

## 3.18 Planning Area No. 18 - Kenilworth

### 3.18.1 Location and Role

Kenilworth is a relatively small country town in the western part of the Shire. The town provides important commercial, community, social and recreational facilities for the Shire's western-most hinterland. Its role as the service centre for the town's residents, rural communities in and around the Mary River Valley, and visitors to the area, is intended to continue.

The town also contains the Kenilworth Cheese Factory, an important economic and tourist asset for the town, the district and the Shire.

This Planning Area includes those lands at Kenilworth allocated "Urban" by the Strategic Plan, and nearby lands that may be suitable for rural residential use.

### 3.18.2 Vision Statement

(1) It is intended that:

*Kenilworth remain an attractive small country town set harmoniously within its rural valley landscape, primarily servicing the local community and growing tourist industry.*

(2) This vision will be achieved through:

- (a) limited expansion of the town such that greater support is given to local services and facilities, and a clearly defined "edge" to the town is maintained;
- (b) consolidation of residential and other urban development within the town rather than development sprawling or scattered across surrounding rural land;
- (c) protection of viable rural landholdings surrounding the town by avoiding fragmentation and ensuring adequate buffers between urban and rural activities;
- (d) maintaining and enhancing the existing scale and charming character of the Town Centre and surrounding residential area;
- (e) encouraging further employment opportunities in the area by way of activities which are compatible with a quiet clean rural environment and complement existing economic activity in the area;
- (f) ensuring development has proper regard to environmental constraints such as flooding; and
- (g) ensuring urban expansion occurs in accordance with an equitable, efficient and cost-effective extension of community infrastructure.

### 3.18.3 Key Character Elements

#### (1) Location of Uses and Activities

- (a) It is intended that Kenilworth retain its traditional "country town" form of a strong, mixed use village centre, focussed on a wide, attractive and pedestrian-friendly "main street". Residential areas and land extensive uses will surround the Main Street area in order to consolidate the town as a service centre for the surrounding rural population. A compact town with clearly defined edges is envisaged.
- (b) The town centre in Elizabeth Street has an important role as a place of social interaction and everyday business and this role is intended to be protected and enhanced. Any necessary commercial expansion should be by way of redevelopment or infill development of presently under-utilised or vacant commercial sites, and only then by way of development of land contiguous with the town centre precinct and focused on Elizabeth, Phillip and Charles Streets.
- (c) The cheese factory is an important local economic activity that is intended to continue, as a valuable rural support industry, a source of local employment and an attraction for visitors.
- (d) The rural service role of the town is also to be encouraged through the continued provision of a range of business uses and community facilities. Opportunities to enhance this role through additional uses, including complementary small-scale rural service industries and business incubator uses, should be sought and promoted.
- (e) Encouragement is also to be given to small-scale tourist facilities and "niche market" enterprises, especially those that are people-oriented.
- (f) The town provides important recreational (eg. showgrounds, sportsfields and a swimming pool) and community (eg. public halls, churches and a school) facilities for the local and surrounding rural populations. There is a desire for some form of public transport to link with the Shire's larger towns.

#### (2) Design Intent

- (a) The rural character of Kenilworth will be retained and enhanced by regulating the demolition, removal and development of places of local and regional cultural significance.
- (b) The retention of heritage buildings and places is considered to be particularly important to the maintenance of the character and cultural heritage values of the township.
- (c) The Kenilworth Town Park will be retained as an entry/exit statement at the southern end of Elizabeth Street.
- (d) It is desirable that the town centre's role be reinforced by ensuring future signage in the main street does not detract from the visual appeal of the street, and that continued improvements are made to the quality of street furniture, paving and other landscape treatments.

- (e) Through road and lot layouts, streetscape and building forms, the town's residential areas should respect Kenilworth's existing character, climate and local topography so as to create an identifiable sense of place - ie. a sense of being in Kenilworth. As necessary, buffer areas should be provided at the town's edges to minimise possible conflicts with productive rural activities on adjoining lands, and with industrial activities in the town.
- (f) Particular recognition needs to be given to the constraint of flooding on the lower lying parts of the town so that new development does not create or worsen flooding problems.
- (g) It is desirable that opportunities be sought to establish entry/exit statements for the town on Elizabeth Street in the vicinity of George Street to the north, and the school and showgrounds to the south.

### (3) Environmental Values

- (a) Development adjoining or otherwise in the vicinity of the Mary River should protect the waterway from erosion, sedimentation and otherwise polluted runoff, and should provide for the retention or enhancement of the river's waterway corridor vegetation. This would be achieved through use of best catchment management practices in the development and ongoing use of all premises in the area. The Mary River Catchment Strategy comprehensively deals with sustainable land use within this and adjoining Planning Areas.
- (b) Views out of the township to the surrounding mountains and rural areas will be retained.
- (c) Significant vegetation contributing to the setting and character of the township will be retained and protected.

### (4) Access and Movement

- (a) A high level of on and off-street parking is intended to be maintained within the village centre to ensure continuity of convenient access to businesses and community facilities.
- (b) The character and functioning of the main access roads for the township to Eumundi and Maleny will be protected and enhanced.
- (c) Intra-regional public transport options appropriate to the scale of the township will be investigated and any viable options implemented.
- (d) The convenience and amenity of pedestrian, cyclist and equestrian access through the area is to be improved as much as possible.

## 3.18.4 Statements of Desired Precinct Character

### (1) Kenilworth Village Centre (Precinct Class = Village Centre)

#### *Intent*

The Village Centre Precinct is focussed on Elizabeth Street and that section of Phillip Street east of Annie Street. It contains Kenilworth's commercial uses, a number of community uses and the town park which all have significant character and community and cultural heritage value for the township.

This precinct serves as the business and community centre of Kenilworth and surrounding rural areas. It is intended that this role and traditional country town character be maintained and enhanced by new development. All the town's new commercial uses are to be located in this precinct.

In addition, premises having a mix of commercial (and/or community) and residential uses are also appropriate in the precinct to encourage vitality and security and opportunities for long-term and tourist accommodation. Such uses are appropriate when that part of the building at the frontage of the street is used for non-residential purposes.

The town park is intended to remain as a valued children's recreation area, and rest area for visitors to the town, in a pleasantly landscaped setting.

#### *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.

Residential uses, including Multiple dwelling units, Accommodation buildings and Motels, are encouraged where they are provided with a commercial and/or community use frontage to the street, consistent with the existing character of the street.

Community uses, such as a Child care centre, may also be appropriate within this precinct.

Undesirable uses are those which are not in keeping with the traditional country town character of the centre, and include Convenience restaurants, and solely residential uses that do not provide a commercial and/or community use frontage to the street.

## Landscape and Built Form

The important characteristics of Elizabeth Street are to be retained and enhanced. These characteristics include:

- the established street trees,
- continuous small-scale commercial buildings built up to the street alignment,
- a predominance of street parapets with post-supported street awnings and verandahs,
- views out to the surrounding hills and rural areas, and
- a mix of commercial and residential premises on the same site (where the dwelling is provided behind or above the shop or other business premises).

The development of new premises within the town centre should draw upon and emphasise the Kenilworth's traditional character and cultural heritage. Existing buildings with historical and cultural significance (where structurally sound) should be retained in any redevelopment proposals.

New development in the precinct is to also comply with Council's Planning Scheme Code for Town and Village Centres (found in Volume 4 of this Planning Scheme).

The town park is to remain as a pleasantly landscaped space adjacent to the main street, free from major buildings and facilities.

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

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

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

### Maximum building height

- 2 storeys (but not more than 8.5 metres)

## (2) Kenilworth Residential (Precinct Class = Neighbourhood Residential)

### Intent

This precinct comprises the existing residential area of Kenilworth. It also contains currently vacant lands that are immediately adjacent to the existing residential areas and are suitable for additional residential development.

The precinct also contains a small number of other uses including a retirement village, a museum,

churches and a bowls club that provide valuable community facilities.

This precinct is intended to continue as a residential area of mainly Detached houses having traditional country town residential qualities, such as of large lots, mature street trees, and architecture reflecting rural (rather than suburban) qualities. New residential premises are to be sympathetic to these qualities.

There may be some opportunities for alternative residential uses, such as Dual occupancies and Bed and breakfasts, where located near to the commercial area on Elizabeth Street, appropriately sited and designed having particular regard to neighbouring premises, and at a scale compatible with Kenilworth's small country town character.

### Preferred and Acceptable Uses

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

In addition there may be some opportunities for alternative residential uses, such as Dual occupancies and Bed and breakfasts, where in keeping with the stated intent for the precinct.

Undesirable uses include commercial uses, industrial uses, residential uses at higher densities (including Accommodation buildings, Motels and Multiple dwellings), and community uses which are not in keeping with residential amenity.

### Landscape and Built Form

New development should contribute to a high standard of residential amenity. Buildings should exhibit a residential character and respect the scale and amenity of adjacent existing development. New premises should incorporate attractive landscaping which complements the character of the precinct's established gardens. Any substantial existing trees or areas of garden considered to be of significance to the character of the precinct should be retained and incorporated within the premises.

The soft landscaping of the precinct's streetscapes should be maintained wherever practicable to conserve mature trees in the street reserves.

New development should conserve and enhance buildings of heritage and townscape significance.

New development is to identify and respect flooding constraints, and avoid establishing buildings and structures on flood-prone land.

New residential subdivisional development on the vacant land in the precinct is to respect the pattern and character of the existing residential areas. This is to include:

- a street alignment and configuration which is linear, rather than curvilinear, and aligns with existing streets in the town,

- road reserve widths and lots sizes which are consistent with the existing residential areas,
- a design which avoids or minimises loss of mature vegetation and extensive earthworks,
- integrated road connections to the existing urban area to the south and urban development area to the north,
- provision of attractive tree-lined streets,
- provision of useable public parkland, and
- measures which protect the quality of stormwater runoff entering the Mary River.

New buildings should be of an architecture which reflects a country town, rather than suburban, character by including use of timber, pitched roofs, verandahs, and subdued colours.

Buildings on steeper slopes should be stepped and preferably use traditional framing construction to minimise impacts on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds.

New street trees and other plantings should be consistent with existing species found in Kenilworth, and/or should incorporate use of locally native species. Landscaping should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the town's main approach roads.

Development should also provide for a high standard of presentation to the Eumundi-Kenilworth Road.

### ***Preferred Maximum Density***

The density of any new lot created in this precinct shall be in accordance with the Code for Reconfiguring a Lot.

### **(3) Kenilworth North (Precinct Class = Neighbourhood Residential)**

#### ***Intent***

This precinct is situated at the northern outskirts of the defined future town area and is intended for longer term future urban development. Some urban sized lots exist along the Kenilworth-Brooloo Road.

Land in this precinct is intended to remain in predominantly rural use until there is a demonstrable need for additional urban lands, other urban lands in the township are fully, or close to fully, developed and adequate development and community infrastructure can be made available.

### ***Preferred and Acceptable Uses***

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

Otherwise, rural uses which maintain or enhance the environmental and landscape values of the precinct are considered acceptable.

Undesirable uses include commercial uses, industrial uses, residential uses at higher densities (including Accommodation buildings, Motels and Multiple dwellings), and community uses which are not in keeping with residential amenity.

### ***Landscape and Built Form***

New development should contribute to a high standard of residential amenity. Buildings should exhibit a residential character and respect the scale and amenity of adjacent existing development. New premises should incorporate attractive landscaping which complements the character of the precinct's established gardens. Any substantial existing trees or areas of garden considered to be of significance to the character of the precinct should be retained and incorporated within the premises.

A soft landscaping treatment should be provided for the precinct's streetscapes, with mature trees maintained in the street reserves as much as practicable.

New development is to identify and respect flooding constraints, and avoid establishing buildings and structures on flood-prone land.

New residential subdivisional development in the precinct is to respect the pattern and character of the town's existing residential areas. This is to include:

- a street alignment and configuration which is linear, rather than curvilinear, and aligns with existing streets in the town,
- road reserve widths and lots sizes which are consistent with the existing residential areas,
- a design which avoids or minimises loss of mature vegetation and extensive earthworks,
- integrated road connections to the existing urban area to the south,
- provision of attractive tree-lined streets,
- provision of useable public parkland, and
- measures which protect the quality of stormwater runoff entering the Mary River.

New buildings should be of an architecture which reflects a country town, rather than suburban, character by including use of timber, pitched roofs, verandahs, and subdued colours.



Buildings on steeper slopes should be stepped and preferably use traditional framing construction to minimise impacts on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds.

Street trees and other plantings should be consistent with existing species found in Kenilworth, and/or should incorporate use of locally native species. Landscaping should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the town's main approach roads.

Development should also provide for a high standard of presentation to the Eumundi Kenilworth Road and Kenilworth Brooloo Road.

### ***Preferred Maximum Density***

The density of any new lot created in this precinct shall be in accordance with the Code for Reconfiguring a Lot.

## **(4) Kenilworth West (Precinct Class = Rural Residential)**

### ***Intent<sup>1</sup>***

Land in this precinct is intended to provide for development for rural residential purposes in a convenient location on land adjoining the Kenilworth township area.

It is intended that any rural residential use in the precinct enjoy an amenity that retains the best features of rural living close to urban facilities, and retains and enhances the natural and scenic qualities of the area, particularly through the retention, rehabilitation or enhancement of natural vegetation and the preservation of open space corridors through the land, particularly along waterways/drainage lines and to the adjoining State Forest.

Land in this precinct may be developed for rural residential purposes in accordance with a Local Area Master Plan or other Plan of Development approved by Council.

Any such development is intended to have particular regard to the environmental values of the area, and to the adjoining Kenilworth State Forest, such that an ecologically sustainable form of development is achieved.

It is intended that areas which are presently degraded will be rehabilitated in association with any proposed development.

<sup>1</sup> Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

It is also intended to allow for a limited range of rural uses, where they are undertaken:

- on larger lots to maintain rural residential amenity and avoid land use conflicts, and
- in accordance with best management practices.

### ***Preferred and Acceptable Uses***

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

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

However, the land's continued use for general rural purposes is considered acceptable until the land is developed for rural residential purposes.

### ***Landscape and Built Form***

Any development for rural residential purposes within the precinct is intended to be master planned to Council's satisfaction and provide for:

- (a) a high level of rural residential amenity to be created and maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the scenic values of forested areas to be respected;
- (d) the retention, rehabilitation or enhancement of vegetation in order to:
  - maintain soil stability, particularly on steep or slip prone areas,
  - achieve benefits to runoff water quality,
  - protect native flora and fauna, and
  - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (f) measures which protect the quality of stormwater runoff entering the Mary River;
- (g) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (h) suitable treatment along the boundary with the adjoining State Forest which has regard to fire hazard, control of weeds and domestic animals and vehicle/ pedestrian/cycle/equestrian access;
- (i) land use conflicts from any proposed or established agricultural use to be avoided through use of buffering and best management practices; and

- (j) any non-rural activities to integrate sensitively into their rural setting.

New buildings should be of an architecture which reflects a country town, rather than suburban, character by including use of timber, pitched roofs, verandahs, and subdued colours.

Buildings on steeper slopes should be stepped and preferably use traditional framing construction to minimise impacts on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds.

Street trees and other plantings should be consistent with existing species found in Kenilworth, and/or should incorporate use of locally native species. Landscaping should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the town's main approach roads.

### **(5) Kenilworth Industry (Precinct Class = Core Industry)**

#### ***Intent***

This precinct includes the existing Kenilworth Cheese factory, and nearby land which is suitable for industrial uses. The cheese factory is recognised as a major economic asset for Kenilworth and its continued use is intended.

Other 'niche' industrial uses, which either complement the cheese factory, or take advantage of the growing tourist market, are encouraged in this precinct.

#### ***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to the Table of Development Assessment (refer Vol 1) for the Core Industry precinct class, particularly industries which have lesser potential for adverse environmental impacts.

Undesirable use includes all residential and commercial uses as they would limit the land's potential use for industrial and economic growth.

#### ***Landscape and Built Form***

New premises should be sited, designed and finished to complement the country town character of Kenilworth.

New street trees and landscaping should be provided along the frontage of the precinct and use plants which are consistent with existing species found in Kenilworth, and/or which are locally native species. Landscaping should soften the visual impact of new premises, particularly when viewed from the town's main approach road and the town centre.

Measures should also be implemented which protect the quality of stormwater runoff entering the Mary River.

Development is to be consistent with the Code for Industries in Urban Areas, found in Volume 4 of this Planning Scheme.

### **(6) Kenilworth East (Precinct Class = Sustainable Pastoral Land)**

#### ***Intent***

This precinct is to be intended to remain in rural use and includes small areas of identified Good Quality Agricultural Land on the floodplain of the Mary River.

The precinct adjoins the Mary River which is an important water resource for both the Shire and the region. Any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the river and any measures proposed to avoid such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the river.

The precinct is also adjacent to town's residential areas, and is traversed by the Kenilworth-Eumundi Road. Any new development will be assessed having particular regard to potential land use conflict on the town's residential areas and/or visual and traffic impacts from the major entry road from the east.

#### ***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to the Table of Development Assessment (refer Vol 1) for the Sustainable Pastoral Lands precinct class, provided they are undertaken in a manner which avoids land use conflicts and retains or enhances the area's environmental values.

Undesirable development includes residential, commercial and industrial uses due to the flooding constraints of the Mary River, and the desire to maintain a defined edge to the town.

In addition, intensive rural uses, such as Intensive animal husbandry and Rural service industry, are inappropriate in the precinct, due to the potential for land use conflict.

#### ***Landscape and Built Form***

Any development in the precinct is to provide for:

- buffering measures and/or best management practices which can avoid or minimise land use conflicts with any adjacent incompatible uses;
- any non-rural activities to be integrated sensitively into their rural setting;
- measures to ensure an acceptable level of flood immunity and a no-worsening or improvement of flooding conditions in the area; and

- a landscape treatment to the Kenilworth-Eumundi Road which screens or enhances the visual impacts of development, and retains or enhances the landscape character currently experienced along this scenic route.

**(7) Kenilworth Community Land (Educational Establishment, Showgrounds and Outdoor Recreation)**  
*(Precinct Class = Special Purpose)*

***Intent***

This Precinct comprises the Kenilworth State School and sports grounds and showgrounds at the southern outskirts of the township. These uses are intended to continue.

***Preferred and Acceptable Uses***

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class, being for school purposes in the western half of the Precinct and showground and sports grounds purposes to the east.

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
- Indoor recreation
- Outdoor recreation
- Markets
- Special use.

***Landscape and Built Form***

Any new development should provide for:

- a high standard of presentation to the Kenilworth-Maleny Road,
- measures which protect the quality of stormwater runoff entering the Mary River,
- recognition of the flooding constraints, and
- any land use conflicts with any proposed or established rural use on adjoining land to be avoided or minimised through use of buffering and best management practices.

