

3.14 Planning Area No. 14 - Palmwoods

3.14.1 Location and Role

The Palmwoods Planning Area is located to the immediate south of the settlements of Woombye and Nambour, adjacent to the Sunshine Coast railway.

The township of Palmwoods plays an important service role in this part of the Shire and is a distinctive and attractive small country style town which fulfils the needs of surrounding rural and rural residential communities as well as smaller towns, particularly to the south and west.

3.14.2 Vision Statement

(1) It is intended that:

Palmwoods will remain a small country town, providing a convenient range of goods and services to the residents of the town and surrounding rural and rural residential areas. Whilst new residential development is expected within this Planning Area, the informal settlement pattern and layout of the older parts of the town will be retained as important elements of its character and amenity. The existing historic buildings in Palmwoods which contribute to this character will also be respected and enhanced.

The town will retain a compact centre providing a focus for community and commercial activity. Tourism and industry will remain relatively small scale and low key.

Environmental features within the Planning Area including remnant forest along ridge-lines and adjacent to local waterways and drainage-lines will be protected and enhanced and will form the core of an attractive green space network traversing the town.

(2) This means that:

- (a) The development of commercial premises which contribute to the range of goods and services offered by the town will be encouraged, provided these premises are of a small scale and serve the day to day needs of the surrounding community.
- (b) Buildings, vegetation and landmarks which are significant to the town's history, culture or setting will be conserved or enhanced.
- (c) Infill development will be encouraged in the town's centre, especially where it involves uses or activities which reuse older, structurally sound, buildings of heritage or townscape significance.
- (d) New residential development will be consistent with existing subdivision patterns, characterised by predominantly single detached dwellings on large lots. This development will occur in an orderly sequence consistent with the efficient provision of infrastructure.
- (e) Areas of remnant vegetation, Kolora Park and other parks, Paynters Creek and other waterways

will be protected or enhanced, and will form part of a continuous open space system.

3.14.3 Key Character Elements

(1) Location of Uses and Activities

- (a) The Palmwoods Village Centre is the preferred location for businesses servicing local and surrounding rural communities. Consolidation or infill development is encouraged within this centre.
- (b) The railway land and existing buildings are expected to continue to be used for railway operations, and could also become a tourism area, with local incubator service industries and craft industries.
- (c) New residential areas will be in close proximity to the centre of town initially. The layout of subsequent development will be compatible with or connected to the established development in the locality and will provide for coherent road and open space linkages.
- (d) Small local (convenience) centres may be appropriate to serve the new residential areas in the southern and eastern parts of the town, provided that the size and types of services in these centres do not compete with the Village Centre.
- (e) There are several existing small to medium scale rural service industries, service trades and transport/storage activities in the western parts of Palmwoods. These include a truck depot and fruit processing plant along the Woombye-Montville Road which are sited on generally flat land but near established residential areas and on land affected by flooding. Access to these sites is from the Bruce Highway through the town.
- (f) While the existing uses are intended to continue, if they were to cease operating, Council would give consideration to replacement uses which service the township and its rural hinterland (more than regional markets), and which have a lesser or no worse impact on the local environment and amenity generally.

(2) Design Intent

- (a) Existing structurally sound buildings particularly those built prior to 1945, which contribute to the historic townscape character of Palmwoods, and/or are of cultural heritage significance to the local community are intended to be conserved and renovated or recycled for appropriate uses, unless removal or demolition is the only prudent and feasible alternative. These buildings may not be of 'State' significance, but contribute to the Palmwoods community. Buildings such as the old shops along Main Street, the Hotel, Railway Buildings and Post Office, Community Hall, old churches, cottages and houses should be preserved.
- (b) Significant heritage elements, such as old stone retaining walls and landmarks or areas of significance to the local community and character

of the township, will be protected. Where possible these elements should be enhanced and become points of interest to the township's residents and visitors.

- (c) New premises will respect the traditional townscape and architectural character in terms of their scale, siting, forms, composition, materials and will respond to topography and climate.
- (d) Groups or clusters of smaller structures which incorporate generous verandahs and eaves, pitched roof forms and attractive facades are preferred to large individual buildings.
- (e) New "greenfields" residential development occurring within this Planning Area will be master planned and will provide for coherent street and open space linkages connecting to existing or planned networks. Such development will be subject to the preparation of a Local Area Master Plan or other detailed Plan of Development as approved by Council.

(3) Environmental Values

- (a) Existing vegetation which contributes to the character and amenity of the town centre will be conserved and complemented by additional high quality landscaping on development sites and in public streets and places.
- (b) A linked system of open space will be established focused on continuous vegetated corridors, in particular, along Paynter's Creek and the major drainage lines running north from Rifle Range Road across Palmwoods School Road and Dunning Street. This system of open space will provide for the conservation of environmental values, stormwater management, recreation and pedestrian/cyclist/ equestrian access.
- (c) Other parks and sportsfields are intended to be developed and/or maintained for recreation.
- (d) More formal open space, in the form of a modest public square or "village green" is desired for the village centre. Such a public space could become a focus for informal and organised community activities and interaction within the town.

(4) Access and Movement

- (a) A high level of on-street car parking is intended to be maintained within the Village Centre to ensure continuity of convenient access to businesses and community facilities.
- (b) The convenience and amenity of pedestrian and cyclist access through the area should be improved by staged provision of improved paths and streetscape works which facilitate crossings of busier roads, such as Margaret Street and Main Street.
- (c) Public transport services and facilities for users should be improved. A safe and clearly defined bus stopping area, especially for school buses, and provision of bus stop shelters and 'drop/collect' parking areas should be

implemented, preferably in the Main Street area. Opportunities to improve pedestrian access to the railway station from Main Street should be investigated.

3.14.4 Statements of Desired Precinct Character

(1) Palmwoods Village Centre (Precinct Class = Village Centre)

Intent

The Village Centre Precinct is focussed on Margaret and Main Streets. It contains the most substantial and recent retail, office and commercial developments in Palmwoods as well as the Post Office and Hotel. It also contains numerous shop, industry and community buildings which have an historic character. Some of the historic shops have experienced several changes of use in their lifetimes and now accommodate small boutiques and 'incubator' craft industries. There are also a number of detached houses, some of which have been converted for office or consulting room uses.

The range of shops and services, together with the location of the Police Station, Memorial Hall, Hotel, railway station, Child Care Centre and other community uses, combine to make this precinct the civic and business centre of Palmwoods. It is highly desirable that this 'central' role and historic character be maintained and reinforced by new development and increased investment in the future. The most significant new retail and other commercial uses should be located in this precinct. Mixed use premises (eg shop, cafe or office with housing or guest house above/behind) should also be encouraged.

Council's Code for Heritage Conservation (found in Volume 4 of this Planning Scheme) and the heritage conservation provisions of Volume 1 of this scheme will apply to development in this precinct.

Preferred and Acceptable Uses

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

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Bed and breakfast
- Child care centre
- Motel.

Landscape and Built Form

Numerous opportunities for infill development, desirably using/incorporating existing older buildings, are available in the Precinct. If a new supermarket site were to be required in Palmwoods, it should be within this Precinct, preferably located in a sensitively designed development on the southern side of Margaret Street. The scale and intensity of new development should be in keeping with the traditional townscape character of the Village Centre.

The row of historic shops fronting Main Street in the vicinity of the Memorial Hall make an important contribution to Palmwoods' cultural heritage and townscape character. It is desirable that they be conserved (where structurally sound), or if redeveloped, that the new premises incorporate the key character elements of the existing buildings.

Development in the Precinct should enhance views to/from and within the area. In particular premises in the western part of the Precinct should present an appealing vista when seen by approaching traffic from both the Woombye-Montville Road and Margaret Street near the Memorial Hall.

The appearance and amenity of Margaret Street is intended to be enhanced by rationalisation of traffic lanes and kerbside car parking and provision of additional street trees, street furniture and improved footpaths and pedestrian crossings. Specific consideration should be given to creating appropriately designed 'gateways' or entry statements adjacent to the railway bridge, near the Memorial Hall and adjacent to the western intersection with Fewtrell Street.

The area between the Memorial Hall and shops fronting Main Street has an attractive 'village square' quality which should be reinforced by some rationalisation of traffic movement and car parking together with limited landscaping and improvement of pedestrian paths. Any works should continue and enhance the role of the Memorial Hall as an important, centrally located, community focus within the Town.

Considerable effort should be made to foster more productive use of the under-utilised railway land and adjacent older buildings. This may involve increased future use for railway operations or, if not so required, alternative uses possibly including incubator service industries, craft industries and other purposes likely to generate local

employment and tourism expenditure. A modest 'historic railhead/station' style tourism development which might take advantage of the site's heritage and adjacent rail service may be worth investigating.

The prominence of the Hotel as a local landmark on the bend of Main Street should not be compromised by inappropriate new development or streetscape works.

Similarly the interesting triangular plan building adjacent to Main Street and the railway land is a unique part of Palmwoods' 'village' character. If that particular building is beyond economic repair, any replacement premises on the site should make a similar townscape statement with appropriately designed built form abutting the street frontage. The historic railway station building and older shops and houses in the Precinct, together with the attractive stone retaining wall along the western edge of Main Street (north of Church Street), are also considered worthy of conservation.

Any redevelopment which may occur on the railway land immediately east of Main Street should ensure that it maintains a relatively continuous edge of built form to define the eastern side of Main Street in a manner similar to or better than that which presently exists.

Pedestrian access to the railway station from the western side of the tracks should be improved in association with reconsideration of development and parking opportunities for under-utilised railway land. Some reconstruction of parts of Main Street could be undertaken to improve kerbside parking definition and pedestrian safety.

Preferred Maximum Density for multi-unit residential or mixed use premises

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
All sites	0.5	200

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

Maximum building height

- 3 storeys (but not more than 12 metres)

(2) Palmwoods Village Residential
(Precinct Class = Neighbourhood Residential)

Intent

This Precinct is intended to continue as a residential area having traditional townscape qualities that are worthy of preservation and supporting the facilities in the Village Centre Precinct. The existing density of residential development should be generally maintained in keeping with the predominantly open character of the locality.

While traditional detached housing is expected to remain the dominant built form, a greater variety of residential forms may be acceptable including low density apartments or flats, guesthouses and similar tourism accommodation, and mixed used developments (where non-residential uses are small scale and unlikely to compromise the amenity of adjacent residential uses).

Council's Code for Heritage Conservation (found in Volume 4 of this Planning Scheme) and the heritage conservation provisions of Volume 1 of this scheme will apply to development in this Precinct.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Accommodation building (in an existing building)
- Art and craft centre
- Bed and breakfast
- Dual occupancy (in an existing building)
- Restaurant (in an existing building).

Landscape and Built Form

New development should conserve and enhance buildings of historic and townscape significance - especially the existing Uniting Church and adjacent residence - and the numerous mature trees in the Precinct. The scale and relatively open pattern of the traditional townscapes is intended to be maintained. Additional infill development can be accommodated provided it is sensitively sited and designed to be in keeping with the character of the existing buildings and streets. Such development is generally preferred to be situated at the rear of lots behind existing buildings wherever reasonably practicable but away from any low-lying land that may be floodprone.

Modest streetscape improvements should be undertaken in association with rationalisation of traffic movements

and improved safety at the intersections of Churchill Street with Hill Street and Church Street. However any future public works should be designed to complement the historic character of the surrounding area.

Views across, into and out of the Precinct contribute to the town's identity and character. At the north-western end of the Precinct, views are afforded from Margaret Street over the top of some existing houses to the distant ranges in the west. These views should be protected by limiting the height of any buildings or other structures on the lots west of the intersection of Margaret Street and Fewtrell Street to below the level of the ridge in Margaret Street (approximately RL 40m).

The interesting townscape of Briggs Street should be conserved since it forms an important 'backdrop' to the main eastern entry to the Town Centre, as well as a distinctive elevated grouping of old dwellings stepping up the hill. The informal 'village lane' character of Mary Street should also be conserved and attention given to careful streetscape works if the road surface is reconstructed.

(3) Kolora Park
(Precinct Class = Neighbourhood Residential)

Intent

This Precinct is situated around the Woombye-Montville Road to the east of the railway line. It contains Kolora Park, sporting facilities, some low density residential use and significant areas of attractive mature vegetation.

It is intended that land in this Precinct be developed mainly for residential purposes having a suitable mix of densities, and presenting an attractive well vegetated frontage to the Woombye-Montville Road. The existing "green" entry corridor into the town is intended to be maintained or enhanced.

Vehicle access to the land south of the Woombye-Montville Road should be restricted to Nicklin Road and, if available, through land to the east. Any upgrading of the connections to the external road network made necessary by the development of the land is intended to be part of the required development works.

The Precinct includes land that formed part of the historic tramway to Buderim and this heritage should be commemorated through placing a plaque or other suitable structure on the site, and perhaps also an appropriate open space dedication, and/or planting or other landscape treatment.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Art and craft centre
- Bed and breakfast
- Motel
- Outdoor recreation
- Restaurant
- Special use (not having the character of an office use).

Landscape and Built Form

Kolora Park and the existing sporting facilities within the Precinct should be maintained and upgraded as necessary.

A high standard of presentation of premises is desired at this “gateway” location to the Palmwoods Village Centre.

The site adjoining the eastern side of the railway line, north of the Woombye-Montville Road is presently occupied by a restaurant and is at a key entry point into the Town Centre. Its gateway role is intended to be respected in any future development of the land. Continued or new non-residential use of the site for visitor-oriented purposes is considered acceptable, as is residential use. Any development is intended to maintain or enhance the existing generally “green” entry corridor and to achieve high standards of design and finish appropriate to the site’s strategic location.

As much as possible of the existing remnant vegetation is intended to be retained, particularly along the Woombye-Montville Road frontage which serves as a densely vegetated corridor along the town’s entry road.

The balance part of the Precinct is preferred for low density residential use (less than 7 dwellings per hectare) given the land’s location between the railway line and the Woombye-Montville Road. Buffering between dwellings and the railway line is desired.

(4) Palmwoods Existing Residential *(Precinct Class = Neighbourhood Residential)*

Intent

This Precinct comprises the newer existing residential areas of the town. These areas include a number of as yet undeveloped infill sites which are generally not significantly constrained.

It is intended that the sites be developed for residential purposes at appropriate densities having regard to surrounding development. The layout of subdivisional development should be compatible with, and connected to, the established developed land in the locality.

As much as possible of any significant remnant vegetation on these sites should be retained, particularly

along any major drainage lines. As applicable, new parkland should be linked with existing or proposed areas of open space on adjoining lands.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Bed and breakfast
- Caravan park (at the south-western corner of the intersection of Landershute and Palmwoods School Roads)
- Courtyard houses
- Outdoor recreation
- Retirement village
- Special use.

Landscape and Built Form

New premises in this Precinct should be compatible with the scale and character of existing premises in the vicinity, and be responsive to the site’s terrain, available views and climate.

(5) Southern Slopes (Precinct Class = Neighbourhood Residential)

Intent

This Precinct extends from Palmwoods School Road north across Dunning and Wells Streets then east across Jane Street and west across the Woombye-Montville Road. It presents as a patchwork of natural bushland and small-scale rural activities within the middle of the town area. It therefore contributes to a large degree to Palmwoods’ “country town” character.

It is intended that development of new premises generally avoid the flood-prone lands (ie. below RL 22 metres) in this Precinct and to provide open space corridors along the major drainage lines. Such open space should facilitate pedestrian/cycle access to the Primary School to the south-west, and the Village Centre to the north. The closure of parts of Wells and Jane Streets to facilitate the establishment and use of the continuous open space corridors is supported.

The small pockets of flood-free land to the immediate north of Dunning Street may be suitable for a higher density form of development (ie. up to 12 dwellings per hectare), with buildings “nestled” or clustered within the open space areas.

That land in the vicinity of Jane Street north of Wells Street and south of Churchill Street is relatively steep. It falls south from the ridgeline along Churchill Street which generally defines the southern edge of the older established Town Centre area. Having regard to the topography, and the contribution such land makes to the attractive and distinctive character of the town, suitable future residential development would be in the form of hillslope housing. Such lots would also allow for more environmentally responsive forms of housing and access arrangements.

The remaining parts of the Precinct are intended to provide for a mix of housing types.

Given the flooding constraint, the presence of areas of remnant vegetation and the major drainage lines, it is preferred that subdivisional development in the area between Dunning Street and Palmwoods School Road be integrated (ie. involving more than four hectares of land) so that the desired pattern and balance of developed and open space areas can best be achieved.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Cottage houses
- Courtyard houses
- Group housing
- Multiple dwelling units
- Outdoor recreation
- Retirement village
- Special use (not having the character of an office use).

Landscape and Built Form

Development in this Precinct should be particularly responsive to the varied environmental characteristics of the area by addressing the issues of flooding, remnant vegetation and land slope.

(6) Hobson Street Hill *(Precinct Class = Hillslope Residential)*

Intent

The Precinct includes the visually prominent hill at the western end of Hobson and Briggs Streets, the significant area of remnant vegetation on the south-western slopes of the hill, and lower-lying lands along the floodplain of Paynter's Creek.

A mix of residential densities is intended to be achieved, with larger lots along the north-western boundary of

the Precinct where the land is lower lying and closest to the surrounding rural area. The expansion of the adjoining retirement village onto this land could also be favourably considered where an acceptable form and layout of development is proposed. This would include appearing as an open, well-landscaped element in views from surrounding areas.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Hillslope Residential Precinct Class.

Retirement village development may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed.

Landscape and Built Form

It is intended that the highly visible elevated parts of the Precinct continue to be seen as a well vegetated landmark in views from surrounding areas. This could be achieved through dedication of the hilltop and as much as possible of the existing bushland as public open space. In addition (or, less desirably, as an alternative) roads along ridgelines could be developed with substantial tree planting.

It is intended that suitable measures be provided along the Precinct's western boundary to buffer the residential areas from the nearby rural lands. Such measures could include a road reserve along the boundary.

Residential development should avoid any flood-prone land within the Precinct and should provide for the protection of the water quality and flow characteristics of Paynter's Creek.

(7) Abbott's Road Hillside *(Precinct Class = Hillslope Residential)*

Intent

This Precinct comprises that land which fronts Abbotts Road and slopes relatively steeply from that road down to a drainage line near the Precinct's southern boundary.

Having regard to the topography, and the strategic location of the land at the town's eastern gateway, suitable future residential development would be in the form of hillslope lots. Such lots allow for more environmentally responsive forms of housing and access arrangements.

It is intended that the low-lying land running east-west across the Precinct be established and maintained as open space linked to the existing open space corridor adjoining to the south-west.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Hillslope Residential Precinct Class.

Landscape and Built Form

Well vegetated open space serving mainly buffering purposes is also intended to be provided along the Precinct's western boundary (which adjoins land used for rural activities) and along the frontage to the Woombye-Montville Road. Given the important entry role of the Abbotts Road/Woombye-Montville Road intersection, an appropriate and high standard treatment of the adjoining land will be required. It is desirable that such treatment include attractively developed and densely planted open space.

(8) Orange County Area (Precinct Class = Neighbourhood Residential)

Intent

This Precinct is situated at the south-western corner of the Planning Area, between Rifle Range and Palmwoods School Roads. It incorporates the Orange County Estate development site.

It is intended that this area accommodate a mix of residential densities. Along the southern and western edges of the Precinct, Council will require some buffering measures to minimise any conflicts with nearby agricultural activities.

Continuous open space corridors are also intended to be established and maintained along the three main waterways which run north-south through the Precinct.

A Local Centre is considered appropriate at a suitably accessible site within the Precinct. Such a Centre could incorporate a general store or other convenience shop (having a range of 100 to 200 sq.m. of retail floorspace), together with local community and recreational facilities (such as a child-care centre and a multi-purpose hall).

The highest density residential premises (ie any development at more than about 10 dwellings per hectare) should be situated close to the Local Centre, the nearby Primary School and the open space corridors.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Child care centre
- Cottage houses
- Courtyard houses
- Display home

- Group housing
- Retirement village
- Shop (serving local/convenience needs)
- Special use (not having the character of an office use).

Landscape and Built Form

Development in this Precinct should be particularly responsive to the varied environmental characteristics of the area by addressing the issues of flooding, remnant vegetation and surrounding rural use.

(9) Paskins Road Area (Precinct Class = Neighbourhood Residential)

Intent

This Precinct is situated in the south-eastern corner of the Planning Area and is intended for longer term future development. It presently includes large areas of remnant vegetation. The eastern and south-eastern edges of this Precinct are outside the west-draining catchment of the rest of the area.

Given this Precinct's location at the outskirts of the designated urban area and the significant extent of remnant vegetation, it is preferred that future development be mainly for low density residential purposes (ie. at a density of no more than about 4 lots per hectare).

Development for rural or, rural residential or homestead housing purposes are preferred on the southern and eastern slopes along the Precinct's eastern and south-eastern edges.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class (when infrastructure services are available).

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Garden centre
- Bed and breakfast
- Display home
- Forestry
- Stables.

Until such time as the land is required and available for residential development, its continued rural use is intended.

Landscape and Built Form

As much as possible of the remnant vegetation should be retained, with open space along the major drainage

lines through the Precinct which link to the open space corridors intended on the surrounding lands to the north and west.

Paskins Road is intended to present as a well vegetated entry corridor to the town, and appropriate buffering measures may be required along the southern boundary where the Precinct adjoins rural land.

(10) South-Western Gateway (*Precinct Class = Neighbourhood Residential*)

This Precinct is situated in the south-western corner of the Planning Area, on the town's main entry road from Montville, opposite the Palmwoods State School, and is intended for longer term future development.

A mix of residential densities is likely to be suitable for any future urban development of this land.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class (when infrastructure services are available).

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Art and craft centre
- Cottage houses
- Courtyard houses
- Display home
- Indoor recreation (being an art gallery or other cultural activity in an existing building)
- Restaurant (in an existing building)
- Retirement village.

Until such time as the land is required and available for residential development, its continued rural use is preferred.

Landscape and Built Form

The site presently occupied by an art gallery is at a key entry point into the town and its gateway role is intended to be respected in any future development of the land. Continued or new non-residential use of the site for visitor-oriented purposes is considered acceptable, as is residential use. Any development is intended to maintain or enhance the existing generally "green" entry corridor (eg. with substantial avenue tree planting) and to achieve high standards of design and finish appropriate to the site's strategic location.

Any flood-prone land is intended to be protected from development, and a well vegetated open space corridor is desired along Paynter's Creek, mainly to protect the

creek's water quality and hydraulic characteristics, but also to provide a buffer to nearby rural lands.

Suitable buffering measures are also likely to be required along the Precinct's northern boundary given the use of adjoining lands for rural service industry.

(11) South Eastern Gateway (*Precinct Class = Neighbourhood Residential*)

Intent

This Precinct fronts Chevallum Road at the south-eastern corner of the Planning Area and is intended for longer term future development.

A mix of residential densities is likely to be suitable for any future urban development of this land. A local shop/convenience store is considered appropriate at a suitably accessible site within the Precinct. Such a shop should have a floor area ranging between 100 to 200 sq.m.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class (when infrastructure services are available).

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Cottage houses
- Courtyard houses
- Display home
- Group housing
- Retirement village
- Shop (serving local/convenience needs)
- Special use (not having the character of an office use).

Until such time as the land is required and available for residential development, its continued rural use is preferred.

Landscape and Built Form

The existing farmhouse buildings in the southern part of the Precinct are highly visible and contribute a great deal to the existing character of the town. The retention of these buildings in any future development of this land is considered highly desirable.

It is intended that substantial avenue tree planting, marking the entry to the town, be established along Chevallum Road from McKays Road and wrapping around the corner to Eudlo Road. The entry could also be marked by a suitably developed roundabout, or other strategic treatment, at the Chevallum Road/McKays Road intersection. The western boundary of the Precinct

is also intended to be developed to maintain and enhance a “green” entry corridor along the Eudlo Road.

This Precinct includes a visually significant knoll towards the centre of its southern boundary. The dedication of this elevated land for public open space purposes will be sought by Council. A view corridor which can protect the attractive vista from the corner of Chevallum Road to the knoll is also desired.

The Precinct adjoins rural lands to which appropriate buffering should be provided by way of larger lots, open space and/or a boundary road.

(12) Jubilee Drive Area (*Precinct Class = Neighbourhood Residential*)

Intent

This Precinct includes the northern-most land in the Planning Area and is bounded by Jubilee Drive, Spackman Lane and the railway line. It is intended for longer term future development. A high ridge runs east-west through the northern half of the Precinct, while the southern parts are low-lying. Significant areas of remnant vegetation are found along the major drainage lines running along the southern and eastern boundaries of the Precinct.

A mix of residential densities is intended to be achieved, with lower densities (ie. at a maximum of about 7 lots per hectare) along the elevated southern slopes of the high ridgeline, and in the parts of the Precinct containing the substantial areas of remnant vegetation.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class (when infrastructure services are available).

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Bed and breakfast
- Display home
- Retirement village.

Until such time as the land is required and available for residential development, its continued rural use is intended.

Landscape and Built Form

It is intended that the highly visible elevated parts of the Precinct continue to be seen as a well vegetated landmark in views from surrounding areas. This could be achieved through dedication of the hilltop as public open space as part of any future urban development of the land. In addition (or, less desirably, as an alternative) roads along ridgelines could be developed with substantial tree planting.

It is intended that suitable measures be provided along the Precinct’s northern and eastern boundaries to buffer the residential areas from the nearby rural lands and the railway line.

Residential development should avoid any flood-prone land within the Precinct and acceptably flood-free access will be required. Open space corridors are likely to be sought by Council along the major drainage lines through the Precinct.

(13) Palmwoods Rural Residential (*Precinct Class = Rural Residential*)

*Intent*¹

This Precinct comprises two areas at the eastern outskirts of the Planning Area. The southern area (off the Chevallum Road) has been developed for rural residential purposes in the past, while the northern area (at the corner of Abbott’s Road and the Woombye-Montville Road) remains as a “greenfields” site in rural use.

It is intended that the established rural residential uses continue in the southern area.

In the northern area, future rural residential development is anticipated either in accordance with any past development approvals that remain current, or with further approvals. Any new proposal should have proper regard to the site’s topography, its “gateway” location with respect to the town of Palmwoods, and climatic influences.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential Precinct Class.

Urban uses are not considered to be consistent with the intent and desired character of this Precinct.

Landscape and Built Form

Development of new premises in the southern area should be consistent with the scale and character of the existing built form.

In the northern area, development should provide for:

- the siting and orientation of dwellings to take advantage of views and favourable climatic conditions;
- a well vegetated buffer area along the Woombye-Montville Road, and
- ecologically sustainable treatment and disposal of stormwater and effluent.

¹ Development in this Precinct may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

