Road is the Planning Area's principal road link. Other major roads in the Planning Area include Bray Road, Neill Road, Diamond Valley Road, King Road and Brandenburg Road. The North Coast Railway bisects the Planning Area, generally in a south-east to north-west direction. Mooloolah Station and associated park and ride facilities are located off Way Street on the eastern side of the railway.*

*The Planning Area is connected to reticulated water and sewerage.*

## 6.10.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Mooloolah Township Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Mooloolah Township Planning Area Code are the following:
  - (a) Mooloolah is a small township with an intimate rural character and identity.
  - (b) The urban boundaries of the township are maintained to protect and reinforce the township's discrete identity and enable the efficient delivery of essential urban infrastructure.
  - (c) Mooloolah's town centre functions as a local business centre and provides for a basic range of lower order goods and services to the residents of the township and surrounding rural residential settlement areas. Development in the Local Business Centre Precinct provides for the expansion and improvement of commercial, business and community. However, such development does not extend beyond the boundaries of the Precinct. Residents of Mooloolah travel outside of the Planning Area for most of their higher order business, industry and community needs.
  - (d) The traditional built form character of Mooloolah's Local Business Centre Precinct is retained and enhanced with new development displaying a built form and character consistent with the established streetscape on the western side of the railway line. Confirmed sites of cultural heritage value in the township are protected, including Mooloolah Railway Station.
  - (e) Residential expansion occurs in the western and south-western parts of the township (off King Road, Brandenburg Road and Diamond Valley Road) as remaining large lots are developed.
  - (f) Newly created residential lots exceed 1,000m<sup>2</sup>. Newly created lots in the Rural Residential Settlement Precinct exceed 3,000m<sup>2</sup> with an average minimum lot size of 1 hectare.
  - (g) In those parts of the township allocated for residential development but with significant geographical constraints (generally a combination of steep slopes and significant vegetation), development solutions which retain the intrinsic values of the land are provided.
  - (h) Home based business, bed and breakfast accommodation and other complementary uses support local employment and take advantage of the relatively large lot size in the Township Residential Precinct and the township's picturesque setting. These complementary uses are located and designed to ensure the amenity of surrounding residential areas or the local environment is protected.
  - (i) Development in the Multi Unit Residential Precinct along Paget Street, opposite the business centre and village green, provides for multi unit residential accommodation (including duplexes and multiple dwellings). Development in this Precinct incorporates a high standard of architectural design, indicative of the traditional built form character of Mooloolah.
  - (j) Development in the Multi Unit Residential, Township Residential and Rural Residential Settlement Precincts provides and maintains a high level of residential amenity.
  - (k) The existing road network is maintained and improved as required, with a focus on identifying and preserving a suitable railway overpass alignment between Paget Street and Mooloolah Road.
  - (l) Significant vegetation, particularly adjacent to Mooloolah River and in the north-western part of the Planning Area is protected as an important part of the character and environment of Mooloolah township.

- (m) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering the Mooloolah River catchment.
- (n) Development in the Planning Area:
- (i) does not adversely affect the continued operation; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

### 6.10.3 Planning Area Specific Outcomes

<b>Specific Outcomes</b>		<b>Acceptable solutions for self-assessable development* and probable solutions for assessable development</b>	
<b>Height of Buildings</b>			
<b>O1</b>	The height of buildings or structures: <ul style="list-style-type: none"> <li>(a) contributes to retention of the inherent character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive; and</li> <li>(c) does not adversely impact upon the amenity of adjoining development, having regard to: <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale as seen from neighbouring premises.</li> </ul> </li> </ul>	<b>S1.1*</b>	In the Rural Precinct, the height of a building or structure does not exceed: <ul style="list-style-type: none"> <li>(a) 11 metres on a lot not exceeding 4 hectares; and</li> <li>(b) 11 metres on a lot exceeding 4 hectares where the building is a Class 1, 2 or 3 building.</li> </ul>
		<b>S1.2*</b>	In all other precincts, the height of a building or structure does not exceed 8.5 metres.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot maintains the rural township character of the Planning Area.	<b>S2.1</b>	Unless otherwise specified on <b>Map MLT3</b> , land in the Township Residential Precinct is retained in lots with a minimum lot size of 1,000m <sup>2</sup> .
		<b>S2.2</b>	Land in the Rural Residential Settlement Precinct is retained in lots with a minimum lot size of 3,000m <sup>2</sup> and a minimum average lot size of 1 hectare.
		<b>S2.3</b>	Land in all other precincts is retained in lots with the minimum lot size specified in <b>Table 9.7 (Minimum Lot Size and Dimensions)</b> of the <b>Reconfiguring a Lot Code</b> .
<b>Infrastructure</b>			
<b>O3</b>	The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b>	Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
<b>Cultural Heritage and Character Areas</b>			
<b>O4</b>	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b>	No probable solution prescribed.
<b>Flood Management</b>			
<b>O5</b>	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>2</sup> .	<b>S5.1</b>	No probable solution prescribed.

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>O6</b>	Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b>	No probable solution prescribed.
<b>O7</b>	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b>	No probable solution prescribed.
<b>O8</b>	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b>	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .
		<b>S8.2</b>	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>			
<b>O9</b>	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>1</sup> .	<b>S9.1</b>	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .
		<b>S9.2</b>	Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .
<b>Development in the Open Space – Sport and Recreation Precinct</b>			
<b>O10</b>	Development in the Mooloolah Recreation Precinct:  (a) maintains and protects the amenity of adjoining residential properties; and (b) protects natural waterways and significant vegetation.	<b>S10.1</b>	No probable solution prescribed.
<b>Development in the Mooloolah Local Business Centre Precinct</b>			
<b>O11</b>	Development in Mooloolah's Local Business Centre Precinct:  (a) is sympathetic to the rural township character; and (b) complements the traditional built form and streetscape.	<b>S11.1</b>	Development in the Local Business Centre Precinct:  (a) reflects the layout, scale (including height and setback) and character of existing buildings located on the western side of the railway; (b) has vertical proportions on the front facade and well-defined shopfront and entry doors; (c) has verandah style awnings with structural posts; (d) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street; (e) has building openings overlooking the street; (f) adopts colour schemes and external finishes consistent with the theme established on the western side of the railway; (g) ensures that signage is integrated with the building; and (h) provides for on-site car parking at the rear of development.

<sup>1</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Development in the Multi Unit Residential Precinct</b>			
<b>O12</b>	Development within the Multi Unit Residential Precinct: (a) is sympathetic to the rural township character of Mooloolah; (b) is of a human scale, compatible with surrounding development; and (c) maintains and protects the amenity of the residential area and adjoining development.	<b>S12.1</b>	Development within the Multi Unit Residential Precinct: (a) provides an attractive street address to Paget Street and the Village Green; (b) provides for larger buildings to be expressed as a series of smaller buildings that are similar in scale to a detached house; (c) incorporates front facades and building elements including wall articulation, pitched roof forms, roof overhangs and prominent entry treatments; (d) incorporates verandah to at least 40% of the front facade length; (e) uses understated colour schemes and non-reflective materials; and (f) provides for on-site car parking to be located at the rear of buildings and separated into discrete areas.
		<b>S12.2</b>	Development does not exceed a site density of 40 dwelling units/hectare.
<b>Reconfiguring a Lot in the Township Residential Precinct (Subject to Structure Planning Code)</b>			
<b>O13</b>	Reconfiguring a lot in the Township Residential Precinct: (a) is sympathetic to the rural township character of Mooloolah; (b) avoids development of land subject to constraints; (c) provides for appropriate road connections, pedestrian and bicycle links and open space; and (d) provides effective buffering to adjoining rural areas and uses.	<b>S13.1</b>	Reconfiguring a lot on land identified on <b>Map MLT3</b> as being subject to the Structure Planning Code: (a) maintains land identified as “constrained land not intended for development” free of development; and (b) incorporates any access points, road linkages, pedestrian or ecological links in the lot layout.  <b>Note:</b>  <i>Section 9.11 Structure Planning Code sets out requirements for development on land that is subject to the Structure Planning Code.</i>
		<b>S13.2</b>	Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Township Residential and Rural Precincts in accordance with " <b>State Planning Guidelines: Separating Agricultural and Residential Land Uses</b> ".
<b>Reconfiguring a Lot in the Rural Residential Settlement Precinct (North of Jelen Drive)</b>			
<b>O14</b>	Reconfiguring a lot in the Rural Residential Settlement Precinct: (a) is sympathetic to the rural township character of Mooloolah; (b) avoids development of land subject to constraints; (c) provides for a road connection to the adjoining rural residential estate to the east; and (d) provides for pedestrian and bicycle links to the local business centre.	<b>S14.1</b>	Reconfiguring a lot in the Rural Residential Settlement Precinct to the north of Jelen Drive: (a) provides for a road connection with South River Drive only; (b) provides for a pedestrian/bicycle link to the Local Business Centre Precinct via Suzen Court; and (c) retains significant vegetation and provides an ecological corridor adjacent to Mooloolah River.



**Map MLT3 Mooloolah Township Planning Area Code Map**



## 6.11 Glass House Mountains Township Planning Area Code

### 6.11.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Glass House Mountains Township Planning Area Code.

*The Planning Area includes the railway township of Glass House Mountains which is located between Beerburum and Beerwah.*

*The Planning Area is approximately 155 hectares in area. It includes the township's local business centre and residential areas immediately surrounding the centre.*

*The Planning Area is bisected by the North Coast Railway. On the eastern side of the railway, the boundaries of the Planning Area are generally defined by:*

- a tributary of Coonowrin Creek in the north;*
- Glasshouse Mountains Road in the east; and*
- Coonowrin Creek in the south.*

*On the western side of the railway, the boundaries of the Planning Area are generally defined by:*

- an existing residential estate serviced by Alpha Court in the north;*
- Coonowrin Creek and the railway in the east;*
- the eastern side of Poole Road in the south; and*
- Keith Street, Buzaki Road, Coonowrin Road, and Fullertons Road in the west.*

*The landform of the Planning Area is gently undulating. It is contained within the catchment of Coonowrin Creek, which traverses the Planning Area in a south-west, north-east direction. Coonowrin Creek flows to Pumicestone Passage and is subject to periodic local flooding within the Planning Area.*

*The distinctive Glass House Mountains, agricultural activities (hobby farms, tree crops, small crops) and rural residential development surround the Planning Area.*

*The township is characterised by low density residential development supported by a small town centre. Detached dwellings on lots exceeding 1,500m<sup>2</sup> are the predominant housing form. The town centre, focused on Bruce Parade, Reed Street and the railway station, provides a convenient range of goods and services to meet the daily needs of the local community and visitors.*

*A number of community facilities are located within this Planning Area including a primary school, neighbourhood centre, community hall and bowls club.*

*Glasshouse Mountains Road is the principal road link providing access to Glass House Mountains township. Other major road links in the Planning Area include Railway Parade, Coonowrin Road and Sahara Road. Coonowrin and Glasshouse Mountains Roads are identified haul routes with heavy vehicles carrying extractive material frequently travelling these routes.*

*Glass House Railway Station, located at the end of Reed Street, functions as a commuter transfer centre, providing park and ride facilities. Rail services (including a rail/bus link) provide access north to Nambour and Gympie and south to Brisbane.*

*Reticulated water is available to the Planning Area. Reticulated sewerage is not currently available; however it is planned to become available in the life of the Planning Scheme.*

### 6.11.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Glass House Mountains Township Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Glass House Mountains Township Planning Area Code are the following:
  - (a) Glass House Mountains is a small township with a discrete rural character and identity.
  - (b) The urban boundaries of the township are maintained to protect and reinforce the township's separate identity and enable the efficient delivery of essential urban infrastructure.
  - (c) Glass House Mountain's town centre functions as a local business centre and provides for a convenient range of goods and services to the residents of the township and surrounding rural and rural residential settlement areas. Development in the Local Business Centre Precinct provides for the expansion and improvement of commercial, business and community functions, however such development does not extend beyond the boundaries of the Precinct. Residents of Glass House Mountains travel to Beerwah, Caloundra or Caboolture (in Caboolture Shire) for their higher order business, industry and community needs.
  - (d) The traditional built form and streetscape character of the town centre is retained and reinforced. Cultural heritage sites, including the Glass House Railway Station, are protected.
  - (e) The eastern part of the Local Business Centre Precinct (east of the railway) is the core business area, with the western part of the Precinct (west of the railway) functioning as a mixed use area, accommodating a range of business and multi unit residential accommodation. Both parts of the business centre are supported by complementary community uses and local service industries (focused around the railway station).
  - (f) Residential expansion occurs in the western and southern parts of the township (off Sahara Road and Coonowrin Road) as remaining large lots are progressively developed.
  - (g) Newly created residential lots maintain the rural township character, and provide for a range of residential types.
  - (h) Home based business, bed and breakfast accommodation and other complementary uses support local employment and take advantage of the relatively large lot size in the Township Residential Precinct and the township's proximity to the Glass House Mountains and other local attractions. These uses are located and designed to ensure the amenity of surrounding residential areas or the local environment is protected.
  - (i) Development in the Multi Unit Residential Precinct, immediately to the north of the business centre, provides for the expansion of special needs housing in the township, including a retirement community.
  - (j) Development in the Township Residential and Multi Unit Residential Precincts provides and maintains a high level of residential amenity.
  - (k) The local road network is maintained and improved as required, with a focus on identifying an alternate haul route for heavy vehicles to by-pass the town centre.
  - (l) Significant vegetation is protected to maintain the natural and environmental qualities of the Planning Area, with particular focus along Coonowrin Creek.
  - (m) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Coonowrin Creek and Pumicestone Passage.

- (n) Development in the Planning Area:
- (i) does not adversely affect the continued operation; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

### 6.1.1.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of buildings or structures: <ul style="list-style-type: none"> <li>(a) contributes to retention of the inherent character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive; and</li> <li>(c) does not adversely impact upon the amenity of adjoining development, having regard to: <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale as seen from neighbouring premises.</li> </ul> </li> </ul>	<b>S1.1*</b>	The height of a building or structure does not exceed 8.5 metres.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot: <ul style="list-style-type: none"> <li>(a) maintains the rural township character of the Planning Area; and</li> <li>(b) provides for the safe and effective disposal of effluent on-site, until such time as reticulated sewerage is provided.</li> </ul>	<b>S2.1</b>	Land in the Township Residential Precinct is retained in lots with a minimum lot size of 650m <sup>2</sup> .
		<b>S2.2</b>	Land in all other precincts is retained in lots with the minimum lot size specified in <b>Table 9.7 (Minimum Lot Size and Dimensions)</b> of the <b>Reconfiguring a Lot Code</b> .
<b>Infrastructure</b>			
<b>O3</b>	The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b>	Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
<b>Cultural Heritage and Character Areas</b>			
<b>O4</b>	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b>	No probable solution prescribed.
<b>Flood Management</b>			
<b>O5</b>	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>2</sup> .	<b>S5.1</b>	No probable solution prescribed.
<b>O6</b>	Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b>	No probable solution prescribed.
<b>O7</b>	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b>	No probable solution prescribed.
<b>O8</b>	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b>	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .
		<b>S8.2</b>	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

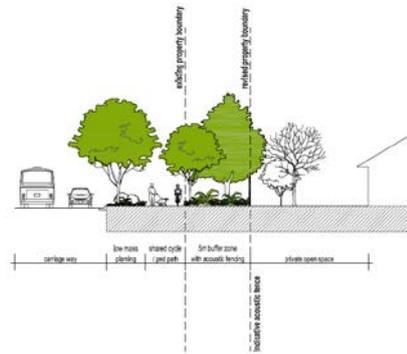
<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>	
<p><b>O9</b> Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked<sup>1</sup>.</p>	<p><b>S9.1</b> Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b>.</p> <p><b>S9.2</b> Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b>.</p>
<b>Development in the Glass House Mountains Local Business Centre Precinct</b>	
<p><b>O10</b> Development in the Local Business Centre Precinct is:</p> <ul style="list-style-type: none"> <li>(a) sympathetic to the rural township character of Glass House Mountains; and</li> <li>(b) complements the traditional built form and streetscape.</li> </ul>	<p><b>S10.1</b> Development within the Local Business Centre Precinct:</p> <ul style="list-style-type: none"> <li>(a) provides active street frontages, built to the front boundary, where shown on <b>Map GHM3</b>;</li> <li>(b) respects the layout, scale (including height and setback) and character of adjoining buildings;</li> <li>(c) incorporates “light” verandah structures over footpath areas;</li> <li>(d) has vertical proportions on the front facade and well-defined shopfront and entry doors;</li> <li>(e) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street;</li> <li>(f) has building openings overlooking the street;</li> <li>(g) has understated colour schemes and non-reflective roofing and cladding materials;</li> <li>(h) ensures that signage is integrated with the building;</li> <li>(i) provides for on-site car parking at the rear or one side of buildings, integrated with other vehicle movement areas; and</li> <li>(j) where involving an industrial use provides for larger access doors (e.g. roller doors) to be located side-on or, where facing the street, set back at least 6 metres.</li> </ul> <p><b>S10.2</b> Development is in accordance with the <b>Glass House Mountains / Beerburrum Streetscape Masterplan Planning Scheme Policy</b>.</p> <p><b>S10.3</b> Established vegetation that strongly defines the Local Business Centre Precinct and contributes to the rural township character is protected including:</p> <ul style="list-style-type: none"> <li>(a) mature Mango, African Tulip, Poinciana, Jacaranda, Coral, Tibouchina and Frangipani trees on private property within the town</li> </ul>

<sup>1</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. “Significant vegetation”, “habitat” and “biodiversity” are terms defined in Part 3 (Interpretation) of the Planning Scheme.

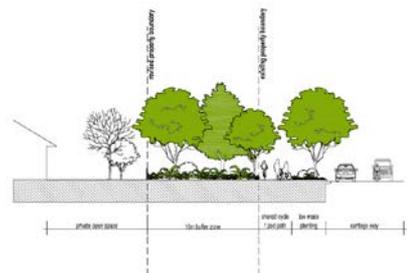
Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	centre; (b) the memorial Camphor Laurel on the corner of Reed Street and Bishop Lane; (c) Ivory Curl Flower, Yellow Poinciana and Flindersia street trees and parkland trees; (d) stands of Eucalyptus trees adjacent to the Neighbourhood Centre, Uniting Park and the railway station car park; and (e) <i>remnant bushland along the Local Business Centre Precinct boundaries.</i>
<b>O11</b> Development fronting Ryan Street:  (a) protects the visual amenity of the Glasshouse Mountains Road scenic route; (b) provides safe and convenient access which respects the road hierarchy; and (c) provides functional and integrated car parking and vehicular access.	<b>S11.1</b> Buildings fronting Glasshouse Mountains Road:  (a) are designed to provide an aesthetically appealing and articulated elevation to the road frontage; and (b) are landscaped to present an attractive appearance to the road.  <b>S11.2</b> Access is not provided from Glasshouse Mountains Road.  <b>S11.3</b> Shared car parking and access arrangements are provided between sites.
<b>O12</b> Development adjacent to identified entry points to the Local Business Centre Precinct enhances the sense of entry to the township.	<b>S12.1</b> Development adjacent to the identified entry points shown on <b>Map GHM3</b> :  (a) is visually attractive; (b) retains mature and other significant vegetation; (c) enhances the sense of entry; and (d) contributes to the overall character of the Glass House Mountains town centre.
<b>Development in the Multi Unit Residential Precinct</b>	
<b>O13</b> Development within the Multi Unit Residential Precinct:  (a) is sympathetic to the rural township character of Glass House Mountains; (b) is of a human scale, compatible with surrounding development; (c) retains and is integrated with significant vegetation on the site; and (d) provides for safe and effective on-site treatment and disposal of effluent (until such time as sewerage is connected).	<b>S13.1</b> Development within the Multi Unit Residential Precinct:  (a) incorporates significant vegetation into the site layout, supplemented by comprehensive landscaping; (b) provides for larger buildings to be expressed as a series of linked smaller buildings that are similar in scale to a detached house; (c) incorporates front facades and building elements including wall articulation, pitched roof forms, roof overhangs and prominent entry treatments; (d) incorporates verandah to at least 40% of the front facade length; (e) uses understated colour schemes and non-reflective materials; (f) provides for on-site car parking to be located at the rear of buildings and separated into discrete areas; and (g) incorporates a landscaped acoustic attenuation buffer to Glasshouse Mountains Road.  <b>S13.2</b> Development does not exceed a site density of 40 dwelling units/hectare, where the site is connected to reticulated sewerage or 20 dwelling units/hectare otherwise.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<b>Development in the Township Residential Precinct</b>	
<p><b>O14</b> Development in the Township Residential Precinct:</p> <ul style="list-style-type: none"> <li>(a) is sympathetic to the rural township character of Glass House Mountains;</li> <li>(b) avoids development of land subject to constraints on the site;</li> <li>(c) provides for appropriate road connections, pedestrian and bicycle links and open space;</li> <li>(d) provides for safe and effective on-site effluent disposal (until such time as sewerage is connected);</li> <li>(e) provides effective buffering to adjoining rural areas and uses;</li> <li>(f) provides effective acoustic and visual buffering to heavily trafficked roads; and</li> <li>(g) provides effective visual buffering to development on scenic routes.</li> </ul>	<p><b>S14.1</b> Reconfiguring a lot on land identified on <b>Map GHM3</b> as being subject to the Structure Planning Code:</p> <ul style="list-style-type: none"> <li>(a) maintains land identified as “constrained land not intended for development” free of development; and</li> <li>(b) incorporates access points, road linkages, pedestrian or ecological links in the lot layout.</li> </ul> <p><b>S14.2</b> Development of land for a residential use other than a detached house does not exceed a site density of 10 dwelling units/hectare and incorporates the following design elements:</p> <ul style="list-style-type: none"> <li>(a) buildings with a front elevation length of between 8 metres and 15 metres;</li> <li>(b) verandahs overlooking the street (minimum 50% of length);</li> <li>(c) gables over front rooms or entries to break the scale of wider elevations;</li> <li>(d) pitched, hipped and gabled roofs;</li> <li>(e) wall articulation;</li> <li>(f) vertical timber fence panelling and gates; and</li> <li>(g) comprehensive landscaping.</li> </ul> <p><b>S14.3</b> Development provides pedestrian and bicycle paths linking to the local business centre and other key facilities (e.g. schools and sports fields).</p> <p><b>S14.4</b> Reconfiguring a lot provides for;</p> <ul style="list-style-type: none"> <li>(a) an effective rural buffer to be provided between allocated Township Residential and Rural Precincts in accordance with <b>”State Planning Guidelines: Separating Agricultural and Residential Land Uses”</b>; and</li> <li>(b) buffering and appropriate separation distances to surrounding animal husbandry – high impact uses in accordance with the <b>Intensive Rural Uses Code</b>.</li> </ul> <p><b>S14.5</b> Reconfiguring a lot on land with frontage to Glasshouse Mountains Coonowrin Road provides a 10 metre wide landscaped and mounded buffer strip and acoustic fence on the property boundary along the full frontage of the road so as to ameliorate road traffic noise from the haulage route and preserve the landscape character of this road as an important scenic route to the Glass House Mountains National Park. In such circumstances the landscape buffer strip is to be dedicated to Council as road, with any fencing (including any required acoustic attenuation fencing) wholly contained in private property at the rear of the landscape buffer.</p>



10 metre buffer strip to Coonowrin Road

**SI4.6** Reconfiguring a lot on land with frontage to Glasshouse Mountains Fullertons Road provides a 5 metre wide landscape buffer strip along the full frontage of the road so as to preserve the landscape character of this road as an important gateway and scenic route to the Glass House Mountains National Park. In such circumstances the landscape buffer strip is to be dedicated to Council as road.



5 metre buffer strip to Fullertons Road

**Note:**

Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.



**Map GHM3 Glass House Mountains Township Planning Area Code Map**

**Part 6**



## 6.12 Beerburrum Township Planning Area Code

### 6.12.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Beerburrum Township Planning Area Code.

*The Planning Area includes the small rural township of Beerburrum, which is the most southern of Caloundra City's railway townships.*

*The Planning Area is approximately 70 hectares in area with boundaries generally defined by:*

- *the North Coast Railway in the north and east;*
- *Beerburrum Creek and the Caloundra City – Caboolture Shire local government boundary in the south; and*
- *State Forest in the west.*

*The Planning Area is located at the base of Mount Beerburrum and is predominantly flat. Beerburrum Creek adjoins the southern boundary of the Planning Area. This creek system flows to Pumicestone Passage and is subject to periodic local flooding within the Planning Area.*

*State Forest, the distinctive Glass House Mountains and rural lands surround the Planning Area. Tourists and travellers regularly pass through Beerburrum en route to the Glass House Mountains and other attractions in the surrounding area.*

*The Planning Area is generally characterised by low-density residential settlement supported by a small township centre. Detached dwellings on lots exceeding 1,500m<sup>2</sup> are the predominant housing form.*

*The township's business centre is focused on Beerburrum Road just to the west of the railway crossing. This centre provides a basic level of goods and services to local residents and travellers and includes (amongst other things) a service station and general store.*

*A number of items and places of cultural heritage significance are found in this Planning Area. These include the former Beerburrum Bakery, Soldier Settlement House, School of Arts Hall and the Anzac Avenue Memorial Trees. Anzac Avenue provides an important and valuable linkage between the railway station and Mt Beerburrum.*

*A limited range of community facilities are located in the Planning Area. These include Beerburrum State Primary School and community hall.*

*Glasshouse Mountains Road, Beerburrum Road and Beerburrum – Woodford Road are the principal road links in this Planning Area. The North Coast Railway extends along the eastern boundary of the Planning Area. Beerburrum Station is located at the end of Anzac Avenue. Rail services (including a rail/bus link) provide access north to Nambour and Gympie and south to Brisbane.*

*Reticulated water is available to the Planning Area. Reticulated sewerage is not available and is not intended to be extended to Beerburrum in the life of this Planning Scheme.*

### 6.12.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Beerburrum Township Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Beerburrum Township Planning Area Code

are the following:

- (a) Beerburrum township is a small rural township with a discrete rural character and identity.
- (b) The strongly defined boundaries of the township, formed by the railway line, Beerburrum Creek, Mount Beerburrum and Beerburrum State Forest are maintained to protect and reinforce this identity.
- (c) Beerburrum's town centre functions as a small local business centre. Development in the Local Business Centre Precinct provides for the expansion and improvement of commercial, business and community function, however such development does not extend beyond the boundaries of the Precinct. Residents of Beerburrum travel to Glass House Mountains for most of their daily needs and to Beerwah or Caboolture (in Caboolture Shire) for their higher order business, industry and community needs.
- (d) The built form character of Beerburrum's Local Business Centre Precinct is retained and where new development occurs, it complements the prevailing streetscape and building form. Places of cultural heritage significance within the township are protected and important elements of the streetscape (including the Anzac Avenue Memorial Trees) are retained for their contribution to local character and identity.
- (e) Small scale industrial development in the township is contained to the allocated Low Impact Industry Precinct bounded by Beerburrum Road, Anzac Avenue and Acacia Avenue.
- (f) Minor residential expansion occurs in the southern part of the Planning Area as remaining larger land holdings south of Acacia Avenue and Beerburrum – Woodford Road are progressively developed.
- (g) Newly created residential lots in the Township Residential Precinct exceed 1,500m<sup>2</sup> to maintain Beerburrum's rural village character, although the need to treat and dispose of effluent on-site may necessitate larger lot sizes in some areas.
- (h) Home based business, bed and breakfast accommodation and other complementary uses support local employment and take advantage of the relatively large residential lot size in the Township Residential Precinct. These uses are located and designed to ensure the amenity of surrounding residential areas or the local environment is protected.
- (i) Development in the Township Residential Precinct provides and maintains a high level of residential amenity.
- (j) Significant vegetation is protected to maintain the natural and environmental qualities of the Planning Area, with particular focus along Beerburrum Creek and Beerburrum Road.
- (k) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Beerburrum Creek and Pumicestone Passage.
- (l) Development in the Planning Area:
  - (i) does not adversely affect the continued operation; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan)..

### 6.12.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
Height of Buildings			
OI	The height of buildings or structures:	SI.1*	The height of a building or structure does not exceed 8.5 metres.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> <li>(a) contributes to retention of the inherent character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive; and</li> <li>(c) does not adversely impact upon the amenity of adjoining development, having regard to:               <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale as seen from neighbouring premises.</li> </ul> </li> </ul>	
<b>Minimum Lot Size</b>	
<p><b>O2</b> Reconfiguring a lot:</p> <ul style="list-style-type: none"> <li>(a) maintains the rural village character of the Planning Area; and</li> <li>(b) provides for the safe and effective on-site treatment and disposal of effluent.</li> </ul>	<p><b>S2.1</b> Land in the Township Residential Precinct is retained in lots with a minimum lot size of 1,500m<sup>2</sup>.</p> <p><i>Note:</i> A larger lot size may be required to provide for the safe and effective disposal of effluent on-site.</p> <p><b>S2.2</b> Land in all other precincts is retained in lots with the minimum lot site specified in <b>Table 9.7 (Minimum Lot Size and Dimensions)</b> of the <b>Reconfiguring a Lot Code</b>.</p>
<b>Infrastructure</b>	
<p><b>O3</b> The development does not adversely impact on existing or future infrastructure.</p>	<p><b>S3.1</b> Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).</p>
<b>Cultural Heritage and Character Areas</b>	
<p><b>O4</b> Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed<sup>1</sup>.</p>	<p><b>S4.1</b> No probable solution prescribed.</p>
<b>Flood Management</b>	
<p><b>O5</b> Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development<sup>2</sup>.</p>	<p><b>S5.1</b> No probable solution prescribed.</p>
<p><b>O6</b> Development does not materially increase flood levels on other land<sup>2</sup>.</p>	<p><b>S6.1</b> No probable solution prescribed.</p>
<p><b>O7</b> Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained<sup>2</sup>.</p>	<p><b>S7.1</b> No probable solution prescribed.</p>
<p><b>O8</b> Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.</p>	<p><b>S8.1</b> Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b>.</p> <p><b>S8.2</b> Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b>.</p>

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Habitat and Biodiversity</b>			
<b>O9</b>	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>1</sup> .	<b>S9.1</b>	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .
		<b>S9.2</b>	Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .
<b>Development in the Beerburum Local Business Centre Precinct</b>			
<b>O10</b>	Development in the Local Business Centre Precinct:  (a) is sympathetic to the rural village character of Beerburum; and (b) complements the traditional built form and streetscape.	<b>S10.1</b>	Development in the Local Business Centre Precinct:  (a) provides active street frontages, built to the boundary, where shown on <b>Map BBT3</b> ; (b) has vertical proportions on the front facade and well-defined shopfront and entry doors; (c) incorporates light verandah structures over footpath areas; (d) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street; (e) has building openings overlooking the street; (f) has understated colour schemes and low-reflective roofing and cladding materials; (g) ensures that signage is integrated with the building; (h) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (i) provides for on-site car parking at the rear or one side of the development.
		<b>S10.2</b>	Development is in accordance with the <b>Glass House Mountains / Beerburum Streetscape Masterplan Planning Scheme Policy</b> .
<b>Development in the Low Impact Industry Precinct</b>			
<b>O11</b>	Development in the Low Impact Industry Precinct is sympathetic to the predominantly residential character of the surrounding locality and the heritage streetscape values of Anzac Avenue.	<b>S11.1</b>	The layout and design of development in the Low Impact Industry Precinct:  (a) provides vehicle access from Acacia or Anzac Avenues, located at one side of the site; (b) provides street facades which are attractively and sensitively designed; (c) has a streetfront presence to Anzac Avenue which respects the character and heritage significance of the area (e.g. buildings are well set-back from Anzac Avenue or alternatively a shopfront-like frontage is established with an appropriate facade incorporating a light structured awning with posts); (d) is of a scale which respects the surrounding

<sup>1</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	residential setting; (e) provides car parking and service areas behind buildings, integrated with other vehicle movement areas; and (f) provides for any larger access doors (e.g. roller doors) to be located side-on to adjacent streets or to face into the development.
<b>Reconfiguring a Lot in the Township Residential Precinct (Subject to Structure Planning Code).</b>	
<p><b>O12</b> Reconfiguring a lot in the Township Residential Precinct:</p> <ul style="list-style-type: none"> <li>(a) avoids development of land subject to constraints present on the site;</li> <li>(b) provides for the protection of areas of significant vegetation adjacent to Beerburrum Creek;</li> <li>(c) provides for appropriate road connections; and</li> <li>(d) provides for appropriate open space/pedestrian/bicycle connections; and</li> <li>(e) provides effective buffering to adjoining Rural areas and uses.</li> </ul> <p>Amended 23 December 2009</p>	<p><b>S12.1</b> Reconfiguring a lot on land identified on <b>Map BBT3</b> as being subject to the Structure Planning Code:</p> <ul style="list-style-type: none"> <li>(a) maintains land identified as “constrained land not intended for development” free of development; and</li> <li>(b) incorporates any access points, road linkages, pedestrian or ecological links in the lot layout.</li> </ul> <p><b>S12.2</b> Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Township Residential and Rural Precincts in accordance with <b>"State Planning Guidelines: Separating Agricultural and Residential Land Uses"</b>.</p> <p><i>Note:</i></p> <p><i>Section 9.11 (Structure Planning Code) sets out requirements for development on land that is subject to the Structure Planning Code.</i></p>
<b>Entry Points</b>	
<p><b>O13</b> Development adjacent to identified entry points enhances the sense of entry to the township.</p>	<p><b>S13.1</b> Development adjacent to identified entry points (shown on <b>Map BBT3</b>) is:</p> <ul style="list-style-type: none"> <li>(a) visually attractive;</li> <li>(b) retains mature and other significant vegetation;</li> <li>(c) enhances the sense of entry; and</li> <li>(d) contributes to Beerburrum’s desired small rural township character.</li> </ul>



**Map BBT3 Beerburrum Township Planning Area Code Map**



## 6.13 Pumicestone Planning Area Code

### 6.13.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Pumicestone Planning Area Code.

*The Planning Area covers a significant portion of the south-eastern part of Caloundra City, generally defined by the Pumicestone Passage catchment and the northern tip of Bribie Island.*

*The Planning Area covers an area of approximately 40,000 hectares with boundaries generally defined by:*

- *the southern boundary of the Mooloolah River catchment and Bells Creek Road in the north;*
- *Bribie Island and Moreton Bay Marine Park in the east;*
- *the Caloundra City – Caboolture Shire local government boundary in the south; and*
- *the D’Aguilar Range in the west (the watershed between the catchments of Pumicestone Passage and Stanley River).*

*The landform of the Planning Area is generally characterised by a coastal lowland plain, interrupted by the spectacular Glass House Mountains. These unique landscape features are one of the most important scenic and cultural elements within Caloundra City and the region.*

*Several eastward flowing creek systems traverse the Planning Area, draining directly into Pumicestone Passage. Pumicestone Passage, which forms part of the Moreton Bay Marine Park, is located in the eastern section of the Planning Area. This mangrove-fringed wetland contains extensive seagrass meadows and is a valuable nursery area for commercial and recreational fisheries. The importance of this fishery is recognised through the Pumicestone Channel Fish Habitat Area.*

*Pumicestone Passage supports many rare and threatened fauna and avifauna and is subject to several conservation management agreements. It is widely recognised as an internationally significant wetland area.*

*Given the low lying nature of most of the Planning Area and its proximity to the Pumicestone Passage wetlands, flooding, acid sulfate soils and biting insects affect significant portions of the Planning Area.*

*Large tracts of the Planning Area have been cleared of native vegetation, although remnants are found along the creek systems and in areas adjacent to Pumicestone Passage. Other areas of native vegetation are afforded protection through various reserves including the Bribie Island and Glass House Mountains National Parks and areas of State Forest nominated as conservation reserves in the South-East Queensland Regional Forestry Agreement (RFA).*

*The Planning Area is predominantly rural in character except for the rural-residential settlement areas adjoining the townships of Glass House Mountains, Beerwah and Landsborough.*

*A significant portion of the Planning Area (almost 50%) is State Forest under the control of the Queensland Government. Most of the balance of the Planning Area is used for other rural purposes including horticulture and private forestry. Poultry farming, extractive industry, recreation, tourism and rural living also occur within the Planning Area.*

*The region’s principal transport corridor, the Bruce Highway, traverses the Planning Area in a north-south direction, providing a direct road link between Brisbane and the Sunshine Coast. Other major road links include Glasshouse Mountains Road, Kilcoy – Beerwah Road and Old Gympie Road. Several proposed transport corridors are also located in this Planning Area, including the Dedicated Transit Corridor (CAMCOS) and the Roys Road extension (Beerwah – Bruce Highway).*

*The North Coast Railway bisects the Planning Area in a north-south direction parallel to Glasshouse Mountains Road. This corridor is the main passenger and goods train route from Brisbane to the Sunshine Coast and beyond.*

*Urban services are not provided to this Planning Area.*

### 6.13.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Pumicestone Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Pumicestone Planning Area Code are the following:
  - (a) The Planning Area's primary role is as an inter-urban break between greater Brisbane and the Caloundra coastal urban area, with:
    - (i) Beerburrum State Forest protected as a viable multiple use forestry resource;
    - (ii) the Glass House Mountains and Bribie Island protected as undeveloped areas;
    - (iii) new urban settlement limited to defined township boundaries; and
    - (iv) rural residential settlement contained to the Rural Residential Settlement Precinct adjoining the townships of Glass House Mountains, Beerwah and Landsborough.
  - (b) Development in the Rural Residential Settlement Precinct provides and maintains a high level of residential amenity and avoids significant conflicts with the existing or potential productive use of nearby rural lands, including good quality agricultural land.
  - (c) Development in the Rural Precinct provides for productive and sustainable rural activities that are supported by complementary uses such as home based business, bed and breakfast, rural holiday accommodation and rural service industry. These complementary uses are located and designed to ensure the rural character, significant vegetation, farming operations and good quality agricultural land are protected, with the latter kept available for ongoing productive use without significant conflict with nearby uses.
  - (d) The Australia Zoo tourist attraction located at Beerwah and the approved Moby Vic's theme park located at Glass House Mountains develop and operate in accordance with current masterplans and approvals. In the event that the Moby Vic's theme park does not proceed as approved, the site is developed for a small to medium scale tourist facility which respects and maintains the landscape and scenic dominance of the Glass House Mountains, is predominantly hidden from motorists using the Bruce Highway and maintains the visual integrity of the inter-urban break.
  - (e) Identified rock, clay and sand resources in the Glass House Mountains area and adjacent to Bells Creek and Halls Creek are protected and are available for exploitation where it is demonstrated that impacts upon the natural and visual amenity values of the Planning Area can be mitigated. Existing and approved extractive operations are not prejudiced by incompatible development.
  - (f) Pumicestone Passage is protected as one of the region's most important fish habitat areas and bird roosting sites and as a major recreational and scenic resource. Development within the catchment protects the ecological and habitat values of the Passage and implements best practice environmental management to achieve a high standard of water quality.
  - (g) Environmental values within other parts of the Planning Area are conserved and enhanced with significant vegetation adjacent to National Park Reserves, Bells Creek, Halls Creek and other waterways retained.
  - (h) Development in the Planning Area does not compromise the provision and operation of existing and future transport corridors comprising the Bruce Highway and the Dedicated Transit Corridor (CAMCOS) Public Transport Corridor. Whilst the existing local road network is maintained and improved, standards of service are generally retained at a rural level to protect the rural

character of the area.

- (i) The Bruce Highway, Glasshouse Mountains Road, Glasshouse – Woodford Road, Old Gympie Road and Kilcoy – Beerwah Road are important scenic routes and adjoining development maintains the scenic amenity of these routes.
- (j) Development in the Planning Area:
  - (i) does not adversely affect the continued operation; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

### 6.13.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of buildings or structures: <ul style="list-style-type: none"> <li>(a) contributes to retention of the inherent rural character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive;</li> <li>(c) does not adversely impact upon the amenity of adjoining development, having regard to:               <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale as seen from neighbouring premises.</li> </ul> </li> </ul>	<b>S1.1*</b>	In the Rural Precinct, the height of a building or structure does not exceed: <ul style="list-style-type: none"> <li>(a) 11 metres on a lot not exceeding 4 hectares; and</li> <li>(b) 11 metres on a lot exceeding 4 hectares where the building is a Class 1, 2 or 3 building.</li> </ul>
		<b>S1.2*</b>	In all other precincts, the height of a building or structure does not exceed 8.5 metres.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot: <ul style="list-style-type: none"> <li>(a) protects the capability of rural lands for ongoing productive use;</li> <li>(b) contributes to the retention of the inherent character and identity of rural and rural-residential settlement areas; and</li> <li>(c) provides effective buffering to adjoining rural areas and uses.</li> </ul>	<b>S2.1</b>	Land in the Rural Precinct is retained in lots with a minimum lot size of 40 hectares.
		<b>S2.2</b>	Land in the Rural Residential Settlement Precinct is retained in lots with a minimum lot size as specified on <b>Map PPP3</b> .
		<b>S2.3</b>	Land in all other precincts is retained in lots with the minimum lot size specified in <b>Table 9.7 (Minimum Lot Size and Dimensions)</b> of the <b>Reconfiguring a Lot Code</b> .
		<b>S2.4</b>	Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Rural-Residential Settlement and Rural Precincts in accordance with <b>“State Planning Guidelines: Separating Agricultural and Residential Land Uses”</b> .
<b>Infrastructure</b>			
<b>O3</b>	The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b>	Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
<b>Cultural Heritage and Character Areas</b>			
<b>O4</b>	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b>	No probable solution prescribed.
<b>Flood Management</b>			
<b>O5</b>	Where land may be below the 100 year ARI flood	<b>S5.1</b>	No probable solution prescribed.

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
	level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>1</sup> .		
<b>O6</b>	Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b>	No probable solution prescribed.
<b>O7</b>	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b>	No probable solution prescribed.
<b>O8</b>	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b>	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .
		<b>S8.2</b>	Reconfiguring a lot provides for minimum lot sizes and flood-free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>			
<b>O9</b>	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>2</sup> .	<b>S9.1</b>	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .
		<b>S9.2</b>	Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .
<b>Reconfiguring a Lot in the Rural-Residential Settlement Precinct (Area A – North West/Gattera Road)</b>			
<b>O10</b>	Reconfiguring a lot in the North West/Gattera Road Rural-Residential Settlement Precinct (Area A on <b>Map PPP3</b> ):  (a) maintains the rural-residential character of the area; (b) responds to and retains environmental features, including significant vegetation; and (c) provides landscaping and replanting that contributes to the “bushland residential” character of the area.	<b>S10.1</b>	Reconfiguring a lot provides for the retention of areas of significant vegetation within one or more of the following:  (a) parkland; (b) a large balance lot where the extent of vegetation clearing is limited by a building envelope plan; (c) road reserves; and/or (d) individual lots where the extent of vegetation clearing is limited by a building envelope plan.
		<b>S10.2</b>	Reconfiguring a lot provides for the retention of a vegetated buffer to Landsborough–Maleny Road.
		<b>S10.3</b>	Reconfiguring a lot provides for country style roads with grass swales and narrow bridges.
<b>Reconfiguring a Lot in the Rural Residential Settlement Precinct (Area B – South East / Isambert to Mountain View)</b>			
<b>O11</b>	Reconfiguring a lot within the Isambert to Mountain View Rural-Residential Settlement Precinct (Area B on <b>Map PPP3</b> ):	<b>S11.1</b>	Reconfiguring a lot provides for the retention of areas of significant vegetation within one or more of the following:

<sup>1</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

<sup>2</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. “Significant vegetation”, “habitat” and “biodiversity” are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> <li>(a) maintains the character of the area;</li> <li>(b) responds to and retains environmental features, including significant vegetation;</li> <li>(c) implements movement networks;</li> <li>(d) provides a focus for community activity; and</li> <li>(e) provides buffers to major creeks and roads.</li> </ul>	<ul style="list-style-type: none"> <li>(a) parkland;</li> <li>(b) a large balance lot where the extent of vegetation clearing is limited by a building envelope plan;</li> <li>(c) road reserves; and/or</li> <li>(d) individual lots where the extent of vegetation clearing is limited by a building envelope plan.</li> </ul> <p><b>S11.2</b> Reconfiguring a lot provides for a landscaped acoustic attenuation and visual buffer along Glasshouse Mountains Road.</p> <p><b>S11.3</b> Reconfiguring a lot provides for an internal road system with limited and rationalised access to Glasshouse Mountains Road.</p> <p><b>S11.4</b> Reconfiguring a lot provides for development of a community focus (e.g. a central park) accessible to all residents of the area.</p>
<b>Reconfiguring a Lot in the Rural Residential Settlement Precinct (Area C1 – Strawberry Road Area)</b>	
<p><b>O12</b> Reconfiguring a lot within the Strawberry Road Rural Residential Settlement Precinct (Area C1 on <a href="#">Map PPP3</a>):</p> <ul style="list-style-type: none"> <li>(a) responds to and retains environmental features, including significant vegetation; and</li> <li>(b) provides safe and efficient movement networks.</li> </ul>	<p><b>S12.1</b> Reconfiguring a lot provides for the retention of areas of significant vegetation.</p> <p><b>S12.2</b> Reconfiguring a lot provides for an internal road system with limited and rationalised access to Old Gympie Road and Old Landsborough Road.</p>
<b>Reconfiguring a Lot in the Rural Residential Settlement Precinct (Area C2 – Strawberry Road Area)</b>	
<p><b>O13</b> Reconfiguring a lot within the Strawberry Road Rural Residential Settlement Precinct (Area C2 on <a href="#">Map PPP3</a>):</p> <ul style="list-style-type: none"> <li>(a) provides safe and efficient movement networks, including interconnection;</li> <li>(b) provides buffers;</li> <li>(c) provides a focus for community activity; and</li> <li>(d) responds to and retains environmental features, including significant vegetation and fauna movement.</li> </ul>	<p><b>S13.1</b> Reconfiguring a lot provides for an interconnecting internal road system with a maximum of two access points to Old Landsborough Road.</p> <p><b>S13.2</b> Reconfiguring a lot provides for a landscaped acoustic attenuation buffer to Old Landsborough Road and the North Coast Railway.</p> <p><b>S13.3</b> Reconfiguring a lot provides for the retention of areas of significant vegetation.</p> <p><b>S13.4</b> Reconfiguring a lot provides a landscaped buffer and suitable fencing to adjoining recreational and environmental areas allowing for movement of native fauna.</p> <p><b>S13.5</b> Reconfiguring a lot provides for the development of a community focal point (e.g. a central park) accessible to all residents of the area.</p>
<b>Reconfiguring a Lot in the Rural Residential Settlement Precinct (Area D – Mount Mellum Foothills Area)</b>	
<p><b>O14</b> Reconfiguring a lot within the Mount Mellum Foothills Rural Residential Settlement Precinct (Area D on <a href="#">Map PPP3</a>):</p> <ul style="list-style-type: none"> <li>(a) is designed in such a way so as to retain the inherent rural character of the area; and</li> <li>(b) provides for a pedestrian and cycle network and ecological linkages.</li> </ul>	<p><b>S14.1</b> Reconfiguring a lot provides for the retention of areas of significant vegetation within one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) parkland;</li> <li>(b) a large balance lot where the extent of vegetation clearing is limited by a building envelope plan;</li> <li>(c) road reserves; and/or</li> <li>(d) individual lots where the extent of</li> </ul>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p>(e) vegetation clearing is limited by a building envelope plan.</p> <p><b>S14.2</b> Reconfiguring a lot provides for adequate buffers to protect the function and ecological values of Mellum Creek.</p>
<b>Reconfiguring a Lot in the Rural Residential Settlement Precinct (Area E – Town South West Area/Gympie Street South)</b>	
<p><b>O15</b> Reconfiguring a lot within the Town South West / Gympie Street South Rural Residential Settlement Precinct (Area E on <a href="#">Map PPP3</a>):</p> <p>(a) is designed to ensure appropriate vehicular access is provided;</p> <p>(b) minimises loss of vegetation and amenity;</p> <p>(c) provides an appropriate buffer to Little Rocky Creek; and</p> <p>(d) provides for a pedestrian and cycle network.</p>	<p><b>S15.1</b> Reconfiguring a lot provides for limited and rationalised access to Old Gympie Road with no new lots having direct road access.</p> <p><b>S15.2</b> Reconfiguring a lot provides for the retention of areas of significant vegetation within one or more of the following:</p> <p>(a) parkland;</p> <p>(b) a large balance lot where the extent of vegetation clearing is limited by a building envelope plan;</p> <p>(c) road reserves; and/or</p> <p>(d) individual lots where the extent of vegetation clearing is limited by a building envelope plan.</p> <p><b>S15.3</b> Reconfiguring a lot provides a buffer to Little Rocky Creek to:</p> <p>(a) protect significant vegetation;</p> <p>(b) protect cultural heritage values; and</p> <p>(c) provide for fauna movement.</p>
<b>Development in the Community Purpose Precinct (Area F – Little Rocky Creek and Boy Scout Reserve)</b>	
<p><b>O16</b> Development in the Little Rocky Creek and Boy Scout Reserve (Area F on <a href="#">Map PPP3</a>):</p> <p>(a) provides for a range of recreational, community and cultural uses that are accessible to the public; and</p> <p>(b) protects significant vegetation and cultural heritage sites.</p>	<p><b>S16.1</b> Development for recreational, community and cultural uses complies with the following:</p> <p>(a) reconfiguring a lot provides only for re-alignment of boundaries, with no additional lots created;</p> <p>(b) places of identified indigenous cultural heritage significance are protected; and</p> <p>(c) areas of significant vegetation are retained.</p>
<b>Development in the Major Tourist Facilities and Services Area (Australia Zoo)</b>	
<p><b>O17</b> The development does not adversely impact on the amenity of, and provides effective buffering to existing and future residential areas adjoining the site.</p>	<p><b>S17.1</b> No probable solution prescribed.</p>





## 6.14 Mary River – Conondale Planning Area Code

### 6.14.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Mary River – Conondale Planning Area Code.

*The Planning Area encompasses rural lands in the western part of Caloundra City and takes in most of the Mary River catchment. The Planning Area is approximately 29,000 hectares in area with boundaries generally defined by:*

- *State Forest and the Caloundra City – Maroochy Shire local government boundary in the north;*
- *State Forest, National Park and the Caloundra City – Kilcoy Shire local government boundary in the west;*
- *the Caloundra City – Caboolture Shire local government boundary in the south; and*
- *the escarpment of the Maleny Plateau in the east.*

*The Planning Area takes in the Mary River valley floor and the steep hillsides of the Conondale Range and Maleny escarpment. The Planning Area includes part of Conondale State Forest, National Park and Little Yabba Creek Recreation Reserve. The Planning Area contains the largest areas of native vegetation in Caloundra City and many rare and threatened animal and plant species are found here. The scenic and environmental qualities of the Planning Area make it a popular recreational and tourist day trip destination.*

*The Planning Area is largely undeveloped with rural activities and rural living being predominant land uses. In addition, a number of sand extraction operations are located in and adjacent to the Mary River.*

*The small rural village of Conondale is centrally located within the Planning Area and provides only basic convenience goods and services to local residents and passing tourists.*

*Maleny – Kenilworth Road is the only major road link within the Planning Area, although it is not always trafficable due to flooding. With the exception of a limited range of community facilities at Conondale, no urban services are available to this Planning Area.*

*The small community title settlement of Crystal Waters, which is strongly based on the principles of sustainability, is also located in this Planning Area.*

### 6.14.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Mary River – Conondale Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Mary River – Conondale Planning Area Code are the following:
  - (a) The Planning Area is a productive and sustainable rural area with grazing and other sustainable rural activities predominant uses.
  - (b) Rural activities are supported by complementary uses such as home based business, bed and breakfast, rural holiday accommodation and rural service industry. These complementary uses are located and designed to ensure the rural character, significant vegetation, farming operations and good quality agricultural land is protected, with the latter kept available for ongoing productive use without significant conflict with nearby uses.
  - (c) Rural residential settlement is contained to the Rural Residential Settlement Precinct at

Conondale. No new residential or rural residential settlements are established within the Planning Area. The area is too remote from social and physical infrastructure, and comprises lands more suited to productive rural, forestry and conservation purposes.

- (d) Development in the Rural Residential Settlement Precinct provides and maintains a high level of residential amenity and avoids significant conflicts with the existing or potential productive use of nearby rural lands, including good quality agricultural land.
- (e) Conondale township is the only local business centre within the Planning Area. Development in the Local Business Centre Precinct provides for the expansion and improvement of commercial, business and community functions, however such development does not extend beyond the boundaries of the Precinct. Residents of the Planning Area travel to Maleny or Kenilworth (in Maroochy Shire) for most of their business and community needs.
- (f) Identified extractive sand resources in and adjacent to Mary River are exploited. However, management of extractive industry operations ensures that such exploitation occurs in an environmentally sensitive manner and provides for the effective rehabilitation of exploited areas.
- (g) Significant vegetation, especially on hillslopes, escarpments and adjacent to waterways is retained with bushland conservation being an important use of land. The existing natural character of the Planning Area is conserved with National Parks being protected and Conondale State Forest being managed predominantly for its environmental values in accordance with the South-East Queensland Regional Forestry Agreement.
- (h) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Mary River catchment.
- (i) Development in the Planning Area does not impact on the functional characteristics of Maleny – Kenilworth Road and other State-controlled roads. Whilst the local road network is maintained and improved, standards of service are retained at a rural level to maintain the rural and bushland character of the area.
- (j) Maleny – Kenilworth Road is an important scenic route and adjoining development maintains the scenic amenity of this route.
- (k) Development in the Planning Area:
  - (i) does not adversely affect the continued operation; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
- (l) Crystal Waters Settlement provides for self contained community living including ancillary agricultural, community, employment, education and commercial functions that assist sustainability.

### 6.14.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of buildings or structures: <ul style="list-style-type: none"> <li>(a) contributes to retention of the inherent rural character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive; and</li> <li>(c) does not adversely impact upon the amenity of adjoining development, having regard to:               <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> </ul> </li> </ul>	<b>SI.1*</b>	In the Rural Precinct, the height of a building or structure does not exceed: <ul style="list-style-type: none"> <li>(a) 11 metres on a lot not exceeding 4 hectares; and</li> <li>(b) 11 metres on a lot exceeding 4 hectares where the building is a Class 1, 2 or 3 building.</li> </ul>
		<b>SI.2*</b>	In all other precincts, the height of a building or

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
	(iv) building character and appearance; and (v) building massing and scale as seen from neighbouring premises.		structure does not exceed 8.5 metres.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot:  (a) protects the capability of rural lands for ongoing productive use; and (b) contributes to the retention of the inherent character and identity of rural and rural residential settlement areas.	<b>S2.1</b>	Land in the Rural Precinct is retained in lots with a minimum lot size of 50 hectares.
		<b>S2.2</b>	Land in the Rural Residential Settlement Precinct is retained in lots with a minimum lot size as specified on <b>Map MRC3</b> .
		<b>S2.3</b>	Land in all other precincts is retained in lots with the minimum lot size specified in <b>Table 9.7 (Minimum Lot Size and Dimensions)</b> of the <b>Reconfiguring a Lot Code</b> .
		<b>S2.4</b>	Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Rural Residential Settlement and Rural Precincts in accordance with <b>“State Planning Guidelines: Separating Agricultural and Residential Land Uses”</b> .
<b>Infrastructure</b>			
<b>O3</b>	The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b>	Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
<b>Cultural Heritage and Character Areas</b>			
<b>O4</b>	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b>	No probable solution prescribed.
<b>Flood Management</b>			
<b>O5</b>	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>2</sup> .	<b>S5.1</b>	No probable solution prescribed.
<b>O6</b>	Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b>	No probable solution prescribed.
<b>O7</b>	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b>	No probable solution prescribed.
<b>O8</b>	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b>	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .
		<b>S8.2</b>	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>			
<b>O9</b>	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained,	<b>S9.1</b>	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
rehabilitated and linked <sup>1</sup> .	<b>S9.2</b> Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .
<b>Development in the Conondale Local Business Centre Precinct</b>	
<b>O10</b> Development in the Local Business Centre Precinct: <ul style="list-style-type: none"> <li>(a) maintains the rural hamlet character of Conondale;</li> <li>(b) is low-rise and of a human scale; and</li> <li>(c) incorporates traditional architectural features (including awnings, verandahs and pitched roofs), materials and details.</li> </ul>	<b>S10.1</b> Development in the Local Business Centre Precinct: <ul style="list-style-type: none"> <li>(a) respects the layout, scale (including height and setback) of existing buildings;</li> <li>(b) has vertical proportions on the front facade and well-defined shopfront and entry doors;</li> <li>(c) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street;</li> <li>(d) has building openings overlooking the street;</li> <li>(e) has understated colour schemes and non-reflective roofing and cladding materials; and</li> <li>(f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.</li> </ul>

<sup>1</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. “Significant vegetation”, “habitat” and “biodiversity” are terms defined in Part 3 (Interpretation) of the Planning Scheme.

**Map MRC3 Mary River – Conondale Planning Area Code Map**



## 6.15 Stanley River – Peachester Planning Area Code

### 6.15.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Stanley River – Peachester Planning Area Code.

*The Planning Area is located in the south-western part of Caloundra City and is encompassed by the headwaters of the Stanley River catchment. This river system is an important water supply source for communities to the south of Caloundra City.*

*The Planning Area is approximately 10,000 hectares in area with boundaries generally defined by:*

- the escarpment of the Maleny Plateau in the north;*
- the D'Aguiar Range in the east (the watershed between the catchments of Stanley River and Pumicestone Passage); and*
- the Caloundra City – Caboolture Shire local government boundary in the south-west.*

*The Planning Area supports significant areas of native forest particularly on the steeper hillsides that frame the area. The central part of the Planning Area features the Stanley River valley floor which has generally been cleared of native vegetation for rural activities.*

*The rural township of Peachester is located at the eastern fringe of the Planning Area adjacent to the escarpment of the D'Aguiar Range. A small community node is located here, comprising Peachester State School, Peachester Hall and the Uniting Church. As a local business centre, Peachester Township provides only a limited range of convenience goods and services to local residents and travellers. Rural residential subdivision adjoins the township, with most of this development located to the north of Kilcoy – Beerwah Road. The balance of the Planning Area is largely undeveloped with rural activities and rural living predominant land uses.*

*Kilcoy – Beerwah Road is the principal transport corridor in the Planning Area providing a direct link to Beerwah. This road also functions as an attractive scenic drive for travellers and provides an alternative route to access the Brisbane Valley to the south-west. Other major road links in the Planning Area include Peachester – Bald Knob Road, Maleny – Stanley River Road and Commissioners Flat Road.*

*No urban services are available to this Planning Area.*

### 6.15.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Stanley River – Peachester Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Stanley River – Peachester Planning Area Code are the following:
- (a) The Planning Area is a predominantly rural area with rural residential settlement contained to the Rural Residential Settlement Precinct at Peachester.*
  - (b) Development in the Rural Residential Settlement Precinct provides and maintains a high level of residential amenity and avoids significant conflicts with the existing or potential productive use of nearby rural lands, including good quality agricultural land.*
  - (c) Development in the Rural Precinct provides for productive and sustainable rural activities that are supported by complementary uses such as home based business, bed and breakfast, rural*

holiday accommodation and rural service industry. These complementary uses are located and designed to ensure the rural character, significant vegetation, farming operations and good quality agricultural land are protected, with the latter kept available for ongoing productive use without significant conflict with nearby uses.

- (d) Peachester’s local business centre functions as a small scale convenience and service centre. Development in the Local Business Centre Precinct provides for the expansion and improvement of commercial, business and community functions, however such development does not extend beyond the boundaries of the Precinct. Residents of the Planning Area travel to Beerwah or Maleny for most of their daily needs and for higher order business, industry and community needs. Development in the Local Business Centre Precinct is designed to reflect its semi-rural and bushland setting and provides for the adaptive re-use of existing buildings.
- (e) Environmental values within the Planning Area are retained and enhanced with significant vegetation on hillsides and adjacent to Stanley River and its tributaries protected.
- (f) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering the Stanley River catchment.
- (g) Development in the Planning Area does not impact on the functional characteristics of Kilcoy – Beerwah Road and other State-controlled roads. Whilst the local road network is maintained and improved, standards of service are generally retained at a rural level to protect the rural and bushland character of the area.
- (h) Kilcoy – Beerwah Road and Peachester – Bald Knob Road are important scenic routes and adjoining development maintains the scenic amenity of these routes.
- (i) Development in the Planning Area:
  - (i) does not adversely affect the continued operation; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

### 6.15.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of buildings or structures: <ul style="list-style-type: none"> <li>(a) contributes to retention of the inherent rural character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive; and</li> <li>(c) does not adversely impact upon the amenity of adjoining development, having regard to:               <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale as seen from neighbouring premises.</li> </ul> </li> </ul>	<b>S1.1*</b>	In the Rural Precinct, the height of a building or structure does not exceed: <ul style="list-style-type: none"> <li>(a) 11 metres on a lot not exceeding 4 hectares; and</li> <li>(b) 11 metres on a lot exceeding 4 hectares where the building is a Class 1, 2 or 3 building.</li> </ul>
		<b>S1.2*</b>	In all other precincts, the height of a building or structure does not exceed 8.5 metres.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot: <ul style="list-style-type: none"> <li>(a) protects the capability of rural lands for ongoing productive use; and</li> <li>(b) contributes to the retention of the inherent character and identity of rural and rural residential settlement areas.</li> </ul>	<b>S2.1</b>	Land in the Rural Precinct is retained in lots with a minimum lot size of 40 hectares.
		<b>S2.2</b>	Land in the Rural Residential Settlement Precinct is retained in lots with a minimum lot size as specified on <b>Map SRP3</b> .
		<b>S2.3</b>	Land in all other precincts is retained in lots with the minimum lot size specified in

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
	<p><b>Table 9.7 (Minimum Lot Size and Dimensions)</b> of the <b>Reconfiguring a Lot Code</b>.</p> <p><b>S2.4</b> Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Rural Residential Settlement and Rural Precincts in accordance with <b>“State Planning Guidelines: Separating Agricultural and Residential Land Uses”</b>.</p>
<b>Infrastructure</b>	
<p><b>O3</b> The development does not adversely impact on existing or future infrastructure.</p>	<p><b>S3.1</b> Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).</p>
<b>Cultural Heritage and Character Areas</b>	
<p><b>O4</b> Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed<sup>1</sup>.</p>	<p><b>S4.1</b> No probable solution prescribed.</p>
<b>Flood Management</b>	
<p><b>O5</b> Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development<sup>2</sup>.</p>	<p><b>S5.1</b> No probable solution prescribed.</p>
<p><b>O6</b> Development does not materially increase flood levels on other land<sup>2</sup>.</p>	<p><b>S6.1</b> No probable solution prescribed.</p>
<p><b>O7</b> Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained<sup>2</sup>.</p>	<p><b>S7.1</b> No probable solution prescribed.</p>
<p><b>O8</b> Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.</p>	<p><b>S8.1</b> Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b>.</p> <p><b>S8.2</b> Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b>.</p>
<b>Habitat and Biodiversity</b>	
<p><b>O9</b> Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked<sup>3</sup>.</p>	<p><b>S9.1</b> Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b>.</p> <p><b>S9.2</b> Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b>.</p>

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

<sup>3</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. “Significant vegetation”, “habitat” and “biodiversity” are terms defined in Part 3 (Interpretation) of the Planning Scheme.

<b>Specific Outcomes</b>		<b>Acceptable solutions for self-assessable development* and probable solutions for assessable development</b>	
<b>Development in the Peachester Local Business Centre Precinct</b>			
<b>O10</b>	Development in the Local Business Centre	<b>S10.1</b>	Development in the Local Business Centre
	<p>Precinct:</p> <ul style="list-style-type: none"> <li>(a) maintains the semi-rural and bushland character of the surrounding area;</li> <li>(b) is low-rise and of a human scale; and</li> <li>(c) incorporates traditional architectural features (including awnings, verandahs and pitched roofs), materials and details.</li> </ul>		<p>Precinct:</p> <ul style="list-style-type: none"> <li>(a) respects the layout, scale (including height and setback) of existing buildings;</li> <li>(b) has vertical proportions on the front facade and well-defined shopfront and entry doors;</li> <li>(c) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street;</li> <li>(d) has building openings overlooking the street;</li> <li>(e) has understated colour schemes and non-reflective roofing and cladding materials; and</li> <li>(f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.</li> </ul>

**Map SRP3 Stanley River – Peachester Planning Area Code Map**



## 6.16 Maleny Plateau Planning Area Code

### 6.16.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Maleny Plateau Planning Area Code.

*The Planning Area is located in the north-western part of Caloundra City and takes in 95% of the Lake Baroon water supply catchment. Lake Baroon is the primary supply of potable water for Caloundra City and Maroochy Shire.*

*The Planning Area includes the whole of the Maleny Plateau, except for Maleny township which is specifically addressed by the Maleny Township Planning Area Code.*

*The Planning Area is approximately 11,850 hectares in area with boundaries generally defined by:*

- *the Caloundra City and Maroochy Shire local government boundary in the north;*
- *the escarpment of the Blackall Range in the east and west; and*
- *the escarpment of the Conondale Range in the south.*

*The Maleny Plateau is a basaltic tableland characterised by undulating hills bordered by steep plateau margins. The Plateau is approximately 500 metres above sea level and as a consequence has a climate and rainfall pattern vastly different from other parts of Caloundra City.*

*The majority of the Planning Area has been cleared of remnant vegetation (mostly rainforest) to accommodate pastoral and agricultural activities. Vegetation which remains is generally limited to small isolated pockets or to drainage lines and creeksides. More significant areas of native vegetation are contained within the Mary Cairncross Scenic Reserve, the Baroon Pocket Dam Water Supply Reserve and adjoining State Forest.*

*Despite the significant landscape changes which have occurred within the Planning Area, many rare and threatened plant and animal species are found here.*

*Grazing, dairying and other forms of agriculture are predominant land uses within the Planning Area. Other significant land uses include rural living and rural holiday accommodation.*

*The combination of an undulating rural landscape, dairy pastures and the rugged terrain of the escarpment creates a dramatic and picturesque rural setting. This setting contributes largely to the character and attractiveness of Maleny Plateau. Many parts of the Planning Area enjoy uninterrupted views to the coast, Glass House Mountains and Mary River Valley.*

*The rural township of Maleny, which is located in the southern part of the Planning Area, serves an important role as a district level business centre for the Planning Area and surrounding hinterland areas. Residents of the Planning Area rely upon Maleny township for most of their business and community service needs.*

*The rural hamlet of Witta serves a role as a small local business and tourist centre and provides only lower order goods and services to the residents of the immediate area.*

*Major road links within the Planning Area include Maleny– Landsborough Road, Maleny– Stanley River Road, Maleny – Montville Road, Maleny – Kenilworth Road and Mountain View Road.*

*No reticulated town water or reticulated sewerage is available to this Planning Area.*

## 6.16.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Maleny Plateau Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Maleny Plateau Planning Area Code are the following:
  - (a) The Planning Area is a predominantly rural area with rural residential settlement contained to the Rural Residential Settlement Precinct at Walkers Creek and North Maleny.
  - (b) Development in the Rural Residential Settlement Precinct provides and maintains a high level of residential amenity and avoids significant conflicts with the existing or potential productive use of nearby rural lands, including good quality agricultural land.
  - (c) Development in the Rural Precinct provides for productive and sustainable rural activities that are supported by complementary activities such as home based business, bed and breakfast, rural holiday accommodation and rural service industry. These complementary uses are located and designed to ensure the rural character, vistas to and from the plateau escarpment, farming operations and good quality agricultural land are protected, with the latter kept available for ongoing productive use without significant conflict with nearby uses.
  - (d) The local business centres at Mary Cairncross Corner and Witta function as small scale convenience and tourism orientated centres. Development in the Local Business Centre Precinct provides for the expansion and improvement of commercial, business and community functions, however such development does not extend beyond the boundaries of the Precinct. Residents of the Planning Area continue to travel to Maleny for most of their business and community service needs. Development within the Local Business Centre Precinct is designed to reflect its rural setting and incorporates elements of Queensland vernacular design.
  - (e) The Tourist Facilities and Services Areas located on Maleny – Montville Road and Landsborough – Maleny Road are small scale, low key tourist areas that provide for a range of tourist orientated activities including arts and crafts centres and restaurants.
  - (f) Environmental values within the Planning Area are retained and enhanced with significant vegetation on hillsides and adjacent to Obi Obi Creek and tributaries. Development adjoining Mary Cairncross Park and the other conservation reserves in the Planning Area ensures that the values and integrity of these reserves are not compromised.
  - (g) Baroon Pocket Dam (Lake Baroon) is protected as the region's principal water supply and as a major recreational and scenic resource. The use of the Dam and the surrounding reserve occurs in accordance with the Lake Baroon Catchment Management Strategy.
  - (h) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering Lake Baroon and other catchments within the Planning Area.
  - (i) Development in the Planning Area does not impact on the functional characteristics of State-controlled roads. Whilst the local road network is maintained and improved, standards of service are retained at a rural level to protect the rural and natural character of the area.
  - (j) Maleny – Kenilworth Road, Maleny – Landsborough Road, Maleny – Stanley River Road, Maleny – Montville Road and Mountain View Road are important scenic routes and adjoining development maintains the scenic amenity of these routes.
  - (k) Development in the Planning Area:
    - (i) does not adversely affect the continued operation; and
    - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).

**Note:**

Investigations are currently under way into the suitability of developing Lot 2 RP157646 (Armstrong's Farm) and adjoining Rural lots to the north and west as an integrated golf course, residential and community development. Should detailed site analysis and community consultation confirm the merit of the proposal and the suitability of the site, this Planning Scheme may be subject to amendment to provide for the development.

### 6.16.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of buildings or structures: <ul style="list-style-type: none"> <li>(a) contributes to retention of the inherent rural character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive; and</li> <li>(c) does not adversely impact upon the amenity of adjoining development, having regard to:               <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale as seen from neighbouring premises.</li> </ul> </li> </ul>	<b>S1.1*</b>	In the Rural Precinct, the height of a building or structure does not exceed: <ul style="list-style-type: none"> <li>(a) 11 metres on a lot not exceeding 4 hectares; and</li> <li>(b) 11 metres on a lot exceeding 4 hectares where the building is a Class 1, 2 or 3 building.</li> </ul>
		<b>S1.2*</b>	In all other precincts, the height of a building or structure does not exceed 8.5 metres.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot: <ul style="list-style-type: none"> <li>(a) protects the capability of rural lands for ongoing productive rural use; and</li> <li>(b) contributes to the retention of the inherent character and identity of rural and rural residential settlement areas.</li> </ul>	<b>S2.1</b>	Land in the Rural Precinct is retained in lots with a minimum lot size of 40 hectares.
		<b>S2.2</b>	Land in the Rural Residential Settlement Precinct is retained in lots with a minimum lot size as specified on <b>Map MPP3</b> .
		<b>S2.3</b>	Land in all other precincts is retained in lots with the minimum lot size specified in <b>Table 9.7 (Minimum Lot Size and Dimensions)</b> of the <b>Reconfiguring a Lot Code</b> .
<b>Infrastructure</b>			
<b>O3</b>	The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b>	Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
<b>O3a</b>	The road infrastructure network is able to meet the increased demand resulting from an increase in development density.	<b>S3a.1</b>	The applicable infrastructure charging instrument.
<b>Cultural Heritage and Character Areas</b>			
<b>O4</b>	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b>	No probable solution prescribed.
<b>Flood Management</b>			
<b>O5</b>	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established	<b>S5.1</b>	No probable solution prescribed.

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
	prior to development <sup>1</sup> .		
<b>O6</b>	Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b>	No probable solution prescribed.
<b>O7</b>	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b>	No probable solution prescribed.
<b>O8</b>	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk. Amended 5 November 2009	<b>S8.1</b>	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .
		<b>S8.2</b>	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>			
<b>O9</b>	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>2</sup> .	<b>S9.1</b>	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .
		<b>S9.2</b>	Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .
<b>Rainwater Collection for Residential Development</b>			
<b>O10</b>	Residential development within the Maleny Plateau Planning Area provides for rainwater collection.	<b>S10.1*</b>	All residential buildings are provided with a rainwater tank connected to intercept and contain roof runoff in accordance with the following: <ul style="list-style-type: none"> <li>(a) the rainwater tank has a minimum capacity of 45,000 litres per dwelling unit; and</li> <li>(b) water from the rainwater tank is used for household use.</li> </ul> <p><i>Note:</i></p> <p><i>Additional water supply capacity may be required if the site is identified on the Maleny Plateau Planning Area Overlay Map (Map MPP2) as being subject to the Bushfire Hazard Management Overlay</i></p>
<b>Development in the Rural Precinct</b>			
<b>O11</b>	Development within the Rural Precinct retains and enhances the inherent rural character of the Planning Area namely: <ul style="list-style-type: none"> <li>(a) the rolling green hills;</li> <li>(b) the absence of buildings and other structures intruding into the landscape;</li> </ul>	<b>S11.1</b>	The design of all buildings reflects the line, form, colour and texture found in the existing landscape and does not replicate artificial or imported themes.

<sup>1</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

<sup>2</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. "Significant vegetation", "habitat" and "biodiversity" are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<p>and</p> <p>(c) the backdrop offered by remnant vegetation on hillsides and adjoining waterways.</p>	
<b>Reconfiguring a Lot in the Rural Residential Settlement Precinct (Area A – Walkers Creek)</b>	
<p><b>O12</b> Reconfiguring a lot within the Walkers Creek Rural Residential Settlement Precinct (Area A on <b>Map MPP3</b>) does not adversely impact on:</p> <p>(a) Walkers Creek; or (b) adjoining rural land uses; and</p> <p>includes provision of:</p> <p>(a) open space; (b) future road requirements; (c) effective stormwater drainage; (d) pedestrian/cycle links; and (e) lots capable of accommodating on-site effluent disposal.</p>	<p><b>S12.1</b> Reconfiguring a lot provides for an open space buffer to Walkers Creek, having a minimum width of 100 metres or to the 100 year ARI flood level (whichever is the greater).</p> <p><b>S12.2</b> Reconfiguring a lot provides for pedestrian and bikeway links to be provided along Walkers Creek to enable safe access to roads leading to the Maleny business centre.</p> <p><b>S12.3</b> Reconfiguring a lot provides for an interconnected road system to service all properties in the allocated area.</p> <p><b>S12.4</b> Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Rural Residential Settlement and Rural Precincts in accordance with <b>“State Planning Guidelines: Separating Agricultural and Residential Land Uses”</b>.</p> <p><b>S12.5</b> Reconfiguring a lot provides for emergency vehicle access between Treehaven Way and Avocado Lane.</p> <p><b>S12.6</b> Reconfiguring a lot provides for the following infrastructure works required in Area A:</p> <p>(a) external road and intersection upgrading to protect or maintain the safety or efficiency of the transport network (including the Stanley River Road/Mountain View Road and Mountain View Road/Avocado Lane intersections); and (b) the provision of a catchment stormwater drainage system, draining towards a treatment area located adjacent to Walkers Creek.</p> <p style="background-color: #cccccc; padding: 5px;"><i>Note:</i> <i>The Plumbing and Drainage Act 2003 sets out the requirements for on-site effluent disposal.</i></p>
<b>Reconfiguring a Lot in the Rural Residential Settlement Precinct (Area B – North Maleny)</b>	
<p><b>O13</b> Reconfiguring a lot within the North Maleny Rural Residential Settlement Precinct (Area B on <b>Map MPP3</b>):</p> <p>(a) is designed in response to the site characteristics and reflect the semi-rural character of the area; (b) includes provision for open space, future road requirements and effective stormwater drainage; (c) does not adversely impact on Obi Obi Creek, significant vegetation or rural land uses; and (d) preserves an ecological corridor along</p>	<p><b>S13.1</b> Reconfiguring a lot provides for an interconnected internal road system (creating a system of loop roads, rather than a series of cul-de-sac).</p> <p><b>S13.2</b> Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Rural Residential Settlement and Rural Precincts in accordance with <b>“State Planning Guidelines: Separating Agricultural and Residential Land Uses”</b>.</p> <p><b>S13.3</b> Reconfiguring a lot on land adjoining Obi Obi Creek provides for an ecological corridor along</p>

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
Obi Obi Creek.	<p>Obi Obi Creek.</p> <p><b>S13.4</b> Reconfiguring a lot provides for the construction of a catchment stormwater drainage system, draining towards a treatment area adjacent to Obi Obi Creek.</p> <p><i>Note:</i></p> <p><i>The Plumbing and Drainage Act 2003 sets out the requirements for on-site effluent disposal.</i></p>
<b>Development in the Local Business Centre Precinct</b>	
<p><b>O14</b> Development in the Local Business Centre Precinct:</p> <p>(a) maintains the rural character of the area;</p> <p>(b) is low-rise and of a human scale;</p> <p>(c) incorporates traditional architectural features (including awnings, verandahs and pitched roofs), materials and details; and</p> <p>(d) is responsive to sub-tropical climatic considerations.</p>	<p><b>S14.1</b> Development in the Local Business Centre Precinct:</p> <p>(a) respects the layout, scale (including height and setback of existing buildings);</p> <p>(b) has vertical proportions on the front facade and well-defined shopfront and entry doors;</p> <p>(c) has expressed roof and facade forms (gables, pitch, skillion, feature forms) and parapets facing the street;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) has understated colour schemes and non-reflective roofing and cladding materials; and</p> <p>(f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.</p>
<b>Tourist Uses</b>	
<p><b>O15</b> Tourist uses reflect and complement the rural character of the Planning Area.</p>	<p><b>S15.1</b> With the exception of the allocated Tourist Facilities and Services Area on Maleny – Montville Road, tourist uses do not contribute to ribbon development.</p> <p><b>S15.2</b> Tourist uses:</p> <p>(a) are of a small scale, low-rise and low impact nature;</p> <p>(b) protect and enhance areas of significant vegetation;</p> <p>(c) complement the farming operations of the area;</p> <p>(d) blend in with the character of the local area, in a manner that is site-specific, sympathetic and complementary to the various features and elements of the existing landscape;</p> <p>(e) minimise visual impacts, particularly when viewed from scenic routes and lookouts; and</p> <p>(f) provide adequate road access to service the tourist use.</p>

**Map MPP3 Maleny Plateau Planning Area Code Map**



## 6.17 Mooloolah Valley Planning Area Code

### 6.17.1 Planning Area Context and Setting

- (1) The Planning Area Context and Setting is declared to be extrinsic material under section 15 of the *Statutory Instruments Act 1992* and assists in the interpretation of the Mooloolah Valley Planning Area Code.

*The Planning Area is located in the northern part of Caloundra City and takes in most of the Mooloolah River flood plain and the rural residential areas of Palmview and Glenview. This Planning Area also includes the Palmview Master Planned Area.*

*The Planning Area is approximately 10,900 hectares in area with boundaries generally defined by:*

- *Mount Sippy, Sippy Creek, the Mooloolah River National Park and the Caloundra City – Maroochy Shire local government boundary in the north;*
- *the proposed alignment of the future multi-modal transport link and the major Melaleuca wetland area adjacent to the Mooloolah River in the east;*
- *the foothills of the Maleny plateau in the west; and*
- *Caloundra Road, Old Caloundra Road, Forestry Road, the northern boundary of the township of Landsborough and Landsborough – Maleny Road in the south.*

*That part of the Planning Area east of the Bruce Highway is a major floodplain and an important flood storage area for the coastal urban area. It also includes the Meridan Plains Extractive Resource Area, which is identified as a regionally significant sand resource. Predominant land uses in this area are rural in nature and include turf farming and grazing.*

*Remnant native vegetation remains in this part of the Planning Area and is generally associated with the Mooloolah River and Sippy Creek. The 190 hectare Palmview Conservation Park and 40 hectare Meridan Conservation Area are also located in this part of the Planning Area. A small rural residential community is established on a ridge of higher land to the south of the Conservation Park.*

*West of the Bruce Highway the Planning Area takes in the remainder of the upper Mooloolah River catchment and the foothills of Mt Sippy which rise steeply to the north. Situated in an intermediate area between the floodplain and the higher slopes is the rural residential community of Glenview which extends in a linear pattern along the length of Glenview Road.*

*Land uses west of the Bruce Highway are generally characterised by rural activities and rural residential settlement; however other more intensive uses such as extractive industries and tourist attractions are also present. The central part of the Planning Area includes Ewen Maddock Dam which is a major recreational and scenic resource.*

*Consistent with its prevailing rural and semi-rural character, a limited range of services are available within the Planning Area. Local convenience services are provided at the Aussie World complex at Palmview. Nearby business centres include Mooloolah Township, Landsborough Township, Caloundra and Chancellor Park (in Maroochy Shire).*

*Educational and recreational facilities located in this Planning Area include Glenview Primary School and Mooloolah Valley Country Club which is a district level recreational facility catering to a range of sporting activities. The Planning Area is in close proximity to the University of the Sunshine Coast at Chancellor Park.*

*Apart from properties along Mooloolah Road (reticulated water), urban services are not provided to this Planning Area and are not planned to be further extended.*

*Major roads in the Planning Area include the Bruce Highway, Caloundra Road, Glenview Road and Glasshouse Mountains Road.*

## 6.17.2 Planning Area Overall Outcomes

- (1) The Planning Area Overall Outcomes are the purpose of the Mooloolah Valley Planning Area Code.
- (2) The Planning Area Overall Outcomes sought for the Mooloolah Valley Planning Area Code are the following:
  - (a) The Planning Area is a predominantly rural area with rural residential settlement contained to the Rural Residential Settlement Precinct at Glenview, Palmview and around Mooloolah township.
  - (b) Development in the Rural Residential Settlement Precinct provides and maintains a high level of residential amenity and avoids significant conflicts with the existing or potential productive use of nearby rural lands, including good quality agricultural land.
  - (c) Development in the Rural Precinct provides for productive and sustainable rural activities that are supported by complementary uses such as home based business, bed and breakfast, rural holiday accommodation and rural service industry. These complementary uses are located and designed to ensure the rural character, significant vegetation, farming operations and good quality agricultural land are protected, with the latter kept available for ongoing productive use without significant conflict with nearby uses.
  - (d) The large floodplain and flood storage area to the east of the Bruce Highway (Meridan Plains) remains undeveloped for urban purposes. Any development in this area is limited to activities (including extractive industry activities) which maintain or increase the flood mitigation capacity of the floodplain, protect the water quality of the Mooloolah River and preserve the function of this area as an important scenic resource and sub-regional inter-urban break.
  - (e) The extractive resource area located to the east of the Bruce Highway at Meridan Plains is developed in an efficient, planned and sustainable manner that:-
    - (i) maintains or improves the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River floodplain;
    - (ii) maintains, as far as practicable, the flow conveyance patterns of the Mooloolah River flood plain, avoids any worsening of existing flooding conditions and protects the existing ground water regime;
    - (iii) protects, buffers and reconnects ecologically important areas including the Mooloolah River and regional ecosystems;
    - (iv) maintains the quality of surface water and groundwater benchmarked at each stage of development;
    - (v) avoids adverse impacts on upstream and downstream properties;
    - (vi) provides for and protects existing and planned future transport and other infrastructure corridors;
    - (vii) provides and protects the function of identified haulage routes;
    - (viii) provides appropriate separation distances to conflicting land uses;
    - (ix) minimises the visual impacts of extractive industry operations throughout the life of the development on the scenic values of the floodplain as an open landscape;
    - (x) provides for the rehabilitation of the area in a manner that supports the establishment of a range of complementary open space and recreation uses within a post extraction setting and includes the use of local native vegetation;
    - (xi) provides land for continuous public access trails along a rehabilitated Mooloolah River Esplanade connecting to public access points and open space areas.; and
    - (xii) protects the Advanced Waste Water and Sewerage Treatment Plant site.

- (f) Land immediately to the north of the Meridan Plains Environmental Reserve (between Sattler Road and Westaway Road), where not part of the floodplain, provides for equestrian related uses which complement and support the operation of the Sunshine Coast Turf Club. Smaller rural lots are created in this area to specifically accommodate these uses.
- (g) Other identified extractive resources areas located adjacent to the Mooloolah River are protected for potential future extraction. Existing approved extractive industries continue to operate and are not prejudiced by incompatible development.
- (h) The Tourist Facilities and Services Area at Palmview, allocated to the Aussie World complex and land to the north is further consolidated as a theme park node. In recognition of the area's position adjacent to a major gateway to Caloundra City and the presence of large remnants of significant vegetation, development is integrated into the landscape and retains a bushland character.
- (i) The Big Kart Track Tourist Facility at Landsborough operates in accordance with current approvals.
- (j) Environmental values within the Planning Area are retained and enhanced with significant vegetation on Mount Sippy and surrounding hillsides and adjacent to the Mooloolah River and Sippy Creek protected.
- (k) Ewen Maddock Dam is protected as a major recreational, educational and scenic resource. The use of the Dam and surrounding reserve occurs in accordance with the Ewen Maddock Dam Management Plan.
- (l) Development in the Planning Area implements best practice environmental management to achieve a high standard of water quality entering the Ewen Maddock Dam and other waterways in the Planning Area, including Mooloolah River and Sippy Creek.
- (m) Development in the Planning Area does not impact on the functional characteristics of the Bruce Highway and other State-controlled roads. Whilst the existing local road network is maintained and improved, standards of service are generally retained at a rural level to protect the rural character of the area.
- (n) Mooloolah Road, Tunnel Ridge Road, Glasshouse Mountains Road and Eudlo Road are important scenic routes and adjoining development maintains the scenic amenity of these routes.
- (o) Development in the Planning Area:
  - (i) does not adversely affect the continued operation; and
  - (ii) is consistent with the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
- (p) Development in the Further Investigation Area does not either pre-empt or compromise its potential development for urban purposes beyond the life of the Planning Scheme.
- (q) Development in the Planning Area does not compromise the development potential of the Palmview Master Planned Area or the provision of infrastructure required to service the Palmview Master Planned Area.

## 6.17.3 Planning Area Specific Outcomes

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>Height of Buildings</b>			
<b>O1</b>	The height of buildings or structures: <ul style="list-style-type: none"> <li>(a) contributes to retention of the inherent rural character and identity of the Planning Area;</li> <li>(b) is visually unobtrusive; and</li> <li>(c) does not adversely impact upon the amenity of adjoining development, having regard to:               <ul style="list-style-type: none"> <li>(i) overshadowing;</li> <li>(ii) privacy and overlooking;</li> <li>(iii) views and vistas;</li> <li>(iv) building character and appearance; and</li> <li>(v) building massing and scale as seen from neighbouring premises.</li> </ul> </li> </ul>	<b>S1.1*</b>	In the Rural Precinct, the height of a building or structure does not exceed: <ul style="list-style-type: none"> <li>(a) 11 metres on a lot not exceeding 4 hectares; and</li> <li>(b) 11 metres on a lot exceeding 4 hectares where the building is a Class 1, 2 or 3 building.</li> </ul>
		<b>S1.2*</b>	In all other precincts, the height of a building or structure does not exceed 8.5 metres.
<b>Minimum Lot Size</b>			
<b>O2</b>	Reconfiguring a lot: <ul style="list-style-type: none"> <li>(a) protects the capability of rural lands for ongoing productive use; and</li> <li>(b) contributes to the retention of the inherent character and identity of rural and rural residential settlement areas.</li> </ul>	<b>S2.1</b>	Land in the Rural Precinct is retained in lots with a minimum lot size of 40 hectares (except where identified as “Mooloolah Valley Equestrian Area” or “Further Investigation Area” on <a href="#">Map MVP3</a> ).
		<b>S2.2</b>	Land in the Rural Residential Settlement Precinct is retained in lots with a minimum lot size as specified on <a href="#">Map MVP3</a> .
		<b>S2.3</b>	Land in all other precincts is retained in lots with the minimum lot size specified in <a href="#">Table 9.7 (Minimum Lot Size and Dimensions)</a> of the <b>Reconfiguring a Lot Code</b> .
		<b>S2.4</b>	Reconfiguring a lot provides for an effective rural buffer to be provided between allocated Rural Residential Settlement and Rural Precincts in accordance with <b>“State Planning Guidelines: Separating Agricultural and Residential Land Uses”</b> .
<b>Infrastructure</b>			
<b>O3</b>	The development does not adversely impact on existing or future infrastructure.	<b>S3.1</b>	Development is consistent with the planning assumptions identified in the Priority Infrastructure Plan in Part 10 (Priority Infrastructure Plan).
<b>Cultural Heritage and Character Areas</b>			
<b>O4</b>	Places that have been investigated and confirmed to have indigenous or non-indigenous heritage significance are conserved, enhanced and managed <sup>1</sup> .	<b>S4.1</b>	No probable solution prescribed.
<b>Flood Management</b>			
<b>O5</b>	Where land may be below the 100 year ARI flood level or otherwise liable to flooding, the risk of flooding is investigated and established prior to development <sup>2</sup> .	<b>S5.1</b>	No probable solution prescribed.

<sup>1</sup> The Cultural Heritage and Character Areas Overlay covers places known to have heritage significance. Other land not covered by the Cultural Heritage and Character Areas Overlay may contain places that have heritage significance. Section 11.6.8 of the Overlays Planning Scheme Policy and the Cultural Heritage and Character Areas Planning Scheme Policy provide guidance for achieving Specific Outcomes for cultural heritage.

<sup>2</sup> The Flood Management Overlay covers land for which detailed flood modelling exists. Other land not covered by the Flood Management Overlay may be liable to flooding. Section 11.6.10 of the Overlays Planning Scheme Policy provides guidance for achieving Specific Outcomes for flood management.

Specific Outcomes		Acceptable solutions for self-assessable development* and probable solutions for assessable development	
<b>O6</b>	Development does not materially increase flood levels on other land <sup>2</sup> .	<b>S6.1</b>	No probable solution prescribed.
<b>O7</b>	Natural hydrological systems, landforms and drainage lines and the flood conveyance capacity of floodplains and waterways are maintained <sup>2</sup> .	<b>S7.1</b>	No probable solution prescribed.
<b>O8</b>	Development and public infrastructure has an acceptable level of flood immunity, providing for the protection of development at an acceptable level of risk.	<b>S8.1</b>	Development complies with Probable Solutions S4.1, S4.2, S5.1, S5.2 and S5.3 of the <b>Flood Management Code</b> .
		<b>S8.2</b>	Reconfiguring a lot provides for minimum lot sizes and flood free building sites which comply with the probable solutions for flood immunity provided in Probable Solutions S2.3, S2.6 and S8.3 of the <b>Reconfiguring a Lot Code</b> .
<b>Habitat and Biodiversity</b>			
<b>O9</b>	Areas that have significant vegetation, habitats for threatened flora or fauna species or high biodiversity are retained, protected, maintained, rehabilitated and linked <sup>1</sup> .	<b>S9.1</b>	Development complies with Probable Solutions S1.2, S2.2, S2.3, S2.4, S3.2, S4.1, S4.2, S5.1 and S6.1 of the <b>Habitat and Biodiversity Code</b> .
		<b>S9.2</b>	Plant species do not include those species listed as environmental weeds in <b>Table 11.B (Environmental Weeds)</b> of the <b>Landscaping Planning Scheme Policy</b> .
<b>Mooloolah Valley Equestrian Area</b>			
<b>O10</b>	Land in the “Mooloolah Valley Equestrian Area” is developed for smaller rural lots which provide for equestrian facilities to support the operation of the Sunshine Coast Turf Club.	<b>S10.1</b>	Land identified on <b>Map MVP3</b> as “Mooloolah Valley Equestrian Area” is retained in lots with a minimum lot size of 1 hectare and an average lot size of 3 hectares, with newly created lots being used exclusively or predominantly for equestrian related facilities related to the operation of the Sunshine Coast Turf Club.
<b>Meridan Plain Extractive Resource Area</b>			
<b>O11</b>	Land in the “Meridan Plains Extractive Resource Area” is developed for extractive industry in an efficient, planned and sustainable manner that:-  (a) maintains or improves the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River floodplain; (b) maintains, as far as practicable, the flow conveyance patterns of the Mooloolah River floodplain, avoids any worsening of existing flooding conditions and protects the existing ground water regime; (c) protects, buffers and reconnects ecologically important areas including the Mooloolah River and regional ecosystems; (d) maintains the quality of surface water and groundwater, benchmarked at each stage of development; (e) avoids adverse impacts on upstream or downstream properties;	<b>S11.1</b>	No probable solution prescribed.  <i>Note:</i>  <i>Section 8.17 (Extractive Industry Code) provides a Master Plan and End Use Concept Plan for the Meridan Plains Extractive Resource Area and establishes specific additional requirements applicable to extractive industry in the Meridan Plains Extractive Resource Area.</i>

<sup>1</sup> The Habitat and Biodiversity Overlay applies to areas of the City which background studies indicate contain significant vegetation, essential habitat and protected vegetation, habitat areas, and habitat corridors and links. Other areas of the City not mapped by the Habitat and Biodiversity Overlay may contain these or other habitats and biodiversity attributes and therefore may require detailed investigation to confirm the extent and diversity of their habitat and biodiversity values. Section 11.6.11 of the Overlays Planning Scheme Policy and the Environmental Assessment and Management Planning Scheme Policy provide guidance for achieving Specific Outcomes for habitat and biodiversity. “Significant vegetation”, “habitat” and “biodiversity” are terms defined in Part 3 (Interpretation) of the Planning Scheme.

Specific Outcomes	Acceptable solutions for self-assessable development* and probable solutions for assessable development
<ul style="list-style-type: none"> <li>(f) provides for and protects existing and planned future transport and other infrastructure corridors;</li> <li>(g) provides and protects the function of identified haulage routes;</li> <li>(h) provides appropriate separation distances to conflicting land uses;</li> <li>(i) maintains the scenic values of the floodplain and minimises the visual impacts of extractive industry operations throughout the life of the development;</li> <li>(j) provides for the rehabilitation of the site in a manner that supports the establishment of a range of complementary open space and recreation uses within a post extraction setting and includes the use of local native vegetation;</li> <li>(k) provides land for continuous public access trails along a rehabilitated Mooloolah River Esplanade connecting to public access points and open space areas; and</li> <li>(l) protects the Advanced Waste Water and Sewerage Treatment Plant site.</li> </ul>	
<b>Development along Caloundra Road</b>	
<p><b>O12</b> Vegetated buffer strips are provided along major roads to preserve the rural/landscape character of these roads.</p>	<p><b>S12.1</b> Except where additional buffering or separation requirements are identified for the Meridan Plains Extractive Resource Area, vegetated buffer strips having a minimum width of 30 metres are dedicated along each side of the full length of Caloundra Road.</p>



**Map MVP3 Mooloolah Valley Planning Area Code Map**  
Amended 5 November 2010