

CALOUNDRA CITY COUNCIL

PLANNING SCHEME

Gazetted - 2nd August 1996

PLANNING SCHEME
for the
CITY OF CALOUNDRA

The Planning Scheme applies to the whole of the local government area known as Caloundra City and is administered and enforced by the Caloundra City Council.

The Planning Scheme came into effect on 2 August 1996 and consists of:

- (a) the Strategic Plan;
- (b) provisions for the regulation, implementation and administration of the Planning Scheme;
- (c) the zoning maps and any regulatory maps;
- (d) any Development Control Plan adopted in the Planning Scheme; and
- (e) any amendments approved by the Governor in Council in respect of the Planning Scheme.

The Planning Scheme is supported by:

- (a) Planning Studies; and
- (b) Local Planning Policies.

Regard must also be had to Queensland and Commonwealth legislation that impacts upon matters within the Planning Scheme.

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PART 1

STRATEGIC PLAN

**Gazetted 17 December, 1993
and Subsequent Amendments**

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Division 1 - INTRODUCTION

1. The Strategic Plan is prepared in accordance with the provisions of the Local Government (Planning and Environment) Act 1990 as amended and consists of two (2) parts:-

(1) Maps identifying the preferred dominant land uses for the City of Caloundra:

Map 1 indicates the preferred dominant land uses for the whole of the City of Caloundra. On this map the major areas of urban development are designated as Urban. Within these "Urban" areas, more detailed information with respect to preferred dominant land uses is provided in Development Control Plans 1-3, 7 and 8 for the coastal urban areas, and Strategic Plan Supplementary Maps 4 and 6-9 for other hinterland centres. With respect to the Sippy Downs and Maleny and Environs areas, preferred dominant land uses are provided in Development Control Plans 4 and 5 respectively.

Maps 4-9 provide more detailed information with respect to the preferred dominant land uses within the hinterland centres of Mooloolah, Landsborough, Beerwah, Glass House Mountains, Beerburrum and Peachester.

The preferred dominant land uses and supporting plan elements are described in Division 2 of this document.

(2) A Statement of the Objectives of the Caloundra City Council in respect of the conservation, management and progressive development of lands within the City. This Statement of Objectives and associated implementation criteria is contained within Division 3 of this document.

The objectives and the preferred dominant land uses have been determined in relation to the principal aim, being:-

"To provide for and promote the orderly development of the City of Caloundra, relating the social, economic and physical aspects of development into a desirable growth pattern which recognises the existing and anticipated distribution of population, land uses, transport, and the need to achieve a balance between development and the conservation of the natural environment".

It is the purpose of the Strategic Plan to convert this aim to practical guidelines to be used in managing development within the City. The Strategic Plan will serve as a basis for amendments to the Planning Scheme as well as a guide for Council in assessing all forms of development applications.

A Planning Study has also been prepared in connection with this Strategic Plan. This planning study includes an assessment of the range of physical, social, and cultural issues which were considered in the preparation of the Strategic Plan. The Planning Study is kept available for inspection and/or purchase at the Caloundra City Council.

Division 2 - PREFERRED DOMINANT LAND USES AND SUPPORTING ELEMENTS

2. The Strategic Plan covers the whole of the City of Caloundra and contains a series of maps showing the preferred dominant land uses to guide development within the City and a range of supporting plan designations.

2.1 Preferred Dominant Land Uses.

The intents of the preferred dominant land use designations and the supporting elements of the plan are as follows:-

- (1) **URBAN** - The urban designation on Strategic Plan Map 1 indicates the broad location and extent of those areas within Caloundra City which are developed or are considered suitable for predominantly urban purposes. Further detail with respect to the preferred dominant land uses within these Urban areas is provided in DCP No 1 - Kawana Waters, DCP No 2 - Golden Beach, DCP No 3 – Caloundra, DCP No 7 – Kings Beach and DCP No 8 – Caloundra Regional Centre. Within the hinterland Urban areas further detail as to the preferred dominant land uses is provided on Strategic Plan Supplementary Maps 2-9.
- (2) **LOW DENSITY RESIDENTIAL** - The Low Density Residential designation includes existing and future areas of urban housing intended to provide a variety of residential accommodation styles in a low-rise format, generally up to 2 storeys in height. The expected range of development density would be between 10-20 dwelling units per hectare in those areas which can be connected to a reticulated sewerage system or are expected to be able to do so within a reasonable time frame. In areas which are unlikely to be sewered, development densities will be limited by the ability to dispose of sewage waste on site. Low Density Residential areas are not confined to residential uses but may include other uses of a compatible nature which are required to service the residential area and which are a necessary and integral part of such an area.
- (3) **MEDIUM DENSITY RESIDENTIAL** - These areas indicate land suitable for predominantly residential purposes but at a higher density of up to 80 dwellings per hectare. Actual densities which can be achieved in these areas will be dependent upon the ability to dispose of sewage. Generally building heights of up to 3 storeys may be expected in these areas. As with the Low Density Residential designation, complementary non-residential land uses are also acceptable within the Medium Density Residential designated areas.
- (4) **PARK RESIDENTIAL** - The Park Residential designation indicates areas adjacent to the urban areas which are intended to accommodate larger residential allotments than are found in the more intensely developed urban areas but which still provide reasonable access to urban facilities. Generally these areas are not provided with a reticulated sewerage service, although they are required to be provided with all other urban services including a reticulated water supply where connection to such a

service is possible. Complementary non-residential land uses may also be acceptable within the Park Residential designated areas.

- (5) **BUSINESS** - This designation indicates the existing and preferred commercial and business areas within the urban communities throughout the City (excluding the coastal urban areas for which such information is provided through the relevant Development Control Plan). These areas are intended to accommodate a range of retail and commercial activities and appropriate supporting land uses to meet the requirements of the local resident and tourist population. Additional local shopping facilities may also be provided in the Low Density and Medium Density Residential Areas in response to local demand.
- (6) **INDUSTRY** - This designation indicates the existing and preferred future areas of industrial activity including manufacturing, service industry, warehousing and other storage uses. These areas are not intended to accommodate noxious, hazardous or offensive industries or extractive industries which are covered by specific designations within this Strategic Plan. Within the Industry designated areas it is intended to exclude those industries with potentially significant environmental impacts from sensitive locations such as adjacent to residential areas.
- (7) **NOXIOUS, OFFENSIVE OR HAZARDOUS INDUSTRY** - This designation indicates areas within the City where industries of this nature are currently in existence. Council does not wish to encourage the development of industries of this nature in other areas of the City, accordingly preferred future locations have not been identified on the Strategic Plan maps. Applications for Noxious, Offensive or Hazardous Industry will be considered on their merits in accordance with the provisions of this Strategic Plan and the Planning Scheme.
- (8) **RURAL RESIDENTIAL** - The Rural Residential designation indicates areas which are generally considered suitable for the development of smaller sized rural allotments. These allotments are intended predominantly for residential purposes, but also provide for small scale rural pursuits and the maintenance of a degree of rural amenity in the designated areas.
- (9) **RURAL** - The rural designation includes land which is intended to be retained in large holdings permitting only sparse settlement. The designation incorporates a range of land types including good quality agricultural land, remote areas, water supply catchment areas, areas close to extractive industry resources and other areas not suited to closer settlement. The Rural designation covers a large area of the City and, in addition to preserving good quality agricultural land, is intended to preserve the existing rural amenity, particularly in the hinterland areas, and provide a contrast to the closely settled urban areas.
- (10) **TOURIST FACILITIES** - This designation indicates the existing and preferred future locations of tourist facilities outside the urban areas of the City. The designation covers the range of possible tourist facilities from major highway frontage theme parks (such as the Ettamogah Pub complex) to low-key tourist facilities and accommodation associated with particular natural attractions. Subject to the more detailed provisions of the planning scheme, including this Strategic Plan, Council may consider proposals

for the development of tourist facilities in non-urban areas in locations other than those indicated by this designation. Within the coastal urban areas the Development Control Plans indicate the preferred locations for tourist facilities, although Council will consider proposals for the development of tourist facilities in non-designated areas as set out above.

- (11) OPEN SPACE - This designation indicates areas of environmental, conservation, recreational and/or scenic significance within the City. As well as areas under public control such as National and Environmental Parks, State Forests and public parks, the designation also includes areas that are in private ownership such as flood retention areas, areas containing significant elements of natural vegetation or large private open space facilities in recognition of their significance to the City's overall open space character and image.

The designation also includes existing and potential "Greenlinks" or open space corridors based on elements of significant environmental or scenic value. Where these greenlinks areas are in public ownership they can accommodate a variety of uses including walking and horseriding trails, but in most instances, particularly in the rural areas of the City, they are in private ownership and Council will encourage their retention in a natural state both as a visual asset and as wildlife movement corridors.

The Open Space designation has also been used to indicate existing or required buffer areas between incompatible land uses.

- (12) SPECIAL PURPOSES - Major areas of land that are used or proposed to be used for substantial government or public purposes (for example major sewerage works or landfill sites) are designated Special Purposes on the overall Strategic Plan map. Other smaller Special Purposes areas such as reserves for school or hospital purposes cannot be indicated at this scale, but are indicated as appropriate on Strategic Plan Maps 2-9 for the hinterland urban areas and on the Development Control Plan maps for the coastal urban areas.
- (12A) SIPPY DOWNS DEVELOPMENT CONTROL PLAN AREA - This designation indicates land included within the Sippy Downs Development Control Plan. Further detail with respect to the preferred dominant land uses within this area is provided within Development Control Plan 4 - Sippy Downs.
- (12B) MALENY AND ENVIRONS PLANNING AREA – This designation includes land within the Maleny and Environs Development Control Plan. Further detail with respect to the preferred dominant land uses within this area is provided within Development Control Plan 5 – Maleny and Environs.
- (12C) LANDSBOROUGH AND DISTRICT PLANNING AREA – This designation includes land within the Landsborough and District Development Control Plan. Further detail about the preferred dominant land uses within this area is provided within Development Control Plan No. 6 – Landsborough and District.

2.2 Supporting Elements

There are a number of elements indicated on the Strategic Plan maps that are not preferred dominant land uses but rather provide supporting information to the major designations. The intents of these supporting designations are as follows:-

- (13) **WATER SUPPLY CATCHMENTS** - The main water supply storages (Baroon Pocket Dam, Ewen Maddock Dam and the ring tank adjacent to the coastal urban area) are indicated on Strategic Plan Map 1. The extent of the associated catchment areas and the catchment areas of the Stanley and Mary Rivers are also indicated. These catchment areas require specific land use management and control of development to preserve water quality and ensure future availability of supply.
- (14) **TRANSPORT** - The principal components of the City's future transport network are identified on the Strategic Plan maps. The road hierarchy is divided into State Highway, arterial roads and sub-arterial roads. Scenic routes are also separately identified. The road hierarchy identified on the Strategic Plan maps is based on function rather than traffic volumes. The North Coast Railway Line is also identified, as is a possible future rail link between Beerwah and Caloundra.

2.3 Resource Elements

- (15) **EXTRACTIVE INDUSTRY**

Current Operations - This symbol indicates currently exploited hard rock deposits, sand, gravel or clay.

Resource Area - This symbol indicates identified resources of hard rock deposits, sand, gravel or clay which are considered to be of regional significance, and which preliminary geological investigation indicates are likely to be feasible for extraction.

Both symbols, while identifying either a current operation or a resource area, should not be construed as a commitment on the part of Council to any potential future resource recovery activities, applications for which will be considered by Council on their merits and in accordance with this Strategic Plan and the provisions of the Planning Scheme.

The preferred dominant land uses, supporting elements and resource elements are identified on the Strategic Plan maps as indicated in the following Schedule.

SCHEDULE

Preferred Dominant Land Use	Strategic Plan Map Designation
1. Urban	Grey (Map 1 only)
2. Low Density Residential	Pink
3. Medium Density Residential	Red
4. Park Residential	Dark Brown
5. Business	Light Blue
6. Industry	Light Purple
7. Noxious, Offensive or Hazardous Industry	Purple Triangle
8. Rural Residential	Dark Brown with Black Hatching
9. Rural	Light Brown
10. Tourist Facilities	Black Asterick
11. Open Space - Open Space Corridors	Green - Green Dashes
12. Special Purposes	Yellow
12A. Sippy Downs Development Control Plan Area	Burgundy
12B. Maleny and Environs Planning Area	Turquoise
12C. Landsborough and District Planning Area	Saddle Brown
Supporting Elements	Strategic Plan Map Designation
13. Water Supply Storages and Catchments	Blue, Black dotted lines for catchments (Map 1 only)
14. Transport	
- Railway	Black Line Crosses *
- State Highway	Thick Black line *
- Arterial	Medium Black line *
- Sub-Arterial	Thin Black line *
- Scenic Route	Red line adjacent to principal designation
	* Preferred future routes shown dashed
Resource Elements	Strategic Plan Map Designation
15. Extractive Industry	
- Existing Operations	Black Diamond
- Resource Areas (generalised)	Diamond

Division 2A - CITY WIDE ELEMENTS INFLUENCING LAND USE PLANNING

2A Underpinning all designations for preferred dominant land uses are elements which, although not defined land uses in themselves, nevertheless substantially influence the extent of development possible for the preferred dominant land use. These City wide elements are to be assessed in connection with all planning applications.

2A1. Significant Vegetation

Intent To protect areas of significant vegetation (i.e. Priority 1 and 2 areas) within the City and to ensure these areas are preserved.

Objective 2A.1 (a)

TO PROTECT THOSE AREAS OF SIGNIFICANT REMNANT VEGETATION WITHIN THE CITY.

Implementation

(a) The Vegetation Study which is included within the Planning Study, identifies areas of remnant vegetation worthy of conservation because of their State, regional and/or local significance (i.e. Priority 1 areas). These identified Priority 1 areas are to be protected from development.

An Environmental Impact Study in accordance with the Local Planning Policy is required to be prepared in connection with any planning application on land containing or adjacent to these Priority 1 areas.

(b) The Vegetation Study also identifies areas of remnant vegetation which are worthy of maintenance as natural resource communities (i.e. Priority 2 areas). Any planning application on land containing or adjacent to these Priority 2 areas is required to demonstrate how these areas will be maintained and any adverse impacts minimised in accordance with the relevant Local Planning Policy.

Objective 2A.1 (b)

TO PROTECT AND ENHANCE VEGETATION CORRIDORS WHICH LINK THE MOST SIGNIFICANT COASTAL AND HINTERLAND VEGETATION REMNANTS.

Implementation

The Vegetation Study identifies vegetation corridors which link the areas of significant vegetation worthy of protection and enhancement. Any planning application for development on land containing or adjacent to a significant vegetation corridor will be required to demonstrate how the corridor is to be

maintained and any adverse impacts minimised in accordance with Local Planning Policy.

Objective 2A.1 (c)

TO ENCOURAGE THE APPROPRIATE MANAGEMENT OF THE AREAS OF SIGNIFICANT REMNANT VEGETATION.

Implementation

As a condition of approval of any planning application on land containing and/or adjacent to significant vegetation (Priority 1 and 2 areas) a vegetation management plan will be required to be prepared which outlines how to minimise the adverse impacts associated with bushfires, grazing, nutrient pollution, drainage, recreational use and weed control in accordance with the relevant Local Planning Policy.

2A.2 Infrastructure Considerations

Intent To ensure that the potential conflict between new developments and existing and proposed major infrastructure facilities are adequately considered at the assessment stage.

Objective 2A.2 (a)

TO MINIMISE CONFLICT BETWEEN NEW DEVELOPMENT AND EXISTING OR PROPOSED ELECTRICITY TRANSMISSION OPERATING WORKS.

Implementation

In considering any applications for material change of use and reconfiguration of a lot on land traversed by either existing and/or proposed transmission operating work the potential conflict needs to be considered in accordance with the Planning Scheme provisions.

2A.3 Bushfire Hazards

Intent To ensure that as part of any development application and assessment consideration is given to minimising the potential impacts of bushfire.

Objective 2A.3

TO ENSURE ALL NEW DEVELOPMENT APPLICATIONS HAVE APPROPRIATE REGARD TO BUSHFIRE HAZARDS

Implementation

- (a) The recognition of possible bushfire prone land as identified from time to time in the City by the State Government Authority responsible for fire services.
- (b) Investigation into bushfire hazards will be required as part of assessment of development applications on land identified as possible bushfire prone land in accordance with the Planning Scheme provisions and the Local Planning Policy - Bushfire Prone Areas.

2A.4 Acid Sulfate Soils

Intent To enable the identification of potential areas of acid sulfate soils and to ensure that effective management procedures are implemented to minimise the potential impacts of such soils to ensure no net detrimental impact on the environment.

Objective 2A.4 (a)

TO MINIMISE THE POTENTIAL IMPACTS OF ACID SULFATE SOILS WITHIN THE CITY.

Implementation

- (a) As part of the determination of any planning application for land included within potential acid sulfate soil area, consideration is required to be given to the existence of acid sulfate soils and the effective management of potential impacts and to ensure no net detrimental impact on the environment; and
- (b) Any planning application for development on land, is required to investigate whether the site contains acid sulfate soils and, if so, to advise of the proposed management to minimise the potential impacts.

Division 3 - OBJECTIVES AND IMPLEMENTATION CRITERIA**1. URBAN****Objective 1 (a)**

TO ENSURE THAT APPROPRIATE GUIDANCE IS PROVIDED TO FACILITATE THE DEVELOPMENT OF EFFICIENT LAND USE PATTERNS IN THE MAJOR COASTAL AND HINTERLAND URBAN AREAS OF THE CITY.

Implementation

- (a) This designation broadly outlines the Preferred Dominant Land Use for the coastal urban areas of Kawana Waters, Caloundra and Golden Beach. Each of these areas has a unique character which it is planned to preserve and enhance. Forward planning of these areas will be achieved by implementing the intent and provisions of the Kawana Waters Development Control Plan - 1, the Golden Beach Development Control Plan – 2, the Caloundra Development Control Plan – 3, the Kings Beach Development Control Plan – 7 and the Caloundra Regional Centre Development Control Plan - 8. The urban areas of the Hinterland Towns of Mooloolah, Landsborough, Beerwah, Glass House Mountains, Beerburum and Peachester are also included in this designation. Forward planning of these Towns bwill be achieved in accordance with the provisions of the Preferred Dominant Land Uses as indicated on each of the Supplementary Maps 4 and 6-9 of this Strategic Plan. With respect to the Sippy Downs and Maleny and Environs areas, forward planning of these areas will be achieved by the implementation of the Development Control Plans 4 and 5 respectively. Development Control Plans may also be prepared for some of the other hinterland Towns as required to guide future development.
- (b) The urban design principles as embodied within the provisions of the above Development Control Plans and in Council's "Urban Design" and "Landscape" Guidelines and Policies will be applied in the assessment and approval of development applications within the Urban designated areas.

Objective 1 (b)

TO CONSOLIDATE EXISTING URBAN AREAS.

Implementation

- (a) The areas designated for Urban purposes on the Strategic Plan maps comprise either existing urban areas or extensions to these areas to ensure that urban growth remains focussed on a relatively small number of urban centres. Areas within which urban development is to be encouraged include an expansion of and within the coastal urban strip in accordance with the detailed planning guidance provided by the respective Development Control Plans in the hinterland townships of Beerburum, Glass House Mountains, Beerwah,

Landsborough and Mooloolah. The extent of these urban areas is clearly identified by the Supplementary Maps 4 and 6-9.

- (b) The existing urban areas throughout the City have generally been recognised by appropriate zonings on the Planning Scheme maps.
- (c) All development within the designated areas will be required to accord with the relevant Planning Scheme provisions, as appropriate, to ensure the proper and orderly growth of these areas.
- (d) Rezoning applications for urban purposes, as provided by the Planning Scheme, will only be supported if they occur within the areas designated on the Strategic Plan for urban purposes. With the exception of certain tourist and resort related developments and special facility uses, rezoning applications for urban purposes will not be favourably considered in locations outside these designated areas.

Objective 1 (c)

TO ENSURE THAT THE DISCRETE IDENTITIES OF THE HINTERLAND TOWNSHIPS ARE PRESERVED.

Implementation

- (a) The extent of the urban area of each of the hinterland townships is clearly identified on the Strategic Plan maps. Council will not support applications for urban development outside these areas.
- (b) The urban areas associated with the townships in the railway corridor are separated by appropriate buffers of Rural and/or Open Space designated land. Council will not support applications for development between these areas, particularly along the Glass House Mountains Road, which in any way reduce the effect of these Rural and/or Open Space designated areas as non-urban buffers.
- (c) Outside the designated Tourist Facilities area on the Maleny-Montville Road, Council will not support development applications in the Maleny environs which reduce the existing level of rural amenity. This applies particularly to sites with a high visibility from the roads leading from Maleny to Kenilworth, Woodford, Montville and Landsborough which are designated as Scenic Routes.
- (d) Council will endeavour to preserve those significant features which contribute to the unique natural attractiveness of Maleny. These include significant stands of vegetation such as along watercourses and ridgelines or planted as windbreaks along traditional property boundaries. Notable examples of these are to be found along Bridge Creek and North Maleny Road. In particular Council will ensure that such features are preserved during the development control process.

Objective 1 (d)

TO ENSURE THAT URBAN AREAS ARE PROVIDED WITH THE APPROPRIATE LEVEL OF PHYSICAL INFRASTRUCTURE.

Implementation

- (a) The Strategic Plan maps identify preferred urban growth areas only in locations which are physically and economically capable of being provided with a reticulated water supply, electricity and telephone services and an appropriate road network. All urban development in these areas will be required to be provided with the full range of these urban services. This does not apply to Park Residential forms of development which are not required to be provided with a reticulated sewerage network, nor with a reticulated water supply service unless required by Council.
- (b) Urban development in those areas capable of connection to an existing reticulated sewerage system shall be required to do so.

In areas where such connection is likely to be possible within 5 years of the date of lodgement of an application to subdivide (or rezoning application where no subdivision of the land will follow), the developer shall be required to provide a reticulated sewerage network within the proposed development capable of future connection to the Council's planned overall reticulation network, together with such temporary sewage disposal measures as may be approved by Council. The design of these works shall be in accordance with Council's Engineering Guidelines for Subdivision and Development Works.

For urban development in those Urban areas where Council has no current plans to provide a reticulated sewerage service, Council will require the provision of an appropriate method of on-site sewage treatment and disposal. Applications for urban development in these areas shall be accompanied by all necessary technical reports including soil tests to confirm the suitability of the proposed lot sizes and method of sewage disposal to Council's satisfaction.

Council's Sewerage Strategy and Implementation Program will provide a sound basis for assessing the sewerage infrastructure requirements of particular development proposals, in particular whether on-site disposal or connection to an existing or planned reticulated network is required.

- (c) Council will require developers to pay contributions towards the cost of water supply and sewerage headworks and works external in accordance with the relevant provisions of the Local Government (Planning and Environment) Act. These contributions will be determined through a Local Planning Policy.

Objective 1 (e)

TO ENSURE THAT URBAN GROWTH OCCURS PROGRESSIVELY AND IN A MANNER CONSISTENT WITH THE EFFICIENT PROVISION OF INFRASTRUCTURE.

Implementation

- (a) Council will encourage the progressive expansion and consolidation of urban areas and may require the design of new development proposals to consider the existing and future development of contiguous parcels of land.
- (b) Council will not support applications for rezonings to provide for urban development in areas not capable of being serviced with appropriate standards of infrastructure or which would inhibit the efficient provision of water supply and sewerage to other properties.
- (c) Council will not support applications for the rezoning of land where the development would constitute a "leap-frog" effect, or which does not consider the future development or provision of infrastructure, including community facilities, on contiguous parcels of land.
- (d) Council will assess whether proposals for new urban development will detrimentally affect the standard of services provided to existing urban areas, or committed future areas not yet developed. Council will not support applications for new development where it considers that such development would result in unacceptable detrimental impacts of this nature.

Objective 1 (f)

TO ENSURE THAT URBAN GROWTH DOES NOT CONFLICT WITH ENVIRONMENTALLY SENSITIVE AND/OR CONSERVATION AREAS.

Implementation

- (a) The City's environmentally sensitive areas required for conservation have been identified in the Planning Study. These areas are designated as Open Space or Rural and include National/Environmental Parks, State Forest, buffer areas, flood retention basins and other areas of high scenic or environmental value. The Council will not support applications for rezonings to provide for urban development within these areas.
- (b) Council will endeavour to protect any areas of local environmental significance identified in connection with a particular development application. To achieve this Council may require the dedication of the area as part of the park contribution, and/or may impose such conditions of approval as it deems necessary to ensure that the areas of environmental significance are preserved and protected.

- (c) The Planning Scheme Zoning Maps include environmentally sensitive/conservation areas in appropriate zonings, such as the Open Space Zone and Natural Parkland Zone. Council will not support rezoning of these areas for urban development.
- (d) Council has adopted a Local Planning Policy on Environmental Impact Statements which identifies areas of environmental and/or scenic significance, Council will require the preparation of an Environmental Impact Statement for all development proposals, other than those deemed to be of a minor or ancillary nature, within these identified areas.

Objective 1 (g)

TO ENSURE THAT URBAN DEVELOPMENT TAKES PLACE IN ACCORDANCE WITH SOUND HYDROLOGICAL AND HYDRAULIC MANAGEMENT PRINCIPLES.

Implementation

- (a) In various areas throughout the City, investigative work will be required to determine hydraulic planning requirements, before urban development can proceed. The solution of hydraulic problems may involve, depending on circumstances:-
 - (i) the retention and development of some areas for open space and recreational uses;
 - (ii) development of lakes and stormwater retention basins, utilising excavated material to create flood-free development sites.
- (b) Council will not support any application for urban development which does not comply with the following criteria:-
 - (i) the requirements of Council's Flood Policy with respect to the elevation of land and buildings above prescribed flood levels;
 - (ii) shall not cause overland flows or increased flows in any natural or manmade waterways which would result in increased erosion, siltation or other forms of environmental degradation;
 - (iii) cause an unacceptable deterioration in stormwater runoff quality including such component factors as nutrients, sediment, floating debris and chemical contaminants. Council will require the provision of sediment and rubbish traps and retention basins or other means of nutrient and solids removal;
 - (iv) preservation of adequate flood plain storage capacity and floodways;

- (v) shall not cause adverse flooding or drainage impacts on any other property including buildings or other structures.

Council may, at its discretion, require the submission of appropriate technical reports on any of the above issues to assist in its assessment of a development application.

- (c) Where proposed development in a particular tidal and/or flood plain system is restricted by criteria relating to tidal prism, flood storage and/or floodway preservation the Council in evaluating individual proposals for development will have regard to the development potential of the whole area. Council may impose reasonable and relevant conditions on particular developments which are designed to achieve an equitable sharing of the restrictions, development opportunities and consequential costs for the whole of the area.
- (d) In certain areas the boundaries of Urban preferred dominant land use designations are based on floodlines. In these locations, notwithstanding the notional boundary that may be indicated on any Strategic Plan map, the actual limits to urban development will be determined by reference to the detailed flood data available at the time of the development proposal.

2. RESIDENTIAL AREAS

Objective 2 (a)

TO PROVIDE FOR A DIVERSITY OF HOUSING STYLES TO MEET THE VARIED NEEDS OF THE POPULATION.

Implementation

- (a) The Strategic Plan provides for a variety of residential accommodation styles and allotment sizes through the range of preferred dominant land uses: Low Density Residential, Medium Density Residential and Park Residential. These designations have been distributed throughout the City so that a wide choice of residential options is provided within or adjacent to the major areas of urban development.

In addition an area of Rural Residential designated land has been included at Peachester to cater for this segment of the residential market.

- (b) Council will encourage medium density residential development in the appropriately designated areas on the Strategic Plan maps. While these are the preferred locations, Council wishes to encourage a variety of housing options throughout the City and may give favorable consideration to applications for medium density residential development in other areas which satisfy the following criteria:
- (i) close proximity to a range of facilities which could include shopping, public transport, education, employment and recreation;
 - (ii) the availability of a reticulated water supply and sewerage services. If the area is not sewered the development must be able to dispose of liquid wastes on-site to the satisfaction of Council;
 - (iii) have good accessibility, preferably from a higher-order residential street, with minimal detrimental traffic impacts on adjoining residential areas existing or proposed;
 - (iv) be unlikely to have any detrimental impact on the existing or expected future level of amenity in the surrounding area.
- (c) Within the coastal urban areas the respective Development Control Plans identify the preferred locations for a variety of housing styles, and actively encourage the provision of a variety of low-rise housing styles in an integrated fashion within areas of new development.
- (d) The Planning Scheme incorporates a range of residential zones to facilitate the development of a variety of housing styles including mixed-use development within the urban areas of the City.

Objective 2 (b)

TO MAINTAIN AND WHERE POSSIBLE IMPROVE THE AMENITY OF RESIDENTIAL AREAS.

Implementation

- (a) In order to preserve the amenity of existing and future residential areas, in considering development proposals in or near such areas (including new residential development proposals) Council will have regard to:
 - (i) whether the development is likely to result in any detrimental environmental impacts affecting the attractiveness of such areas, and the likely effectiveness of any measures (including buffering and restrictions on hours of operation) that may be proposed to reduce or eliminate these detrimental impacts;
 - (ii) whether the development proposal is likely to increase traffic on any residential streets to unacceptable levels;
 - (iii) whether the scale and character of the built elements of the development proposal would be compatible with the character of nearby residential areas existing or proposed;
 - (iv) whether the proposal would have unacceptable detrimental impacts on the privacy of existing dwellings.
- (b) Council may require that any development application involving a potential conflict with the amenity of any nearby residential area existing or proposed, be accompanied by a planning report demonstrating the compatibility of the proposed development with the nearby residential area/s.
- (c) The Strategic Plan generally provides an appropriate degree of separation between residential areas and incompatible land use areas, including in some cases an indication that a buffer area is required. Council will ensure that these separations between incompatible activities are provided through the development control process.
- (d) Essential non-residential intrusions into residential areas should be located together and designed in such a way as to minimise their impact on the residential amenity of nearby areas. Council will encourage the grouping of appropriate activities such as local shops, schools, child-care centres, service stations, churches, sporting facilities and parkland into neighbourhood centres which should be located on a higher order residential road.

- (e) Some land included in the Residential designations on the Strategic Plan may not be suitable for residential purposes but may have a high open space value (e.g. flood plains, ridge tops, heavily timbered areas). Where these areas are within or abut land indicated on the Strategic Plan maps as Open Space - Open Space Corridors, Council will aim to preserve such lands in an undeveloped state. Council will usually endeavour to acquire such lands for public open space as part of the park contribution at the rezoning or subdivision stage. Other means of preserving the land in an undeveloped state and ensuring public access as part of the connected open space network may also be utilised including the application of appropriate development conditions and use of environmental easements.
- (f) Council will encourage the provision of integrated housing involving housing design and construction as well as subdivision as a means of achieving coordinated landscaping and high levels of privacy and general amenity.
- (g) Where residential development is proposed adjacent to rural and/or agricultural activities which are included in the Rural or Open Space designations in the Strategic Plan, the applicant will be required to demonstrate that the interface with the rural activities has been appropriately treated to ensure a high level of residential amenity within the proposed development and that any potential detrimental impacts on the rural activity are minimised. Means which may be appropriate to achieve this include larger lot sizes, road placement and overall layout, location of open space and provision of planted buffer areas. The requirements of any relevant State Planning Policy will be applied in achieving this objective.
- (h) The development of Park Residential designated areas is required to maintain the character of the area in accordance with the relevant Local Planning Policy.

Objective 2 (c)

TO ENSURE THAT RESIDENTIAL AREAS ARE PROVIDED WITH THE APPROPRIATE LEVELS OF PHYSICAL INFRASTRUCTURE SERVICES.

Implementation

- (a) Development proposals in Low Density Residential and Medium Density Residential designated areas will be required to be provided with reticulated water supply, electricity and telephone services, sealed roads and kerb and channel.

Development in the Park Residential designated areas will also be required to provide all of the above services where possible. However in those areas where connection to a reticulated water supply is not possible alternative means of providing a potable water supply to each allotment may be

acceptable to Council.

(b) Requirements with respect to the disposal of sewage shall be as set out below:

(i) Low Density Residential/Medium Density Residential.

In those areas which can be connected to a reticulated sewerage network, appropriate infrastructure to be provided and connection to the external system to be made by the developer.

In those areas which are expected to be able to be connected to a reticulated sewerage network within five years from the date of subdivision application (or rezoning application where there is to be no further subdivision), an internal sewerage reticulation system and appropriate temporary treatment and/or disposal system as approved by Council will be required to enable subsequent connection to Council's overall reticulation system.

In those areas which are unlikely to be seweraged within five years from the date of lodgement of the development application, the land can only be subdivided into allotments of such areas and dimensions as can be demonstrated to Council through the provision of appropriate technical reports to be suitable for the on-site disposal of liquid waste. Applications of this nature will be required to demonstrate that the proposed development does not prejudice the further subdivision of the site in the future when a reticulated sewerage service is available. To demonstrate this Council may require the submission of an "ultimate" subdivision layout indicating its relationship to the current development proposal.

(ii) Park Residential

Development in Park Residential designated areas is not required to be provided with a reticulated sewerage service. However, the minimum areas and dimensions of allotments will be based on adherence to the relevant local planning policies.

3. BUSINESS

Objective 3 (a)

TO CONSOLIDATE AND ENCOURAGE THE GROWTH OF EXISTING RETAIL AND COMMERCIAL CENTRES WITHIN THE FRAMEWORK OF A HIERARCHY OF REGIONAL AND DISTRICT BUSINESS CENTRES THROUGHOUT THE CITY.

Implementation

- (a) Regional Business Centres within the City are intended to be limited to those at Buddina (based on Kawana Shoppingtown) and at the traditional regional centre of Caloundra. It is intended to consolidate and encourage growth within these regional centres. Appropriate provisions to enable this are incorporated in the relevant Development Control Plans.
- (b) The Development Control Plans for the coastal urban areas also indicate existing District Centres and the preferred locations of future District Centres. Within the hinterland areas, the existing and preferred future extent of the retail and commercial centres within the major urban areas are included in the Business designation on Supplementary Maps 2 - 9. Generally the Business designated areas have been appropriately sized to encourage consolidation and provide for some limited expansion of existing commercial activities.

The Business designations in Maleny and Glass House Mountains are somewhat larger. Within the designated area in Maleny retail, professional services and tourist activities are intended to be focussed on Maple Street, with the area between Bunya and Lawyer Streets preferred for the development of professional offices. Vehicular access to development in this latter area should be obtained from Lawyer Street. That portion of the Business designation between Miva Street, Bicentenary Lane and the Obi Obi Creek is intended for a range of support activities such as showrooms and service industries which could be accommodated in the Special Business zone.

At Glass House Mountains it is intended to focus new retail and commercial development in a precinct adjacent to the railway station. This precinct offers an opportunity for separation of pedestrian/vehicle traffic in the longer term. The Business designated area between Bruce Parade, Reed Street and Glasshouse Mountains Road is intended to accommodate support activities such as showrooms and service industry which would be appropriate in the Special Business zone.

In the predominantly rural residential community of Peachester a Business designation has been located at the intersection of Coochin Street and Baker-Finch Avenue in close proximity to the existing school, community hall and church in order to foster the development of a focal point for the community.

- (c) The size and range of services provided within these centres will vary depending on their location, proximity and relationship to other existing or

proposed regional or district centres, and the size and characteristics of their catchment areas. Retail developments, such as a supermarket, which are primarily directed towards the supply of weekly or less-frequently purchased grocery and other household requirements will not be supported by Council outside the areas designated for Business purposes on the Strategic Plan maps or the areas designated for regional or district centres in the Development Control Plans for the coastal urban areas.

- (d) The provisions of Part 8.2 of the Local Government (Planning and Environment) Act will be relied upon by Council to obtain an assessment of the impacts of a Major Shopping Development to assist in implementing this objective.

Objective 3 (b)

TO FACILITATE THE PROVISION OF NEIGHBOURHOOD AND LOCAL SHOPPING FACILITIES IN CONVENIENT AND ACCESSIBLE LOCATIONS TO MEET THE NEEDS OF THE COMMUNITY.

Implementation

- (a) Council will aim to promote accessibility within residential areas to local shopping and other commercial and community facilities. To achieve this Council will encourage the co-location of these facilities (such as shops, child care centres, churches, professional services, sports facilities and the like) into neighbourhood centres. Neighbourhood centres would be expected to comprise commercial floor space in the order of 500 - 2,000 square metres, and should be located on a higher-order residential road.
- (b) Within the coastal urban areas the preferred locations of neighbourhood centres are indicated on the respective Development Control Plans. In the railway townships and hinterland urban areas, Council considers it unlikely in view of the limited catchments of these communities, that retail or commercial development on the scale of neighbourhood centre could be sustained outside the designated Business areas without damaging the viability of the main business centres. Accordingly, Council is unlikely to support any application to develop neighbourhood shopping or commercial facilities (outside the designated Business areas) in the hinterland towns, which is not supported by appropriate studies identifying the demand for the proposed development and the extent of any impact the proposed development is likely to have on the economic viability of retail and commercial development, existing or prospective in the designated Business areas within the community.

Objective 3 (c)

TO ENSURE FUNCTIONAL AND AESTHETICALLY PLEASING COMMERCIAL AND BUSINESS DEVELOPMENT.

Implementation

- (a) All relevant provisions of the Planning Scheme, including the particular provisions contained within any Development Control Plan and the requirements of Council's Design Guidelines shall be applied in the implementation of this objective.
- (b) Council will encourage the co-location of shopping and other commercial facilities with other community facilities (such as churches, child care centres, parks, schools, sports facilities, community halls and the like) to maximise accessibility and increase the potential for multi-purpose trips.

4. **INDUSTRY**

Objective 4 (a)

TO PROVIDE APPROPRIATE LOCATIONS FOR A RANGE OF INDUSTRIAL ACTIVITIES PRIMARILY THROUGH THE CONSOLIDATION AND EXPANSION OF EXISTING INDUSTRIAL AREAS.

Implementation

- (a) The Strategic Plan identifies a number of Industry areas within the major hinterland urban centres of Maleny, Beerwah and Landsborough. Within the coastal urban areas the main industry areas are at Bokarina (the Kawana Industrial Estate) and West Caloundra and are appropriately identified in the relevant Development Control Plans.

Council will encourage the development of future industrial growth within these consolidated areas.

- (b) Heavy industries or industries requiring large sites will be discouraged from establishing in Maleny and Bokarina due to the relative scarcity of industrial land in these areas and for reasons of amenity.
- (c) Council generally will not support any application for rezoning of land for industrial purposes outside the Industry designated areas on the Strategic Plan and Development Control Plans. However in exceptional circumstances Council may give favourable consideration to an application to establish a small-scale industrial area within the urban designated areas on the Strategic Plan where it can be demonstrated to the satisfaction of Council that the application meets the following criteria:
- (i) there is no designated industrial area, or existing industrial area that is suitably located to serve the local population;
 - (ii) there is a high degree of accessibility with minimal movement of traffic to and from the proposed industrial area along residential streets;
 - (iii) the amenity of surrounding residential areas will not be detrimentally affected and, in particular, the area can be adequately buffered;
 - (iv) services are available or may easily be provided;
 - (v) the development will primarily service the surrounding residential areas;
 - (vi) the development is preferably located adjacent to a commercial activity node such as a district or neighbourhood centre.

Objective 4 (b)

TO ENSURE THAT NEW OR EXPANDED INDUSTRIAL AREAS WILL CAUSE A MINIMUM OF CONFLICT WITH OTHER LAND USES.

Implementation

- (a) Council may require an Environmental Impact Assessment in conjunction with any proposal for the establishment of new Industrial areas.
- (b) The relevant provisions for industrial development as contained in the Planning Scheme and Council's design guidelines shall be applied to any new industrial area.
- (c) In considering any application for industrial development, the Council will consider the likely effect of the proposed development on the amenity of the surrounding area and may impose particular conditions to ensure that amenity is protected.

Objective 4 (c)

TO ENSURE FUNCTIONAL AND AESTHETICALLY PLEASING INDUSTRIAL DEVELOPMENT.

Implementation

- (a) Council will require any industrial development to comply with the provisions of the Planning Scheme and Design Guidelines including those relating to car parking, access, landscaping, buffering, setbacks, site coverage, building materials and operation.
- (b) The comprehensive and integrated planning and design of industrial areas will be encouraged, and ribbon development of industrial uses along arterial and sub-arterial roads will be discouraged by Council.

Objective 4 (d)

TO DISCOURAGE THE USE OF INDUSTRIAL AREAS FOR NON-INDUSTRIAL ACTIVITIES.

Implementation

- (a) The Council will not support applications for the development of non-industrial activities in industrial areas unless it can be established that the proposed uses would be inappropriate in other areas where they are permitted to establish or that they are a desirable support activity to the predominant industrial uses.
- (b) Consideration of consent applications for non-industrial activities shall be undertaken in accordance with the intent and provisions of the industry zones in the Planning Scheme.

5. NOXIOUS, OFFENSIVE OR HAZARDOUS INDUSTRY**Objective 5 (a)**

TO PROVIDE FOR AND ADEQUATELY CONTROL THE POSSIBLE DEVELOPMENT OF NOXIOUS, HAZARDOUS OR OFFENSIVE INDUSTRY.

Implementation

- (a) The Strategic Plan Maps identify existing significant noxious, hazardous or offensive industries in the City, including sewage treatment plants. Council will give consideration to development proposals to redevelop or extend existing noxious, hazardous or offensive industries only where such redevelopment or extension is adequately demonstrated to maintain or improve the existing environmental quality and amenity in its vicinity or is a necessary public utility required to meet the needs of the community.
- (b) Council does not wish to encourage the development of noxious, hazardous or offensive industries within the City so as to protect its high scenic and environmental amenity and associated potential for tourism and recreational activities. However the Council will consider an application for development of noxious, hazardous or offensive industry where such development will not unduly conflict with the existing environmental quality or amenity in its vicinity, or broader scenic values particularly any views from the designated Scenic Routes. Council shall require adequate demonstration to this effect.
- (c) Council will require an Environmental Impact Assessment in conjunction with any proposal for the development or extension of a Noxious, Hazardous or Offensive Industry.

6. EXTRACTIVE INDUSTRY

Objective 6 (a)

TO ENSURE THAT SIGNIFICANT EXTRACTIVE MATERIAL RESOURCES ARE PRESERVED FOR POSSIBLE FUTURE RECOVERY TO MEET CITY AND REGIONAL NEEDS.

Implementation

- (a) Current extractive industry operations are indicated by symbol on the Strategic Plan Map.
- (b) Potential resource areas are indicated by symbol on the Strategic Plan Map.
- (c) The location and extent of all known significant extractive resources and potential resources within the City are shown in detail on Figure 10.9 in the Planning Study supporting the Strategic Plan. Council intends to protect these resources by approving only those developments in their vicinity which will not be unduly affected by the possible future operation of an extractive industry and to ensure that an appropriate buffer zone is maintained around the resource to prevent the resource from being sterilised. The Strategic Plan assists in achieving this objective by maintaining land in the vicinity of the extractive resources predominantly in the Rural and Open Space preferred land use designations.

The symbols on the Strategic Plan Map and the designations on Figure 10.9 identify a physical resource only and should not be construed as a commitment on the part of Council to any future resource recovery activities, applications for which will be considered by Council on their merits and in accordance with this Strategic Plan and the provisions of the Planning Scheme. Furthermore, Council will give consideration to applications for development of extractive industry within areas shown as Rural on the Strategic Plan Map subject to the provisions of Objective 6 (b) below.

Objective 6 (b)

TO ENSURE THAT EXTRACTIVE INDUSTRY ACTIVITIES ARE CONDUCTED SO AS TO MINIMISE ANY DETRIMENTAL EFFECTS ON THE AMENITY OF SURROUNDING LAND USES.

Implementation

- (a) In considering any application for extractive industry purposes the Council will have regard to the nature of existing and likely future land use in the locality and the likely impacts of the proposed extractive industry operation, including the effects of noise, dust, vibration and traffic. In addition Council will consider the likely impacts of the proposed development on scenic quality, particularly where the site is within areas of high scenic value or where it is likely to affect views from designated Scenic Routes, or public lookouts.
- (b) Council will require an Environmental Impact Assessment in conjunction with any proposal for the development of an Extractive Industry area.
- (c) Chapters 43 and 46 of Council's By-Laws relating to "Extractive Industries" and "Extraordinary Traffic" and all relevant provisions of the Planning Scheme shall apply to all Extractive Industry development.

7. RURAL RESIDENTIAL

Objective 7 (a)

TO PROVIDE AN OPPORTUNITY FOR PEOPLE WISHING TO LIVE AWAY FROM URBAN CENTRES, AND WHO WANT TO CONDUCT SMALL-SCALE RURAL STYLE ACTIVITIES.

Implementation

- (a) An area at Peachester has been included in the Rural Residential designation to provide an opportunity for this lifestyle within the City.
- (b) Council will give favourable consideration to applications for rezoning of land to Rural Residential under the Planning Scheme only in those areas which are designated Rural Residential on the Strategic Plan Map.
- (c) The Rural Residential zone provides for a minimum subdivision area of one hectare and average allotment size of not less than two hectares and allows for the establishment of a range of rural style pursuits, with or without the consent of the Council.

Objective 7 (b)

TO PROMOTE AND PRESERVE A HIGH STANDARD OF AMENITY AND CONVENIENCE IN THE RURAL RESIDENTIAL AREAS.

Implementation

- (a) Individual proposals to rezone land within the designated areas will be assessed having regard to the following criteria:
 - (i) Physical Constraints

Proposals for rural residential development may in some cases include land which features excessive slope, highly erodible soils, slippage potential, is good quality agricultural land, has a high fire risk or is subject to flooding. Whilst these factors may not preclude subdivision, it may create significant difficulties for development or future occupation of the land. Accordingly, consideration will be given to these factors in determining any such proposal.
 - (ii) Provision of Services

The provision of reticulated electricity supply, potable water and the suitability of the subsoil for acceptance of and sufficient area for disposal of liquid waste are essential requirements for any such development.

(iii) Access

Council will limit such approvals to sites having sealed road frontage or proximity to sealed roads, such that a sealed and flood-free road connection to each rural residential allotment can be readily made.

(iv) Viable or productive rural lands

In considering development applications Council will have regard to the adjacent land uses, and where deemed appropriate may refuse applications where conflicts between land uses are likely, or may impose conditions with a view to overcoming potential conflicts of interest. Particular regard shall be had to ensuring adequate separation of this type of development from existing or proposed poultry farms.

(v) Retention of Significant Areas of Open Space or Scenic Amenity Quality.

In order to maintain the attractiveness of the City's hinterland and preserve a high standard of amenity in this type of development whilst also satisfying the Open Space Objectives, the location and design of proposed rural residential development will be assessed in terms of the potential impact on the natural environment. Rural residential development proposals will be required to preserve areas of natural environmental significance and to contribute to the progressive development of the "Greenlinks" open space corridors identified on the Strategic Plan map.

Council will consider development applications utilising group titling arrangements under the Building Units and Group Title Act where the proposal would not result in a higher number of dwellings than would be permitted through the use of conventional subdivision techniques under the Rural Residential zoning and where particular benefits would result from the group titling approach. Examples of such benefits may be:

- retention of good quality agricultural land on common property;
- retention of the existing rural and/or natural character of the common property;
- location of housing on those areas of the site most suitable for that purpose.

- (b) The amenity and character of existing rural residential areas will be maintained through the minimum allotment size of one hectare, reducing the ability for existing rural residential allotments to be resubdivided.

8. RURAL**Objective 8 (a)**

TO CONSERVE GOOD QUALITY AGRICULTURAL LAND IN THE CITY.

Implementation

- (a) Areas of good quality agricultural land (including land suitable for sugar cane and horticultural purposes) are identified in the Planning Study which supports this Strategic Plan. These areas (excluding areas which have been alienated from productive rural use through extensive subdivision for rural residential purposes or which are otherwise committed due to their proximity to urban development) are included in the Rural designation on the Strategic Plan maps. These areas will also be protected through inclusion in the Rural zone in the Planning Scheme.

- (b) Council is unlikely to favourably consider applications for development in areas designated Rural in the Strategic Plan which will result in the loss of good quality agricultural land or are considered likely to have detrimental impacts on farming practices or the viability of rural pursuits in the surrounding areas.

In assessing applications for development Council will take into consideration the intent of the Rural designation in this Strategic Plan, the intent and provisions of the Rural zone in the Planning Scheme and any relevant State Government policies and guidelines relating to the preservation of good quality agricultural land including State Planning Policy 1/91.

- (c) Council may require the provision of appropriate buffer areas between areas of good quality agricultural land and uses which, in the opinion of Council, are likely to be incompatible with or have detrimental impacts on the conduct of agricultural activities. These buffer areas shall be required to be provided by the developer who is encroaching towards the good quality agricultural land. The requirements of any relevant State Planning Policy or Guidelines will be applied in achieving this objective.

Objective 8 (b)

TO PREVENT EXTENSIVE FRAGMENTATION OF PRIMARY PRODUCING LAND INTO UNECONOMIC ALLOTMENT SIZES.

Implementation

- (a) Council will not support any rezoning of land zoned Rural to a Zone under which is permitted a lower minimum allotment area, other than in accordance with this Strategic Plan.
- (b) Council, in exercising its discretion to consider applications to subdivide land in the Rural Zone into allotments lesser in area than 40 hectares, will only do so

in accordance with the Subdivision of Land provisions and Council's current subdivision policies and guidelines.

- (c) In relation to Group Title Subdivisions in the areas designated Rural on the Strategic Plan maps the maximum number of lots shall not exceed the number of allotments that would be permitted by way of the subdivision of land provisions.

Objective 8 (c)

TO MAINTAIN AND PRESERVE THE AMENITY AND CHARACTER OF RURAL AREAS.

Implementation

- (a) The existing amenity and character of Rural Areas shall be protected by the application of the provisions and intent of the Rural Zone under the Planning Scheme and the other implementation criteria embodied in these Rural Area objectives.
- (b) All relevant provisions of the Planning Scheme shall also be applied in implementing this objective.
- (c) In considering any development proposal in the Rural Zones, Council may impose conditions on any approval to ensure that the existing amenity and character of the location is maintained. Protection will be afforded to existing rural activities, by assessing any development proposed including intensive animal husbandry, in terms of the potential impact upon those adjacent activities. In this regard, reference will be made to any relevant State Government policies and guidelines relating to the location and siting of intensive animal husbandry. In instances where it is determined that detrimental impact or conflict is likely to occur and cannot be overcome by way of amendments to the application or conditions of approval the application is unlikely to be approved by Council.
- (d) A rural character will be maintained particularly along major roads within the City, and rural/open space corridors will be retained between town areas in order to preserve the individual identity of the principal hinterland urban areas.

Objective 8 (d)

TO PROVIDE FOR OTHER FORMS OF DEVELOPMENT THAT ARE COMPLEMENTARY TO AND ARE UNLIKELY TO PREJUDICE EXISTING OR POSSIBLE FUTURE RURAL LAND USE ACTIVITIES AND AMENITY.

Implementation

- (a) Council recognises that there are a variety of opportunities throughout the City for the establishment of facilities in association with traditional viable rural land uses. The permitted and permissible uses in the Rural Zone under the Planning Scheme provide for the development of appropriate support facilities in rural areas.
- (b) The appropriateness of the form and intensity of any development permissible in the Rural Areas shall be assessed in accordance with the intent and provisions of the Rural preferred dominant land use under the Strategic Plan and the Rural Zone in the Planning Scheme.
- (c) In considering any development proposed in the Rural designated areas Council may impose conditions to ensure that the existing amenity of the locality is maintained. Among the issues to be considered by Council will be the bulk, scale, construction materials and colours of any buildings or other structures, the likely impacts of the proposed development on views obtained from public roads (particularly designated scenic routes) and possible requirements for buffering and/or landscaped screening.

Objective 8 (e)

TO PROTECT AND PROVIDE FOR THE FUTURE EXPANSION OF THE POULTRY FARMING INDUSTRY.

Implementation

- (a) Poultry farming areas are protected in the main by inclusion in the Rural zone on the Planning Scheme Zoning maps and also in the Preferred Dominant Land Use - Rural designation on the Strategic Plan map. Sufficient buffer areas in accordance with the relevant provisions of the Planning Scheme will be required between poultry farms and Park Residential, Rural Residential or Residential forms of development. This will apply not only to expanding or newly establishing poultry farms but also with respect to preserving sufficient buffer areas between existing poultry farms and new residential development.

9. TOURIST FACILITIES

Objective 9 (a)

TO ENCOURAGE THE DEVELOPMENT OF TOURIST FACILITIES IN APPROPRIATE LOCATIONS.

Implementation

- (a) Preferred locations for the development of tourist facilities have been indicated on Strategic Plan Map 1. Council may give favourable consideration to development applications to facilitate tourist related activities in these locations.

The preferred form of development in each of the identified locations is as follows:

- . Glass House Mountains - this designation recognises the tourism development potential afforded by the scenic qualities of the Glass House Mountains area. Council wishes to encourage tourism development in this general area but will have regard to their potential impacts on other competing land use activities including agricultural pursuits and extractive industry operations.
- . Booloumba Creek - Braden Road - this locality is in the extreme north-west portion of the City and is adjacent to extensive areas of State Forest which provide attractive natural recreation opportunities. The preferred form of development in this vicinity would be for low-key facilities and accommodation associated with productive rural pursuits, enabling visitors to participate in a range of active recreation activities including horseriding, bushwalking and canoeing in the attractive natural areas nearby.
- . Maleny-Montville Road - this locality is characterised by a number of craft workshops and retail outlets and other small scale tourist activities taking advantage of the attractive location and extensive views. The preferred form of development in this area is to consolidate the tourism character of the area with additional low-key complementary tourist facilities and accommodation. Council will not favourably consider applications which do not conform with the current amenity of the locality or which extend the zone of tourist activities along the Maleny-Montville Road beyond its current limits.
- . Ettamogah Pub complex - this designation indicates the existing Ettamogah Pub tourist complex and indicates Council's desire that this complex be consolidated and expanded into a high quality tourist attraction for the region.

- . Wild Horse Road - Johnston Road - this designation indicates the potential for further development and consolidation of the existing service station complexes on both sides of the Bruce Highway in this location to provide a variety of tourist and traveller's facilities as an integrated "gateway" complex to the Sunshine Coast and to the Glasshouse Mountains region in particular.
- (b) Other preferred locations for tourist activities in the coastal urban areas are indicated in the Development Control Plans over those areas. The Development Control Plans provide additional detailed guidance as to the preferred nature of tourism activities and form of development in these locations. Council is likely to favourably consider development applications which are consistent with these guidelines and which comply with all relevant requirements of the Planning Scheme.
- (c) The Council may give favourable consideration to applications for rezoning or consent to facilitate tourist related facilities in other non-designated locations when it is adequately demonstrated that such development will not conflict with the amenity of the location or the intent of the Planning Scheme Zoning and preferred dominant land uses in and around the subject location.
- (d) To ensure that tourist related facilities do not have adverse impacts on adjacent land uses the following broad criteria must be met:
 - (i) preservation and, where possible, enhancement of existing amenity and the natural environment;
 - (ii) high degree of accessibility to the site without interference to residential neighbourhoods;
 - (iii) demonstration that the proposed development would not be incompatible with the existing and likely future land uses in the area;
 - (iv) demonstration that the objectives relating to scenic areas and scenic routes are met.

Objective 9 (b)

TO ENHANCE AND CONSOLIDATE SELECTED EXISTING TOURIST AREAS.

Implementation

- (a) The designation of preferred locations for the development of tourist facilities in this Strategic Plan and the Development Control Plans for the coastal areas has taken cognizance of existing tourist destinations. The implementation criteria relating to objective 9(a) above shall also apply to selected existing tourist areas.

Objective 9 (c)

TO ENSURE FUNCTIONAL AND AESTHETICALLY PLEASING TOURIST FACILITIES DEVELOPMENT.

Implementation

- (a) Council will require all applications for large scale tourist developments to be accompanied by a planning report outlining site coverage, layout of buildings, provision of infrastructure, landscaping, the protection of the City's natural and scenic resources, and compliance with objectives established by the Strategic Plan and relevant Development Control Plan where applicable, and in particular, the objectives relating to scenic areas and scenic routes.
- (b) Council will consider each application for tourist development having regard to land use and design factors including carparking, landscaping, visual impact, the management, functioning and buffering of the proposal from adjoining developments and waste disposal methods.
- (c) The Planning Scheme provides for a Special Facilities Zone which is designed to provide Council with sufficient flexibility to permit a variety of uses within an integrated tourist development. Council will consider applications for rezoning to the Special Facilities Zone for the purposes of specific tourist projects. A Plan of Development will be a requirement of this zone.

10. OPEN SPACE**Objective 10 (a)**

TO CONSERVE ENVIRONMENTALLY AND/OR VISUALLY SIGNIFICANT AREAS OF THE CITY IN AN APPROPRIATE NATURAL OR RURAL STATE.

Implementation

- (a) The Strategic Plan and associated Development Control Plans for the coastal urban areas include these environmentally and/or visually significant areas in the Open Space designation. Some of these areas are in public ownership such as National Parks, Environmental Parks and State Forests. Other areas are in private ownership and are generally undeveloped, often due to flooding or other constraint, or used for rural purposes.

The zoning of these Open Space designated areas in the Planning Scheme reflects their ownership. In particular, the use rights pertaining to Open Space designated land which is in private ownership are protected by being included in an appropriate (usually Rural) zone in the Planning Scheme.

- (b) The Open Space designation is intended to indicate the significance of an area as an important environmental, recreational and/or scenic attribute of the City. Accordingly, Council is unlikely to favourably consider development applications which would be likely to have environmental, including visual, impacts that are inconsistent with this objective.

In this regard areas of outstanding scenic significance which are intended to be preserved are indicated in the Planning Study on Figure 10.8. These include the Glasshouse Mountains, Pumicestone Passage, Maleny Plateau, Conondale Ranges, escarpment areas, Baroon Pocket Dam, Ewen Maddock Dam and major tourist routes throughout the City. Any application for development in these scenic areas which Council considers may have undesirable consequences in terms of this objective will require a Planning Report that addresses the visual and environmental impact of the proposed development on the scenic amenity of the area. Uses that are not shown to be compatible with the scenic amenity will not be supported by Council.

- (c) Council has adopted a Local Planning Policy on Environmental Impact Statements which defines development areas within which development proposals other than those of a minor or ancillary nature will require preparation of an Environmental Impact Statement. These defined development areas incorporate much of the area designated as Open Space in the Strategic Plan and Development Control Plans. The requirements of this Policy will be implemented by Council as a further means of achieving this objective.

- (d) Council will support any State Government initiatives to acquire as National Park or Environmental Park any major areas of environmental significance, such as the remaining melaleuca wetlands in the Mooloolah River floodplain. Council will assist in the preservation of these areas through the development control process.
- (e) Council will encourage the owners of privately owned land identified as Open Space or "Greenlink" to retain that land in its natural state in recognition of its environmental and/or scenic significance, and its potential as part of a linked system of wildlife corridors.

Objective 10 (b)

TO ENCOURAGE THE DEVELOPMENT OF, AND LINKAGES BETWEEN, A MAJOR OPEN SPACE NETWORK THROUGHOUT THE CITY INCORPORATING GREEN CORRIDORS AND LINKS ALONG RIDGE LINES, THROUGH VALLEYS, ALONG WATERWAYS AND ALONG ESCARPMENTS, CONNECTING MAJOR OPEN SPACE AREAS.

Implementation

- (a) Council plans to move toward the provision of an integrated open space system including corridors which may serve a variety of purposes depending on the location and situation including walking, horse-riding, bush walking, cycleways and wildlife movement and habitat.
- (b) The major elements of the linked Open Space network are indicated on the Strategic Plan maps and the Development Control Plans for the coastal urban areas.

Where possible land will be acquired or preserved through the development process. Acquisition will be achieved not only in the subdivision process where land is dedicated for park purposes, but also through ensuring appropriate design or development conditions through the consent and rezoning process. In some instances Council may consider an alternative means of securing the conservation of Open Space systems such as the use of conservation easements which would complete green linkage systems. Some land may be purchased where Council resources permit. Council will also encourage the use of voluntary agreements between the State Government and landowners pursuant to the Nature Conservation Act.

- (c) Green corridors along major roads will be provided in accordance with the implementation provisions of objective 10(f) below.

Objective 10 (c)

TO PROVIDE PUBLIC OPEN SPACE TO MEET THE ACTIVE AND PASSIVE RECREATIONAL REQUIREMENTS OF RESIDENT AND VISITOR POPULATIONS.

Implementation

- (a) The significant existing and preferred future areas of public open space for both passive and active recreational activities within the City have been designated on the Strategic Plan and Development Control Plan Maps. Applications to facilitate development other than open space and community recreation related activities in these areas will not be supported.
- (b) Council will apply the provisions of Part 5.6 of the Local Government (Planning and Environment) Act relating to the provision of public garden and recreation space in the implementation of this objective. The Council will require the provision of park land in all subdivisions involving Residential, Rural Residential and Comprehensive Development Zones in accordance with the provisions of the Planning Scheme and any relevant Local Planning Policy.
- (c) In areas of new development Council will encourage the provision of open space in a linear format incorporating open space areas of sufficient size and variety to cater for a wide range of active and passive recreational opportunities, and linking major activity centres within the community. The integration of a cycleway network into the linear open space system will also be encouraged. As resources permit Council will also move towards the development of such a system in the existing urban areas of the City.

Objective 10 (d)

TO MAINTAIN A SIGNIFICANT BUFFER OF OPEN SPACE ALONG THE PUMICESTONE PASSAGE AND MAJOR CREEK SYSTEMS FEEDING INTO THE PASSAGE.

Implementation

- (a) Mainland environmental parkland/open space areas adjoining the Pumicestone Passage and associated major creek systems are intended to be maintained for the most part in an undeveloped state to ensure the conservation of vegetation including mangroves, tidal areas and associated swamps and drainage areas.
- (b) Retention of these areas is planned in order to preserve the low-key, water oriented recreational activities and natural ecological qualities of the Passage and adjoining waterway system and also to preserve the scenic attractions of these areas.

- (c) Vegetation along watercourses and foreshores should be retained in an unchanged state to ensure the conservation of mangrove, wetland and drainage areas.
- (d) In accordance with Council's Local Planning Policy on Environmental Impact Statements, development applications within the Pumicestone Passage catchment will require the preparation of an Environmental Impact Statement.
- (e) Council will not support applications for rezoning or consent where after consideration of an environmental impact statement, it is of the opinion that the proposal would detrimentally affect the functioning value of any area of conservation or ecological significance, or archaeological, scientific, scenic or heritage value.

Objective 10 (e)

TO ENCOURAGE THE DEVELOPMENT OF PRIVATE OPEN SPACE FACILITIES IN APPROPRIATE LOCATIONS.

Implementation

- (a) In some instances Open Space designated areas may be suitable for tourist or recreational development, particularly where the area is close to urban areas. A range of land intensive uses such as golf courses, equestrian centres and other forms of recreational activity emphasising outdoor, nature-related activities may be appropriately located close to residential communities and with high levels of accessibility for residents and tourists. Council may give favourable consideration to development proposals of this nature which meet the following criteria in the designated Open Space areas:
 - the development proposal is characterised by extensive areas of open space, unobtrusive buildings, and extensive landscaping;
 - provision and enhancement of open space areas and linkages in accordance with the objectives of this Strategic Plan and any relevant Development Control Plan;
 - conservation of any features of environmental and/or scenic significance;
 - preservation and/or enhancement of the existing natural or rural amenity of the locality;
 - appropriate level of accessibility with minimal or no impact on existing or proposed residential areas;
 - compliance with all relevant provisions of the Planning Scheme.

Objective 10 (f)

TO PROVIDE FOR AN OPEN SPACE AND RURAL BUFFER ALONG THE MAJOR ARTERIAL ROADS WITHIN THE CITY.

Implementation

- (a) The rural character of drives through the City will be maintained by the designation of Rural or Open Space Preferred Dominant Land Uses along the major roads within the City which are indicated as National Highway or Arterial Roads on the Strategic Plan maps. Where open space is designated along constructed or unconstructed roads a minimum of 30 metres and a maximum of 60 metres buffer strip along each side of the road reservation will be required. In administering the Planning Scheme, Council shall have regard to the intent and provisions of each of these Preferred Dominant Land Uses.
- (b) The Council shall require the provision of open space and rural buffer areas as a condition of approval in any rezoning, consent or subdivision application abutting the major arterial roads outside the designated Urban areas.

11. WATER SUPPLY CATCHMENTS**Objective 11 (a)**

TO ENSURE THAT THE WATER SUPPLY STORAGES AND CATCHMENT AREAS WITHIN THE CITY ARE PROTECTED FROM POSSIBLE SOURCES OF POLLUTION.

Implementation

- (a) The predominant preferred land uses within the catchment areas of the Ewen Maddock and Baroon Pocket Dams are Rural and Open Space to ensure that more intensive forms of development are discouraged from establishing within the catchment areas.

To further implement this objective Council will consider the preparation of Development Control Plans for the Ewen Maddock and Baroon Pocket Dam catchment areas when resources permit.

- (b) Council will control development within the Baroon Pocket Dam and Ewen Maddock Dam catchment areas by:
- (i) limiting the expansion of Rural Residential and Park Residential subdivision within these catchments. In respect to the Ewen Maddock Dam catchment no additional Rural Residential or Park Residential subdivision is proposed. In the Baroon Pocket Dam catchment Park Residential development will only be permitted in the areas designated on the Strategic Plan Maps. In these areas Council will require an applicant to demonstrate to Council's satisfaction that disposal of liquid wastes can be achieved in a manner which will not cause any pollution;
 - (ii) specifying stormwater runoff quality including nutrients, sediment, floating debris and chemical contaminants and requiring the installation of sediment and rubbish traps and detention basins for nutrient removal;
 - (iii) requiring urban development that cannot be provided with reticulated sewerage to provide acceptable means of disposing of liquid wastes on-site;
 - (iv) encouraging the expansion of forested and natural vegetated areas within the catchments.

- (c) Council has adopted a Local Planning Policy entitled "Water Supply Catchment Area Policy" for the Ewen Maddock and Baroon Pocket Dams. This policy which sets out minimum subdivision requirements and controls on land uses within the catchment areas will be applied in connection with all development applications within the catchment areas.
- (d) Council has adopted a Local Planning Policy on Environmental Impact Statements which requires the preparation of an EIS for any development other than one of a minor or ancillary nature within the catchments of the Ewen Maddock and Baroon Pocket Dams in areas other than those designated Urban or Park Residential in this Strategic Plan.
- (e) Council may require the applicant to demonstrate, in connection with any development application within any of the water supply catchments identified in Figure 10.3 of the Planning Study, which it considers may have detrimental impacts on water quality, that the proposed development will not cause such detrimental impacts. In addition Council may impose such conditions of approval as it deems necessary or desirable to prevent any deleterious effects on water quality.
- (f) Council will seek advice from the Caloundra-Maroochy Water Supply Board in connection with any application for development within the catchment of the Baroon Pocket Dam.

Objective 11 (b)

TO PROVIDE FOR RECREATIONAL USE OF THE WATER SUPPLY CATCHMENT AREAS.

Implementation

- (a) Guidelines for recreational use of those lands and water bodies under the control of the Crown, Caloundra City Council and the Caloundra-Maroochy Water Supply Board are contained in Recreation and Land Use Management Plans for the dams and environs.
- (b) Council will encourage land-based and water-based recreational activities which are consistent with the environmental character and attraction of the particular setting and are in accord with the Management Plan.

12. SPECIAL PURPOSES

Objective 12 (a)

TO IDENTIFY MAJOR AREAS WITHIN THE CITY THAT ARE SET ASIDE FOR SIGNIFICANT GOVERNMENT PURPOSES.

Implementation

- (a) Strategic Plan Map 1 designates major special use areas of regional significance. These include the large landfill site adjacent to the Caloundra racecourse, the preferred future landfill site to its south-west, the proposed sewage treatment plant east of Landsborough, and the Landsborough landfill site off the Glass House Mountains Road.

With respect to the preferred future landfill site at Caloundra West which lies within the Pumicestone Passage catchment area, Council will ensure that a comprehensive environmental impact assessment is undertaken and all relevant State Government approvals are obtained before any landfill operations are commenced on the site.

The more detailed plans of the hinterland urban areas identify the full range of sites set aside for government purposes within their respective areas.

Similarly the Development Control Plan maps for the coastal urban areas identify existing and preferred future locations for significant government and community activities.

- (b) In considering applications for development in the vicinity of the designated Special Purposes areas the Council will take into account the proximity of the special purpose area and the compatibility or otherwise of the proposed development.

Objective 12 (b)

TO LOCATE GOVERNMENT AND COMMUNITY ACTIVITIES IN AREAS WHICH BEST ACCOMMODATE THEIR FUNCTION AND OFFER MAXIMUM BENEFIT TO THE PUBLIC.

Implementation

- (a) The Development Control Plan maps indicate the existing and preferred future locations of education and certain other community facilities. While development of these facilities will occur in accordance with the programs of the various administering Authorities, it is Council's intention to ensure that appropriate sites are reserved at the land development stage. Council will liaise closely with the relevant Authorities in relation to the siting and development of future community facilities.

12A. SIPPY DOWNS DEVELOPMENT CONTROL PLAN AREA

Objective 12A (a)

TO ENSURE THAT APPROPRIATE GUIDANCE IS PROVIDED TO FACILITATE THE FUTURE DEVELOPMENT OF LAND WITHIN THE SIPPY DOWNS AREA.

Implementation

- (a) Forward planning this area will be achieved by implementing the intent and provisions of the Sippy Downs Development Control Plan - 4.

12B. MALENY AND ENVIRONS PLANNING AREA

Objective 12B (a)

TO ENSURE THAT SUFFICIENT GUIDANCE IS PROVIDED TO FACILITATE THE APPROPRIATE USE AND DEVELOPMENT OF LAND WITHIN THE MALENY AND ENVIRONS PLANNING AREA.

Implementation

- (a) This objective will be achieved by implementing the strategies, intents, objectives and implementation criteria of the Maleny and Environs Development Control Plan.

Development within this area shall be subject to the provisions of the DCP.

12C. LANDSBOROUGH AND DISTRICT PLANNING AREA

Objective 12C(a)

TO ENSURE THAT SUFFICIENT GUIDANCE IS PROVIDED TO FACILITATE THE APPROPRIATE USE AND DEVELOPMENT OF LAND WITHIN THE LANDSBOROUGH AND DISTRICT PLANNING AREA.

Implementation

- (a) This objective will be achieved by implementing the vision, overarching strategies, objectives and implementation criteria of the Landsborough and District Development Control Plan.

Development within this area shall be subject to the provisions of the Development Control Plan.

13. TRANSPORT**Objective 13 (a)**

TO PROVIDE AN EFFICIENT HIERARCHICAL ROAD NETWORK TO SERVE THE CITY AND CONNECT WITH OTHER AREAS.

Implementation

- (a) The future road hierarchy comprising the Bruce Highway, arterial roads and sub-arterial roads have been indicated on the Strategic Plan Map. Their purpose is to provide for a strategic road framework to serve the preferred dominant land uses and expected resident and visitor population of the City.
- (b) The road system indicated on the Strategic Plan Map recognises major movements of traffic between and through the City in north/south directions, with two major existing roads serving this purpose at present. The first is part of the national east coast highway system (Bruce Highway). The second is a parallel major arterial road (Glasshouse Mountains Road) which serves the urban areas along the North Coast Railway line and provides a link to the Bruce Highway.

The approximate alignment of the Department of Transport's proposed north-south arterial linking the Caloundra Road (adjacent to the racecourse) to the Sunshine Motorway is also indicated. This road is intended to relieve pressure on the Nicklin Way and is a long term proposal which is unlikely to be implemented until after the year 2000.

The Department of Transport has indicated that the option of extending this link south from the Caloundra Road should be preserved although there is no firm commitment to this southern portion of the link at present. Accordingly, the northernmost portion of this possible link south from the Caloundra Road has been indicated on the Strategic Plan to ensure that the route alignment is identified through areas which might be developed during the life of the Plan. More southerly portions of the alignment are preserved from development by inclusion in the Rural/Open Space designations. Council does not support the concept of a major north-south road link extending southwards from Caloundra Road as proposed by the Department of Transport, and the inclusion in the Strategic Plan of that portion of this possible link immediately south of Caloundra Road is merely to ensure that the option is preserved for future consideration.

A further addition to the north-south arterial road network is the proposed Bells Creek arterial linking Caloundra Road behind Golden Beach to the Bruce Highway and ultimately to Beerwah.

- (c) The east-west roads which form part of the arterial road network within and through the City have been indicated on the Strategic Plan Map. The principal east-west arterial is Caloundra Road which links the coastal urban areas with the Bruce Highway and the Glass House Mountains Road. Serving the western areas of the City are the arterials of Landsborough-Maleny-Kenilworth Road and the Beerwah-Peachester-Kilcoy Road.
- (d) The next tier in the road hierarchy, the sub-arterial roads, have been shown on the Strategic Plan Maps and Development Control Plans. These link other significant urban areas within the City and provide secondary access to adjacent areas in surrounding Shires, or provide significant linkages within the urban areas of the City.
- (e) The implementation of the road system will be determined by the Department of Transport in the case of roads under that Department's control, and the lesser roads by the Council, either by direct acquisition, or at the time of subdivision under the provisions of the Council's Subdivision of Land By-Law.

Objective 13 (b)

TO ENSURE THAT THE LOCATION AND DESIGN OF NEW DEVELOPMENT WILL ENABLE THE EFFICIENT OPERATION AND USE OF EXISTING TRANSPORT FACILITIES AND ALLOW FOR THE ECONOMIC PROVISION OF NEW TRANSPORT FACILITIES.

Implementation

- (a) Consistent with the provisions of previous objectives, this objective seeks to ensure that any future development within the City accords with the City's road hierarchy and does not compromise its functions and efficient operations. Examples of how this objective will be met have previously been stated, including the containment of urban development through Objectives 1(b) and 1(c) and the co-location of high activity commercial and community facilities pursuant to objective 2(b). Examples of other general principles which will apply in regard to this objective include:-
 - (i) the buffering by appropriate zoning, physical separation and open space buffer areas of residential areas from the arterial roads within the City;
 - (ii) the elimination or minimization of direct individual access to the arterial road system. In this regard ribbon development necessitating increased access points along arterial and sub-arterial roads will not be permitted in order to reduce potential conflict points;
 - (iii) traffic control by grade separation (where feasible), signalisation, or similar, of major road intersections and rail crossings;
 - (iv) separation of pedestrian and bicycle from motor vehicular traffic, particularly in high density activity areas;

- (v) extending the provision of bikeways and pedestrian/tourist trails through appropriate areas of the City incorporated with the open space system where possible. Council will require the provision of access ways for cyclists and pedestrians to shops, schools and transport as part of the open space system and overall subdivision design in new urban development areas.

Objective 13 (c)

TO ENABLE THE PROVISION OF PUBLIC AND PRIVATE TRANSPORT SERVICES TO MEET ANTICIPATED DEMANDS FOR JOURNEYS TO WORK, SERVICES, RECREATION FACILITIES AND FOR THE MOVEMENT OF GOODS.

Implementation

- (a) In recognition of the need to minimise private motor vehicular movements within high density activity areas such as the coastal strip during peak tourist periods, and for the need to provide transportation modes for sections of the population without access to private motor vehicles (e.g. aged and disabled persons, school children, tourists), the Council will seek to encourage and facilitate where possible the upgrading of existing, and the establishment of new, public and privately-operated transport services within the City.
- (b) The design of subdivisions, schools, shopping developments and all major development proposals within the City will be required to incorporate the provision of access and manoeuvrability for bus traffic.

Objective 13 (d)

TO ENCOURAGE INTER-REGIONAL TRANSPORT FACILITIES TO MEET ANTICIPATED NEEDS OF THE PERMANENT AND TOURIST POPULATION.

Implementation

- (a) This objective will be achieved by attention to three major inter-regional transport modes, namely:-
 - (i) the Bruce Highway, arterial and sub-arterial roads providing significant external links for the City have been shown on the Strategic Plan Map. Council's intentions with respect to these roads are set out in objectives 13(a) and 13(b) above.
 - (ii) the North Coast Railway Line has been shown on the Strategic Plan Map.

A possible future railway line extension from Beerwah to Caloundra along the proposed Bells Creek Road arterial route has also been indicated as a possible long-term regional transport option. The improvement in travel time and quality of rail passenger services between Brisbane and this area of the Sunshine Coast is a desirable objective and Council will endeavour to protect this potential rail corridor from inappropriate development or development which could prejudice the implementation of the rail link in the future;

- (iii) the Caloundra Aerodrome will be a principle consideration in the Caloundra DCP in recognition of the requirement to develop the Aerodrome to serve the long term needs of the City and region. The way in which the Aerodrome will finally be developed remains to be determined, but in considering development applications within the sphere of influence of the Aerodrome, the Council will take into consideration noise and height restrictions as determined by the Transport Department and any relevant State Government policies and guidelines.

Objective 13 (e)

TO MAINTAIN SCENIC VIEWS ALONG TOURIST DRIVES WITHIN THE CITY

Implementation

- (a) Scenic routes have been identified on the Strategic Plan Map. Applications for development along these routes will be assessed using the following criteria:
 - (i) Development should be unobtrusive when viewed from the road;
 - (ii) A vegetated buffer may be required in locations that do not affect distance views;
 - (iii) Important scenic panoramas shall not be obstructed;
 - (iv) The proposed development does not constitute ribbon or strip development;
 - (v) Tourist or commercial development must be low key both visually and in scale so as not to detract from the visual amenity;
 - (vi) Industrial or retail commercial development will not be supported on the approaches to urban areas.
- (b) Applications for industrial, retail, commercial, tourist, service stations and other business activities along Caloundra Road outside the designated urban areas will not be supported by Council.

- (c) It is Council's intention that the entrances to Towns and Urban areas be visually attractive and inviting to residents and visitors alike. In this regard Council may require proposed development applications to be accompanied by a planning report addressing such matters as visual impact, setbacks, landscaping and treatment of access points.
- (d) The provisions of objective 10 (f) above will also be applied by Council in the achievement of this objective.

Objective 13 (f)

TO ENSURE THAT ADEQUATE CAR PARKING IS PROVIDED AT SUITABLE LOCATIONS TO SERVE MAJOR TRAFFIC GENERATING NODES WITHIN THE CITY.

Implementation

- (a) All development within the City which generates parking demand will be required to provide car parking spaces in accordance with the provisions of the Planning Scheme. In some instances Council may accept a monetary contribution in lieu of on-site parking as set out in (b) below.
- (b) It is Council's intention to provide peripheral car parking facilities to serve major commercial centres in order to minimise pedestrian/motor vehicle conflicts and to recognise the importance of the pedestrian in these centres. This will be achieved by direct Council action in constructing the car parking facilities, and by the Council obtaining monetary contributions in lieu of on-site carparking for individual development in major commercial centres as provided for in the Planning Scheme.

14. CITY IMAGE

The City of Caloundra is characterised by a very attractive natural environment in both the coastal and hinterland areas. With the increasing importance of tourism in the City's economy it is essential that the City's attractive image and the attributes which taken together comprise this image are preserved and, where possible, enhanced.

One of the most important objectives of this Strategic Plan is to ensure that this is achieved. Among the most significant of these components are the following:

- the Glasshouse Mountains and environs;
- Bribie Island and the Pumicestone Passage and environs;
- extensive beachfront and dune areas;
- the Mooloolah River and its associated flood plain;
- the rural hinterland areas;
- the Blackall, D'Aguiar and Conondale ranges;
- the Mary River valley.

Objective 14 (a)

TO PRESERVE AND ENHANCE THOSE ASPECTS OF THE CITY WHICH COMPRISE SIGNIFICANT ELEMENTS OF ITS ATTRACTIVE IMAGE.

- (a) Development proposals in those areas identified as having high visual quality or conservation value, shall be evaluated, among other things, on the following criteria:
 - (i) whether the proposed development would detract from the attractive image of the City, and in particular whether it would conflict with any of the particular objectives and implementation criteria set out in this Strategic Plan or any relevant Development Control Plan;
 - (ii) whether the proposed development would enhance the image of the City by improving the appearance of built areas, or by conserving areas of environmental and/or scenic significance.
- (b) Through efforts to consolidate urban growth and focus it on existing urban centres, and limit the extent of rural residential and park residential development, this Strategic Plan is aimed at ensuring that the image of the City is preserved and enhanced.

- (c) The Strategic Plan contains a number of specific objectives and implementation criteria aimed at the preservation and enhancement of the City Image. Among the most significant of these which will be applied by Council in pursuit of this objective are the following: Objective 1(b) - consolidation of existing urban areas; Objective 1(c) - preservation of discrete hinterland township identities; Objective 5 (a) - restrictions on establishment of noxious, hazardous or offensive industries; Objective 8(a) - conservation of valuable agricultural land; Objective 8(c) - maintain and preserve the amenity of residential areas; Objectives 10(a),(b),(d),(f) relating to the provision of open space, greenlinks and buffers; and Objective 13(e) - protection of designated Scenic Routes.

15. CULTURAL HERITAGE**Objective 15 (a)**

TO ENSURE THAT IDENTIFIED SIGNIFICANT CULTURAL HERITAGE SITES ARE PROTECTED AND BUFFERED FROM DEVELOPMENT.

Implementation

- (a) Council will protect and buffer known significant cultural heritage sites through the following provisions :-
- (i) where possible cultural heritage sites of significance should be identified early in the planning process to enable their protection and buffering. These areas should be held in public ownership. Pursuant to the Local Government (Planning and Environment) Act, Council will require an Environmental Impact Statement to be prepared in respect of any proposal that includes a suspected or identified significant Cultural Heritage site, if in the opinion of Council implementation of the proposal may have an adverse impact upon such an area;
 - (ii) such an Environmental Impact Statement shall include a report by a suitably qualified person on the :-
 - . type of site or structure;
 - . significance of the site or structure;
 - . measures to be taken to protect the site or structure;
 - . appropriate buffer to the site or structure;
 - . access restrictions to be imposed (if any); and
 - . the appropriate land tenure of the site (public ownership is preferred).
- This is not an exclusive list and may be expanded in the terms of reference of any Environmental Impact Statement.
- (iii) Low key human activity may be permitted on such a site provided that such activity does not have a deleterious effect upon, or detract from the objective of protection of the site or structure concerned.

16. INTEGRATED MANAGEMENT STRATEGY**Objective 16 (a)**

COUNCIL AIMS, IN CONJUNCTION WITH CABOOLTURE SHIRE COUNCIL AND THE QUEENSLAND GOVERNMENT, TO PROTECT THE ENVIRONMENTAL AND CONSERVATION VALUES OF PUMICESTONE PASSAGE AND ITS CATCHMENT. IN ASSESSING APPLICATIONS, COUNCIL WILL HAVE REGARD TO EXISTING POLICIES AND THE POLICIES, LAND USE CONTROLS AND BEST MANAGEMENT PRACTICES ARISING FROM THE PUMICESTONE PASSAGE INTEGRATED MANAGEMENT STRATEGY.

Implementation

- (a) In assessing applications before it, Council will have regard to Objective 16 (a) in relation to the protection of environmental and conservation values of Pumicestone Passage.

PART 2

ZONING

PART 2 ZONING**Section 2.1 Introduction**

The City is divided into zones as described in Table 2.1:-

Table 2.1 Table of Zones

Column I	Column II	Column III
No. of Zone	Name of Zone	Colour on Planning Scheme Maps
1	Residential A	Light Pink
2	Residential B	Tan
3	Residential C	Crimson
4	Tourist Residential	Red
5	Special Residential	Light pink with red border
6	Rural Residential	Brown
7	Park Residential	Olive
8	Central Business	Medium blue
9	Local Business	Light blue
10	Special Business	Aqua
11	Light Industry	Grey
12	General Industry	Grey with red border
13	Intensive Industry	Dark grey
14	Rural	Light brown
15	Open Space	Light green
16	Environment Protection	Dark green
17	Sport and Recreation	Medium green
18	Special Facilities	Yellow with red border
19	Public Uses	Yellow
20	Special Development	Orange
21	Uncommitted	Lemon

Section 2.2 Development in Zones

In each zone, the controls over use of land are set out in the Table of Development for that zone.

2.2(1) Permitted Development

- (a) A use in Column 3 does not require a planning approval, but requirements of Parts 3, 4 and 5 of the Planning Scheme apply.
- (b) A use in Column 4 requires a planning approval and cannot be carried out unless a planning approval has been granted and any conditions on the planning approval have been complied with.

2.2(2) Permissible Development

A use in Column 5 requires Council consent and cannot be carried out unless consent has been granted and any conditions on that consent have been complied with.

2.2(3) Prohibited Development

A use in Column 6 is prohibited.

2.2(4) Deemed Development

Development for more than one purpose is development for each of those purposes.

Section 2.3 **Existing Uses**

- 2.3(1)** The Act currently provides that existing uses operating immediately prior to the day when a Planning Scheme or an amendment of a Planning Scheme commences, may continue even though the use may be contrary to the Planning Scheme.
- 2.3(2)** In the case of a prohibited purpose, the Act currently provides that consent may be granted to:
- (a) a change of use to one which is, in the opinion of Council, less injurious to the amenity of the area;
 - (b) the modification, alteration or repair of the building or structure to which the use applies provided that:
 - (i) the gross floor area is not increased by more than 10% above that existing at the relevant date; and
 - (ii) the use is contained within the existing use site boundaries; or
 - (c) the re-establishment of a use on the existing use site where the use has been discontinued (whether through the destruction of a building or structure or otherwise) and where application is made within 6 months from the day the use discontinued.
- 2.3(3)** In the case of a lawful use which is a prohibited purpose, Council may approve repairs, alterations or additions which are of a minor nature and would not adversely affect any person, without requiring application for consent.
- 2.3(4)** Where an existing use which is a prohibited purpose is discontinued, the right to continue the use ceases unless approval to re-establish the use under Section 2.3(2)(c) has been granted.
- 2.3(5)** Where an existing use which is a permissible use ceases due to demolition or destruction or damage so substantial as to preclude the use continuing for a period greater than 6 months, the right to continue the use shall cease.
- 2.3(6)** The provisions set out above are subject to amendments of the Act by Parliament.

Section 2.4 Residential Zones**2.4(1) Intent of Zones**

The intent of the Residential Zones and the preferred dominant land use in each zone are set out in the following clauses:

(a) Residential A

To provide for low density, low-rise detached housing and Duplex Dwellings in designated areas. Some non-residential uses compatible with the amenity and character of the locality may be allowed.

(b) Residential B

To provide for low density low rise detached housing and duplex dwelling development. Some non-residential uses compatible with the amenity and character of the locality may be allowed.

(c) Residential C

To provide for medium density residential development. Some non-residential uses compatible with residential development may be allowed.

(d) Tourist Residential

To provide for higher density residential development to a height not exceeding 12 storeys.

A wider range than in other residential zones of low-impact non-residential uses is permissible and mixed accommodation and tourist oriented entertainment and hospitality uses are encouraged.

(e) Special Residential

To provide for integrated residential development containing a variety of housing forms and associated non-residential uses.

Development in this zone should generally be in keeping with the intent of surrounding residential zones and preferred residential densities as shown in the Strategic Plan or a Development Control Plan.

Master planning prior to subdivision is required through a Plan of Development.

(f) **Rural Residential**

To provide for smaller sized rural allotments which combine residential use and the opportunity for conducting small scale rural activities.

(g) **Park Residential**

To provide for estate development of larger residential allotments subject to the environmental capabilities of the area.

2.4(2) Table of Development

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone	Colour on Planning Scheme Map	Purposes for which any premises may be used without the consent of Council	Purposes for which any premises may be used only with approval of the Council	Purposes for which any premises may be used only with consent of the Council	Purposes for which any premises may not be used
1. Residential A	Light pink	<p>(i) The following purposes where developed on an allotment which is not designated Urban or DPA under DCP-1:-</p> <p>Dwelling House (on an allotment existing at the appointed day or at least 650m² in area)</p> <p>Park</p> <hr/> <p>(ii) The following purposes where Developed on an allotment designated Urban or Detailed Planning Area under DCP-1 specifically identified and approved for that purpose by a Subdivision as defined in and in accordance with DCP-1:-</p> <p>Dwelling House (on an allotment not less than 650m²) Duplex Dwelling (in accordance with a Site Development Plan approved pursuant to DCP-1) Dwelling House (on an allotment at least 300m² in accordance with a Site Development Plan approved pursuant to DCP-1) Park</p>	<p>(ii) The following purposes where developed on an allotment which is not designated Urban or DPA under DCP-1:-</p> <p>Dwelling House (on an allotment at least 450m² in area and in accordance with an approved Detailed Plan of Development) Home Occupation</p> <hr/> <p>(ii) The following purposes where specified on a Precinct/ Estate Plan approved pursuant to DCP-1:-</p> <p>Accommodation Building Aged Persons Home Child Care Centre Commercial Premises Display Home Food Outlet Function Room Health Care Premises Home Occupation Indoor Entertainment Local Store Multiple Dwelling Place of Worship Public Purpose (comprising community facilities or services required for the local area) Public Utility Restaurant Retirement Community Shop Shopping Centre Sports and Recreation Temporary House and Land Sales Office Veterinary Surgery</p>	<p>(i) The following purposes: Bed & Breakfast - Homestay Caretaker's Residence Child Care Centre Display Home Duplex Dwelling on an allotment at least 600m² in area and in accordance with a Development Control Plan Local Store Public Purpose Public Utility Retirement Community Temporary House and Land Sales Office Trade Storage</p>	Any purpose other than those referred to in Columns 3, 4 and 5.
2. Residential B	Tan	<p>Duplex Dwelling Dwelling House Park</p>	<p>Cluster Development Home Occupation</p>	<p>Bed & Breakfast - Homestay Caretaker's Residence Child Care Centre Display Home Local Store Public Purpose Public Utility Retirement Community Temporary House and Land Sales Office</p>	Any purpose other than those referred to in Columns 3, 4 and 5.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone	Colour on Planning Scheme Map	Purposes for which any premises may be used without the consent of Council	Purposes for which any premises may be used only with approval of the Council	Purposes for which any premises may be used only with consent of the Council	Purposes for which any premises may not be used
3. Residential C	Crimson	Duplex Dwelling Dwelling House Park	Home Occupation Multiple Dwelling	Accommodation Building Aged Persons' Home Bed & Breakfast - Homestay Caretaker's Residence Child Care Centre Display Home Local Store Public Purpose Public Utility Restaurant Retirement Community Temporary House and Land Sales Office	Any purpose other than those referred to in Columns 3, 4 and 5.
4. Tourist Residential	Red	Duplex Dwelling Dwelling House Park	Accommodation Building Home Occupation Multiple Dwelling	Bed & Breakfast - Homestay Caretaker's Residence Child Care Centre Cottage Crafts and Sales Local Store Marina (where designated under a Development Control Plan as Tourism Development) Motel Public Purpose Public Utility Restaurant Retirement Community Shop (with a gross floor area less than 100m ²)	Any purpose other than those referred to in Columns 3, 4 and 5.
5. Special Residential	Light pink with red border	(i) Residential development as specified in an approved Plan of Development. Dwelling House Park (ii) Purposes specified as being Permitted Uses in the Development Control Plan No 2 Area.	(i) Purposes specified in an approved Plan of Development as being development requiring approval under this Column. Home Occupation (ii) Purposes specified as being Permitted subject to Conditions in the Development Control Plan No 2 Area.	(i) Purposes specified in an approved Plan of Development as requiring Council's consent. (ii) Where there is no Plan of Development or the Plan of Development does not specify land uses, the following purposes: Bed & Breakfast - Homestay Caretaker's Residence Child Care Centre Display Home Local Store Public Purpose Public Utility Retirement Community Temporary House and Land Sales Office Trade Storage (iii) Purposes specified as requiring Council's consent in the Development Control Plan No 2 Area.	Any development other than that referred to in Columns 3, 4 and 5.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone	Colour on Planning Scheme Map	Purposes for which any premises may be used without the consent of Council	Purposes for which any premises may be used only with approval of the Council	Purposes for which any premises may be used only with consent of the Council	Purposes for which any premises may not be used
6. Rural Residential	Brown	Dwelling House Park Keeping of Horses (on an allotment of 3500m ² or greater in area)	Agriculture Home Occupation Trade Storage	Animal Husbandry - General Bed & Breakfast - Homestay Caretaker's Residence Child Care Centre Display Home Local Store Public Purpose Public Utility Roadside Stall Stable Building (on an allotment of 2000m ² or greater in area) Temporary House and Land Sales Office	Any purpose other than those referred to in Columns 3, 4 and 5.
7. Park Residential	Olive	Dwelling House Park Keeping of Horses (on an allotment of 3500m ² or greater in area)	Home Occupation Trade Storage	Agriculture Bed & Breakfast - Homestay Caretaker's Residence Child Care Centre Display Home Local Store Public Purpose Public Utility Stable Building (on an allotment of 2000m ² or greater in area) Temporary House and Land Sales Office	Any purpose other than those referred to in Columns 3, 4 and 5.

2.4(3) Specific Development Requirements**(a) Trade Storage****(i) Purpose:**

To protect the amenity of residential zones by controlling the storage of vehicles, tools or materials in association with a dwelling house.

(ii) Requirements to be met:

Development for the purpose of Trade Storage in any Residential Zone must not be carried out unless:

- (A) the site is located on a road other than a residential access road;
- (B) total area occupied by the trade storage does not exceed 10% of the site or 150m² whichever is lesser;
- (C) any vehicle, equipment, materials, machinery or tools of trade are stored under cover in a structure with a floor area of, equal to or less than 50m² and complying with Local Planning Policy;
- (D) no maintenance or repair work is carried out on the site on any commercial or industrial vehicle or any equipment, materials, machinery or tools of trade;
- (E) no fuel is stored on the site either above or below ground for the purpose of fuelling commercial or industrial vehicles; and
- (F) the use is screened from view from the roadway and neighbouring properties.

(b) Cluster Development**(i) Purpose:**

To ensure appropriate siting and density standards are achieved for developments containing more than one dwelling unit on an allotment.

(ii) Requirements to be met:

Development involving more than one Dwelling House and/or Duplex Dwelling on an allotment in the Residential B Zone must not be carried out unless:

- (A) the site density does not exceed one dwelling unit for each 250m² of site area; and
- (B) approval of a Detailed Plan of Development in accordance with Local Planning Policy has first been obtained.

(c) **Special Residential Zone**

(i) Purpose:

To ensure that development within the Special Residential Zone does not exceed appropriate population or site density.

(ii) Requirements to be met:

Residential development in the Special Residential Zone must not be carried out unless the site density does not exceed 25 dwelling units per hectare or as otherwise specified in a Development Control Plan or an approved Plan of Development.

(d) **Local Store in a Residential Zone**

(i) Purpose:

To ensure that development for this purpose is limited in the Residential Zones and where it does occur, it is compatible with the surrounding neighbourhood.

(ii) Requirements to be met:

Land must not be used for a Local Store in a Residential Zone unless:

- (A) the site is greater than 400 metres radial distance from any existing Local Store, any site which has current approval for a Local Store, or any zone in which shops are permitted or permissible development;

- (B) the site is at least 650m² in area;
- (C) the height of any building is not greater than 8.4 metres; and
- (D) site coverage is not greater than 30%.

(iii) Exemptions:

- (A) Approval may be granted to vary the maximum site coverage under Section 2.4(3)(d)(ii)(D) up to a maximum of 50% where the development is combined with residential development on the same site.

(e) Retirement Community in a Residential Zone

(i) Purpose:

To ensure that development is compatible with the scale and character of the zone in terms of density and landscaping.

(ii) Requirements to be met:

Land must not be used for a Retirement Community in a Residential Zone unless:

- (A) the density of development in a Residential A or Residential B Zone does not exceed the density specified in Table 2.4(3);

Table 2.4(3) Maximum Development Density

Zone	Maximum Development Density
Residential A	50 persons per site hectare
Residential B	125 persons per site hectare

- (B) in the case of development in the Residential C, Tourist Residential or Special Residential Zone the requirements of Section 4.14 have been complied with; and
- (C) landscape strips averaging at least 2 metres in width have been provided to all frontages.

Section 2.5 Business Zones**2.5(1) Intent of Zones****(a) Central Business Zone**

To facilitate the development of existing large commercial centres as a focus for the community for convenience and comparison shopping, and to provide a level of commercial services and community facilities compatible with their role as commercial centres of the area.

(b) Local Business

To facilitate the development of selected local centres to provide essential shopping and commercial needs of surrounding neighbourhoods.

(c) Special Business

To facilitate the provision of land consumptive commercial and retail uses which have specific locational or access requirements and which because of their scale and character are not suited to establishing in other business zones.

2.5(2) Table of Development

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone	Colour on Planning Scheme Map	Purposes for which any premises may be used without the consent of Council	Purposes for which any premises may be used only with approval of the Council	Purposes for which any premises may be used only with consent of the Council	Purposes for which any premises may not be used
8. Central Business	Medium blue	<p>Use of any premises for the following purposes not involving the erection of a building or the extension of existing premises:</p> <p>Commercial Premises Cottage Crafts and Sales Food Outlet Function Room Health Care Premises Local Store Park Restaurant Service Industry (with a gross floor area less than 70m²) Shop Shopping Centre</p>	<p>Use of any premises for the following purposes in a manner other than provided for in Column 3:</p> <p>Commercial Premises Cottage Crafts and Sales Food Outlet Function Room Health Care Premises Local Store Restaurant Service Industry (with a gross floor area less than 70m²) Shop Shopping Centre Veterinary Surgery</p>	<p>Any purpose other than those referred to in Columns 3, 4 and 6.</p>	<p>Accommodation Building (except where located at or above first floor level and associated with another use permitted in the zone). Adult Product Shop Aged Persons' Home Agriculture Animal Husbandry - General Animal Husbandry - Intensive Aquaculture Camping Ground Caravan Park Cemetery Cluster Development Crematorium Display Home Duplex Dwelling (except where located at or above first floor level and associated with another use permitted in the zone). Dwelling House (except where located at or above first floor level and associated with another use permitted in the zone). Extractive Industry Forestry General Industry Goat Farm Home Occupation Holiday Cabin Accommodation Hospital Host Farm Industrial Retail Premises Intensive Industry Junk Yard Keeping of Horses Laundry Light Industry Liquid Fuel Depot Multiple Dwelling (except where located at or above first floor level and associated with another use permitted in the zone). Noxious, Offensive or Hazardous Industry Relocatable Home Park Retirement Community Roadside Stall Service Industry (except as provided in Columns 3 and 4). Sport and Recreation Stable Building Temporary House and Land Sales Office Trade Storage Transport and Equipment Depot Vehicle Repair Station</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone	Colour on Planning Scheme Map	Purposes for which any premises may be used without the consent of Council	Purposes for which any premises may be used only with approval of the Council	Purposes for which any premises may be used only with consent of the Council	Purposes for which any premises may not be used
9. Local Business	Light blue	<p>Use of any premises for the following purposes not involving the erection of a building or the extension of existing premises:</p> <p>Commercial Premises Cottage Crafts and Sales Food Outlet Health Care Premises Local Store Park Restaurant Service Industry (with a gross floor area less than 70m²) Shop Shopping Centre</p>	<p>Use of any premises for the following purposes in a manner other than provided for in Column 3:</p> <p>Commercial Premises Cottage Crafts and Sales Food Outlet Health Care Premises Local Store Restaurant Service Industry (with a gross floor area less than 70m²) Shop Shopping Centre Veterinary Surgery</p>	<p>Any purpose other than those referred to in Columns 3, 4 and 6.</p>	<p>Accommodation Building (except where located at or above first floor level and associated with another use permitted in the zone). Adult Product Shop Aged Persons' Home Agriculture Animal Husbandry - General Animal Husbandry - Intensive Aquaculture Camping Ground Caravan Park Cemetery Cluster Development Crematorium Display Home Duplex Dwelling (except where located at or above first floor level and associated with another use permitted in the zone). Dwelling House (except where located at or above first floor level and associated with another use permitted in the zone). Extractive Industry Forestry General Industry Goat Farm Holiday Cabin Accommodation Home Occupation Hospital Host Farm Hotel Industrial Retail Premises Intensive Industry Junk Yard Keeping of Horses Laundry Light Industry Liquid Fuel Depot Motel Multiple Dwelling (except where located at or above first floor level and associated with another use permitted in the zone). Nightclub Noxious, Offensive or Hazardous Industry Outdoor Entertainment Outdoor Sales Premises Relocatable Home Park Retirement Community Roadside Stall Service Industry (except as provided in Columns 3 and 4). Sport and Recreation Stable Building Temporary House and Land Sales Office Trade Storage Transport and Equipment Depot Vehicle Repair Station</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone	Colour on Planning Scheme Map	Purposes for which any premises may be used without the consent of Council	Purposes for which any premises may be used only with approval of the Council	Purposes for which any premises may be used only with consent of the Council	Purposes for which any premises may not be used
10. Special Business	Aqua	<p>Park</p> <p>Use of any premises for the following purposes not involving the erection of a building or the extension of existing premises:</p> <p>Commercial Premises Local Store Showroom</p>	<p>Use of any premises for the following purposes in a manner other than provided for in Column 3:</p> <p>Commercial Premises Local Store Nursery Outdoor Sales Premises Showroom Vehicle Hire Premises Veterinary Surgery</p>	<p>Automatic Mechanical Car Wash Bed & Breakfast - Homestay Caretaker's Residence Car Park Child Care Centre Cottage Crafts and Sales Educational Establishment Food Outlet Function Room Funeral Parlour Health Care Premises Indoor Entertainment Laundry Marina Motel Nightclub Passenger Terminal Place of Worship Produce Store Public Purpose Public Utility Restaurant Service Industry Service Station Vehicle Repair Station Warehouse</p>	Any other purpose than those referred to in Columns 3, 4 and 5.

2.5(3) Specific Development Requirements**(a) Purpose:**

- (i) To ensure that developments in the Business zones are of an appropriate scale and provide adequate landscaping, parking and servicing areas.
- (ii) To ensure that street level floor space is maintained for shopping and commercial uses where possible.

(b) Requirements to be met:

Land may not be used for new development in any Business zone, unless:

- (i) a bitumen or concrete sealed loading or unloading area separate from car parking areas, designed to be readily accessible from all tenancies and such that vehicles can enter and leave in a forward gear has been provided;
- (ii) a bitumen sealed car parking area complying with the requirements of Section 3.1 and Local Planning Policy has been provided;
- (iii) a lift has been provided where determined necessary by Council;
- (iv) any dwelling unit is on a level other than street level;
- (v) awning or covered pedestrian way has been provided for the full length of all frontages in accordance with Local Planning Policy;
- (vi) all buildings are set back at least 6 metres from all frontages;
- (vii) landscape strips have been provided to all frontages not less than:
 - (A) 3 metres wide for sites 10,000m² in area or greater; or
 - (B) 2 metres wide otherwise;

- (viii) where the site adjoins land in a residential zone or land that is designated for future residential development in a Development Control Plan or the Strategic Plan:
 - (A) a landscape strip at least 2 metres wide along the common boundary has been planted and maintained to Council's satisfaction;
 - (B) air conditioning and other electrical equipment is located or buffered so as not to adversely affect the amenity of the neighbourhood; and
 - (C) all external light fittings near the common boundary are provided with suitable baffles so that no direct light is emitted outside the site;
- (ix) plot ratio does not exceed 1.9:1 for land in the Central Business Zone, or 1.1:1 for land in the Local Business or Special Business Zone unless otherwise specified in a Development Control Plan;
- (x) all service areas, including refuse disposal areas, loading bays, vehicle servicing areas and mechanical plant and product storage areas have been satisfactorily screened from all frontages and other boundaries;
- (xi) vehicular access is from a road of suitable standard for the expected volume and frequency of traffic expected to be generated;
- (xii) where the site has frontage to a road primarily intended to provide access to residential or collector roads, access to that road may be restricted and alternative access may be required;
- (xiii) in the case of development in the Special Business Zone, the goods are only displayed inside buildings or in areas specifically approved for display; and
- (xiv) landscaping has been carried out in accordance with an approved Landscape Plan and Local Planning Policy.

- (c) Exemptions:
- (i) Approval may be granted to vary the setback required under Section 2.5(3)(b)(vi) but not less than the width of the landscaped strip required under Section 2.5(3)(b)(vii), if Council considers the proposal can provide the same or better standard of development having regard to the intent of the zone and the intent of these requirements. Any variation is to be subject to the provision and maintenance of dense landscaping in the setback area.
 - (ii) Approval may be granted to vary Section 2.5(3)(b)(vi) and (vii) where Council has identified a lesser setback as being desirable to maintain the character of an existing streetscape.

Section 2.6 Industrial Zones**2.6(1) Intent of Zones****(a) Light Industry**

To facilitate low impact industrial activities which generally provide a service to local communities.

(b) General Industry

To provide for a range of industrial activities with greater land requirements and/or more intensive operating characteristics than those provided for in the Light Industry Zone.

(c) Intensive Industry

To provide for industrial activities which could adversely impact on neighbouring sites due to their operating characteristics, traffic generating capability or potential for environmental harm or land contamination.

The amount of land included in this zone within the city is intended to be minimal and it is intended that all uses in this zone occur on allotments large enough to minimise their impact on neighbouring land.

2.6(2) Table of Development

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone	Colour on Planning Scheme Map	Purposes for which any premises may be used without the consent of Council	Purposes for which any premises may be used only with approval of the Council	Purposes for which any premises may be used only with consent of the Council	Purposes for which any premises may not be used
11. Light Industry	Grey	<p>Park</p> <p>Use of premises for the following purposes which does not involve the erection of a building or the extension of existing premises:</p> <p>Light Industry Service Industry</p> <p>Transport and Equipment Depot Vehicle Repair Station Warehouse</p>	<p>Use of any premises for the following purposes in a manner other than provided for in Column 3:</p> <p>Light Industry Service Industry Transport and Equipment Depot Vehicle Repair Station Warehouse</p>	<p>Automatic Mechanical Car Wash Car Park Caretaker's Residence Food Outlet Funeral Parlour Indoor Entertainment Industrial Retail Premises Landing Laundry Liquid Fuel Depot Local Store Marina Nightclub Nursery Outdoor Sales Premises Passenger Terminal Place of Worship Produce Store Public Purpose Public Utility Service Station Vehicle Hire Premises Veterinary Surgery</p>	Any purpose other than those referred to in Columns 3, 4 and 5.
12. General Industry	Grey with red border	<p>Use of premises for the following purposes which does not involve the erection of a building or the extension of existing premises:</p> <p>General Industry Park Vehicle Repair Station</p>	<p>Use of any premises for the following purposes in a manner other than provided for in Column 3:</p> <p>General Industry Service Industry Transport and Equipment Depot Vehicle Repair Station</p>	<p>Automatic Mechanical Car Wash Caretaker's Residence Food Outlet Indoor Entertainment Industrial Retail Premises Intensive Industry - (Concrete Batching Plant) Landing Laundry Light Industry Liquid Fuel Depot Local Store Marina Nightclub Public Purpose Public Utility Service Station Warehouse</p>	Any purpose other than those referred to in Columns 3, 4 and 5.
13. Intensive Industry	Dark grey	<p>Park</p> <p>Use of premises for the following purposes which does not involve the erection of a building or the extension of existing premises:</p> <p>Intensive Industry</p>	<p>Use of any premises for the following purposes in a manner other than provided for in Column 3:</p> <p>Intensive Industry</p>	<p>Caretaker's Residence Food Outlet General Industry Junk Yard Landing Liquid Fuel Depot Public Utility Warehouse</p>	Any purpose other than those referred to in Columns 3, 4 and 5.

2.6(3) Specific Development Requirements**(a) Purpose:**

To ensure that development in the industrial zones is not detrimental to the amenity of the area.

(b) Requirements to be met:

Development in an Industrial Zone must not be carried out unless:

- (i) site area is at least 1,500m² in the case of a development in Intensive Industry Zone;
- (ii) site cover is not greater than 70%;
- (iii) all buildings are set back at least 6 metres from all frontages in a Light Industry Zone and at least 8 metres from all frontages in the General Industry or the Intensive Industry Zone;
- (iv) landscaped strips at least 2 metres wide have been provided to all frontages for sites with an area less than 2,000m² and landscaped strips at least 3 metres wide have been provided to all frontages for sites with an area of 2,000m² or greater;
- (v) landscaped strips at least 3 metres wide have been provided along the boundaries adjoining land in a Residential Zone, or land designated in a Development Control Plan or the Strategic Plan for residential purposes;
- (vi) security fencing, if provided, has been located behind the landscaped strips required under Section 2.6(3)(b)(v);
- (vii) all service areas, including refuse disposal areas, loading bays, vehicle servicing areas, and mechanical plant and product storage areas, have been satisfactorily screened from all frontages and other boundaries;
- (viii) provision has been made on site for loading and unloading of vehicles in accordance with the relevant Australian Standard;

- (ix) all hazardous, flammable or toxic goods are stored in accordance with the Building (Flammable and Combustible Liquids) Regulations 1994; and
 - (x) hours of operation are limited to between 6.00am and 6.00pm Mondays to Saturdays and not at all on Sundays or public holidays.
- (c) Exemptions:
- (i) Approval may be granted to vary the requirements of Section 2.6(3)(b)(iii) and/or Section 2.6(3)(b)(v) if Council considers the proposal is able to provide the same or better standard of development having regard to the intent of the zone.
 - (ii) Approval may be granted to vary the requirements of Section 2.6(3)(b)(x) in respect of the hours of operation of a Light Industry to allow Sunday trading provided Council is satisfied that no adverse impact on the neighbourhood would result.

Section 2.7 Other Zones**2.7(1) Intent of Zones****(a) Rural**

To conserve areas of agricultural, open space and scenic significance and to facilitate a broad range of rural activities. Some non-rural uses which complement or provide a service to rural areas may be allowed.

(b) Open Space

To provide for passive open space and park functions or for buffer or conservation purposes. Other recreational uses and those providing a service associated with the open space functions may be allowed.

(c) Environment Protection

To provide for the preservation and protection of areas of environmental and cultural heritage significance. No development other than that allowing public appreciation of the areas is intended.

(d) Sport and Recreation

To provide for public and private areas of open space suitable for indoor and outdoor sport and recreation and associated facilities and uses.

(e) Special Facilities

To provide for specific desirable land uses not otherwise defined and which by their nature cannot be satisfactorily located in any other zone, or combinations of development which might not otherwise be allowed under the Planning Scheme.

It is not intended that this zone be utilised to facilitate incongruous development in a locality such as a higher density of residential development than would otherwise be possible.

Individual Special Facilities Zones will be identified by a description of the approved development and reference to a particular Plan of Development. The Plan of Development may nominate Column 4 and Column 5 uses.

(f) **Public Uses**

To provide for Government, semi-Government and public land uses.

(g) **Special Development**

To identify land specifically provided for in a Development Control Plan.

Additional land may be included in this zone if Council considers development is best controlled or guided by a Development Control Plan.

(h) **Uncommitted**

To identify land which offers a range of development opportunities but which is constrained due to proximity to other land uses, population centres or activity nodes, or by its frontage to a major road.

Land in this zone requires rezoning to enable a suitable long-term use to establish.

2.7(2) Table of Development

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone	Colour on Planning Scheme Map	Purposes for which any premises may be used without the consent of Council	Purposes for which any premises may be used only with approval of the Council	Purposes for which any premises may be used only with consent of the Council	Purposes for which any premises may not be used
14. Rural	Light brown	Agriculture Animal Husbandry - General Dwelling House Forestry Park Portable Timber Mill Stable Building (on an allotment of 2000m ² or greater in area) Keeping of Horses (on an allotment of 3500m ² or greater in area)	Goat Farm Home Occupation Trade Storage	Accommodation Building Aged Persons' Home Animal Husbandry - Intensive Aquaculture Automatic Mechanical Car Wash Bed & Breakfast - Homestay Camping Ground Caravan Park Caretaker's Residence Cemetery Child Care Centre Cottage Crafts and Sales Crematorium Educational Establishment Extractive Industry Food Outlet Function Room Holiday Cabin Accommodation Host Farm Intensive Industry - (Concrete Batching Plant) Landing Liquid Fuel Depot Local Store Motel Nursery Outdoor Entertainment Place of Worship Produce Store Public Purposes Public Utility Restaurant Roadside Stall Service Station Sport and Recreation Veterinary Surgery	Any purpose other than those referred to in Columns 3, 4 and 5.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone	Colour on Planning Scheme Map	Purposes for which any premises may be used without the consent of Council	Purposes for which any premises may be used only with approval of the Council	Purposes for which any premises may be used only with consent of the Council	Purposes for which any premises may not be used
15. Open Space	Light green	<p>(i) The following purposes where development on an allotment which is not designated Urban or Detailed Planning Area under DCP-1:-</p> <p>Park</p> <hr/> <p>(ii) Purposes specified in Column 1 of a Supplementary Table of Development contained in a Site Development Plan approved pursuant to DCP-1</p>	<p>(ii) The following purposes where development on an allotment which is not designated Urban or Detailed Planning Area under DCP-1:-</p> <p>No purposes</p> <hr/> <p>(ii) Purposes specified in Column 2 of a Supplementary Table of Development contained in a Site Development Plan approved pursuant to DCP-1</p>	<p>(i) The following purposes where development on an allotment which is not designated Urban or a Detailed Planning Area under DCP-1:-</p> <p>Camping Ground Caravan Park Caretaker's Residence Educational Establishment Forestry Holiday Cabin Accommodation Landing Marina Outdoor Entertainment Passenger Terminal Portable Timber Mill Public Purposes Public Utility Restaurant Sport and Recreation</p> <hr/> <p>(ii) Purposes specified in Column 3 of a Supplementary Table of Development contained in a Site Development Plan approved pursuant to DCP-1:</p>	Any purpose other than those referred to in Columns 3, 4 and 5.
16. Environment Protection	Dark green	Park	No Purposes	<p>Camping Ground Car Park Caretaker's Residence Educational Establishment Food Outlet Passenger Terminal Public Purposes Public Utility Restaurant</p>	Any purposes other than those referred to in Columns 3, 4 and 5.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone	Colour on Planning Scheme Map	Purposes for which any premises may be used without the consent of Council	Purposes for which any premises may be used only with approval of the Council	Purposes for which any premises may be used only with consent of the Council	Purposes for which any premises may not be used
17. Sport and Recreation	Medium green	<p>(i) The following purposes where developed on an allotment which is not designated Urban or a Detailed Planning Area under DCP-1:-</p> <p>Park</p> <hr/> <p>(ii) The Purposes specified in Column 1 of a Supplementary Table of Development contained in a Site Development Plan approved pursuant to DCP-1.</p>	<p>(ii) The following purposes where developed on an allotment which is not designated Urban or Detailed Planning Area under DCP-1:-</p> <p>Sport and Recreation</p> <hr/> <p>(ii) The Purposes specified in Column 2 of a Supplementary Table of Development contained in a Site Development Plan approved pursuant to DCP-1.</p>	<p>(iii) The following purposes where developed on an allotment which is not designated Urban or a Detailed Planning Area under DCP-1:-</p> <p>Caretaker's Residence Food Outlet Function Room Indoor Entertainment Outdoor Entertainment Passenger Terminal Public Purpose Public Utility Restaurant</p> <hr/> <p>(ii) The Purposes specified in Column 3 of a Supplementary Table of Development Contained in a Site Development Plan approved pursuant to DCP-1:</p>	Any purpose other than those referred to in Columns 3, 4 and 5.
18. Special Facilities	Yellow with red border	Purposes indicated by lettering on the zoning maps and/or specified in an approved Plan of Development relating to the site.	Purposes specified in an approved Plan of Development relating to the site as being development requiring approval under this Column.	Purposes specified in an approved Plan of Development relating to the site as being developed requiring Council's consent.	Any purpose other than those referred to in Columns 3, 4 and 5.
19. Public Uses	Yellow	<p>Park</p> <p>The particular use indicated by red lettering on the Planning Scheme map.</p>	No Purposes	<p>Food Outlet Forestry Indoor Entertainment Outdoor Entertainment Place of Worship Portable Timber Mill Public Utility Public Purpose Restaurant Sport and Recreation</p>	Any purpose other than those referred to in Columns 3, 4 and 5.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone	Colour on Planning Scheme Map	Purposes for which any premises may be used without the consent of Council	Purposes for which any premises may be used only with approval of the Council	Purposes for which any premises may be used only with consent of the Council	Purposes for which any premises may not be used
20. Special Development	Orange	(i) Purposes specified in a Development Control Plan as being preferred development. Park	(i) Purposes specified in a Development Control Plan as being development requiring approval under this Column.	(i) Purposes specified in a Development Control Plan as being discretionary development.	(i) Any purpose other than those referred to in Columns 3, 4 and 5.
		(ii) Purposes specified in Column 1 of a Supplementary Table of Development contained in a Site Development Plan approved pursuant to DCP-1 Park	(ii) Purposes specified in Column 2 of a Supplementary Table of Development contained in a Site Development Plan approved pursuant to DCP-1.	(ii) Purposes specified in Column 3 of a Supplementary Table of Development contained in a Site Development plan approved pursuant to DCP-1.	(ii) In the Development Control Plan No.1 Area the following purposes:- Agriculture Animal Husbandry - General - Intensive Aquaculture Automatic Mechanical Carwash Cemetery Crematorium Extractive Industry Forestry Funeral Parlour General Industry Goat Farm Host Farm Industrial Retail Premises Intensive Industry Junk Yard Keeping of Horses Laundry Liquid Fuel Depot Noxious, Offensive or Hazardous Industry Outdoor Sales Premises Produce Store Roadside Stall Stable Building Trade Storage Transport and Equipment Depot Vehicle Repair Station Veterinary Surgery
21. Uncommitted	Lemon	Dwelling House Park	No purposes	Agriculture Animal Husbandry - General Caretaker's Residence Forestry Portable Timber Mill Public Purposes Public Utility Trade Storage	Any purpose other than those referred to in Columns 3, 4 and 5.

PART 3

**GENERAL REQUIREMENTS
OF
DEVELOPMENT**

PART 3 GENERAL REQUIREMENTS OF DEVELOPMENT

The requirements of this Part 3 apply to all development, except for existing uses (and except as modified by the provisions of any Development Control Plan) whether or not a development application is required to be lodged before the use commences.

Section 3.1 Parking**3.1(1) Purpose:**

- (a) To provide on-site car parking appropriate to the use of land and to ensure that the parking area is adequately designed and constructed.

3.1(2) Spaces Required

- (a) A use must not commence unless the spaces required under Table 3.1 have been provided on the land except if a modification of requirements is provided for by the provisions of any Development Control Plan, and/or unless a variation has been granted under Section 3.1(5);
- (b) Where the site is to be used for more than one purpose, the requirements for each use are to be observed;
- (c) If in calculating the number of spaces the result is not a whole number, the requirement is the nearest whole number. If the fraction is one half, the requirement is the next whole number; and
- (d) Council may require more spaces than listed in Table 3.1 in accordance with the provisions of the relevant Local Planning Policy and any Development Control Plan.

Table 3.1 Car Parking Requirements

USE	MINIMUM NUMBER OF PARKING SPACES
Accommodation Building	1.25 per accommodation unit.
Aged Persons' Home	One per 4 accommodation units; and one per 2 employees; and one per staff doctor.
Bed and Breakfast - Homestay	1 additional space per guest suite, with a minimum of 2 spaces provided on-site.
Camping Ground	One per tent site; and one for every 5 tent sites for visitor parking.
Caravan Park	One per caravan or tent site, located adjacent to the caravan or tent site; and one for every 10 caravan or tent sites for visitor parking; and one car washing bay for every 50 caravan or tent sites.
Caretaker's Residence	One
Child Care Centre	One per employee; and 2 spaces for every employee with a minimum of 4 for set-down and pick-up area.
Cluster Development	2 per dwelling unit which may be provided in tandem, and 0.25 per unit for visitor parking
Commercial Premises	One per 30m ² total use area.
Concrete Batching Plant	One per 200m ² total use area with a minimum provision of 4, together with provision of truck loading and queuing areas.
Cottage Crafts and Sales	One per 20m ² of total use area with a minimum provision of 4.
Crematorium	One per employee; and one per 5 seats in the chapel.
Depots	One per employee and adequate manoeuvring space for the largest vehicle likely to use the facility.
Display Home	2, which may be provided in tandem.
Duplex Dwelling	2 per dwelling unit which may be provided in tandem.
Dwelling House	2, which may be provided in tandem.
Educational Establishment	1.25 per staff member and a 20 space set-down and pick-up area; and 2 for every 3 students for tertiary facilities.
Food Outlet	One per 10m ² of total use area or if a drive-in takeaway facility is to be provided, one per 15m ² gross floor area and a queuing lane on site for at least 10 vehicles.
Function Room	One per 15m ² of total use area.
Funeral Parlour	One per employee; and one per 5 seats in the chapel.
Health Care Premises	One per 20m ² of gross floor area.
Holiday Cabin Accommodation	One per cabin; and one for every 10 cabins for visitor parking.
Home Occupation	One visitor space in addition to Dwelling House requirements.
Hospital	One per 4 beds; and one per 2 employees; and one per staff doctor; and one ambulance bay per 50 beds.

USE	MINIMUM NUMBER OF PARKING SPACES
Host Farm	2 visitor spaces in addition to Dwelling House requirements.
Hotel	One per guest room; and one per 10m ² of bar, lounge, beer garden and other public area; and one per 5m ² total use area used for poker machines and other gaming machines; and one per 15m ² remaining total use area; and a 12 vehicle queuing space for any drive-in bottle shop; and Restaurant or Function Room parking as per separate listings.
Indoor Entertainment Bowling Centre Cinema, Theatre Concert Hall Gymnasium Indoor Cricket Licensed Club Music Hall Squash Court Stadium	One per 20m ² total use area, except as listed below: 3 per lane. One per 10 seats. One per 10 seats. One per 10m ² total use area. 20 per pitch. One per 15m ² of areas used for the consumption of alcohol; and One per 5m ² of areas used for poker machines and other gaming machines; and Restaurant or Function Room parking as per separate listings. One per 10 seats. 4 per court. One per 10 seats.
Industrial Retail Premises	One per 30m ² total use area.
Industry	One per 50m ² gross floor area; and one per 200m ² remaining total use area, and the provision of truck loading bays and semi-trailer access as required by the use.
Junk Yard	One per 30m ² of gross floor area of any building used for storing or displaying parts; and one per 200m ² of the remaining total use area with a minimum of 4 spaces.
Liquid Fuel Depot	One per employee; and manoeuvring for a semi-trailer.
Local Store	One per 30m ² of total use area.
Marina	One per 2 berths; and one per 50m ² of total use area.
Motel	One per guest unit; and 3 for staff; and one per 30m ² of dining area used at a Restaurant.
Multiple Dwelling	1.25 per dwelling unit; and 0.25 per unit for visitor parking; and one vehicle washing bay for developments comprising 6 or more dwelling units.
Nightclub	One per 15m ² of dining/entertainment area.
Nursery	One per 200m ² of total use area with a minimum of 4 spaces.
Outdoor Entertainment and Sports and Recreation: Tennis Court Sporting Field Stadium Bowling Greens Swimming Pool Volleyball	One per 200m ² of total use area, except as listed below: 4 per court. 50 per field. One per 10 seats. 30 per green. 15 plus one per 100m ² total use area. 4 per court.
Outdoor Sales Premises	One per 300m ² of display area and one per 50m ² of office area

USE	MINIMUM NUMBER OF PARKING SPACES
Place of Worship	One per 10 seats or one per 10m ² total use area, whichever is greater.
Plant or Equipment Hire or Sales Yard	One per 200m ² total use area, with a minimum of 5 spaces.
Produce Store	One per 20m ² total use area up to 500m ² and one per 15m ² thereafter.
Relocatable Home Park	One per dwelling unit; and one per 2 units for visitor parking; and one car washing bay for every 50 dwelling units.
Restaurant	One per 15m ² of dining area.
Retirement Community	1.25 per dwelling unit and spaces relating to special care sections as per Hospital.
Service Station	4 per service bay; and one per 30m ² floor area capable of selling groceries and general goods.
Shop/Shopping Centre	One per 20m ² total use area up to 500m ² and one per 15m ² thereafter.
Showroom	One per 30m ² total use area.
Vehicle Hire Premises	One per hire vehicle; and one per employee; and one visitor space per 4 hire vehicles, with a minimum of 2 visitor parking spaces.
Vehicle Repair Station	5 spaces and one per 50m ² total use area, with a minimum of 5 spaces per tenancy.
Veterinary Surgery	One per 20m ² total use area.
Warehouse	One per 100m ² total use area.
Any other use not specified in this table.	Sufficient spaces to accommodate the number of vehicles likely to be requiring parking at any given time.

3.1(4)**Design and Construction**

- (a) Parking areas are to be designed, constructed, sealed, marked, drained and landscaped in accordance with Local Planning Policy;
- (b) Parking areas are to be designed to allow forward entry and exit for all vehicles, adequate accessibility, vehicle circulation and pedestrian traffic safety;
- (c) A parking area required under this Section 3.1 is to be kept and used exclusively for parking and maintained in a suitable condition for parking;
- (d) Visitors' car spaces are to be accessible at all times; and

- (e) In the case of mixed development including a residential use in a Business Zone, parking, vehicle access and pedestrian access to the residential component is to be separate from that of the non-residential component.

3.1(5)Exemptions:

- (a) A variation of the required number of car parking spaces may be granted provided Council is satisfied less provision is justified having regard to:
 - (i) the circumstances of the case and the provisions of any Development Control Plan having regard to the particular site or the operating characteristics of the particular use;
 - (ii) whether the requirements are impracticable or unreasonable; and
 - (iii) car spaces that are available on nearby land and approved by Council.
- (b) Any variation in respect of land in the Central Business, Local Business or Special Business Zone may be subject to the payment of a monetary contribution towards the provision of public car parking, the amount of which is determined by Council from time to time by resolution.

Section 3.2 Landscaping and Screening**3.2(1) Purpose:**

- (a) To ensure required landscaping and screening associated with development meets appropriate standards and is maintained.

3.2(2) Requirements to be met:

- (a) Where any use is required to have landscaping, a Landscape Plan must be submitted showing proposed landscaping works in accordance with Local Planning Policy;
- (b) A use must not commence unless required landscaping has been provided in accordance with an approved Landscape Plan, including the provision of security, if required;
- (c) A use must not commence unless required screening has been provided in accordance with Local Planning Policy; and
- (d) Required landscaping is to be maintained to the satisfaction of Council.

3.2(3) Exemptions:

- (a) A variation of the landscaping requirements may be granted provided Council is satisfied less provision can provide the same or better standard of landscaping and still meet the objectives of Local Planning Policy.

Section 3.3 Aesthetics and Amenity**3.3(1) Purpose:**

- (a) To encourage new development which is compatible with the locality in which it occurs.

3.3(2) Requirements to be met:

- (a) In considering any application made under this Planning Scheme, the Council or its delegate may require the redesign of a proposal if it considers that it would affect the amenity or likely amenity of the locality or not be in keeping with the character of the surrounding neighbourhood.

Section 3.4 Noise**3.4(1) Purpose:**

- (a) To ensure no undue noise nuisance occurs as a result of new development.

3.4(2) Requirements to be met:

- (a) In considering any application made under this Planning Scheme, Council or its delegate must consider whether:
 - (i) all requirements of the Noise Abatement Act and Environmental Protection Act 1994 have been met; and
 - (ii) the noise levels resulting from the development are likely to result in the emission of excessive noise within Regulation 72 of the Environmental Protection (Interim) Regulation 1995 in which case the following may be required:
 - (A) a Noise Impact Statement prepared by a suitably qualified person to ensure any measures proposed to abate noise nuisance will be effective; or
 - (B) redesign of the proposal.

Section 3.5 Lighting Nuisance**3.5(1) Purpose:**

- (a) To ensure no undue lighting nuisance occurs in an area.

3.5(2) Requirements to be met:

- (a) Except with Council's approval, no light source is to be erected or installed in such a manner that light emanating from it causes undue distress, annoyance or irritation to any person or persons.

Section 3.6 Drainage Filling or Excavation**3.6(1) Purpose:**

- (a) To ensure that any change in natural surface levels or any new building or other works do not adversely impact on the environment or on any adjacent properties.

3.6(2) Requirements to be met:

- (a) No change to the natural surface level of land is to be carried out except:
 - (i) in accordance with an approval granted under this Planning Scheme, or a building approval;
 - (ii) in accordance with Council requirements where no building approval or approval under this Planning Scheme is required; or
 - (iii) for the purpose of storing surface water in connection with a rural use.

Section 3.7 Building Height**3.7(1) Purpose:**

- (a) To ensure that new development is of a height suitable to the surrounding area.

3.7(2) Requirements to be met:

- (a) Building or works must not exceed the maximum building height specified in Table 3.7.

Table 3.7 Maximum Building Height

Zone	Maximum Height (in Metres)	Maximum Height (in Storeys)
Residential A	8.4	2
Residential B	8.4	2
Residential C	11, unless otherwise specified in a Development Control Plan	3, unless otherwise specified in a Development Control Plan
Tourist Residential	N/A	4, unless otherwise specified in a Development Control Plan
Special Residential	8.4	2
Rural Residential	8.4	2
Park Residential	8.4	2
Central Business	N/A	4, unless otherwise specified in a Development Control Plan.
Local Business	N/A	2, unless otherwise specified in a Development Control Plan.
Special Business	N/A	2
Light Industry	As determined by Council or as specified in a Development Control Plan.	As determined by Council or as specified in a Development Control Plan.
General Industry	As determined by Council or as specified in a Development Control Plan.	As determined by Council or as specified in a Development Control Plan.
Intensive Industry	As determined by Council or as specified in a Development Control Plan.	As determined by Council or as specified in a Development Control Plan.
Rural (Allotments 4 hectares or less)	11.0	N/A
Rural (Allotments greater than 4 hectares)	11.0 (Class I, II and III buildings only)	N/A
Open Space	As determined by Council or as specified in a Development Control Plan.	As determined by Council or as specified in a Development Control Plan.
Environment Protection	As determined by Council or as specified in a Development Control Plan.	As determined by Council or as specified in a Development Control Plan.
Sport and Recreation	As determined by Council or as specified in a Development Control Plan.	As determined by Council or as specified in a Development Control Plan.
Special Facilities	As determined by Council or as specified in a Development Control Plan.	As determined by Council or as specified in a Development Control Plan.
Public Uses	As determined by Council or as specified in a Development Control Plan.	As determined by Council or as specified in a Development Control Plan.

Zone	Maximum Height (in Metres)	Maximum Height (in Storeys)
Special Development	As determined by Council or as specified in a Development Control Plan.	As determined by Council or as specified in a Development Control Plan.
Uncommitted	As determined by Council or as specified in a Development Control Plan.	As determined by Council or as specified in a Development Control Plan.

3.7(3) Exemptions:

- (a) The maximum height specified in Section 3.7(2) does not apply where:
- (i) the use is an Educational Establishment, Hospital, Place of Worship or Public Purpose; or
 - (ii) the land is in the Residential A, Residential B, Park Residential, Rural Residential or Special Residential Zone and consent of Council has been granted for a height exceeding 8.4 metres, but not exceeding 11 metres; or
 - (iii) a greater or lesser height is specified in a Development Control Plan.
- (b) In deciding an application for consent in relation to an exemption under Section 3.7(3)(a)(ii) Council will consider:-
- (i) the physical characteristics of the site;
 - (ii) the form and character of other dwellings in the vicinity;
 - (iii) the orientation and location of principal living areas in adjoining dwellings and the potential for the proposal to affect amenity or loss of views; and
 - (iv) the potential for the proposal to adversely affect living characteristics of other premises in the locality.

Section 3.8 External Works**3.8(1)** Purpose:

- (a) To ensure that necessary upgrading to the frontage of a site occurs in association with development.

3.8(2) Requirements to be met:

- (a) Development must not commence unless the following external works carried out to Council's specifications exist for the full extent of each frontage of a site, or a secured agreement ensuring their provision is completed:
 - (i) concrete kerb and channel and constructed road;
 - (ii) a constructed and landscaped footpath/cyclepath in accordance with Local Planning Policy;
 - (iii) stormwater drainage works; and
 - (iv) driveway crossing(s) over the channel and footpath.
- (b) Development must not commence until the cost of all alterations necessary to public utilities and services have been paid.

3.8(3) Exemptions:

- (a) The requirements of Section 3.8(2)(a) may be varied if the development is in the Rural Residential, Rural, Open Space, Environment Protection, Sport and Recreation or Public Uses Zone.
- (b) The requirements of Section 3.8(2)(a) and (b) do not apply to the proposed use of a site for the purpose of Caretaker's Residence, a single Duplex Dwelling on one allotment or a single Dwelling House on one allotment.

Section 3.9 Environmental Management**3.9(1) Purpose:**

- (a) To encourage the incorporation of Best Practice Environmental Management and the requirements of applicable Queensland and Commonwealth environmental legislation in the construction and conduct of a particular use, development or subdivision.

3.9(2) Requirements to be met:

- (a) Best Practice Environmental Management is required to be applied to:
 - (i) construction and conduct of subdivision works including drainage and waste water management;
 - (ii) construction and conduct of development including drainage and waste water management; and
 - (iii) construction and conduct of particular uses including drainage and waste water management.
- (b) In considering any application made under this Planning Scheme, Council or its delegate may consider whether relevant Queensland and Commonwealth legislation in relation to environmental management and protection is applicable, and the following may be required:
 - (i) an environmental audit, evaluation or investigation provided by the applicant at the request of the Council;
or
 - (ii) redesign of the proposal.

PART 4

**PARTICULAR USE
CONTROLS**

PART 4 PARTICULAR USE CONTROLS

The requirements of this Part 4 apply to all development for the purpose listed, whether or not a development application under the relevant parts of the Planning Scheme is required.

The particular use controls in this Part 4 are also subject to the requirements (including additional approvals) of any Queensland or Commonwealth legislation which relate to that particular use control.

Section 4.1 Animal Husbandry - Intensive**4.1(1) Purpose:**

- (a) To ensure amenity of existing residential uses is maintained by provision of adequate separation distances from intensive animal husbandry uses.
- (b) To ensure no pollution of any watercourse occurs as a result of the development.

4.1(2) Requirements to be met:

- (a) Land may not be used for Animal Husbandry - Intensive, unless the area requirements, boundary setbacks and setbacks from residential buildings set out in Table 4.1 are complied with.

Table 4.1 Siting Requirements - Animal Husbandry - Intensive

Purpose	Minimum Site Area (in hectares)	Minimum Boundary Setbacks	Minimum Distance From a Residential Building on the Same Site
Cattery	4	Animal enclosures to be at least 100 metres from the boundary of any other allotment.	50 metres, except for an animal sick bay.
Kennel	4	Animal enclosures to be at least 100 metres from the boundary of any other allotment.	50 metres, except for an animal sick bay.
Lot Feeding of Stock	20	Buildings and activity areas to be at least 200 metres from any boundary.	50 metres
Piggery	20	Buildings and activity areas to be at least 200 metres from any boundary.	50 metres
Poultry Farm	10	Buildings and activity areas to be at least 100 metres from any boundary.	100 metres
Emu/Ostrich Hatching and Brooding Facility	N/A	Buildings and activity areas to be at least 100 metres from any road boundary and 20 metres from any other boundary.	N/A

- (b) In addition to the requirements of Section 4.1(2)(a), land may not be used for a Cattery or Kennel unless:
- (i) animals are kept in enclosures at all times and between 6.00pm and 7.00am are housed in buildings;
 - (ii) buildings used to house animals are constructed of approved sound attenuating materials; and
 - (iii) a suitably responsible person is resident on the site at all times.

- (c) In addition to the requirements of Section 4.1(2)(a), land may not be used for a Piggery or Lot Feeding of Stock unless:
- (i) the site is located at least one kilometre from land included in a zone other than a Rural Zone;
 - (ii) buildings and activity areas are at least 100 metres from any water course; and
 - (iii) site planning and operation is in accordance with the requirements of the relevant State Government Department.
- (d) In addition to the requirements of Section 4.1(2)(a), land may not be used for a Poultry Farm unless:
- (i) the site is at least 300 metres from land included in a zone other than the Rural Zone;
 - (ii) building and activity areas are at least 100 metres from any watercourse;
 - (iii) building and activity areas to be at least 150m from any residential building not associated with the use; and
 - (iv) site planning and operation is in accordance with the requirements of the relevant State Government Department.
- (e) In addition to the requirements of Section 4.1(2)(a), land may not be used for an Emu/Ostrich Hatching and Brooding Facility unless:
- (i) building and activity areas are at least 100 metres from land in a Residential Zone and at least 75 metres from any residential building not associated with the use; and
 - (ii) site planning and operation is in accordance with the requirements of the relevant State Government Department.

4.1(3) Exemptions:

- (a) Approval may be granted to vary one or more of the provisions of Section 4.1(2)(a) to (e) if Council considers that a proposal is able to provide the same or better standard of development having regard to:
 - (i) the intent of the zone;
 - (ii) prevailing winds;
 - (iii) topography;
 - (iv) number of animals;
 - (v) soil condition of the land; and
 - (vi) waste disposal methods.
- (b) Council may require additional or alternative requirements having regard to the recommendation of an Environmental Impact Statement or of any relevant statutory authority.

Section 4.2 Caravan Park**4.2(1)** Purpose:

- (a) To ensure that the amenity of residents and guests is considered in site layout.
- (b) To ensure that circulation of vehicles and caravans can be carried out efficiently.
- (c) To ensure that amenity of the adjoining neighbourhood is considered.

4.2(2) Requirements to be met:

Land may not be used for a Caravan Park unless:

- (a) the site is at least of one hectare in area and has a frontage of at least 20 metres;
- (b) roads to which the site has access have a reserve width of at least 20 metres, are fully constructed with kerb and channel and bitumen paving, and are capable of accommodating any projected increase in traffic generated by the development;
- (c) development density does not exceed 40 caravan sites per hectare;

- (d) landscape buffer strips at least 3 metres wide to each frontage and at least 6 metres wide to every other boundary have been provided;
- (e) landscaping has been carried out in accordance with an approved Landscape Plan and Local Planning Policy;
- (f) individual caravan sites:
 - (i) are sited such that no part of any caravan or annex is within 3 metres of any other caravan, annex, cabin or tent;
 - (ii) have a minimum boundary width to any internal accessway of 10 metres;
 - (iii) are clearly delineated and separated from adjoining sites by trees or shrubs; and
 - (iv) contain a clear area of at least 2.5m x 2.5m for outdoor space;
- (g) no part of any caravan or cabin or annex is within 2 metres of any internal accessway or within one metre of any other caravan site boundary;
- (h) recreational open space at the rate of 10m² per caravan or camping site, including a fenced children's playground, has been provided in addition to landscaping requirements of Section 4.2(2)(d);
- (i) except where private facilities are provided to each site, toilet, shower and laundry amenities are located within 100 metres of every caravan, tent or cabin site and not closer than 6 metres to any site; and
- (j) design of internal access roads and footways and location of visitor parking areas is in accordance with Local Planning Policy.

4.2(3) Exemptions:

- (a) Approval may be granted to vary the development density required under Section 4.2(2)(c) having regard to:
 - (i) the existing and proposed amenity of the area;

- (ii) the type of accommodation proposed including provision for tent or cabin sites and a range of site sizes for caravan accommodation;
- (iii) the adequacy of on-site amenities including recreation and entertainment facilities; and
- (iv) proximity to urban facilities and public transport.

Section 4.3 Caretaker's Residence**4.3(1)**Purpose:

- (a) To ensure that this use occurs in suitable locations and satisfies a demonstrated need.
- (b) To ensure that, where associated with a residential use, the density of the total development does not exceed the maximum allowable.

4.3(2)Requirements to be met:

Land may not be used for a Caretaker's Residence unless:

- (a) the need for the use to be associated with another use on the same site has been demonstrated in accordance with Local Planning Policy;
- (b) all requirements of the Planning Scheme for the particular use which it is proposed to be in conjunction with have also been met by the Caretaker's Residence use;
- (c) where the site is in a Rural Zone, approval has not previously been granted to allow more than one Dwelling House on the allotment; and
- (d) no more than one Caretaker's Residence would result in conjunction with a use on an allotment on a Registered Plan or a Lot on a Building Units or Group Titles Plan.

Section 4.4 Child Care Centre**4.4(1) Purpose:**

- (a) To ensure that this use occurs in suitable locations to satisfy a demonstrated need and so that the amenity of the locality is not adversely affected.

4.4(2) Requirements to be met:

Land may not be used for a Child Care Centre unless:

- (a) a need for the use at the location proposed has been demonstrated in accordance with Local Planning Policy;
- (b) site area is at least 1,500m²;
- (c) the site has frontage to a road other than a road intended to primarily provide access to residential allotments;
- (d) the frontage is at least 30 metres in length;
- (e) the site is adjacent to, or in close proximity to a neighbourhood or village centre;
- (f) all buildings, structures, car parking and vehicle manoeuvring areas are set back at least 6 metres from the frontage and at least 2 metres from each side and rear boundary; and
- (g) the frontage area has been landscaped in accordance with an approved Landscape Plan.

4.4(3) Exemptions:

- (a) Approval may be granted to vary the minimum site area required under Section 4.4(2)(b) having regard to:
 - (i) the proposed number of children to be catered for; and
 - (ii) the particular circumstances of the site and its location.
- (b) Approval may be granted for a lesser frontage setback than specified in Section 4.4(2)(f) in the case of a site with more than one frontage to permit a setback of at least 3 metres to a secondary frontage.

Section 4.5 Display Home and Temporary House and Land Sales Office**4.5(1) Purpose:**

- (a) To ensure that these uses do not unduly adversely affect the amenity of the locality.

4.5(2) Requirements to be met:

- (a) Land may not be used for a Display Home or a Temporary House and Land Sales Office unless:
 - (i) the hours of use do not extend beyond 7.00pm or commence before 8.00am;
 - (ii) all advertising hoardings and signs comply with Local Laws and Local Planning Policies and signs are removed from the site within 7 days after the expiry of the approval; and
 - (iii) screening by way of a screen fence in accordance with Local Planning Policy has been provided to each side and rear boundary.
- (b) Land may only be used for a Display Home or a Temporary House and Land Sales Office for a maximum of 2 years from the date of approval unless otherwise determined by Council.

Section 4.6 Duplex Dwelling**4.6(1) Purpose:**

- (a) To ensure that when land is to be used for a Duplex Dwelling:
 - (i) buildings are designed and located so that they do not unduly prejudice the daylight or privacy available to any adjoining land that is used or could be used for residential purposes; and
 - (ii) sufficient outdoor area has been provided to allow for the amenity and reasonable recreation needs of the occupants of the building and for landscaping.

4.6(2) Requirements to be met:

Land may not be used for a Duplex Dwelling unless:

- (a) site area is at least 500m²;
- (b) site cover is not greater than 40%;
- (c) buildings are set back at least 6 metres from any frontage and from any rear boundary;
- (d) each dwelling has open space at ground level free of buildings which:
 - (i) has a total area of at least 25m² for each habitable room;
 - (ii) has a minimum dimension of 2.5 metres; and
 - (iii) comprises not more than two separate parts; and
- (e) a landscaped area has been provided and maintained in accordance with an approved Landscape Plan and Local Planning Policy.

4.6(3) Exemptions:

- (a) approval may be granted to vary requirements of Section 4.6(2)(b) provided the proposal meets the requirements of Local Planning Policy on Cluster Housing;
- (b) approval may be granted to vary the requirements of Section 4.6(2)(c) to permit a lesser frontage setback in accordance with Local Planning Policy in the case of a corner allotment; and

- (c) approval may be granted to vary the requirements of Section 4.6(2)(c) to permit a lesser rear setback in accordance with Local Planning Policy provided Council is satisfied that there will be no adverse effect on adjoining land.

Section 4.7 Dwelling House

4.7(1) Purpose:

- (a) To ensure there is only one Dwelling House on any allotment except in specific circumstances.

4.7(2) Requirements to be met:

- (a) No more than one Dwelling House may be erected on a site unless the development is a Cluster Housing development approved under Section 2.4(3)(b).

4.7(3) Exemptions:

- (a) Approval may be granted to allow an additional Dwelling House on a site in the Rural Zone if:
 - (i) the site area is at least 4 hectares;
 - (ii) the erection of an additional Dwelling House is required for the commencement or for the continued operation of a farm in primary production;
 - (iii) where the land is not currently farmed, a Farm Management Plan endorsed by the relevant State Government Department has been submitted; and
 - (iv) approval has not previously been granted for a Caretaker's Residence on the site.

Section 4.8 Extractive Industry**4.8(1) Purpose:**

- (a) To ensure that the potential impacts of Extractive Industries on their localities are minimised.

4.8(2) Requirements to be met:

- (a) Before deciding an application for an Extractive Industry, Council must consider:
 - (i) whether the locality is or may become residential;
 - (ii) the likely effect on amenity or scenic quality of the locality; and
 - (iii) whether the access roads are of a sufficient standard;
- (b) Land may not be used for an Extractive Industry unless the following requirements are met by the operator:
 - (i) compliance with the provisions of the approved Environmental Impact Statement and approved Management Plan;
 - (ii) hours of operation are limited to between 6.30am and 5.30pm, Monday to Saturday;
 - (iii) blasting is limited to between 9.00am and 3.00pm, Monday to Friday;
 - (iv) payment of a contribution towards road maintenance as determined by Council has been made; and
 - (v) compliance with the provisions of Local Planning Policy.

Section 4.9 Goat Farm**4.9(1) Purpose:**

- (a) To ensure amenity of existing neighbourhoods is maintained by provision of adequate site area and separation distances.

4.9(2) Requirements to be met:

Land may not be used for a Goat Farm unless:

- (a) site area is at least 4 hectares; and
- (b) animal enclosures are at least 60 metres from the boundary of any other allotment.

Section 4.10 Holiday Cabin Accommodation**4.10(1) Purpose:**

- (a) To ensure that development causes minimal amenity, traffic and visual intrusion into neighbouring areas.

4.10(2) Requirements to be met:

Land may not be used for Holiday Cabin Accommodation in the Rural Zone unless:

- (a) compliance with the Strategic Plan objectives relating to Scenic Routes has been demonstrated;
- (b) the subject land is not:
 - (i) prone to landslip;
 - (ii) subject to flooding; or
 - (iii) steeper than one in 7 slope unless demonstrated through geotechnical report that the proposal is satisfactory;
- (c) the site has frontage to a road which is of a standard of at least formed rural gravel road;

- (d) a need for holiday accommodation at that location in terms of access to local attractions or attractions available on site has been established;
- (e) it has been demonstrated that no adverse impact would result on current rural activities in the area;
- (f) satisfactory disposal on site of effluent has been demonstrated such that no pollution impact results outside the site;
- (g) a satisfactory Fire Management Plan has been provided; and
- (h) the site has been landscaped in accordance with an approved Landscape Plan.

Section 4.11 Home Occupation**4.11(1) Purpose:**

- (a) To enable the establishment of home-based businesses; and
- (b) To ensure that home-based businesses are limited in size and scale so that the amenity of the existing neighbourhood is maintained.

4.11(2) Requirements to be met:

Land may not be used for a Home Occupation unless:

- (a) no sign is displayed other than a sign not greater than 0.3m² in area and bearing only the name of the occupant, a telephone number and a description of the occupation, vocation or profession;
- (b) the use does not involve the operation of more than one motor vehicle with a maximum carrying capacity of one tonne;
- (c) no more than two customers or clients are present at any one time and no more than six customers or clients are present in any one day;
- (d) no greater load is imposed on any public utility than that of the residential use of the Dwelling House or dwelling unit;
- (e) the hours of operation are only between the hours of 8.00am and 6.00pm, Mondays to Saturdays and not at all on Sundays or public holidays; and
- (f) there is no public display or offering for sale of goods on the premises.

Section 4.12 Junk Yard**4.12(1) Purpose:**

- (a) To ensure that development is adequately screened from the road and from neighbouring properties.

4.12(2) Requirements to be met:

Land may not be used for a Junk Yard unless:

- (a) goods will not be stored above a maximum height of 3 metres;
- (b) landscaping has been provided and maintained in accordance with an approved Landscape Plan and Local Planning Policy;
- (c) a landscape strip at least 3 metres wide has been provided on each frontage to adequately screen the use;
- (d) a landscape strip at least 2 metres wide has been provided to each side and rear boundary to adequately screen the use; and
- (e) screening by way of screen fencing has been provided around the perimeter of the use inside the landscaped strip referred to in (c) above, in accordance with Local Planning Policy.

4.12(3) Exemptions:

- (a) Approval may be granted to vary the requirements of Section 4.12(2)(a) to allow storage of goods in excess of 3 metres in height provided such storage is not visible from roads or neighbouring properties.

Section 4.13 Liquid Fuel Depot and Warehouse**4.13(1) Purpose:**

- (a) To ensure that development has regard to the amenity of the area.

4.13(2) Requirements to be met:

Land may not be used for a Liquid Fuel Depot or Warehouse unless:

- (a) site cover is not greater than 70%;
- (b) all buildings are to be set back at least 6 metres from any frontage except that for development in the General Industry or Intensive Industry Zone all buildings are to be set back at least 8 metres from any frontage;
- (c) landscaped strips at least 2 metres wide have been provided to all frontages for sites with an area less than 2,000m², and landscaped strips at least 3 metres wide have been provided to all frontages for sites with an area of 2,000m² or greater;
- (d) landscaped strips at least 3 metres wide have been provided along the boundaries adjoining land in a Residential Zone, or land designated in a Development Control Plan or the Strategic Plan for residential purposes;
- (e) hours of operation are limited to between 6.00am and 6.00pm Mondays to Saturdays and not at all on Sundays or public holidays;
- (f) all service areas, including refuse disposal areas, loading bays, vehicle servicing areas, and mechanical plant and product storage areas, have been satisfactorily screened from all frontages and other boundaries;
- (g) provision has been made on site for loading and unloading of vehicles in accordance with the relevant Australian Standard; and
- (h) all hazardous, flammable or toxic goods are stored in accordance with the Building (Flammable and Combustible Liquids) Regulations 1994.

4.13(3) Exemptions:

- (a) Approval may be granted to vary the requirements of Section 4.13(2)(b) provided the development satisfies all parking, access and landscaping requirements.

Section 4.14 Multiple Dwelling, Accommodation Building, Aged Persons Home, Motel and Retirement Community**4.14(1) Purpose**

- (a) To ensure the design of buildings complements and enhances the streetscape and neighbourhood character and amenity.
- (b) To ensure that the amenity of residents and guests is considered in site layout.

4.14(2) Requirements to be met

Land may not be used for:-

- a Retirement Community in the Residential C, Tourist Residential or Special Residential zone;
- a Multiple Dwelling;
- an Accommodation Building;
- an Aged Persons Home; or
- a Motel

unless:-

- (a) all buildings and structures comply with the performance standards specified in Table 3.7 (Height of Buildings) and Table 4.14(1).

TABLE 4.14(1)

PERFORMANCE STANDARD		RESIDENTIAL C ZONE	TOURIST RESIDENTIAL ZONE
1.	Minimum site area (square metres)	600	600
2.	Minimum frontage (metres) (measured along a line on the site 6 metres from and parallel to the frontage)	18	18
3.	Minimum landscaped open space (square metres/unit) Note (1)	1 bedroom Unit - 20 Motel Suite - 11 Other - 35	1 bedroom Unit - 20 Motel Suite - 11 Other - 35
4.	Residential Unit Density (site area in square metres) required for each unit Notes (1) & (2)	1 bedroom Unit - 50 Motel Suite - 50 Other - 150	1 bedroom Unit - 35 Motel Suite - 35 Other - 100
5.	Site Coverage Note (3)	40%	40%

Note (1) A bedroom, for the purpose of this provision shall include any room, in the opinion of the Council, capable of use as a bedroom.

Note (2) Where in the calculation of the number of units, the result is not a whole number, the applicable number is the nearest whole number. If the fraction is one half, the applicable number is the next whole number.

Note (3) Site coverage shall not apply to basement garages which have a constructed roof level a maximum of one metre above existing original ground level.

(b) Building Setbacks

Frontage

- all buildings (exclusive of porticos, entry statements, architectural features and the like) are set back a minimum of 6 metres from all frontages.

Side and Rear Boundary setbacks

Minimum building setbacks are provided to the side and rear boundaries of:-

- (i) 1.5 metres to the outer most projection of that part of the building which is 4.5 metres or less above original ground level; and
- (ii) 2 metres to the outer most projection of that part of the building which is greater than 4.5 metres, but not exceeding 7.5 metres above original ground level; and
- (iii) 2 metres plus 0.5 metres for every 3 metres or part of 3m to the outer most projection of that part of the building which is greater than 7.5 metres above original ground level.

(c) Plot Ratio

plot ratio for buildings in the Residential C and Tourist Residential zones shall not exceed that determined by the addition of Part A and B below:-

TABLE 4.14(2)	
PART A	
Site Area	Max Plot Ratio
600 m ² to 1600 m ²	0.01 for each 10 m ² of nett site area in excess of 600 m ²
Above 1600 m ²	1.0 plus 0.018 for each 10 m ² of nett site area above 1600 m ²
PART B	
Number of Storeys	Max Plot Ratio
1 storey	0.4
2 storeys	0.8
3 or more storeys	0.8 plus .05 for each storey above 2 storeys

- (d) landscaped open space accessible to all residents has been provided in accordance with Table 4.14(1) provided that:-
 - (i) no dimension is less than 3 metres; and
 - (ii) 50% of the landscaped open space has been provided in one area with a minimum dimension of 6 metres;
 - (iii) landscaped open space areas provided on podium levels are able to be included in the calculation of open space requirements, provided that such areas comply with provision 4.14 (2)(d)(i) and provided that the open space is all provided on the same level. Where landscaped open space is

provided on a podium, it is taken to achieve provision 4.14(2)(d)(i) where it immediately adjoins an area of landscaped open space, provided the combined width of the areas is no less than 3 metres and the change in level is no more than 1 metre; and

- (iv) private courtyards meeting the requirements of Table 4.14(1) may be provided for ground-level units provided the landscaped open space required for all other units is accessible to all residents and that no more than 50% of the total required open space is provided as private courtyards.
- (e) landscape strips to the frontage and other boundaries have been provided at original ground level in accordance with Local Planning Policy and complying with the following minimum dimensions:-
- (i) not less than an average of 3 metres along the frontage of the site with no dimension less than 2 metres; and
- (ii) not less than 1.5 metres along each side and rear boundary.
- (f) Building Aesthetics

all buildings and structures demonstrate a high standard of design and finish in accordance with the purpose of this provision and to the reasonable satisfaction of the Council, to ensure that all development is of an aesthetic standard that will enhance the visual amenity of the area, having regard to the following:-

- (i) where, in the reasonable opinion of the Council, a proposed development would by virtue of its design, appearance, orientation or location on the site -
- not enhance the visual amenity or likely future visual amenity of the locality in which it is situated; or
 - not be in keeping with the character of the locality or the City generally; then

such development shall only be carried out where the consent of Council has been obtained.

- (ii) in assessing whether an application for consent is required pursuant to this provision, the Council shall have regard to the following -
- (i) the external appearance of the development including selection of colours, materials and building form.

- (ii) in respect of additions and alterations to an existing building or structure, the desirability of maintaining its character and appearance;
 - (iii) the appearance and operation of signage and lighting;
 - (iv) whether a building, structure, site, tree or artifact which has conservation value, will be affected detrimentally by the proposed development;
 - (v) the relationship of the building or structure to any road and the design proposals for that road;
 - (vi) the presentation of an acceptable facade to any road particularly where buildings are inwardly focusing;
 - (vii) the use of architectural devices to provide variation and texture in the building facades;
 - (viii) whether the development is sympathetic to the topography of its site and its locality;
 - (ix) the compatibility of hard landscape elements, including paving, with adjoining similar elements in either public or private landscape areas; and
 - (x) the appropriateness of plant species for the location of the development.
- (iii) the Council may subject a consent approval granted pursuant to this Section to such relevant but not unreasonable conditions determined necessary having regard to the purpose of this Section. In this regard, the Council may require all or any of the following -
- relocation or re-orientation of the development on the site;
 - redesign of the development;
 - incorporation of design features to enhance the appearance of the development;
 - a reduction in the building height, site coverage or plot ratio of the development;
 - alteration to the external materials and colours to be used in the development;

- a maximum degree of reflection (both heat and light) of 20 percent for glass in the development;
- an increase in the setbacks of the building from any frontage or other site boundary;
- the erection of screen fences;
- the provision of landscaped buffer strips or an increase in the width of any existing or proposed buffer strip;
- an increase in the area of landscaped open space required to be provided on the site; and
- the planting of advanced trees so as to enhance the development.

4.14(3) Bonus Provisions

- (a) approval may be granted to allow for a unit density bonus based on the following table where an existing lot has an area of at least 1000 m² and a frontage of at least 18 m or where 2 or more allotments are amalgamated such that the amalgamated site area exceeds 600 m² and achieves a frontage in excess of 18m. (All other provisions of Table 4.14 (1) shall apply). In such instances landscaping shall be required for those additional units, above the number of units permitted within Table 4.14(1), at the rate of -
- for sites which have a permitted height up to 4 stories no landscaped open space is required for those additional units.
 - for sites which have a permitted height in excess of 4 stories landscaped open space for those additional units shall be provided at the rate of 45% of that contained within Table 4.14 (1).

TABLE 4.14(3) - UNIT DENSITY BONUS

Residential Unit Density	Residential C	Tourist Residential
Site area required (square metres) for each unit	1 bedroom unit - 45	(permitted height up to 4 storeys) 1 bedroom unit - 30
	Motel suite - 45	Motel Suite - 30
	Other - 110	Other - 75
		(permitted height 5 to 7 storeys) 1 bedroom unit - 25
		Motel Suite - 25
		Other - 45

Residential Unit Density	Residential C	Tourist Residential
		(permitted height 8 to 12 storeys)
		1 bedroom unit - 20
		Motel Suite - 20
		Other - 40

- (b) approval may be granted to allow for a unit density bonus in accordance with Table 4.14(3) for those sites identified below where a 3m wide esplanade adjacent to the foreshore is dedicated to Council (All other provisions of Table 4.14 (1) shall apply). In such instances landscaping shall be required for those additional units, above the number of units permitted within Table 4.14(1), at the rate of -
- for sites which have a permitted height up to 4 stories no landscaped open space is required for those additional units.
 - for sites which have a permitted height in excess of 4 stories landscaped open space for these additional units shall be provided at the rate of 45% of that contained within Table 4.14 (1).

4.14(4) Exemptions

- (a) Approval may be granted to vary the requirements of Sections 4.14 (2)(a), (b) & 4.14(2)(d)(ii), (e)(i) and (e)(ii) as outlined below.
- (i) Frontage (18m minimum) and Area (600m² minimum)
(variations do not apply to sites sought to be developed pursuant to Bonus 4.14 (3)(a))
- A. variation may be granted to allow development on a site with lesser frontage and/or lesser area provided it would not in Council's opinion, result in the premature development of a site which has a reasonable opportunity (having regard to the type and scale of adjoining buildings) of amalgamation with adjoining allotments;
- B. variation may be granted to allow for the development of an allotment with an area less than 600m² and/or frontage less than 18 metres (but not less than 15m) where it can be demonstrated that:-
- the development will not compromise the privacy and orientation provisions of the Local Planning Policy; and

- landscaping in accordance with Table 4.14 (1) can be achieved without the need for variation.

Where variation is granted, the site area required for each unit (1, 2 or 3 bedroom or Motel Unit) shall be:-

Residential C zone	Tourist Residential zone
1/200 m ²	1/150 m ²

(ii) Landscaped Open Space

- 50% of open space in one area requirement

- variation may be granted provided the area is, in the opinion of Council, in a desirable location, of adequate size and shape for recreational use, accessible to all residents, sufficiently private and is required to specifically permit an improved building form to be designed than could be achieved without such variation.

- frontage landscape strip

- variation may be granted to allow an average of 2m with a minimum width of 1.5 m of landscaping provided:-
 - A. there are no fences within the landscaped area or between the landscaped area and the footpath;
 - B. a landscape plan has been submitted with the request for variation demonstrating to Council's satisfaction, that the area will be densely planted with advanced species;
 - C. not more than 25% of the area within 6 m of the frontage is hard surfaced excluding minimum width (as determined by Council) access driveways;

- side landscape strip

- variation may be granted to allow not more than 600 mm of the required landscape strip to be provided within adjacent parking bays provided that:-
 - A. the variation is required to accommodate an exceptional circumstance;
 - B. wheel stops or similar are provided to prevent driving over the landscaping;
 - C. a landscape plan has been submitted with the request for variation demonstrating to Council's satisfaction, that the area will be densely planted with advanced species;
- variation may be granted to allow fire stair egress to be located within the landscape strip where it can be demonstrated that the same or better standard of landscaping can be achieved to meet the objectives of the Local Planning Policy.

- provision of landscape strip at original ground level

- variation may be granted to allow the landscape strips to be provided at other than original ground level provided:-
 - A. the variation is required to accommodate an exceptional circumstance;
 - B. the resultant landscape strip would achieve the same or better standard of landscaping; and
 - C. there is no adverse impact on the adjoining properties and/or streetscape.

(iii) Building Setback - Frontage

For sites with more than one frontage, variation may be granted to allow a lesser setback to the secondary frontage or frontages having regard to:-

- the levels or depth of the site;
- the number of frontages;
- the height and scale of the development;
- the proposed landscaped treatment of the setback;

- the setback of buildings on adjacent sites; and
 - the location of urban services (including overhead power lines).
- (b) approval may be granted to vary the requirements of Section 4.14(2)(a) and 4.14(2)(c) in respect of buildings existing at the appointed day where alterations/additions/enclosures are proposed, provided:-
- (i) site cover is not increased (site cover for the purposes of this provision does not include podiums and/or basement garages which have a constructed roof level of a maximum of one metre above existing original ground level);
 - (ii) the alteration/addition/enclosure is designed to be integral with the design of the existing building;
 - (iii) the height of the building is not increased unless the additional height can be fully contained within the building envelope and the height limits set by the Scheme or Development Control Plan;
 - (iv) the number of dwelling units is not increased; and
 - (v) the approval of the Body Corporate (in accordance with the provisions of the Body Corporate and Community Management Act) is provided in writing.

Section 4.15 Place of Worship

4.15(1) Purpose:

- (a) To ensure that development in or adjacent to a Residential Zone has regard to the amenity of area.

4.15(2) Requirements to be met:

Land may not be used for a Place of Worship on land in or adjacent to a Residential Zone unless:

- (a) building and activity areas are set back at least 6 metres from any boundary;

- (b) setback areas required under Section 4.15(2)(a) have been landscaped in accordance with Local Planning Policy to screen the use from the road and from adjoining properties; and
- (c) landscaping is carried out in accordance with an approved Landscape Plan and Local Planning Policy.

Section 4.16 Relocatable Home Park**4.16(1) Purpose:**

- (a) To ensure that the amenity and safety of residents of the Relocatable Home Park are considered in site layout.
- (b) To ensure that the development causes minimal amenity, traffic and visual intrusion into a neighbourhood.

4.16(2) Requirements to be met:

Land may not be used for a Relocatable Home Park unless:

- (a) the Relocatable Home Park site is at least 2 hectares in area and has a frontage of at least 20 metres;
- (b) roads to which the site has access have a reserve width of at least 20 metres, are fully constructed with kerb and channel and bitumen paving, and are capable of accommodating any projected increase in traffic generated by the development;
- (c) development density does not exceed 25 relocatable home sites per hectare;
- (d) development is in accordance with an approved Detailed Plan of Development and in accordance with Local Planning Policy;
- (e) landscape buffer strips at least 3 metres wide are provided to each frontage and boundary of the Relocatable Home Park site;
- (f) landscaping is carried out in accordance with an approved Landscape Plan and Local Planning Policy;
- (g) individual relocatable home sites:
 - (i) are at least 300m² in area;
 - (ii) are setback at least 6 metres from any frontage;
 - (ii) have a minimum boundary width to any internal accessway of 13 metres; and
 - (iii) are clearly delineated and separated from adjoining sites by trees or shrubs;

- (h) no part of any relocatable home or other structure is within 2 metres of the side and rear boundaries or within 3 metres of the front boundary of the relocatable home site;
- (i) 10% of the total site area has been provided as recreational open space in addition to landscaping requirements of Section 4.16(2)(e) and includes a fenced children's playground;
- (j) a communal recreation building has been provided for the use of residents;
- (k) design of internal access roads and footways and location of visitor parking areas is in accordance with Local Planning Policy;
- (l) a reticulated water supply and sewerage service has been provided to each relocatable home site;
- (m) underground power is reticulated to each relocatable home site; and
- (n) pedestrian pathways are lit to the satisfaction of Council.

4.16(3) Exemptions:

- (a) Approval may be granted to vary the development density required under Section 4.16(2)(c) having regard to:
 - (i) the existing and proposed amenity of the area;
 - (ii) the nature of existing and intended development in the area;
 - (iii) the adequacy of on-site amenities including recreation and entertainment facilities; and
 - (iv) proximity to urban facilities and public transport.
- (b) Approval may be granted to permit a lesser boundary width to an internal accessway than required under Section 4.16(2)(g)(iii) in respect of a site at the head of a cul-de-sac.

- (c) Approval may be granted to vary the requirements of Section 4.16(2)(h) to permit an open carport within 750mm of the side boundary of a relocatable home site.

Section 4.17 Service Station

4.17(1) Purpose:

- (a) To ensure that amenity, site layout and design are considered when land is to be used for a service station, especially if the site adjoins a residential zone.
- (b) To ensure that use of land for a service station does not impair traffic flow or road safety.

4.17(2) Requirements to be met:

Land may not be used for a Service Station unless:

- (a) the frontage is at least 40 metres or if the site is on a corner each frontage is at least 30 metres;
- (b) no part of a crossing is closer than 12 metres from an intersection, measured from the point at which the property boundaries intersect, disregarding any truncation, or 3 metres from any property boundary;
- (c) where road is required by Council or Queensland Transport for road widening or corner truncation or for acceleration or deceleration lanes, it has been dedicated;
- (d) fuel pumps are located so that vehicles using them are parked safely away from the entry and circulation driveways and where motorists can queue for a vacant pump lane clear of entry driveways;
- (e) a sump located and designed to Council's satisfaction has been provided to collect run-off of hydrocarbons and oils;
- (f) landscaping is carried out in accordance with an approved Landscape Plan and Local Planning Policy, including provision of a landscape buffer strip at least 3 metres wide along each frontage and a landscape buffer strip at least 2 metres wide along all other boundaries of the site; and
- (g) if the site adjoins land which is used or could be used for residential purposes:

- (i) no building or structure is closer than 5 metres to the common boundary with land which is used or could be used for residential purposes;
- (ii) a landscape buffer strip at least 5 metres wide along the common boundary or boundaries has been provided; and
- (iii) a screen fence at least 2 metres high has been provided on the common boundary or boundaries.

Section 4.18 Shopping and Commercial Development

4.18(1) Purpose:

- (a) To ensure that development has regard to the amenity of the area.

4.18(2) Requirements to be met:

Land may not be used for a Food Outlet, Shop, Shopping Centre, Commercial Premises or Restaurant unless:

- (a) any detached Dwelling House on the site is removed;
- (b) all buildings are set back at least 6 metres from any frontage;
- (c) along each frontage, a landscape strip, at least 2 metres in width, or 3 metres in the case of a site larger than 10,000m², has been provided;
- (d) awning or covered pedestrian way has been provided if required in accordance with Local Planning Policy;
- (e) landscaping has been provided in accordance with an approved Landscape Plan and Local Planning Policy;
- (f) all service areas, including refuse disposal areas, loading bays, vehicle servicing areas and mechanical plant and product storage areas have been satisfactorily screened from all frontages and other boundaries;
- (g) a bitumen or concrete sealed loading or unloading area separate from car parking areas, designed to be readily accessible from all tenancies and such that vehicles can enter and leave in a forward gear has been provided;
- (h) a bitumen sealed car parking area complying with the requirements of Section 3.1 and Local Planning Policy has been provided;

- (i) a lift has been provided where determined necessary by Council; and
- (j) Where the site adjoins land in a residential zone or land that is designated for future residential development in a Development Control Plan or the Strategic Plan:
 - (i) a landscape strip at least 2 metres wide along the common boundary is planted and maintained to Council's satisfaction;
 - (ii) air conditioning and other electrical equipment is located or buffered so as not to adversely affect the amenity of the neighbourhood; and
 - (iii) all external light fittings near the common boundary are provided with suitable baffles so that no direct light is emitted outside the site.

4.18(3) Exemptions:

- (a) Approval may be granted to vary the requirements of Section 4.18(2)(b) provided the Council is satisfied that the proposal will provide the same or better standard of development meeting the purpose of the requirement and landscaping requirements are met. Any variation is to be subject to the provision and maintenance of dense landscaping in the setback area.
- (b) Approval may be granted to vary the requirements of Section 4.18(2)(b) and (c) where Council considers a lesser standard is more desirable taking into account surrounding development.
- (c) Approval may be granted to vary the requirements of Section 4.18(2)(b) and (c) where Council has identified a lesser setback as being desirable to maintain the character of an existing streetscape.

Section 4.19 Stable Building**4.19(1) Purpose:**

- (a) To ensure the amenity of the existing neighbourhood is maintained by provision of adequate site area for the stabling of horses.

4.19(2) Requirements to be met:

Land may not be used for a Stable Building unless:

- (a) the maximum number of horses does not exceed that set out in the following table:

No of Horses	Area of Land
3	2,000 – 3,000m ²
1	per additional 1,000 m ²

Notwithstanding the above table of density of horses per area of land, the density of horses per area of land may exceed that stated in the table in a Rural zone subject to an application being made for Council's consent and providing that the subject site is contained within the areas identified for this purpose on Regulatory Map "Special Stables Area".

Section 4.20 Keeping of Horses**4.20 (1) Purpose:**

To ensure the amenity of existing neighbourhood is maintained by provision of adequate site area for the Keeping of Horses.

4.20 (2) Requirements to be met:

Land may not be used for Keeping of Horses unless: -

- (a) the site is not less than 3,500m²; and
 (b) the maximum number of horses kept does not exceed one for every 2,000m² of site area or part thereof.

Section 4.21 Portable Timber Mill

4.21(1) Purpose:

To ensure the use of a Portable Timber Mill has regard to the amenity and character of the area where it is intended to be used.

4.21(2) Requirements to be met:

Land may not be used for the purpose of a Portable Timber Mill unless:-

- (a) the operation of the use conforms with the noise limits referenced within Tables 4.21 (1) and 4.21 (2) as follows and in accordance with the guidelines contained within the Local Planning Policy:-

Table 4.21(1): Recommended noise limits

Time periods	Noise limits on affected premises L Amax adj.T dB(A)	
	Residential premises	Non-residential premises
Monday to Friday 7.00 a.m. - 6.00 p.m. Saturday 7.00 a.m. - 12.00 noon	L Abg.T + 5	L Abg.T + 10

Table 4.21(2): Range of values for LAbg.T

Time periods	Range of L Abg.T in dB(A)
Monday to Friday 7.00 a.m. to 6.00 p.m. Saturday 7.00 a.m. - 12.00 noon	45 - 55

- (b) only timber which is grown and harvested from the site where the portable timber mill is located and milled;
- (c) the haulage of timber to the portable timber mill is done entirely within the site;
- (d) there is no public display or offering for sale of timber on the premises;
- (e) hours of operations are limited to between 7.00 a.m. to 6.00 p.m. Monday to Friday, 7.00 a.m. to 12.00 noon Saturday and not at all on Sundays or Public Holidays;

- (f) the portable timber mill is to be located a minimum of 100 metres from any residential building not associated with the use; and
- (g) all stockpiles are to be stabilised so as to prevent fugitive emissions e.g. dust, odour etc;

Section 4.22 Public Utilities (Telecommunications Facilities)4.22 (1) Purpose:

- (a) To provide particular use controls for Public Utilities where the use involves Telecommunication Facilities (other than 'low impact' facilities) as defined by the Telecommunications Act 1997.
- (b) To ensure that Public Facilities (Telecommunication Facilities) are appropriately located and designed so as not to deleteriously impact upon the character, visual amenity or environment of the City.

4.22 (2) Requirements to be met:

- (a) Land must not be used for a Public Utility (Telecommunication Facility unless development complies with the provisions of Planning Scheme Policy 4.22/01 – Public Utilities (Telecommunication Facilities).

PART 5

PARTICULAR AREA CONTROLS

PART 5 PARTICULAR AREA CONTROLS

The requirements of this Part 5 apply to all development affected, whether or not a development application is required.

Section 5.1 Coastal Management Control Districts and Erosion Prone Areas**5.1(1) Purpose:**

- (a) To ensure that development meets any requirements of the Beach Protection Authority.

5.1(2) Requirements to be met:

Any development on land identified as being within a Coastal Management Control District or being an Erosion Prone Area on a map produced by the Beach Protection Authority may not commence unless:

- (a) a clearance has been received by Council from the Beach Protection Authority; and
- (b) if the proposed use is listed in Column 3 or Column 4 in the relevant Table of Development, approval of Council has first been obtained.

Section 5.2 Aerodrome**5.2(1) Purpose:**

- (a) To ensure there is no obstruction or potential hazard to aircraft moving in the vicinity of the Caloundra Aerodrome.
- (b) To ensure that new development in the vicinity of the Caloundra Aerodrome has regard to its proximity to that facility, particularly in terms of noise and nuisance.

5.2(2) Requirements to be met:

- (a) No building or structure is to be erected which could cause an obstruction or potential hazard to aircraft moving in the vicinity of the aerodrome. In this regard, the position and height of any new building or structure may be limited so as not to project through the optical limitation surface shown on Department of Aviation Drawing No. BS8377/H, or as amended.

- (b) In determining any development application Council must consider whether the proposal, if approved, would be affected by noise interference or nuisance by the movement of aircraft, taking into account the relevant State Planning Policy.

Section 5.3 Uses in Proximity to Animal Husbandry - Intensive

5.3(1) Purpose:

- (a) To ensure residential uses and certain other uses are not established close to existing Animal Husbandry - Intensive uses.

5.3(2) Requirements to be met:

- (a) No permissible use listed in Table 5.3 will be allowed to establish closer than the distance shown to any lawful Animal Husbandry - Intensive use.

Table 5.3 Minimum Distances to Animal Husbandry - Intensive

Permissible Use	MINIMUM DISTANCE TO (METRES):					
	Cattery	Kennel	Piggery	Lot Feeding of Stock	Poultry Farm	Emu/Ostrich Hatching and Brooding Facility
<u>Residential:</u> Accommodation Building Aged Persons' Home Camping Ground Caravan Park Caretaker's Residence Display Home Duplex Dwelling Holiday Cabin Accommodation Host Farm Motel	100	100	1,000	1,000	300	100
<u>Other:</u> Child Care Centre Cottage Crafts and Sales Educational Establishment Food Outlet Local Store Outdoor Entertainment Place of Worship Restaurant	100	100	1,000	1,000	300	100

The distances are measured from the boundary of the land containing the Animal Husbandry - Intensive use to the boundary of the subject land.

5.3(3) Exemptions

- (a) Approval may be granted to vary the requirements of Section 5.3(2)(a) in respect of uses other than residential uses where Council and Licensing authorities and/or advisory agencies are satisfied that the proposed use will not adversely affect the operations of the Animal Husbandry - Intensive taking into account:
- (i) the nature of the proposed use including whether it is intermittent or sporadic in nature; or
 - (ii) whether the proposed use involves predominantly indoor activities; and

- (iii) whether the distance between the total use area of the proposed use and the total use area of the Animal Husbandry - Intensive is adequate to ensure environmental impacts of the Animal Husbandry - Intensive are within acceptable limits; and
- (iv) the licensing, monitoring and enforcement responsibilities and requirements of State agencies.

Section 5.4 Restricted Sites Under the Contaminated Land Act 1991**5.4(1) Purpose:**

- (a) To ensure that development meets any requirements of the Contaminated Land Act 1991.

5.4(2) Requirements to be met:

- (a) Any development on a restricted site classified under the Contaminated Land Act 1991 may not commence unless the development is within the restriction specified in the classification of the site.

Section 5.5 Protected Areas Under the Nature Conservation Act 1992**5.5(1) Purpose:**

- (a) To ensure that development meets any requirements of the Nature Conservation Act 1992.

5.5(2) Requirements to be met:

- (a) Any development on land identified as being within a protected area under the Nature Conservation Act 1992 may not commence unless the development is consistent with the management plan or conservation plan for the area.

Section 5.6 Land Traversed by Electricity Transmission Operations**5.6(1) Purpose**

- (a) To minimise conflict between new development and existing or proposed electricity transmission operating works.

5.6(2) Requirements to be met:

- (a) In considering any application for material change of use and reconfiguration of a lot on land identified on a map produced by the Department of Mines and Energy as being traversed by existing or proposed transmission operating work, made under this Planning Scheme, Council or its delegate must consider:
 - (i) any comments received with regard to the potential conflict between the proposed development and the

existing or proposed electricity transmission operating works from the Department of Mines and Energy in accordance with the Electricity Amendment Act.

Section 5.7 Areas of Potential Bushfire Hazard

5.7(1) Purpose

- (a) To ensure that new development has appropriate regard to potential bushfire hazards.

5.7(2) Requirements to be met:

- (a) Any development proposal on land identified as being within a potential Bushfire Prone Area in accordance with the Local Planning Policy - Bushfire Prone Areas is to comply with the requirements of that Policy.

Section 5.8 Areas of Potential Acid Sulfate Soil

5.8(1) Purpose

- (a) To ensure areas of acid sulfate soil are identified and the potential impacts are effectively managed to ensure no net detrimental impact on the environment.

5.8(2) Requirements to be met:

- (a) Any application for material change of use or reconfiguration of a lot on land, which is likely to involve the disturbance of soil within an identified potential acid sulfate soil area, is required to be accompanied by an assessment in accordance with the Local Planning Policy on Acid Sulfate Soils.

PART 6

SUBDIVISION OF LAND

PART 6 SUBDIVISION OF LAND**Section 6.1 Introduction**

A person must not subdivide land unless:

- (a) the development complies with:
 - (i) the intent and objectives of the Strategic Plan;
 - (ii) the requirements of any Development Control Plan adopted in the Planning Scheme;
 - (iii) the requirements of this Part 6;
 - (iv) the requirements of Local Laws;
 - (v) the requirements of relevant State Planning Policies and Local Planning Policies;
 - (vi) the requirements of the Act; and
- (b) a subdivision approval has been granted by Council.

Section 6.2 Consideration of Applications**6.2(1) Purpose:**

- (a) To ensure that any proposed subdivision provides the necessary infrastructure, meets appropriate standards of construction and does not adversely affect the amenity of the surrounding area.
- (b) To ensure that allotments resulting from the proposed subdivision are suitable for their intended development and appropriate services are available.

6.2(2) Matters to be Considered:

- (a) Without in any way limiting the discretion of Council, it will be sufficient reason to refuse an application if:
 - (i) the Proposal Plan contravenes any provision of this Part 6; or
 - (ii) the proposal would create or be likely to create a traffic hazard; or

Transfer of Land

- (iii) provision is not made for the transfer of land to the Crown for Esplanade of at least 30 metres in width along the full frontage of any ocean or on the side or sides of any creek or other watercourse; or
- (iv) provision is not made for the transfer of land to the Crown for park and recreation space to the satisfaction of Council, or arrangements are not made for the payment of a cash contribution in lieu of such transfer, in accordance with the Act and the relevant Local Planning Policy; or
- (v) provision is not made for the transfer, free of cost to Council, of any drainage reserves or easements which may be required by Council; or
- (vi) provision is not made for the transfer of all other easements which may be required by Council for utility service mains and their maintenance; or

Drainage and Flooding

- (vii) provision is not made for proper drainage of allotments; or
- (viii) the proposed subdivision would be contrary to Local Planning Policy on Flood Plain Management; or

Roads and Access

- (ix) provision is not made within the subdivision for connection between existing and proposed roads within or external to the land to be subdivided; or
- (x) provision is not made for the construction and adequate drainage of all proposed roads, pathways, laneways and bikeways within and adjoining the land to be subdivided in accordance with relevant engineering standards and practices; or
- (xi) provision is not made for the truncation of every road corner; or
- (xii) provision is not made for satisfactory access to each proposed allotment; or
- (xiii) provision is not made for street lighting; or

- (xiv) provision is not made for erection of road name signs; or

Services

- (xv) provision is not made for the reticulation of or payment of the required contribution for water supply or sewerage or both water supply and sewerage where applicable; or
- (xvi) provision is not made for the availability of essential services, including electricity, in each separate lot; or
- (xvii) provision is not made for undergrounding of electricity supply where required by Local Planning Policy; or

Other

- (xviii) the site or orientation of an existing building or a structure which could be erected on the land would be unsatisfactory; or
- (xix) the proposal would, if permitted, create allotments or roads which would be subject to landslip or subsidence due to unstable ground conditions or represent a danger to adjoining properties; or
- (xx) the proposal would, if permitted, create or be likely to create a nuisance or cause pollution by the on site discharge of effluent and other domestic wastes; or
- (xxi) any part of any allotment within 500 metres of what is or will be the inundated area for an existing or future water storage, is less than 4 hectares in area; or
- (xxii) provision is not made for the clearing of noxious plants from the property; or
- (xxiii) any land within the proposed subdivision is so contaminated that in the opinion of Council it is unsuitable for development permitted or permissible in the zone; or
- (xxiv) in the case of an application for amalgamation of land, the amalgamation would render the development of adjoining land to its potential according to the zone, impossible; or
- (xxv) the proposal would, if permitted, create an allotment within the minimum distances to Animal Husbandry - Intensive, specified in Section 5.3.

Section 6.3 Minimum Areas and Dimensions**6.3(1) Purpose:**

- (a) To ensure that allotments resulting from the subdivision have an area and dimensions suited to their intended development, are accessible to pedestrians and vehicles and are designed to incorporate principles of environmental management.
- (b) To provide for variations of Minimum Areas and Dimensions in special circumstances.

6.3(2) Requirements to be met:

- (a) The area and dimensions of any allotment created by subdivisions after the appointed day is to comply with Table 6.3; and
- (b) Each allotment is to contain a square or a rectangle of dimensions stated in Table 6.3 which is:
 - (i) located a minimum of 0.5 metres above the highest recorded flood level or the calculated one in 100 year flood level, whichever is the higher; or
 - (ii) in accordance with a Flood Study approved by Council which addresses the impacts of excavation, filling and/or storing of water and determines the minimum height of fill for developments; and
 - (iii) accessible from the nearest road by an accessway above the calculated one in 5 year flood level.

Table 6.3 Minimum Area and Dimensions of Proposed Allotments

Column I		Column II	Column III	Column IV
Number of Zone	Zone	Minimum Area	Minimum Square or Rectangle (metres)	Minimum Frontage (metres)
1	Residential A	650m ²	20 x 20	20
2	Residential B	800m ²	20 x 30	20
3	Residential C	800m ²	20 x 30	20
4	Tourist Residential	1,000m ²	20 x 40	20
5	Special Residential	As determined by an approved Plan of Development.	As determined by an approved Plan of Development.	As determined by an approved Plan of Development.
6	Rural Residential	One hectare (average area at least 2 hectares).	40 x 50	60
7	Park Residential	1,500m ² (except for that area defined by the Mooloolah-Glenview Regulatory Map in which case the minimum lot area shall be 4000m ² and the average lot area at least 8000m ²).	30 x 40	30
8	Central Business	400m ²	10 x 12	-
9	Local Business	400m ²	10 x 12	-
10	Special Business	400m ²	10 x 12	-
11	Light Industry	800m ²	20 x 30	20
12	General Industry	1,000m ²	20 x 40	25
13	Intensive Industry	1,500m ²	30 x 40	-
14	Rural	40 hectares	-	250
15	Open Space	-		-
16	Environment Protection	-	-	-
17	Sport and Recreation	-	-	-
18	Special Facilities	As determined by an approved Plan of Development.	-	As determined by an approved Plan of Development.
19	Public Uses	-	-	-

Column I		Column II	Column III	Column IV
Number of Zone	Zone	Minimum Area	Minimum Square or Rectangle (metres)	Minimum Frontage (metres)
20	Special Development	As determined by a Development Control Plan or a plan required by a Development Control Plan	-	As determined by a Development Control Plan or a plan required by a Development Control Plan
21	Uncommitted	40 hectares	-	-

- (c) Approval may be granted for a rear allotment in the Residential A, Residential B, Special Residential, Park Residential, Rural Residential Zone or a Family Transfer Lot in the Rural Zone, meeting the criteria set out in Columns II and III of Table 6.3 and having regard to:
- (i) the provisions of Local Planning Policy;
 - (ii) the suitability of the proposed allotment for its intended development;
 - (iii) the topography of the proposed allotment and surrounding land;
 - (iv) the area, dimensions and shape of the proposed allotment;
 - (v) the adequacy and gradient of the proposed access;
 - (vi) the amenity of the proposed allotment; and
 - (vii) the impact of the proposed allotment upon any adjacent allotment, park or other open space reserve.

6.3(3) Exemptions:

- (a) The provisions of Section 6.3(2) do not apply in the case of a subdivision to enable the Council or the Crown to take or acquire land as empowered by law.
- (b) Approval may be granted to vary the provision of Section 6.3(2)(a) in the case of:
 - (i) a subdivision of land contained in different zones such that all or part of a boundary or boundaries of a proposed allotment will coincide with a boundary between two zones.
 - (ii) a subdivision which provides for an improvement of existing conditions in that it is proposed to either decrease the number of allotments or to increase the ratio of frontage to depth of existing allotments.
 - (iii) a resubdivision of two existing allotments in the following circumstances:

- (A) where each of the allotments has an area of at least 400m² and where one of the allotments is a corner allotment, into two allotments by a line at right angles to the existing boundary between them; and
- (B) where in Council's opinion the resubdivision provides an improvement in existing conditions.

- (iv) a subdivision of land serviced by a reticulated sewerage system within the Residential A zone where:-
- the minimum area may be less than 650m² but at least 450m² subject to approved Detailed Plan of Development designed in accordance with QRDG; or
 - the minimum area may be less than 650m² but at least 300m² subject to an approved Site Development Plan designed in accordance with QRDG pursuant to DCP 1 Section 7;
 - in either of the above cases the minimum frontage may be less than 20 metres and the minimum square or rectangle may have dimensions less than 20m x 20m subject to a Detailed Plan of Development designed in accordance with QRDG.
- (v) a subdivision, of an allotment in the Rural Zone, existing on 17 December, 1987, to create a Family Transfer Lot in accordance with Local Planning Policy on Family Transfer and Rural Use Lots subject to:
- (A) the receipt of a subdivision application for a Family Transfer Lot by Council prior to 1 August 1998. These provisions relating to the Family Transfer Lot will cease to have force and effect after 1 August 1998;
 - (B) a maximum of one new lot being created;
 - (C) compliance with the Strategic Plan and Local Planning Policy;
 - (D) provision of evidence to the satisfaction of Council prior to the application being made, that the applicant has owned and resided on the original allotment for at least 5 years;
 - (E) provision of a Statutory Declaration by the applicant that the purpose of the excision is to allow for the transfer of the proposed lot or balance area to a family member or for the residential use of the owner of the existing allotment in retirement;

- (F) the proposed new lot being compatible in size with other lots in the immediate vicinity, subject to topographic constraints and effluent disposal requirements;
- (G) satisfactory road access with any required upgrading at no cost to Council;
- (H) provision of evidence from a suitably qualified person that the proposed lot is capable of accepting all liquid wastes on site without causing pollution beyond the proposed boundaries or to any watercourse; and

- (I) lodgement of security in accordance with Local Planning Policy.
- (vi) a subdivision in the Rural Zone with a frontage less than 250 metres where considered necessary by Council due to exceptional circumstances, including topography of the area, provided access is adequate and amenity of the area will not be adversely effected.
- (vii) a subdivision in the Rural Zone of an allotment existing on the 17 December, 1987, to create a Rural Use Lot where the minimum area may be less than 40 hectares but not less than 10 hectares subject to:
 - (A) a maximum of one new lot being created;
 - (B) the balance area being at least 10 hectares in area;
 - (C) compliance with the Strategic Plan and Local Planning Policy; and
 - (D) provision of evidence satisfactory to Council and in accordance with Local Planning Policy and current State Government Guidelines in relation to the identification of Good Agricultural Land, that the lot is to be used solely for productive and sustainable agriculture purposes and that a minimum of eight hectares of both the lot and the balance area is good quality agricultural land. Such evidence should include a detailed report to be accompanied by a feasibility study for the subdivision proposed to indicate that the proposed agricultural use of the allotment and the balance area will be viable given a range of crops, soil types and water availability.
- (c) Approval may be granted to vary the provisions of Section 6.3(2)(a) with respect to minimum frontage width in the case of a subdivision proposing the creation of an irregular allotment and/or a rear allotment, subject to compliance with Columns II and III of Table 6.3 and the relevant Local Planning Policy.

However, rear and irregular allotments with areas less than 650m² proposed in either the Special Residential and

Residential A zones shall be designed in accordance with the Queensland Residential Design Guidelines and the relevant provisions of the Local Planning Policy on Rear and Irregular Allotments.

Section 6.4 Group Titles Subdivision**6.4(1) Purpose:**

- (a) To ensure that subdivision of land results in allotments suited to their proposed use and that works connected with the subdivision are designed and undertaken to a suitable standard.
- (b) To ensure that an adequate area of common property is provided and developed to cater for its intended purpose.

6.4(2) General Requirements

- (a) The provisions of Section 6.3 will apply to any group titles subdivision except where provided otherwise in Section 6.4(2), as if:
 - (i) a Proposal Plan referred to in Section 6.3;
 - (ii) a lot and common property were each an allotment; and
 - (iii) an approval for group titles subdivision were an approval under Part 7.
- (b) The number of lots proposed must not exceed the number of lots achievable under Section 6.3.

6.4(3) Common Property Requirements**(a) Purpose:**

- (i) To ensure that an adequate and suitable area of common property is provided and developed.

(b) Requirements to be met:

- (i) The area provided for common property must:
 - (A) be suitable for its intended purpose having regard to its size, shape, dimensions, topography and requirements for vehicular and pedestrian access;
 - (B) be developed to a standard suitable for its intended purpose including, where required, sealed pavement, lighting, footways, forming and grading, and facilities; and

- (C) be in addition to the area required for park required under the Act and Local Planning Policy.

6.4(4) Utility Services Requirements

- (a) Purpose:
- (i) To ensure all lots and common property are adequately serviced with all necessary utility services.
- (b) Requirements to be met:
- (i) All utility service infrastructure is vested in and maintained by the relevant Body Corporate in accordance with the Building Units and Group Titles Act 1980 apart from those public utility service mains which traverse the site and which are under the control of the Council; and
- (ii) Suitable easements must be granted free of cost to the Council to contain all public utility service mains which traverse the site and which are under the control of the Council.

6.4(5) Access and Car Parking Requirements

- (a) Purpose:
- (i) To ensure there is adequate provision for pedestrian and vehicle movement and car parking within the subdivision.
- (b) Requirements to be met:
- (i) Each proposed lot in a Proposal Plan must abut common property and have vehicular access to an accessway which:
- (A) is located within the common property; and
- (B) joins to a dedicated, constructed road.
- (ii) Only one access point to a dedicated road will be allowed.
- (iii) All accessways, car park areas and vehicle standing areas must be located, designed, sealed, drained and constructed to the satisfaction of Council.

- (iv) Vehicle parking spaces required under Section 3.1 must be provided within each lot or within the common property so that:
 - (A) the required car parking for visitors or loading areas is provided within the common property; and
 - (B) the required car parking for development on any particular lot is provided only on that lot.
- (c) Exemptions:
 - (i) More than one access point to a dedicated road may be approved taking into account:
 - (A) the number of roads to which the land has frontage and their type;
 - (B) the size and shape of the land;
 - (C) the number of lots contained within the Proposal Plan; and
 - (D) the geometry and layout of the roads to which access is proposed.

6.4(6) Landscaping Requirements

- (a) Purpose:
 - (i) To ensure the amenity of the land and the surrounding area is protected or enhanced.
- (b) Requirements to be met:
 - (i) Except for private landscaped courtyards, all landscaped open space, landscaped setbacks to frontages and buffer areas required in accordance with Section 3.2 are to be included within the common property.

Section 6.5 Amalgamation of Land

The provisions of this Section 6.5 apply to the amalgamation of land under the Act or the Building Units and Group Titles Act 1980.

6.5(1) Purpose:

- (a) To ensure that the amalgamation of land results in allotments or lots suited to their intended purpose and that do not unduly restrict the potential of adjoining development and that any necessary works are carried out.

6.5(2) Requirements to be met:

- (a) An approval to amalgamate land may be subject to any or all of the following conditions:
 - (i) disconnect or relocate water supply and sewerage connection points and conduits;
 - (ii) remove or relocate vehicle access points;
 - (iii) relocate any electricity supply mains to the satisfaction of the relevant statutory authority;
 - (iv) relocate or disconnect stormwater drainage lines; and
 - (v) remove any building or structure to ensure compliance with the Planning Scheme.
- (b) Works required under Section 6.5(2)(a) must be completed to a standard to the satisfaction of Council.

Section 6.6 Status of an Approval

- 6.6(1)** In the event that an approval lapses, a new application will be required together with the prescribed fee, and Council will not be bound by its previous decision.

Section 6.7 Works Design and Construction**6.7(1) Purpose:**

- (a) To ensure that engineering works required as a result of the subdivision comply with relevant standards.

6.7(2) Requirements to be met:

- (a) Works required in connection with the subdivision must not commence until:
 - (i) engineering drawings and specifications complying with Council's Engineering Guidelines; and
 - (ii) a Stormwater Drainage Master Plan, where required, complying with Council's Engineering Guidelines,have been approved.
- (b) At least 7 days notice of intention to commence works must be given to Council and, if work ceases for a period in excess of 14 days, at least 2 days notice of intention to recommence work must be given to Council.
- (c) Works must be undertaken under the supervision of a registered Civil Engineer or a Civil Engineer with a Local Government Engineer's Certificate.
- (d) On completion of any subdivisional works, the Council may require a certificate from a qualified engineer stating:
 - (i) that the works have been carried out properly and in accordance with the approved engineering drawings and specifications; and
 - (ii) that sufficient funds are held to meet the cost of any maintenance required during a maintenance period not exceeding 6 months.

6.7(3) Exemptions:

- (a) A Stormwater Drainage Master Plan will not be required in the case of an application for an easement or amalgamation or for subdivisions creating less than 5 new allotments and which do not involve the opening of new road.

PART 7

PLACING OF ADVERTISING DEVICES ON PREMISES

PART 7 PLACING OF ADVERTISING DEVICES ON PREMISES**Section 7.1 Introduction**

This part regulates the placing of advertising devices on premises. It is to be read in conjunction with Planning Scheme Policy PDPSP 7.0/01 - Siting and Design of Advertising Devices.

Section 7.2 Definition of Particular Types of Advertising Device

Definitions of the different types of advertising device are provided in Planning Scheme Policy PDPSP 7.0/01 - Siting and Design of Advertising Devices.

Section 7.3 Division of City into Character Areas

For the purposes of this part of the Planning Scheme, the City is divided into a number of Character Areas:-

Residential Area means:

- (a) land within the Residential A, B and C, Park Residential, Rural Residential and Special Residential zones; and
- (b) land within the Special Facilities or Special Development zones designated or used for residential purposes.

Tourist Residential Area means:

- (a) land within the Tourist Residential zone; and
- (b) land within the Special Facilities or Special Development zones designated or used for tourist resort purposes.

Business Area means:

- (a) land within the Central Business, Local Business and Special Business zones; and
- (b) land within the Special Facilities or Special Development zones designated or used for business or service station purposes.

Industry Area means:

- (a) land within the Light Industry, General Industry and Intensive Industry zones; and

- (b) land within the Special Facilities or Special Development zones designated or used for industrial purposes.

Rural Area means: land within the Rural and Uncommitted zones.

Environmental Area means:

- (a) land within the Environment Protection zone; and
- (b) land designated for environmental protection purposes (on a Plan of Development) in the Special Facilities zone.

Recreation/Community Area means:

- (a) land within the Open Space, Sport and Recreation and Public Uses zones; and
- (b) land within the Special Facilities and Special Development zones designated or used for recreation or community purposes.

Section 7.4 Categories of Development

- (1) An advertising device is Self Assessable Development if the advertising device is identified in Table 7.4 (Advertising Devices in Character Areas) as being Self Assessable (“SA”); and
- (2) An advertising device is Impact Assessable Development if:
 - (a) the advertising device is identified in Table 7.4 (Advertising Devices in Character Areas) as Impact Assessable (“IA”) or Impact Assessable (Not Preferred) (“NP”); or
 - (b) the advertising device is not identified in Table 7.4 (Advertising Devices in Character Areas); or
 - (c) the advertising device:
 - (i) is identified in Table 7.4 (Advertising Devices in Character Areas) as being Self Assessable; and
 - (ii) does not comply with the relevant requirements of Planning Scheme Policy PDPSP 7.0/01 - Siting and Design of Advertising Devices; or

- (d) notwithstanding the assessment category identified in Table 7.4 (Advertising Devices in Character Areas), the advertising device is:
- (i) a billboard, pylon or flush wall sign which is a third party advertising device; or
 - (ii) made assessable development by the Integrated Planning Act 1997; or
 - (iii) required to be approved under the Transport Infrastructure Act 1994; and
- (3) An advertising device is:
- (a) Exempt Development up and until 30 June 2004 where the advertising device:-
 - (i) would be, but for section 7.4(3)(a) (Categories of Development), impact assessable development or impact assessable development (not preferred) pursuant to section 7.4 Categories of Development);
and
 - (ii) was in existence before the commencement of Part 7 (Placing of Advertising Devices on Premises); and
 - (iii) is an advertising device in respect of which a person holds:
 - (A) a current licence pursuant to Local Law No. 6 (Licensing); or
 - (B) in the case of an advertising device which was in existence before the commencement of Local Law No. 6 (Licensing), a current approval pursuant to a local law which was in existence prior to the commencement of Local Law No. 6 (Licensing).
 - (b) Exempt Development if the advertising device:-
 - (i) is not visible from:

- (A) a public place; or
 - (B) premises other than premises on which the advertising device is placed; or
- (ii) is placed on a public place (other than that part of a building or structure which lawfully encroaches onto a road from adjoining premises) in accordance with a permit issued under Local Law No. 2 (Council Facilities and Other Public Places); or
 - (iii) is required to be placed on premises by legislation (including subordinate legislation).

Section 7.5 Regulation of Advertising Devices

The development controls that apply to advertising devices vary depending on the category of development into which the advertising device falls:-

- (a) Self Assessable (SA) - advertising devices which are Self Assessable (SA) do not require a development approval. However, they must comply with the relevant requirements of Planning Scheme Policy PDPSP 7.0/01 - Siting and Design of Advertising Devices.
- (b) Impact Assessable (IA) - advertising devices which are Impact Assessable (IA) do require a development approval. Development applications will be assessed against the purpose of Planning Scheme Policy PDPSP 7.0/01 - Siting and Design of Advertising Devices and for their impacts, pursuant to Section 7.6 (Assessment of Impacts) of the Planning Scheme. Development Applications in this assessment category require public notification.
- (c) Impact Assessable - Not Preferred (NP) - advertising devices which are Impact Assessable (Not Preferred) do require a development approval. Development applications will be assessed against the purpose of Planning Scheme Policy PDPSP 7.0/01 - Siting and Design of Advertising Devices and for their impacts, pursuant to Section 7.6 (Assessment of Impacts) of the Planning Scheme. Development applications in this category require public notification. Not Preferred advertising devices are considered to be contrary to the purpose of Planning Scheme Policy PDPSP 7.0/01 and are generally unlikely to be supported by the Council.

- (d) Exempt Development - Advertising devices which are exempt development do not require a development approval and do not have to comply with the relevant requirements of Planning Scheme Policy PDPSP 7.0/01 - Siting and Design of Advertising Devices.
- (e) Prescribed Advertising Devices - Prescribed advertising devices are exempt development up until 30 June, 2004 pursuant to Section 7.4(3)(a) (Categories of Development).

Section 7.6 Assessment of Impacts

In considering applications for Advertising Devices which are identified as being Impact Assessable or Impact Assessable (Not Preferred), the Council will have regard to the following assessment criteria:-

a) Character and Streetscape

- (i) The number and nature of advertising devices on a site is to be compatible with the existing and future planned character of the locality in which the advertising devices are intended to be erected. In determining the 'future planned character' of the locality, the Council will rely on the relevant intents of its Planning Scheme (including any Development Control Plan or Local Area Plan).
- (ii) The scale, proportions and form of advertising devices are to be appropriate to the streetscape or other setting in which they are located. In particular, advertising devices in rural and environmental settings should not detrimentally impact upon the appearance, or natural or rural character of those areas.
- (iii) Advertising devices are not to block or compromise a view or vista of public value or to deleteriously impact upon the visual amenity of a scenic route or lookout.
- (iv) Advertising devices are not to detract from streetscape improvement programs implemented by the Council or the private sector.
- (v) Advertising devices are not to detract from the attractive image of the City.

b) Compatibility with Sites and Buildings

- (i) Advertising devices shall be compatible with the scale, proportion, bulk and other characteristics of structures, landscaping and other advertising devices on a site. This criterion is particularly relevant to large developments such as shopping centres where it is expected that all advertising devices on a site will be integrated.
 - (ii) Advertising devices are to be compatible with the architectural style and character of buildings on a site and should be designed to respect the style, scale, alignment and other architectural qualities of a building. In particular, freestanding advertising devices shall incorporate elements of the building design that contribute to an integrated and harmonious site appearance.
 - (iii) The placement and design of advertising devices shall have regard to the nature and extent of development and advertising devices on adjoining sites and shall not interfere with the reasonable enjoyment of those sites. In particular, advertising devices should not obscure or compromise a view or unreasonably overshadow an adjoining site.
- c) *Public Safety*
- (i) Advertising devices are not to cause obstruction or distraction for vehicular or pedestrian traffic or otherwise pose a hazard to public safety.

TABLE 7.4 - ADVERTISING DEVICES IN CHARACTER AREAS (TABLE OF DEVELOPMENT)	Residential Areas	Tourist Residential Areas	Business Areas	Industry Areas	Rural Areas	Environmental Areas	Recreation/Community Areas
	Wall or Facade Signs						
Business Name Plate	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Facade Sign	NP	SA	SA ²	SA ²	SA ²	SA ²	SA ²
Flush Wall Sign ¹	NP	NP	SA ²	SA ²	SA ²	NP	SA
Hamper Sign	NP	SA	SA ²	SA ²	SA ²	SA ²	SA ²
Projecting Vertical Sign	NP	NP	NP	NP	NP	NP	NP
Projecting Horizontal Sign	NP	NP	NP	NP	NP	NP	NP
Stallboard Sign	NP	SA	SA ²	SA ²	SA ²	SA ²	SA ²
Window Sign	NP	SA	SA ²	SA ²	SA ²	SA ²	SA ²
Awning Signs							
Above Awning Sign	NP	NP	NP	NP	NP	NP	NP
Awning Face Sign	NP	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Blind Sign	NP	SA	SA ²	SA ²	SA ²	SA ²	SA ²
Created Awningline Sign	NP	SA	SA	SA	SA	SA	SA
Under Awning Sign	NP	SA	SA	SA	SA	SA	SA
Roof Signs							
Created Roofline Sign	NP	IA	SA	SA	SA	NP	SA
Highrise Building Sign	NP	IA	SA	SA	NP	NP	NP
Rooftop Sign	NP	NP	NP	NP	NP	NP	NP
Signwritten Roof Sign	NP	NP	IA	IA	SA ²	NP	IA
Freestanding Signs							
Billboard Sign ¹	NP	SA	SA	SA	SA	IA	SA
Billboard Sign (Large) ¹	NP	NP	IA	IA	IA	NP	IA
Estate Entrance Sign	SA	SA	SA	SA	SA	NP	NP
Flagpole Sign	IA	SA ²	SA ²	SA ²	SA ²	NP	SA ²
Ground Sign	IA	SA	SA	SA	SA	NP	SA
Pylon Sign ¹	NP	SA	SA	SA	SA	IA	SA
Pylon Sign (Large) ¹	NP	NP	IA	IA	IA	NP	IA
Fence Signs							
Backdrop Fence Sign	NP	NP	SA	SA	IA	NP	IA
Boundary Fence Sign	NP	NP	IA	SA	IA	NP	NP
Construction Fence Sign	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Sporting Field Fence Sign	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Temporary Signs							
'A' Board Sign	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Balloon, Blimp, Inflatable	NP	NP	SA	SA	SA	SA	SA
Banner Sign	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Banner Sign (Large)	NP	NP	SA	SA	SA	SA	SA
Promotional Tent	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Election Sign	NP	NP	NP	NP	NP	NP	NP
Real Estate Sign	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Real Estate Directional Sign	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Real Estate Hoarding	SA	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Temporary Bunting	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Miscellaneous Signs							
Bunting	NP	NP	SA	SA	NP	NP	NP
Canopy Sign	NP	SA	SA	SA	SA	SA	SA
Lantern Sign	SA	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Portable Sign	NP	SA	SA	SA ²	IA	NP	SA
Social and Welfare Sign	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²	SA ²
Three-Dimensional Sign	NP	SA	SA	SA	SA	SA	SA

SA - Self Assessable

IA - Impact Assessable

NP - Impact Assessable (Not Preferred)

¹Pursuant to Section 7.4(2)(d)(i) (Categories of Development), third party advertisements associated with these advertising devices are subject to impact assessment.

²A licence under Local Law No. 6 (Licensing) is not required for these advertising devices. However, a licence is required under Local Law No. 6 (Licensing) in respect of all other advertising devices which are SA, IA, or NP.

PART 8

ADMINISTRATION

PART 8 ADMINISTRATION**Section 8.1 Introduction**

This Part 8 sets out the procedures and obligations of applicants and the Council in respect to applications as well as other matters to which the Planning Scheme relates.

Section 8.2 Making Applications**8.2(1) General**

- (a) An application made under this Part 8 must be accompanied by the prescribed fee and must be:
 - (i) in writing;
 - (ii) signed by the applicant(s) or by an authorised officer in the case of a partnership, company, incorporated or unincorporated association or a body corporate;
 - (iii) authorised in writing by the owner of the site if the applicant is not the owner;
 - (iv) accompanied by information:
 - (A) prescribed under the Act;
 - (B) required under a State Planning Policy, the Planning Scheme or a Local Planning Policy; and
 - (C) relevant to the proposal,
including:
 - (I) the name and postal address of the applicant;
 - (II) the name of the registered proprietor of the site or, if the site is leased from the Crown, the registered lessee;
 - (III) the postal address and real property description of the site;
 - (IV) the area of the site;
 - (V) the length of the frontage or frontages;

- (VI) the use being made of the site at the time of making the application, including details of existing buildings and structures and their use;
 - (VII) the zone(s) in which the site is currently included;
 - (VIII) the nature of the proposal;
 - (IX) circumstances giving rise to the application;
 - (X) whether the land is a restricted site classified under the Contaminated Land Act 1991;
 - (XI) whether the land is, or is within, a protected area under the Nature Conservation Act 1992; and
 - (XII) any other information required by the Council to enable a full appreciation of the proposal.
- (b) The Council may require the submission of any additional information relative to the application, as requested in writing.
- (c) An application is not made unless the requirements of Section 8.2(1)(a) and (b) have been met.
- (d) The applicant is responsible for any advertising of the proposal required by the Act.

8.2(2) Amendment to the Planning Scheme

- (a) This Section 8.2(2) applies to applications for:
- (i) zoning or rezoning of land;
 - (ii) amendment of conditions of approval of a rezoning application;
 - (iii) amendment of a use specified on a zoning map;
 - (iv) amendment of a regulatory map or regulatory line on a zoning map; or
 - (v) amendment of a Development Control Plan where the map confers use rights.

- (b) In addition to information required under Section 8.2(1), the application must be accompanied by:
- (i) a Detailed Plan of Development in the case of a development which may proceed without further development or site approval; or
 - (ii) site plans and details about the proposal in the case of a development which may only proceed following further development or subdivision approval; and
 - (iii) the metres and bounds of zone boundaries where the boundaries of proposed zones do not coincide with existing property boundaries; and
 - (iv) a planning report, supported by plans if required, outlining the nature of the proposal and, if applicable, of development that could proceed under the amended Planning Scheme; and
 - (v) in respect of an application for rezoning in stages, the zone(s) in which the site is currently included and proposed to be included.

8.2(3) Consent

- (a) This Section 8.2(3) applies to applications for consent, being for purposes listed under Column 5 of the respective Tables of Development.
- (b) In addition to information required under Section 8.2(1) the application must be accompanied by:
- (i) details of any buildings proposed including dimensions, gross floor area, number of storeys and height in metres;
 - (ii) number of persons proposed to be engaged on the premises;
 - (iii) number of car parking spaces to be provided;
 - (iv) type of machinery proposed to be used; and
 - (v) total connected load of any mechanical power proposed to be used.

- (c) In addition to the information required under Section 8.2(1) and Section 8.2(3)(b), an application for consent for a building in a Residential Zone to exceed 8.4 metres in height must be accompanied by:
- (i) details of the proposal showing clearly the extent to which it exceeds the prescribed height limits;
 - (ii) details of neighbouring development including location of principal indoor and outdoor living areas; and
 - (iii) plans showing the topography of the subject site and neighbouring properties.
- (d) In addition to the information required under Section 8.2(1) and Section 8.2(3)(b), or under the Environmental Protection Act 1994, an application for Extractive Industry must be accompanied by an Environmental Impact Statement in accordance with Local Planning Policy and a Management Plan which includes the following:
- (i) identification of access and haul routes so as to avoid passing through built up areas;
 - (ii) drainage and run-off management;
 - (iii) rehabilitation of the site;
 - (iv) control of noise and dust;
 - (v) landscaping and buffering of the site in accordance with Local Planning Policy; and
 - (vi) public health and safety measures.

The Management Plan may be required to be amended by Council.

- (e) In addition to the information required under Section 8.2(1) and Section 8.2(3)(b), an application for consent in relation to an Existing Non-conforming Use that is not listed in the Register of Existing Non-conforming Uses is to be accompanied by an application to include that use in the Register.

8.2(4) Notification of Conditions

- (a) This Section 8.2(4) applies to applications for Notification of Conditions, being for purposes listed under Column 4 of the respective Tables of Development.
- (b) In addition to information required under Section 8.2(1) the application must be accompanied by:
 - (i) details of any buildings proposed including dimensions, gross floor area, number of storeys and height in metres;
 - (ii) number of persons proposed to be engaged on the premises;
 - (iii) number of car parking spaces to be provided;
 - (iv) type of machinery proposed to be used; and
 - (v) total connected load of any mechanical power proposed to be used.

8.2(5) Consideration in Principle

- (a) An application for consideration in principle must be accompanied by the information required under Section 8.2(1).

8.2(6) Combined Application

- (a) Application may be made at the one time for 2 or more applications relating to the same land.
- (b) The application must be accompanied by information required for each of the applications as if they were lodged individually.

8.2(7) Variation of Planning Scheme Provision

- (a) Application may be made to vary those provisions of the Planning Scheme where power exists for variation.
- (b) In addition to the information required under Section 8.2(1), an application for variation must be accompanied by the grounds on which the application is made and the facts or circumstances in support of those grounds.

8.2(8) Modification of Application or Approval

- (a) An application for minor modification of an application or approval as provided for in the Act must be accompanied by the grounds on which the application is made and the facts and circumstances in support of those grounds.
- (b) Council may consent to modifications of a minor nature to an approved Plan of Development for the Special Facilities and Special Residential Zones.

8.2(9) Subdivision

- (a) In addition to the information required under Section 8.2(1), an application for subdivision must be accompanied by the following particulars to the extent that they are relevant to the proposal:
 - (i) the number of allotments, if any, into which the land is proposed to be subdivided;
 - (ii) if applicable, the use desired to be made of the land following subdivision;
 - (iii) particulars of any existing easement over the land and its purpose;
 - (iv) particulars of any proposed easement over the land and its purpose;
 - (v) whether the land is affected by any road realignment;
 - (vi) the length, width and area of any road proposed to be opened together with particulars of the type or types of such road;
 - (vii) whether the application relates to staged development or subdivision for lease purposes;
 - (viii) details of any proposal to fill the subject land and the nature of the filling;
 - (ix) details of any encumbrances which may affect the subject land; and
 - (x) an Environmental Impact Statement if required by the Act or by a Local Planning Policy.

- (b) The application must also be accompanied by the required number of copies of a properly drafted and prepared Proposal Plan to an acceptable scale and showing a North point and the following information and particulars:
- (i) the real property description of the land and the name of the owner of the land proposed to be subdivided;
 - (ii) the boundaries of the land to be subdivided together with all abuttals of the subject land with neighbouring lands;
 - (iii) the location and names of all existing roads and easements on, abutting, or in the vicinity of, the subject land;
 - (iv) identification of allotments into which the land has already been subdivided, marked with distinct numbers or symbols, and the measurements and areas of each allotment or reserve;
 - (v) the line and banks of any watercourse or creek, and the position of any waterholes on the subject land, and the high water mark of any tidal water;
 - (vi) the position of all existing buildings or structures on the subject land, and on adjoining lands within 30 metres of the boundary of the subject land;
 - (vii) the size and location of all existing utility service mains including water supply, sewerage, gas and electricity and any septic tanks or sullage trenches;
 - (viii) the contours of the natural surface of the subject land, to a suitable contour interval, above Council's adopted datum and Australian Height Datum;
 - (ix) where applicable, the highest recorded flood level on the subject land;
 - (x) the line of floodwaters affecting the site together with relevant information concerning source, frequency and depths in accordance with the Local Planning Policy on Flood Plan Management that is necessary to determine the impact of flooding on the site;
 - (xi) details of stormwater and wastewater management measures proposed for the development;
 - (xii) all proposed allotments properly numbered;
 - (xiii) the measurements and area of each proposed allotment and the proposed means of access thereto;

- (xiv) in the case of subdivision of land where further subdivision is probable at some later time, an indicative layout showing how the proposed subdivision would be affected by further subdivision, particularly in respect of access;
 - (xv) all proposed new roads, truncations, lanes, pathways, easements and reserves;
 - (xvi) the extent of filling and excavation proposed to be carried out on the subject land;
 - (xvii) if applicable, the size and location of any area to be dedicated for park;
 - (xviii) details and locations of significant vegetation on site;
 - (xix) a schedule of proposed road names;
 - (xx) any separate ownerships indicated clearly by light shading;
 - (xxi) areas of the subject land which are subject to subsidence, slip or erosion;
 - (xxii) the site and location of common property, if any; and
 - (xxiii) in the case of a subdivision of land in the Residential A Zone where any proposed lot is less than 650m², a Detailed Plan of Development.
- (c) Subdivision by Lease

In addition to the requirements of Section 8.2(1) and Section 8.2(9)(a) and (b), an application for subdivision by lease must be accompanied by:

- (i) the required number of copies of the lease documents duly signed by the proposed lessee and the proposed lessor;
- (ii) one copy of the lease documents unsigned; and
- (iii) the required number of copies of the proposed lease survey plan.

(d) Access Easement

In addition to the requirements of Section 8.2(9)(a) and (b), an application for creation of an access easement must set out the grounds on which the application is made and must be accompanied by 3 copies of the easement documents endorsed by all owners of land subject to the easement.

(e) Group Titles

In addition to the requirements of Section 8.2(9)(a) and (b), a Proposal Plan for subdivision or resubdivision of land into lots and common property in accordance with the provisions of the Building Units and Group Titles Act 1980 is to show the area of land, if any, proposed as common property and the length and width of any proposed access way.

(f) Staged Subdivision

In addition to the requirements of Section 8.2(9)(a) and (b), an application for subdivision in stages must include a staged subdivision plan showing:

- (i) proposed layout of the road system for the whole subdivision;
- (ii) where required, the layout of existing and proposed road systems through adjoining lands;
- (iii) the boundaries of each of the proposed stages of the subdivision marked in numerical order to indicate the proposed order of subdivision; and
- (iv) the respective dates for the commencement and completion of each stage of the subdivision.

8.2(10) Amalgamation

- (a) An application for amalgamation must be accompanied by the information required under Section 8.2(1) and Section 8.2(9)(a) and (b).

8.2(11) Town Planning Certificate

- (a) An application for a town planning certificate must be in the form prescribed and accompanied by the prescribed fee.

Section 8.3 Consideration of Applications

- (a) Council will determine an application in accordance with the provisions of the Act.
- (b) In deciding on any application to which this Part 8 relates, the Council must refuse to approve an application if it conflicts with the provisions of the Strategic Plan and any Development Control Plan related to the site or the proposal, and if there are not sufficient planning grounds to justify approving the application despite the conflict. In addition, the Council is to take into account the following matters to the extent that they are relevant to the application:
 - (i) the provisions and intent of the zones in the Planning Scheme and any Local Planning Policy;
 - (ii) whether the proposal would constitute a traffic problem, exacerbate an existing traffic problem or significantly decrease the efficiency of the road network;
 - (iii) whether adequate arrangements have been made for vehicular access, loading and unloading facilities and the circulation of the volume and types of vehicles likely to use the site;
 - (iv) whether the proposal would detrimentally affect the amenity of the locality or whether the proposal would be detrimentally affected by activities in the locality;
 - (v) except where considering an application for Notification of Conditions, whether the proposal would create a need for increased facilities;
 - (vi) when considering an application to amend the Planning Scheme, whether there is a need for the proposal;
 - (vii) whether the site is likely to be inundated by floodwaters, affected by a drainage problem or likely to create a drainage problem;
 - (viii) except when considering an application for the Notification of Conditions, whether services should be made available to the site;
 - (ix) except when considering an application for the Notification of Conditions, whether the standard of roads, drainage and other services is sufficient to cater for the demands likely to be imposed by the proposed development;

- (x) the extent to which the proposal is affected by State Planning Policies;
 - (xi) the impact of the proposal on the environment. The Council is to have regard to any applicable environmental legislation and any Environmental Impact Statement or Site Contamination Report prepared in relation to the proposal;
 - (xii) the character of the proposed development in relation to that of existing or proposed development in the locality;
 - (xiii) whether the proposed development is capable of meeting the requirements and performance criteria specified in the Planning Scheme or Local Planning Policy;
 - (xiv) any legislation applicable to the proposal; and
 - (xv) any other matter relevant to the proposal.
- (c) In considering an application under Section 8.2(2), 8.2(3), 8.2(6), 8.2(7), 8.2(8), 8.2(9) or 8.2(10) Council may:
- (i) approve the application;
 - (ii) approve the application subject to conditions; or
 - (iii) refuse the application.
- (d) In determining an application to which a Consideration in Principle related, Council is to take its previous consideration into account, but is not bound by it.

Section 8.4 Register of Existing Lawful Non-conforming Uses

- 8.4(1)** The Council is to keep a register of Existing Lawful Non-conforming Uses which lists all such uses and sufficient details of each use to provide an adequate description. The details required are as specified in the Act.
- 8.4(2)** Application may be made for the use of premises to be included in the register of Existing Lawful Non-conforming Uses by a person:
- (a) claiming to be using any premises for an Existing Lawful Non-conforming Use; or
 - (b) who is the owner of premises claimed to be used for an Existing Lawful Non-conforming Use.
- 8.4(3)** In addition to the information required under Section 8.2(1), the application must be accompanied by:
- (a) sufficient details to adequately describe the activities on the site;
 - (b) the nature, type and classification including the size and scale of operation of the use which is claimed to be the Existing Lawful Non-conforming Use of the site or of any building or other structure erected on the site;
 - (c) the particulars by way of documentary evidence relied on to support the claim that the subject use is an Existing Lawful Non-conforming Use;
 - (d) the date (if available) that the use was established and details of any relevant approvals granted;
 - (e) a plan clearly showing details of any buildings or other structures or any other areas used as part of the use; and
 - (f) any other information that the Council may request after the application has been lodged.
- 8.4(4)** An application made pursuant to this Section 8.4 is to be determined by the Council in accordance with the provisions of the Act.
- 8.4(5)** Council may:
- (a) approve the application; or
 - (b) refuse the application.

- 8.4(6)** Where the Council grants any consent in relation to a use included in the Register, the Register will be amended accordingly.
- 8.4(7)** Inclusion of a use in the Register is accepted as evidence of the lawful status of that use at the date of registration.

Section 8.5 Local Planning Policies

- 8.5(1)** For the purpose of the orderly development, use and subdivision of land in the Planning Scheme area, the Council may from time to time make Local Planning Policies in accordance with the Act.
- 8.5(2)** A Local Planning Policy may include:
- (a) a statement of policy which will be used by the Council in assessing any application under the Planning Scheme;
 - (b) drawings relevant to any form of development or subdivision as specified in the policy;
 - (c) any Standard by reference to a document published in the Australian Standards Association or any other relevant government department or agency or association, without the necessity of reproducing the document in full, while stating where it can be obtained; and
 - (d) provisions relating to any form of development or subdivision including permitted development.

Section 8.6 Offences

- 8.6(1)** Any person who contravenes or fails to comply with the Planning Scheme or any condition notified or imposed by Council on any consent, approval or permission granted under the Planning Scheme or the Act is guilty of an offence and liable to a penalty as prescribed under the Act.

PART 9

MEANING OF WORDS AND INTERPRETATION

PART 9 MEANING OF WORDS AND INTERPRETATION

Words defined in the Act have the meanings given to them in that Act, unless defined differently in the Planning Scheme. In that case, the different meaning, given in the Planning Scheme prevails.

Section 9.1 Explanatory Definitions

The following definitions are of words used in the Planning Scheme which do not have a specific land use meaning in the Tables of Development or other parts of the Planning Scheme.

"Access" means the practical means of entry for persons and vehicles onto an allotment from a constructed road which abuts the allotment.

"Act" means the Local Government (Planning and Environment) Act 1990.

"Allotment" means a single parcel of land, the current boundaries of which are on a plan of survey in the Department of Natural Resources or registered under the Land Titles Act.

The term does not include a lot registered under the Building Units and Group Titles Act 1980.

"Ancillary" means associated with but incidental and subordinate to the predominant use.

"Applicant" means any person, group of persons, company, body corporate or unincorporated body who or which has made or is required to make any application under this Planning Scheme.

"Appointed Day" means the day upon which the Order in Council approving this Planning Scheme is notified in the Gazette.

"Best Practice Environmental Management" has the same meaning as defined in Section 18 of the Environmental Protection Act 1994.

"Building" means a fixed structure that is wholly or partly enclosed by walls and is roofed. The term includes a part of a building.

"Building Height" means the height measured vertically from the original ground level to the highest projection of the building.

"Building Site" means that part of an allotment upon which in the opinion of Council, a building may be satisfactorily erected.

"Bylaw" means a Local Law or pre-existing law under the Local Government Act 1993 and in force for the time being.

"**Cabin**" means a dwelling unit for the purpose of providing short term accommodation for travellers or tourists.

"**Caravan**" means a vehicle constructed, fitted, equipped or used for camping, which is capable of being registered for road use, and which can be readily towed by a passenger motor vehicle. The term includes campervans, camping trailers, truck-mounted campers and motor homes but does not include a holiday cabin or a relocatable home.

"**Construction**" means in the case of any road, street, lane or pathway, provision of drainage, levelling, gravelling, paving, kerbing and channelling and otherwise making and completing such road, street, lane or pathway.

"**Council**" means the Council of the City of Caloundra.

"**Curtilage**" means an area of land not greater than 0.5 hectare immediately surrounding a Dwelling House.

"**Designated Development**" has the meaning given by Section 9.2(15) of the Act.

"**Detailed Plan of Development**" means a plan that is drawn to scale and shows proposed uses of the land, location of open space, access and all structures and buildings.

"**Development**" includes the carrying out of building, mining or engineering operations in, on, or under land or the making of any material changes to premises.

The term does not include:

- (a) the erection and use of any temporary office shed or other structure by a builder or a public body and associated with the construction of an approved building for a maximum period of 6 months unless a longer period is approved by Council;
- (b) use of land for carrying out works required in connection with subdivision of land; or
- (c) temporary use of premises by a licensee pursuant to an order under the Liquor Act 1992.

"**Discontinued Use**" means a use which has ceased for a period of 12 months.

"**Domestic Animal**" means any animal, fish, bird or reptile which is kept in, or within the curtilage of a dwelling unit for private enjoyment in accordance with Local Planning Policy.

"Dwelling Unit" means any building or part of a building comprising a self contained unit used or intended to be used for residential purposes. The term includes keeping domestic animals in or within its curtilage in accordance with Local Planning Policy.

"Erect" includes:

- (a) erect or commence or continue to erect;
- (b) do, or commence or continue to do any work in the course of or for the purpose of erecting;
- (c) perform any structural work or make or do any alteration, addition or rebuilding that increases the gross floor area of a building;
- (d) move from one position on an allotment to another position on or partly on the same allotment or another allotment;
- (e) re-erect, with or without alteration, on or partly on the same or another allotment; or
- (f) where a building or structure is located on more than one allotment:
 - (i) move to another position on the same allotments or any of them or to another allotment or allotments; or
 - (ii) re-erect with or without alteration on another position on the same allotments or any of them or on another allotment or allotments.

"Existing Use" means an existing lawful use within Section 3.1(1) of the Local Government (Planning and Environment) Act 1990.

"Family Transfer Lot" means a lot created from an allotment existing at 17 December 1987, for:

- (a) transfer to a family member of the owner of that existing allotment; or
- (b) the residential use of the owner of that existing allotment in retirement.

"Family Member" means a parent, grandparent, son, daughter, brother or sister.

"Farm Management Plan" means a plan which details the manner in which a farm is to be operated for primary production.

"Flood Study" means a Study prepared in accordance with a Local Planning Policy on Floodplain Management.

"Filling" means depositing material on land so as to appreciably raise its level above the level existing on the appointed day. The term does not include:

- (a) works required as a result of a condition of development or building approval; or
- (b) works related to bona fide farming operations on the same site and undertaken on an allotment in excess of 20 hectares in area in the Rural Zone.

"Frontage" means any boundary line, or part thereof, of an allotment which coincides with the alignment of a road.

"Gross Floor Area" means the sum of floor areas (inclusive of all walls, columns and balconies, whether roofed or not) of all storeys of every building located on site, excluding the areas (if any) used for:

- (a) building services;
- (b) a ground floor public lobby;
- (c) a public mall in a Shopping Centre;
- (d) areas at or below existing natural ground level, or below a constructed roof level not greater than one metre above existing natural ground level, associated with the parking, loading and manoeuvring of motor vehicles;
- (e) private unenclosed balconies;
- (f) accessible open decks;
- (g) unenclosed areas not greater than 2.5 metres in width over which the building cantilevers; or
- (h) public toilets.

"Industry" means:

- (a) an industrial activity such as:
 - (i) a manufacturing process whether or not such process results in the production of a finished article;
 - (ii) the breaking up or dismantling of any goods or any articles for trade, sale or gain or ancillary to any business;
 - (iii) the extraction or processing of sand, gravel, soil, rocks, stone or similar substances from land;

- (iv) repairing, servicing and cleaning of articles including vehicles, machinery, buildings or other structures, but not including on-site work on buildings or other structures; or
 - (v) any operations connected with the installation of equipment and services or with the extermination of pests, but not including on-site work on buildings or other structures on land.
- (b) the following activities when carried out as an ancillary use to the industrial activity:
- (i) the storage of goods used in connection with or resulting from an industrial activity;
 - (ii) the provision of amenities for persons engaged in an industrial activity;
 - (iii) the display and sale of goods resulting from an industrial activity; and
 - (iv) any work of administration or accounting in connection with the industrial activity.

“Irregular Allotment” means an allotment which is not square or rectangular in shape.

"Landscape Plan" means a plan drawn to scale setting out the information required in the relevant Local Planning Policy.

"Landscaping" means the treatment of land, excluding paving utilised for driveways, parking areas, vehicular access lanes and the like for the purposes of enhancing or protecting the amenity of the site and the locality in which it is situated, predominantly by planting and includes the terms "landscaped area", "landscape buffer strip", "landscape strip", "landscaped open space" and "landscaped setback".

Landscaping includes the following operations:

- (a) the planting of trees, hedges, shrubs or ground covers;
- (b) the laying out of gardens or courts;
- (c) the formation of banks, mounds, terraces or other earthworks;
- (d) the screening by fences, walls or other means; and
- (e) the construction of other amenity features and structures linked to the enjoyment of a landscaped area.

"**Licensed Surveyor**" means a surveyor registered for the performance of cadastral surveys under the Surveyors Act 1977.

"**Lot**" means a lot as defined in the Building Units and Group Titles Act 1980.

"**Management Plan**" means a plan prepared in relation to an Extractive Industry which details the manner in which extraction is to be undertaken, the manner in which the site is to be rehabilitated following extraction, and the manner and route or routes by which material is to be transported from the site.

"**Minor Modification**" means a modification to an approved Plan of Development which would constitute a modification of a minor nature within the meaning of that term under the Act.

"**Operator**" means the person for the time being undertaking or carrying out or proposing to undertake or carry out an Extractive Industry.

"**Original Ground Level**" means the ground level existing prior to any earthworks, site levelling and the like and for land which is affected by inundation from tidal flood waters, as determined by Council, the minimum floor level as defined by Council, provided such level does not exceed 1 metre above original ground level.

"**Plan**" includes any map, diagram, drawing, section or detail.

"**Plan of Development**" means any plan or plans referred to on the Planning Scheme maps having been approved by the Governor in Council as part of the approval of a rezoning of a particular site for inclusion in the Special Facilities or Special Residential Zones.

"**Plot Ratio**" means the ratio between the gross floor area and the total area of the site.

"**Premises**" includes land, buildings and other structures and any part thereof.

"**Public Place**" has the meaning given in Local Law No. 2 (Council Facilities and Other Public Places).

"**Proposal Plan**" means a plan depicting a proposed subdivision.

"**QRDG**" means the current edition of the Queensland Residential Design Guidelines.

"Rear Allotment" means an allotment which has access to a road by means only of an access strip which forms part of the allotment, or by means only of an easement over adjoining land. If the access strip has an average width which is greater than 10 metres, the allotment is considered to be an irregular allotment and not a rear allotment.

"Relocatable Home" means a relocatable dwelling unit or accommodation unit which complies with the provisions of the Building Act 1975 pertaining to Class 1 or Class III buildings respectively, and which is designed to be transported, after fabrication, upon its own wheels, upon removable wheels, or upon a vehicle or trailer.

"Residential Use" means use of premises for an Accommodation Building, Aged Persons Home, Caravan Park, Camping Ground, Caretaker's Residence, Duplex Dwelling, Dwelling House, Holiday Cabin Accommodation, Multiple Dwelling, Relocatable Home Park, Retirement Community or the accommodation component of a Hotel.

"Scheme" means the Planning Scheme for the City of Caloundra.

"Screening" means treatment of a site or part of a site to obscure a use or part of a use from view from outside the site.

"Setback" means the distance between the boundary of an allotment and the face of any external wall of an existing or proposed building.

"Site" means land over which a subdivision is proposed or on which development is or is proposed to be carried out where the land comprises the whole or part of:

- (a) one allotment; or
- (b) more than one allotment where each of those allotments is contiguous with the other or another.

"Site Cover" means the proportion of the area of a site covered by buildings compared to the total area of a site. The proportion of the site covered by buildings is determined by projecting the outer limits of the buildings onto a horizontal plane. The term does not include:

- (a) any gazebo or similar structure included in a landscaped open space area; or
- (b) roof overhangs and sunhoods.

"Site Density" means the number of dwelling units per square metre or per hectare for the site.

"Stormwater Drainage Master Plan" means a plan prepared by an appropriately qualified person indicating the approximate location and relevant discharge points of the stormwater drainage system required for the catchment which includes the land subject of the application.

"Storey" means a vertical dimension within a building which is situated between one floor level and the floor level next above it, or if there is no floor above it, the ceiling or roof above. Where such a dimension exceeds 3 metres, it comprises 2 storeys.

The term includes a space for the storage of goods or for the accommodation of vehicles.

"Tandem Car Parking Space" means a parking space, complying with Local Planning Policy and located behind another parking space.

"Total Use Area" means the gross floor area of a building or buildings which is used or intended for a particular purpose plus any other area of the site used or intended for a particular purpose.

Section 9.2 Use Definitions

The following definitions relate to uses as referred to in the Tables of Development and other parts of the Planning Scheme.

"Accommodation Building" means premises used or intended for residential use for a boarding house, guest house, hostel, unlicensed residential club, serviced apartments or serviced rooms, and the like.

The term does not include a Bed and Breakfast - Homestay Caravan Park, Holiday Cabin Accommodation, Hotel, Motel, Multiple Dwelling or Relocatable Home Park.

"Adult Product Shop" means premises used or intended for sale, hire, display, exchange or distribution of any article, device, publication, film, audio tape or video tape which is concerned with or intended to be used in connection with sexual behaviour.

"Advertising Device" means an advertisement as defined in Local Law No. 6 (Licensing).

"Aged Persons' Home" means premises used or intended as a home for the care of aged persons, a nursing home or convalescent home.

The term includes residential use by caretaking, nursing, administrative and other staff.

The term does not include an Accommodation Building, Caravan Park, Hotel, Multiple Dwelling, Relocatable Home Park or Retirement Community.

"Agriculture" means premises used or intended for use for growing or producing crops, plants, trees, fruit, vegetables or turf for commercial gain.

The term includes the ancillary use of the same land for packing or preparing such produce for transport from the land but does not include the retail sale of such produce from the land.

The term does not include production of fruit, vegetables and the like for domestic consumption within the curtilage of a Dwelling House.

"Animal Husbandry - General" means premises used or intended for the keeping or breeding of animals, birds, crustacean, fish, insects or reptiles.

The term does not include Aquaculture, Animal Husbandry - Intensive, or the keeping of domestic pets as a use ancillary to a dwelling unit.

"Animal Husbandry - Intensive" means premises used or intended for any one or more of the following purposes:

- (a) "Cattery" - the keeping, boarding or breeding of more than 2 cats (excluding kittens under the age of 3 months);
- (b) "Emu/Ostrich Hatching and Brooding Facility" - the hatching and/or brooding of emus or ostriches where the number of birds exceeds 20;
- (c) "Kennel" - the keeping, boarding or breeding of more than 2 dogs (excluding pups under the age of 3 months) for commercial purposes;
- (d) "Lot Feeding of Stock" - the keeping of cattle in pens or at a density greater than 30 beasts per hectare;
- (e) "Piggery" - the keeping of 2 or more pigs or the keeping of pigs at a density greater than one pig per hectare; and
- (f) "Poultry Farm" - the keeping of 20 or more poultry birds.

The term includes the veterinary treatment of such animals, but does not include a Veterinary Surgery.

The term also includes any use falling within the definition "Animal Husbandry - General" but which constitutes a Designated Development under the Act.

"Aquaculture" means premises used or intended for commercial production of fish, crustacea or shellfish.

"Automatic Mechanical Car Wash" means premises used or intended for washing motor vehicles automatically using mechanical brushes and/or washers, whether or not airjet dryers are also used.

“Bed and Breakfast - Homestay” means a dwelling which may provide short term accommodation for up to four (4) travellers or tourists.

"Camping Ground" means premises used or intended for the pitching of tents to provide short term accommodation.

The term includes an ancillary office, Caretaker's Residence, kiosk and amenity buildings.

The term does not include a Caravan Park.

"Car Park" means premises used or intended for the parking of motor vehicles, where such parking is not ancillary to some other use on the same site.

"Caravan Park" means premises used or intended for the parking of caravans and the pitching of tents for the purpose of providing short term accommodation for travellers or tourists.

The term includes the erection and use of common facilities and amenities for the exclusive use of occupants of the Caravan Park and cabins under 50m² in gross floor area providing short term accommodation.

The term includes an ancillary office, a Caretaker's Residence and a kiosk but does not include an Accommodation Building, Dwelling House, Duplex Dwelling, Multiple Dwelling or Relocatable Home Park.

"Caretaker's Residence" means any dwelling unit for caretaker or management purposes only, in connection with any use conducted on the same site.

"Cattery" see "Animal Husbandry - Intensive".

"Cemetery" means premises used or intended for the interment of the dead.

The term includes an ancillary funeral chapel or parlour or columbarium.

"Child Care Centre" means any premises used or intended for the minding, education or care, but not residence, of pre-school or school age children.

The term includes a kindergarten, a creche or pre-school centre.

"Cluster Development" means premises containing one or more Dwelling Houses and/or one or more Duplex Dwellings on one allotment and designed as a single integrated entity with common recreation, open space and other facilities.

"Commercial Premises" means any premises used or intended for a professional or business office or for other business or commercial purposes not otherwise defined.

The term does not include Shop, Cottage Crafts and Sales, Health Care Premises, Service Station or Showroom.

"Cottage Crafts and Sales" means premises used or intended for the sale by retail of articles listed in Appendix 1, where the gross floor area is not greater than 100m²:

Appendix 1

Antiques
Hand-beaten copper goods
Hand woven goods
Handmade glassware
Handmade soaps, jams, preserves
Honey
Leatherwork
Macrame
Paintings and drawings
Plants
Pottery
Screen prints
Sculpture
Tourist novelties
and the like.

The term includes the manufacture of items on site where such manufacturing does not interfere with the amenity of the neighbourhood due to noise, smell, vibration, fumes, smoke, vapour, soot, steam, ash, dust, grit, oil, waste water, waste products, radio or electrical interference or otherwise.

The term does not include a Home Occupation.

"Crematorium" means premises used or intended for the reduction of the human body to ashes after death.

The term includes an ancillary funeral chapel or parlour or columbarium.

"Display Home" means a building designed for use as a Dwelling House or a dwelling unit, but used or intended for the display of the building to the public or for the display of the type of construction or design offered by a builder or developer.

The term does not include Commercial Premises or Temporary House and Land Sales Office.

"Duplex Dwelling" means premises comprising 2 dwelling units on the same allotment, whether attached or not.

"Dwelling House" means premises used or intended for a single dwelling unit on any one allotment. The term includes:

- (a) ancillary outbuildings;
- (b) keeping domestic animals in or within its curtilage of the premises;
- (c) another dwelling unit with a gross floor area not exceeding 60m² which is occupied or intended to be occupied by a relative of a resident of the Dwelling House; and
- (d) a home office for which:
 - (i) total use area is not greater than 20m²;
 - (ii) only a resident or residents are engaged;
 - (iii) no customers or clients attend;
 - (iv) no signage is displayed; and
 - (v) no greater load is imposed on any public utility than that imposed by the residential use.

The term does not include Accommodation Building, Caretaker's Residence, Duplex Dwelling or Multiple Dwelling.

"Educational Establishment" means any premises used or intended for a school, college, university, technical institute, academy or other educational centre, lecture hall, art gallery (non-commercial) or museum.

The term does not include a Child Care Centre.

"Emu/Ostrich Hatching and Brooding Facility" see "Animal Husbandry - Intensive".

"Extractive Industry" means premises used or intended for industry being of the extraction or quarrying of sand, gravel, rock, soil, stone or the like from land.

The term includes the primary treatment and storage of such material, when carried out on the same site as the use.

The term does not include:

- (a) agriculture or concrete batching plant; or
- (b) the removal of material authorised by Section 656 of the Local Government Act 1993; or

- (c) mining as defined in "mine" in the Mineral Resources Act 1989; or
- (d) the taking, getting, removal or other interference with quarry material from a watercourse or lake within Section 58 of the Water Resources Act 1989; or
- (e) the removal of material undertaken in association with:
 - (i) an approval or to open a new road in accordance with the Act and this Planning Scheme; or
 - (ii) to the extent that such works comply with the conditions of the approval.

"Food Outlet" means any premises used or intended for preparing and sale to the public of food, light refreshments and takeaway meals whether or not consumed on the premises.

The term includes a drive-in takeaway facility but does not include a Hotel, Restaurant or Shop.

"Forestry" means any premises used or intended for the planting, growing and harvesting of trees for commercial gain.

The term does not include a State Forest within the meaning of the Forestry Act 1959.

"Function Room" means any premises used or intended for functions or receptions. The term does not include a Hotel, Indoor Entertainment, Nightclub or Restaurant.

"Funeral Parlour" means premises used or intended for use by an undertaker in his occupation.

The term includes an ancillary mortuary, a funeral chapel or office/administration area used in connection with the Funeral Parlour.

"General Industry" means premises used or intended for an industry which, in the opinion of Council, are operated so that no detrimental effect results to the working environment experienced on adjoining sites or in the immediate vicinity but which may intermittently or otherwise have some effect on activities on adjoining sites or in the immediate vicinity because of the scale, level or type of activity involved, its traffic generating potential, or some other matter.

The term may include, but is not limited to, industries listed in Appendix 2 provided they comply with the definition above:

Appendix 2

Brick works
Concrete product manufacturing
Cooperage
Dye and ink works
Electric welding works
Engineering works
Felt goods manufacturing
Fibrous plaster manufacturing
Food preserving works
Foundry
Fruit produce works
Joinery works
Knitting mills
Metal and machinery works
Motor body builders
Panel Beaters
Refrigeration factories
Sand and gravel depots
Sheet metal works
Spinning and weaving mills
Spray painting (in an enclosed building or booth)
Spring works
Textile mills
Toolmaking works

"Goat Farm" means premises used or intended for the keeping, depasturing, feeding or watering of more than 2 goats.

"Health Care Premises" means premises used or intended for the medical care or treatment of persons not resident on the site.

The term includes a first aid station, maternal and child welfare clinic and premises used by an acupuncturist, chiropodist, chiropractor, dentist, medical practitioner, nursing service, optometrist, pathologist, physiotherapist or radiologist.

The term does not include a Home Occupation or Hospital.

"Holiday Cabin Accommodation" means premises used or intended to provide short term accommodation in a cabin or cabins, each with a gross floor area less than 50m².

The term includes an ancillary office, Caretaker's Residence and kiosk.

The term does not include an Accommodation Building, Aged Persons' Home, Caravan Park, Dwelling House, Duplex Dwelling, Host Farm, Hotel, Motel, Multiple Dwelling or Relocatable Home Park.

"Home Occupation" means any occupation, vocation or profession (whether or not carried on for commercial gain) conducted within a Dwelling House or dwelling unit or within the curtilage of the Dwelling House or dwelling unit.

The conduct of the Home Occupation cannot include the employment of persons on the site other than the residents.

The term does not include an industry or a use which would interfere with the amenity of the neighbourhood due to noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste products, radio or electrical interference, or traffic generation or car parking.

"Hospital" means premises used or intended for the medical care or treatment of persons residing on the premises, whether or not care or treatment is also provided to non-resident persons.

The term includes residential use by persons employed or engaged by the hospital.

The term does not include an Aged Persons' Home or Retirement Community.

"Host Farm" means premises used or intended for overnight tourist accommodation in conjunction with rural activities on the same site. Accommodation is limited to 2 separate units to accommodate not more than 8 persons between them.

The term does not include an Accommodation Building, Caravan Park, Duplex Dwelling, Hotel, Motel, Multiple Dwelling, Relocatable Home Park or Retirement Community.

"Hotel" means any premises specified in a General Licence granted under the Liquor Act 1992. The term also includes a Totalisator Administration Board agency when operated as an ancillary use.

The term does not include a Shop.

"Indoor Entertainment" means premises used or intended for use for a purpose listed in Appendix 3 and includes:

- (a) viewing or participating in a sport or game where the use is conducted primarily indoors;
- (b) a meeting place or club for a social, sporting, athletic, literary, political or like association; and
- (c) a licensed club.

The term includes an ancillary Totalisator Administration Board agency.

Appendix 3

Amusement halls and parlours
Art galleries
Billiard saloons
Bowling centres
Cinemas
Circuses (indoors)
Concert halls
Courts (covered)
Indoor swimming pools (public)
Dance halls
Exhibitions (indoor)
Gymnasiums
Meeting halls other than places of public worship
Museums
Music halls
Schools of art
Side shows (indoor)
Skating rinks (indoor)
Squash courts (indoor)
Stadiums (indoor)
Theatres (indoor)
Youth centres

"Industrial Retail Premises" means any premises used or intended for display and retail sale of goods and products ancillary to an industry which is on the same site.

"Intensive Industry" means premises used or intended for an industry which, in the opinion of Council, has the potential to regularly impact on activities conducted on adjoining sites or in the immediate vicinity because of the scale, level or type of activity involved, its traffic generating potential or some other matter.

The term may include, but is not limited to industries listed in Appendix 4.

Appendix 4

Asphaltic product works
Battery works
Boiler works
Brewery
Cannery
Cement Product Works
Concrete batching plant
Dairy food production
Fibro cement manufacturing
Flour mill
Glass Works
Distillery (non-noxious)

Grinding mill
Paper mill
Power house
Recycled Material Processing Plant
Rubber products manufacturing
Sawmill
Sugar refinery
Timber mill

"Junk Yard" means premises used or intended for the collection, storage, abandonment, salvage or sale of scrap materials or scrap goods, or used for the collection, dismantling, storage, salvaging or abandonment of automobiles or other vehicles or machinery and for the sale of parts thereof.

"Keeping of Horses" means premises used or intended for the keeping of a horse or horses in an open paddock. The term may include any shed, loose box, stall or roofed yard in conjunction with the keeping of a horse or horses.

The term does not include Stable Building.

"Kennel" see "Animal Husbandry - Intensive".

"Landing" means premises used or intended for use in connection with the transport by water of goods or passengers.

The term includes ancillary office and the temporary storage of goods on the same land.

The term does not include a Marina.

"Laundry" means premises used or intended for the mechanical washing, drying and ironing of clothing and materials.

The term does not include a Service Industry.

"Light Industry" means premises used or intended for an industry which:

- (a) does not, in the opinion of the Council, detrimentally affect the amenity of neighbouring premises due to noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil or waste products;
- (b) does not involve the generation of heavy vehicular traffic; and
- (c) does not, in the opinion of the Council, impose any greater load on any Public Utility than that imposed by other uses in the locality.

The term may include, but is not limited to, industries listed in Appendix 5 provided they comply with (a), (b) and (c) above:

Appendix 5

Boat building and repair
Bookbinding
Fish and seafood processing and storage
Fishing gear manufacturing
Glass cutting or silvering

Making any of the following:

Aids and appliances for disabled persons
Artificial flowers
Blinds
Brooms, brushes, bristle or hair goods
Bulk landscape supplies
Cameras
Clocks, watches
Cork goods
Drawing or writing goods
Felt goods
Fur goods
Leadlights
Musical instruments
Optical goods (other than spectacles or the like)
Paper goods, paper board goods
Scientific instruments
Sports equipment (other than ammunition, vehicles and water craft)
String, string goods
Textile bags
Therapeutic and life support aids, appliances, garments and equipment
Travelling bags
Twine, twine goods
Umbrellas
Wire goods (other than barbed wire, wire mesh, wire netting, wire rope and cable)

Mixing, blending or packing any:

Food for human consumption, drink or tobacco
Stock or poultry foods

Printing

Repairing any:

Furniture
Gas appliances for domestic use
Mowers (including motor mowers)
Shop fitting

Stereo equipment making
Upholstering vehicles or furniture.

"Liquid Fuel Depot" means premises requiring licensing under the Flammable and Combustible Liquids Regulations and which are used or intended for:

- (a) the bulk storage for wholesale distribution of petrol, oil, petroleum products or other petroleum products or other flammable liquids; and/or
- (b) the retail distribution of drums containing petrol, oil, petroleum or other flammable liquids.

"Local Store" means premises used or intended for the retail sale of general merchandise where:

- (a) the gross floor area is not greater than 100m²; and
- (b) not more than 3 persons are engaged in the use.

The term does not include a Roadside Stall or a Service Station.

"Lot Feeding of Stock" see "Animal Husbandry - Intensive".

"Marina" means any premises used or intended for the launching, landing, berthing or storage of boats.

The term includes ancillary facilities for the fuelling, servicing, maintenance and provisioning of boats and the parking of motor vehicles and trailers, for recreation and amenity and ancillary offices, chandlery, provision shop and Caretaker's Residence.

The term does not include any residential use of the premises except for Caretaker's Residence.

The term does not include carrying out major repairs to vessels.

"Motel" means premises used or intended for the temporary accommodation of travellers, where such accommodation is provided in serviced guest rooms or suites, each containing its own bathroom.

The term includes an ancillary Caretaker's Residence, office and Restaurant.

"Multiple Dwelling" means premises used or intended for residential use comprising 3 or more attached dwelling units on one allotment.

The term does not include Cluster Development or an Accommodation Building, Aged Persons' Home, Host Farm, Hotel, Motel, Relocatable Home Park or Retirement Community.

"Nightclub" means premises used or intended for a cabaret or Nightclub where entertainment is regularly provided to members of the public and which requires a licence under the Liquor Act 1992.

"Noxious, Offensive or Hazardous Industry" means premises used or intended for an industry which, in the opinion of Council, has the potential to be either noxious, offensive or hazardous and would therefore be incompatible with the definitions of Service Industry, Light Industry or General Industry.

The term may include but is not limited to industries listed in Appendix 6.

Appendix 6

Cleaning, descaling or treatment of ferrous metal in an acid bath

Cleaning, descaling or treatment of metal or masonry or other articles by abrasive blasting other than by a wet process or other than in a totally enclosed booth or building

Conduct of an abattoir, including a poultry dressing house

Conduct of a pre-mix bitumen plant

Crushing stone, gravel or sand (when not carried out in conjunction with an approved extractive industry operation)

Handling coal, gravel, sand or crushed stone by a mechanical installation except where all such materials are fully enclosed

Heat treatment in a kiln of minerals (including clay), timber, or the products of powder metallurgical processes

Hot dip galvanising, sherardising, electroplating, electrostatic coating with metals or processes of a like nature

Incineration where the incinerator or incinerators used is or are capable of consuming in excess of one tonne of material per hour and where not in the use of a crematorium

Manufacturing of:

Acids

Ammunition

Asbestos products

Bleaches

Calcium carbide

Celluloid or celluloid products

Cement or lime

Chemicals where there is risk of explosion or the escape of toxic gas

Disinfectants

Explosives (including fireworks)
 Fertilisers
 Flammable or combustible liquids by refining and including any products composed of flammable or combustible liquid and resins, waxes or pigments
 Flock
 Gas as defined in the Gas Act 1965 but not including carburetted water gas, producer gas or water gas where those gases are immediately used by a gas engine
 Matches
 Organic compounds of mercury
 Oxygen
 Photographic film other than non-flammable film
 Poisons listed in Schedule 5, Schedule 6 or Schedule 7 of The Poisons Regulations of 1973
 Raw plastic
 Soap (where there is an extraction of fat)
 Solder
 Tar
 Vaccines bearing live virus
 Zinc oxide by the continuation of a smelting process

Preparation of foods for animal consumption by cooking, refining, purifying, extracting, smoking, curing, salting, dehydrating, conserving or like means but not including the hammer milling of grain.
 Processing natural rubber
 Processing or treatment of animal, fish or bird carcasses or parts of them by boiling, heating, washing, crushing, burial, tanning or scouring other than in the production of food, and including extraction of fat and production of animal by-products including glue
 Slaughtering of livestock at an abattoir, slaughter-house or knackery
 Smelting, alloying or refining of metals, ores or semi-processed ores (including the reclamation of metal from scrap)
 Storage of bones, hides, skins or tallow
 Wool scouring

"Nursery" means premises used or intended for the propagation and retail sale of plants, shrubs and trees suitable for use in gardening or landscaping.

The term includes the ancillary use of such premises for the sale, or displaying or offering for sale of any one or more of the following where suitable for use in gardening or landscaping:

- (a) seeds or other propagative plant material;
- (b) landscaping materials where stored in bins in quantities of less than 3 cubic metres and received in quantities not exceeding one cubic metre; and

- (c) garden tools or equipment, where no such tool or item of equipment has a total connected load of more than one kilowatt.

The term does not include Agriculture, Light Industry or Extractive Industry, or the storage, servicing or maintenance of vehicles, plant or equipment used in the business of a landscaping contractor. The term does not include the use of any earth moving machinery in conjunction with the business.

"Outdoor Entertainment" means premises used or intended for any outdoor activity, purpose or pursuit offering interest or amusement for commercial gain.

The term includes, but is not limited to those uses listed in Appendix 7 and includes temporary facilities for providing refreshments ancillary to the use.

The term does not include Sport and Recreation.

Appendix 7

Boating
Circus
Commercial swimming pool
Coursing track
Court
Drive-in theatre
Exhibition
Fair
Flea market
Mini-golf courses
Model car, boat or aeroplane operation
Museum
Picnic race
Pleasure fair
Race track
Showground
Side show
Ski slope
Speedway
Sporting arena
Stadium
Theatre
Trotting track
Velodrome
Waterslide
Zoological garden

"Outdoor Sales Premises" means any premises used or intended for the display and retail sale of goods predominantly outdoors. The term may include but is not limited to display and sale of goods listed in Appendix 8.

Appendix 8

Agricultural equipment
Boats
Caravans
Machinery
Motor vehicles
Modular swimming pools
Trucks
Trailers

The term includes an ancillary office, servicing area and ancillary indoor display and retail sale of goods.

The term does not include Nursery or Showroom.

"Park" means any land used or intended for use as a public garden or public recreation area, whether or not the land is in a natural state.

The term includes the ancillary use of such land for any of the following purposes:

- (a) kiosk, band-stand or light refreshment booth;
- (b) picnic place, place for enjoying views, route for nature study, parking place, bikeway and footway;
- (c) shelter and other public convenience; and
- (d) children's play area.

The term includes any infrequent use for a sport or form of athletics conducted on an informal basis.

The term does not include Sport and Recreation.

"Passenger Terminal" means premises used or intended for the assembly and dispersal of passengers prior to or subsequent to their transportation by any mode of transport.

The term includes facilities for providing refreshments and reading material to passengers, but does not include the storing, servicing or repairing of passenger transport vehicles or a Landing.

"Piggery" see "Animal Husbandry - Intensive".

"Place of Worship" means any premises used or intended for the religious activities of a religious organisation whether or not the premises are also used for religious instruction.

The term includes the use of such premises for the social or recreational activities of that organisation and, when carried on at the same site, the residential use of any building for the purpose of a Caretaker's Residence. The term does not include a Child Care Centre, Educational Establishment or Shop or a residential use of such premises other than a Caretaker's Residence.

"Portable Timber Mill" means premises used or intended for milling of timber by means of portable equipment not exceeding 3500 kg and 150 hp on a temporary basis which does not exceed sixty (60) (or such extended period of time as Council may approve) operating days in any one calendar year. The term does not include use of any chainsaw or portable power driven cross cut or circular saw where the travelling saw passes through a stationary log solely by manual means.

"Poultry Farm" see "Animal Husbandry - Intensive".

"Prescribed Advertising Device" means an advertising device which is exempt development up and until 30 June 2004 pursuant to section 7.4(3)(a)(Categories of Development).

"Produce Store" means premises used or intended for the sale of grain, stockfeeds, agricultural chemicals and other goods used in Agriculture.

"Public Purpose" means any premises used or intended for a Commonwealth Government, State Government, Local Government or other statutory authority purpose.

"Public Utility" means an installation or undertaking for:

- (a) the public supply of water, hydraulic power, electricity or gas;
- (b) the provision to the public of sewerage or drainage works;
- (c) transport services operated by a statutory corporation; or
- (d) the provision of telecommunication services.

"Relocatable Home Park" means premises used or intended for the accommodation of relocatable homes.

The term includes ancillary office, Caretaker's Residence, kiosk and amenity building and facilities for the exclusive use of the occupants on the same site.

The term does not include an Accommodation Building, Aged Persons' Home, Caravan Park, Dwelling House, Hotel, Multiple Dwelling or Retirement Community.

"Restaurant" means any premises used or intended for preparing and serving of meals and refreshments for consumption on the premises and includes the ancillary provision of:

- (a) entertainment or dancing; and
- (b) sale of takeaway food.

The term does not include Food Outlet, Hotel, Indoor Entertainment, Nightclub or Shop.

"Retirement Community" means any premises comprising on the same site:

- (a) 3 or more dwelling units used or intended for persons of retirement age;
- (b) communal facilities for social and recreational use; and
- (c) supervisory services, site management and emergency assistance systems.

The term includes a Caretaker's Residence and ancillary medical centre, serviced apartments, hostel accommodation, nursing or surgery.

The term does not include an Aged Persons' Home or a Relocatable Home Park.

"Roadside Stall" means any premises, whether fixed or mobile, used or intended for the retail sale of local produce grown on the site, where the total use area does not exceed 20m².

"Service Industry" means premises used or intended for an industry which:

- (a) has a total use area not greater than 200m²;
- (b) does not, or is not likely to, detrimentally affect the amenity of neighbouring premises due to noise, smell, dust, smoke, vibration, vapour, steam, soot, ash, grit, oil, fumes or waste products;
- (c) is equivalent, in the opinion of Council, to a Shop in terms of its effect on amenity, its traffic generation potential and its operating hours; and

(d) is contained in a building of comparable character and scale to a Shop.

The term may include, but is not limited to, industries listed in Appendix 9 provided they comply with (a), (b), (c) and (d) above.

Appendix 9

Assembling from components manufactured elsewhere any of the following:

- Aids and appliances for disabled persons
- Blinds
- Cameras and other portable photographic equipment, clocks and watches
- Jewellery
- Locks
- Musical instruments
- Optical goods (being spectacles or the like)
- Pedal cycles
- Portable domestic appliances
- Power tools
- Scientific instruments
- Sewing machines
- Sports equipment (other than ammunition, vehicles and water craft)
- Toys
- Umbrellas

- Document duplicating or copying
- Dressmaking
- Dry cleaning or dyeing
- Engraving by hand
- Laundromat

Making any of the following:

- Bread, cakes, pastries
- Canvas goods, tents, camping soft goods
- Clothing, clothing accessories
- Confectionery
- Dental goods
- Footwear
- Jewellery
- Keys
- Leather goods
- Millinery
- Optical goods (being spectacles or the like)
- Soft furnishings
- Toys
- Photographic film processing
- Photographic plate-making, etching, and like photographic processes
- Photographic sign making

Photographic framing
Plan printing

Repairing or servicing any of the following:

Canvas goods, tents, camping soft goods
Clothing
Clothing accessories
Dental goods
Electrical appliances for domestic or office use
Footwear
Jewellery
Leather goods
Optical goods
Pedal bicycles
Portable office machinery or equipment
Toys

Restoration of any of the following:

Antiques (other than furniture)
Articles of historic or cultural interest (other than vehicles, machinery and
plant and other non-portable items)
Works of art
Sign writing
Tailoring

"Service Station" means the retail sale of fuels, oils and other petroleum products, spare parts, tools and accessories necessarily required by motor vehicles, boats or motor mowers.

The term includes:

- (a) the lubrication of motor vehicles, running repairs and maintenance to motor vehicles of a minor nature;
- (b) the sale to the travelling public of convenience items whether or not such items are consumed on the premises;
- (c) washing of motor vehicles, boats and trailers except in an Automatic Mechanical Car Wash; and
- (d) hiring trailers with a capacity not more than one tonne, provided the number of trailers does not exceed 6.

The term does not include an Automatic Mechanical Car Wash.

"Shop" means premises used or intended for the purpose of displaying or offering for sale, goods to members of the public and including ancillary storage, administration and staff facilities on the same premises. The term includes a:

- (a) bank;
- (b) building society;
- (c) credit union;
- (d) finance company agency;
- (e) real estate agency;
- (f) Totalisator Administration Board Agency;
- (g) travel agency; and
- (h) bottle shop licensed under the Liquor Act 1992 and having a gross floor area of less than 300m².

The term does not include an Adult Product Shop, Commercial Premises, Food Outlet, Restaurant, a Service Station, Showroom or Warehouse.

"Shopping Centre" means premises containing separate areas of occupation but designed as a single coordinated entity comprising a total use area of at least 200m² and used or intended for one or more of the following:

- (a) Shop;
- (b) Commercial Premises;
- (c) Restaurant;
- (d) Food Outlet;
- (e) Service Industry with a gross floor area less than 70m²;
- (f) Nursery; and
- (g) Health Care Premises.

Where the gross floor area of the Shopping Centre exceeds 5,000m², the term includes servicing and minor repair of motor vehicles.

The term does not include a Service Station.

"Showroom" means premises used or intended for the purpose of displaying and/or offering for sale to members of the public goods which are generally purchased on an occasional and irregular basis and are of a similar type or bulky nature where the activity is conducted predominantly indoors and where the gross floor area is greater than 300m².

The term includes but is not limited to the uses listed in Appendix 10.

Appendix 10

Carpet showroom
Caterer's supplies
Electrical showroom
Furniture showroom
Hardware, handyman and tradesman supplies

Liquor barns and wine cellars, except as defined under "Shop"
Motor accessories showroom
Textile showroom

The term does not include Shop or Outdoor Sales Premises as separately defined.

"Sport and Recreation" means premises used or intended for active recreational use for any purpose included in, but not limited to, Appendix 11. The term includes amenities, spectator facilities, equipment storage facilities and club facilities not requiring a liquor licence, but does not include an Indoor Entertainment or Outdoor Entertainment.

Appendix 11

Archery
Athletics
Baseball
Basketball
Boating
Bowling (other than indoor bowling)
Cricket
Croquet
Cycling
Football
Golf
Hockey
Lacrosse
Rowing, sailing and yachting
Softball
Swimming Pool
Tennis (excluding private unlit tennis courts)

"Stable Building" means the building used or intended for the stabling or keeping of a horse or horses for racing or commercial purposes.

The term does not include Keeping of Horses.

"Temporary House and Land Sales Office" means premises used or intended for promoting and selling land and which has been subdivided and released as one estate.

The term does not include Commercial Premises or Display Home.

"Third Party Advertising Device" means an advertising device which used for the purpose of advertising a matter not associated with the primary purpose for which the premises are developed.

"Trade Storage" means premises within the curtilage and at the rear of a Dwelling House used or intended for use by the occupants for the storage only of a vehicle, tools or materials used in their occupation provided that the vehicle does not exceed 4 tonnes tare weight and is not an articulated vehicle, timber jinker or an operating refrigeration van.

"Transport and Equipment Depot" means premises used or intended for garaging, storing and maintenance of vehicles and equipment including trucks, buses, taxis, earthmoving equipment or any other vehicle or equipment.

The term does not include Trade Storage or Vehicle Repair Station.

"Vehicle Hire Premises" means any premises used or intended for the hiring of cars, trucks, motor cycles, mopeds, boats or other registered vehicles and includes facilities for cleaning, servicing and minor repair to the hire vehicles.

"Vehicle Repair Station" means premises used or intended for repairing motor vehicles, including motor cycles, trucks and buses, farm machinery, boats or motor mowers, either with or without servicing.

The term includes the sale, fitting and maintenance of wheels and tyres.

The term does not include any panel beating which involves dismantling or spray painting other than of a minor nature.

"Veterinary Surgery" means premises used or intended for the practice of a veterinary surgeon whether or not animals, birds, fish or reptiles undergoing medical or surgical treatment are also accommodated at the premises.

"Warehouse" means any premises used or intended for the storage of goods, merchandise or materials in large stocks whether or not such storage is required for an adjoining shop or other Commercial Premises.

Section 9.3 Interpretation

- 9.3(1)** Where any word is given a defined meaning, any other part of speech or grammatical form in respect of that word has a corresponding meaning.
- 9.3(2)** Words which indicate the singular include the plural and vice versa, words indicating any gender indicate the appropriate gender and references to person are to be construed as references to an individual, a body corporate, a partnership, an unincorporated association, a joint venture, a government or a government agency.
- 9.3(3)** A reference to any legislation includes any regulation or instrument made under it and where amended or replaced means that amended or replaced legislation.
- 9.3(4)** A reference to a section, part or table is a reference to a section, part or table of this Planning Scheme.

**LOCAL PLANNING
POLICIES**

LIST OF LOCAL PLANNING POLICIES

RESIDENTIAL ZONES

PDLPP	2.4/01	Local Store in Residential Zones
PDLPP	2.4/02	Agriculture in Park Residential & Rural Residential Zones
PDLPP	2.4/03	Retirement Community in Residential A, Residential B & Special Residential Zones
PDLPP	2.4/04	Park Residential Development
PDLPP	2.4/05	Cluster Development

OTHER ZONES

PDLPP	2.7/01	Produce Store in Rural Zone
PDLPP	2.7/02	Second Dwelling in Rural Zone

GENERAL REQUIREMENTS OF DEVELOPMENT

PDLPP	3.1/01	Parking
PDLPP	3.1/02	Parking – Vehicle Washing Bays
PDLPP	3.2/01	Landscaping & Screening
PDLPP	3.7/01	Building Height
PDLPP	3.8/01	Footpaths/Cyclepaths
PDLPP	308/02	Roadwork Contributions

PARTICULAR USE CONTROLS

PDLPP	4.0/01	Environmental Impact Statements
PDLPP	4.0/02	Bed & Breakfast Homestay
PDLPP	4.2/01	Caravan Park
PDLPP	4.3/01	Caretakers Residence
PDLPP	4.4/01	Child Care Centres - Locational & Design Criteria
PDLPP	4.5/01	Display Homes
PDLPP	4.8/01	Extractive Industry
PDLPP	4.10/01	Holiday Cabin Accommodation
PDLPP	4.14/01	Multiple Dwelling, Accommodation Building, Aged Person's Home, Motel & Retirement Community
PDLPP	4.16/01	Relocatable Home Park

LOCAL PLANNING POLICIES

PDLPP	4.18/01	Shopping & Commercial Development
PDLPP	4.20/01	Portable Timber Mills
PDLPP	4.22/01	Public Utilities (Telecommunication Facilities)

PARTICULAR AREA CONTROLS

PDLPP	5.0/01	Water Supply Catchment Areas
PDLPP	5.0/02	Group Title Development - Palms & Groves
PDLPP	5.0/03	Significant Vegetation Areas
PDLPP	5.0/04	Mosquito Control Contributions
PDLPP	5.4/01	Contaminated Land
PDLPP	5.7/01	Bushfire Prone Areas
PDLPP	5.8/01	Acid Sulfate Soils

SUBDIVISION OF LAND

PDLPP	6.0/01	Works & Performance Bonds
PDPSP	6.2/01	Water Supply & Sewerage Headworks
PDLPP	6.2/02	Subdivision - Floodplain Management
PDLPP	6.2/03	Subdivision - Underground Electricity
PDLPP	6.2/04	Landsborough Sewerage Area
PDLPP	6.2/05	Rezoning & Subdivision - Non-Sewered Areas
PDLPP	6.2/06	Naming of Roads
PDLPP	6.2/07	Esplanades
PDLPP	6.2/08	Subdivision in the Rural Zone
PDLPP	6.2/09	Open Space
PDLPP	6.2/10	Railway Towns Sewerage Area
PDLPP	6.2/11	Spilt Valuations Contributions
PDLPP	6.2/12	Rear Allotments and Irregular Allotments
PDPSP	6.7/01	Manual of Engineering Guidelines

ADMINISTRATION

PDLPP	7.0/01	Siting and Design of Advertising Devices
PDLPP	7.2/01	Variations of a Minor Nature to Plans of Development
PDLPP	7.2/02	Consideration of Applications for Development that conflict with the Planning Scheme

LOCAL PLANNING POLICIES

CALOUNDRA CITY COUNCIL LOCAL PLANNING POLICY

LOCAL STORE IN RESIDENTIAL ZONES

Reference: PDLPP 2.4/01

Meeting: Special Meeting 2 April 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

The provision of a Local Store in a Residential area can provide a necessary service to the area's residents. The Planning Scheme requirements provide fundamental criteria to be met for Local Stores to ensure that development for this purpose is compatible with the surrounding neighbourhood. This Policy expands on the Scheme requirements.

POLICY OBJECTIVES:

The objectives of this Policy are to:-

- expand on the fundamental criteria within the Planning Scheme for this land use to ensure that development for a Local Store is compatible with the surrounding neighbourhood.
- set out information required to be submitted by applicants.

POLICY STATEMENT:

Applications for a Local Store in a Residential Zone will be required to meet the following:-

- (a) landscaping and building setbacks are to be provided in accordance with the Specific Development Requirements in the Business Zones (Section 2.5(3) of the Planning Scheme);
- (b) provision of a 2 metre high screen fence on all sides and rear boundaries;
- (c) any signage is to comply with Council's Sign Policy;
- (d) litter bins are to be provided near the Local Store entrance;

- (e) provision of a roofed and screened area for storage of refuse and cartons in a location outside the required landscaping areas and screened from view from each road frontage; and
- (f) building design is to be compatible with the existing development in the area.

POLICY PROCEDURES:

Plans demonstrating compliance with items (a)-(f) above will be required to be submitted with any application for a Local Store in a Residential Zone.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.2 Landscaping and Screening

PDLPP 3.1 Parking

<p style="text-align: center;">CALOUNDRA CITY COUNCIL</p> <p style="text-align: center;">LOCAL PLANNING POLICY</p>
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**AGRICULTURE IN PARK RESIDENTIAL AND
RURAL RESIDENTIAL ZONES**

Reference: PDLPP 2.4/02

Meeting: Special Meeting 2 April 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

The impacts of Agriculture uses in areas where allotment sizes are of a Park Residential or Rural Residential nature can be greater than in Rural areas. Performance criteria are therefore necessary to ensure no adverse impact results from the Agriculture use on the surrounding locality.

POLICY OBJECTIVES:

The objectives of this Policy are to identify the information required to be submitted by applicants in support of an application for Agriculture in the Park Residential or Rural Residential Zone.

POLICY STATEMENT:

Potential impacts of a proposed Agriculture use in terms of

- erosion
- existing vegetation
- contamination of ground water
- pollution of watercourses
- air quality
- odour
- amenity of the locality

need to be taken into account when assessing any application for this use.

POLICY PROCEDURES:

Any application for Agriculture in a Park Residential or Rural Residential Zone must be accompanied by a Management Plan which demonstrates that Best Management Practices are to be implemented in relation to:-

- prevention of erosion
- retention of significant vegetation
- prevention of contamination of ground water recharge areas
- maintenance of water quality by prevention of any pollution to streams and drainage lines
- maintenance of air quality (eg. through no use of chemicals)
- prevention of unpleasant odours
- maintenance of the amenity of the locality

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.0/01 Vegetation Protection

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****RETIREMENT COMMUNITY IN A RESIDENTIAL A,
RESIDENTIAL B OR SPECIAL RESIDENTIAL ZONE**

Reference: PDLPP 2.4/03

Meeting: Special Meeting 2 April 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Development for a Retirement Community is permissible in the Residential A, Residential B or Special Residential Zones. Appropriate controls need to be identified to ensure the amenity of the area is protected.

POLICY OBJECTIVES:

The objectives of this Policy are to:-

- identify specific requirements to be met for a Retirement Community in a Residential A, Residential B, or Special Residential Zone; and
- set out information required to be submitted by applicants.

POLICY STATEMENT:

Applications for a Retirement Community in a Residential A, Residential B, or Special Residential Zone will be required to meet the following:-

- (a) no building or structure exceeds the maximum height specified in table 3.7 of the Planning Scheme;
- (b) Plot ratio is not greater than 0.5;

- (c) landscaped open space accessible to all residents has been provided at the rate of 35 m² per dwelling unit provided that:-
 - (i) no dimension is less than 3 metres; and
 - (ii) at least half of the landscaped open space has been provided in one area with a minimum dimension of 10 metres;
- (d) in addition to landscaping required under (c) above, landscaping to the frontage and other boundaries has been provided in accordance with Local Planning Policy 3.2;
- (e) not more than 25% of the area of any frontage setback is hard surfaced.

POLICY PROCEDURES:

Plans demonstrating compliance with items (a)-(e) above will be required to be submitted with any application for a Retirement Community in the Residential A, Residential B or Special Residential Zone.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.2 Landscaping and Screening

PDLPP 3.1 Parking

CALOUNDRA CITY COUNCIL LOCAL PLANNING POLICY

**AGRICULTURE IN PARK RESIDENTIAL AND
RURAL RESIDENTIAL ZONES**

Reference: PDLPP 2.4/02

Meeting: Special Meeting 2 April 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

The impacts of Agriculture uses in areas where allotment sizes are of a Park Residential or Rural Residential nature can be greater than in Rural areas. Performance criteria are therefore necessary to ensure no adverse impact results from the Agriculture use on the surrounding locality.

POLICY OBJECTIVES:

The objectives of this Policy are to identify the information required to be submitted by applicants in support of an application for Agriculture in the Park Residential or Rural Residential Zone.

POLICY STATEMENT:

Potential impacts of a proposed Agriculture use in terms of

- erosion
- existing vegetation
- contamination of ground water
- pollution of watercourses
- air quality
- odour
- amenity of the locality

need to be taken into account when assessing any application for this use.

POLICY PROCEDURES:

Any application for Agriculture in a Park Residential or Rural Residential Zone must be accompanied by a Management Plan which demonstrates that Best Management Practices are to be implemented in relation to:-

- prevention of erosion
- retention of significant vegetation
- prevention of contamination of ground water recharge areas
- maintenance of water quality by prevention of any pollution to streams and drainage lines
- maintenance of air quality (eg. through no use of chemicals)
- prevention of unpleasant odours
- maintenance of the amenity of the locality

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.0/01 Vegetation Protection

CALOUNDRA CITY COUNCIL
LOCAL PLANNING POLICY

**RETIREMENT COMMUNITY IN A RESIDENTIAL A,
RESIDENTIAL B OR SPECIAL RESIDENTIAL ZONE**

Reference: PDLPP 2.4/03

Meeting: Special Meeting 2 April 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Development for a Retirement Community is permissible in the Residential A, Residential B or Special Residential Zones. Appropriate controls need to be identified to ensure the amenity of the area is protected.

POLICY OBJECTIVES:

The objectives of this Policy are to:-

- identify specific requirements to be met for a Retirement Community in a Residential A, Residential B, or Special Residential Zone; and
- set out information required to be submitted by applicants.

POLICY STATEMENT:

Applications for a Retirement Community in a Residential A, Residential B, or Special Residential Zone will be required to meet the following:-

- (a) no building or structure exceeds the maximum height specified in table 3.7 of the Planning Scheme;
- (b) Plot ratio is not greater than 0.5;

- (c) landscaped open space accessible to all residents has been provided at the rate of 35 m² per dwelling unit provided that:-
 - (i) no dimension is less than 3 metres; and
 - (ii) at least half of the landscaped open space has been provided in one area with a minimum dimension of 10 metres;
- (d) in addition to landscaping required under (c) above, landscaping to the frontage and other boundaries has been provided in accordance with Local Planning Policy 3.2;
- (e) not more than 25% of the area of any frontage setback is hard surfaced.

POLICY PROCEDURES:

Plans demonstrating compliance with items (a)-(e) above will be required to be submitted with any application for a Retirement Community in the Residential A, Residential B or Special Residential Zone.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.2 Landscaping and Screening

PDLPP 3.1 Parking

<p style="text-align: center;">CALOUNDRA CITY COUNCIL</p> <p style="text-align: center;">LOCAL PLANNING POLICY</p>
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PRODUCE STORE IN RURAL ZONE

Reference: PDLPP 2.7/01

Meeting: Special Meeting 15 May 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

The establishment of a Produce Store in a Rural Zone is recognised as necessary to meet a particular need in the rural community. However, appropriate controls need to be identified to ensure the amenity of the area is protected.

POLICY OBJECTIVES:

The objectives of this Policy are to:-

- identify specific requirements to be met for a Produce Store in a Rural Zone; and
- set out information required to be submitted by applicants.

POLICY STATEMENT:

A Produce Store is distinguishable from a Shop or Local Store by the nature of the goods sold. Premises are considered to be a Produce Store where they primarily sell goods required by the rural community as distinct from other communities, such as agricultural produce, hay, stockfeed, veterinary supplies etc.

Applications for a Produce Store in a Rural Zone will be required to meet the following:-

- (a) access to the site is to be from a sealed road having a reserve width of at least 20 metres;
- (b) provision of a 3 metre wide landscape strip along each road frontage of the site;

- (c) service areas (including refuse disposal areas, loading bays, vehicle servicing, plant and storage areas) are to be screened from all road frontages;
- (d) hours of operation are limited to between 7 a.m. and 6 p.m.
- (e) servicing is limited to between 7 a.m. and 6 p.m. Monday to Friday;
- (f) total use area is to be not greater than 2,000 m² unless it can be demonstrated to Council's satisfaction that a greater area would not cause any greater adverse impact in the locality;
- (g) no detrimental affect to the amenity of the neighbourhood is to result in terms of noise, smell, dust, smoke, vibration, electrical interference, traffic generation, storage of hazardous materials, fumes, waste products.

POLICY PROCEDURES:

Plans and supporting information demonstrating compliance with items (a)-(g) above will be required to be submitted with any application for a Produce Store in a Rural Zone.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.2 Landscaping and Screening

PDLPP 3.1 Parking

CALOUNDRA CITY COUNCIL
LOCAL PLANNING POLICY

SECOND DWELLING IN RURAL ZONE

Reference: PDLPP 2.7/02

Meeting: 19 March 1992

Amendments:

Review Date:

POLICY PHILOSOPHY:

Approval may be granted in certain circumstances to allow an additional dwelling on a site in the Rural Zone as set out in Section 4.7(3) of the Planning Scheme. The additional dwelling has the same impact as a subdivision of the land in terms of demand on infrastructure and should be treated accordingly.

POLICY OBJECTIVES:

The objectives of this policy are to:-

- identify infrastructure contributions applicable to any approval for a second dwelling in a Rural Zone
- clarify the situation in the case of a subsequent application to subdivide land on which a second dwelling has been approved.

POLICY STATEMENT:

The inclusion of an additional dwelling on an allotment creates an additional demand on infrastructure, such as roads, which needs to be taken into account in Conditions of Approval.

Further approval for a further second dwelling on land after it has been subdivided will not be supported.

Subdivision of land containing a second dwelling will not be approved unless the proposal meets the requirements of Section 6.3(3)(v) of the Planning Scheme.

POLICY PROCEDURES:

- (a) In approving any application for a second dwelling on a rural allotment, conditions requiring appropriate contributions for road upgrading and provision of parkland will be applied.
- (b) Approval will not be granted to subdivide land on which a second dwelling has been erected unless the proposal meets the requirements of Section 6.3(3)(v) of the Planning Scheme.
- (c) Where it is proposed to subdivide land on which a second dwelling has been approved so that one of the two dwellings is on a separate parcel, no additional approvals for a further second dwelling on the original allotment will be granted.

SCHEDULE OF ASSOCIATED POLICIES: N/A

CALOUNDRA CITY COUNCIL
LOCAL PLANNING POLICY

PARKING

Reference:	PDLPP 3.1/01
Meeting:	Special Meeting 30 August 1993 Special Meeting 16 July 1996
Amendments:	General Meeting 7 September 1995 (Item 5A.11.1)
Review Date:	

POLICY PHILOSOPHY:

This policy sets out Council's design standards for car parking areas required under Part V, Division V - Parking requirements of the Planning Scheme.

POLICY OBJECTIVES:

The objective of this Policy is to ensure that all development:-

- is provided with sufficient parking spaces to reasonably satisfy the maximum demand likely to be generated by each use;
- provides adequate landscaping in and around the car parking areas to screen those areas from roads and land uses in the vicinity from which people are likely to see them and to provide shade for people and their cars;
- has a parking area which allows for adequate access to parking spaces, safe and efficient vehicle circulation and access to roads and standards of pedestrian safety and convenience appropriate to its size;
- is provided with the standard of parking facility appropriate to each use and the locality of each site.

POLICY STATEMENT:

1. GENERAL

In general, development which complies with this policy will satisfy Council of the adequacy of a proposed parking arrangement. However, large developments or development which is to provide access and parking for an unusual number of large vehicles or for vehicles with unusual access, manoeuvring or parking needs, will require detailed design. In some cases, a report by a suitably qualified traffic consultant will be required.

Questions as to the suitability of a proposed layout are to be answered by reference to AS 2890.1 - 1986 (Off Street Parking Part 1 - Car Parking Facilities), as modified or superseded.

2. SITE ACCESS

Development which generates high hourly traffic movements or which incorporates car parking areas comprising more than 100 parking spaces and has access to an arterial or sub-arterial road is to provide intersection treatment including acceleration and deceleration lanes or tapers, designed and constructed to the standards stipulated in AS 2890.1 as they relate to the parking area, road design speed and road characteristics. A road dedication appropriate to any resultant road widening may be required.

Driveways providing access to more than 10 parking spaces are to incorporate unobstructed queuing space at the entrance for at least one vehicle per 25 parking spaces. If more than 250 parking spaces are provided, queuing is to be provided for 10 vehicles and 1 vehicle per 100 spaces above 250. The length of a vehicle in a queue is to be calculated at 6.0 metres. Where more than one driveway is provided, the queuing requirement may be reassessed subject to the submission of a report apportioning parking spaces to respective driveways.

Driveway or road modifications may be required which prevent right hand turns into and out of a parking area, comprising more than 100 parking spaces or which provide for storage lanes and other traffic control devices allowing such turns to be executed without obstruction to road traffic.

In addition to the access guidelines specified in AS 2890.1, attention is to be given to:-

- a. driveway location, relative to intersections, etc;
- b. driveway width, allowing for suitable entering and exit lanes;
- c. sight distances at the driveway entrance, relating to both vehicles and pedestrians;
- d. gradient;
- e. headroom, with respect to basement or covered parking areas.

3. PARKING AREA DESIGN

Parking space sizes, aisle width, circulation and detailed design elements are to comply with Section 2 - Design Criteria (or a section amending or superseding it) of AS 2890.1. Parking spaces obstructed by columns, etc. are to be designed to allow adequate access and to ensure ease of entry and exit to and from the vehicle according to Appendix F of AS 2890.1.

In addition to the standards of AS 2890.1 parking areas are to be designed so that:-

- a. parking aisles do not exceed 100 metres in length;
- b. circulation roadways have regard to pedestrian safety by not generally running alongside pedestrian fore-courts and footways;
- c. circulation roadways are designed to discourage high circulation speeds, preferably by means of road geometry, though speed control devices may be required in some instances;

- d. pedestrian safety is provided for by designing pedestrian routes which follow logical paths between parked cars and pedestrian entry to the development ie.
 - i. orientating aisles to encourage pedestrian movement along rather than between cars;
 - ii. minimising the potential for pedestrian and vehicle conflict;
 - iii. minimising vehicle congestion and operating speeds, particularly near conflict points; and
 - iv. providing defined pedestrian paths through the parking area;

- e. parking areas are to be located so as to appear more attractive to use than on-street parking;

- f. dead-end aisles, cross intersections and non-perpendicular aisles junction are avoided and the use of concrete barriers between nose-to-nose parking is limited;

- g. spaces for disabled persons are provided in the immediate vicinity of main entry points at the rate of one space per 100 provided;

- h. one-way parking aisles are provided where possible. The arrangements of aisles, signage and the design of end bays, etc. are to encourage motorists to use the layout as intended.

4. CONSTRUCTION STANDARDS

Parking areas are to be constructed of materials capable of withstanding long-term frequent car, commercial vehicle and in cases, heavy vehicle use. In general, concrete or asphaltic concrete surfacing is an acceptable material, but only in terms of its structural integrity. Alternative paving materials are encouraged and may be required in instances where alternatives better satisfy design criteria specified in a Development Control Plan.

Basic construction standards may be relaxed in cases where the type or frequency of traffic is such as to demand lesser construction quality or where the locality would benefit from (or at least not be prejudicially effected by) a lesser construction quality.

5. VARIATIONS AND RELAXATIONS

5.1 Relaxation of Number of Parking Spaces

Relaxations of the minimum number of parking spaces specified in the Planning Scheme will only be considered where it can be demonstrated to Council's satisfaction that:-

- a. the use is sufficiently different to the typical form of the use category under which it is classified;
- b. persons who will use the site have different vehicle demands or ownership rates than normally expected under the relevant use category;
- c. by virtue of a combination of uses sharing parking facilities, the maximum instantaneous parking demand on the parking area is less than that of each of the uses combined;
- d. public parking in the immediate vicinity has sufficient capacity and is accessible and is therefore more likely to be used or more beneficially used than parking on the site would be. In these cases, Council will require contributions in lieu of on-site parking;
- e. a significant number of spaces are likely to be used infrequently. In these cases, Council may allow that number to be provided in an unsealed or inadequately sealed area, provided that it is readily available for parking and is maintained in a neat and tidy condition. If at any time, the council considers that the reserve area is being used excessively, it may require it to be sealed, wholly or in part;
- f. alternative transport arrangements are available to users of the development, such that the need for parking spaces to accommodate private cars is reduced. In these cases, adequate provision is to be made for parking and manoeuvring the vehicles and picking up and setting down passengers;

- g. in all of the above cases, the circumstances warranting the relaxations are not likely to change over time or with a subsequent re-letting or re-selling of the premises.

Where an existing use operates lawfully, but does not have sufficient car parking spaces to satisfy current requirements, extensions to the use or changes of use in the current building will only be required to provide the number of spaces warranted by the extended area or the shortfall, if any, between the existing lawful use and the proposed use. However, if the construction standards of the existing parking area are below current standards, Council may require upgrading of the existing parking area.

5.2 Relaxation/Variation of Design or Construction Standards

Variations to construction standards and parking area design standards may be permitted in the following instances:-

- a. in Rural areas and in Rural Towns the Council may permit parking areas to be constructed to other than Sealed Standard. However, the construction and surfacing are to be of a standard which minimises dust nuisance, is adequately stable under normal use and will not deteriorate or be unusable in wet weather. An assessment of the site including the following will be made to determine suitability of a variation:-
- soil type and stability
 - topography
 - need for extensive engineering works
 - frequency of use
 - the standard of other development in the locality
 - types of vehicles to be accommodated
 - the proposed surface treatment and construction methods;
- b. where valet parking is provided, parking space and aisle standards may be varied for those areas over which valet parking will operate;
- c. where spaces in addition to these required are to be provided, and it is to the benefit of end users, parking space and accessibility standards may be varied for those spaces.

6. LANDSCAPING STANDARDS

All parking areas are to incorporate the following landscaping standards, except where the provisions of the Planning Scheme or a Development Control Plan have overriding requirements, in which case this policy will only apply to elements that create no conflict.

(a) Perimeter Landscaping Strips

- i. Parking areas adjoining streets or roads are to be screened from them by a 2.0 metre wide landscaping strip. Similar perimeter or other appropriate strips are to be established elsewhere on the site to screen parking areas from properties in the vicinity from which people are likely to frequently see the site.
- ii. Where the number of spaces in a parking areas exceeds 50 or when the frontage exceeds 40 metres, the strip is to be increased to 4.0 metres adjoining that parking area or that frontage. A relaxation is available to permit not less than 2 metres of landscaping in these circumstances subject to the submission of a Landscape Plan prepared by a suitably qualified person indicating high quality landscaping will be provided, including advanced species and appropriate maintenance provisions.
- iii. Where required landscaping abuts car parking areas, not more than 600mm of required frontage landscaping may be provided within parking bays provided that:-
 - full 2m of landscaping is provided (ie. exclusive of edging strips);
 - wheel stops or similar are provided to prevent driving over the landscaping;
 - submission of a satisfactory Landscape Plan and Maintenance Program to demonstrate:-
 - ▶ effective internal drainage is provided;
 - ▶ root barriers (a minimum depth of 1 metre) are provided where necessary (eg. adjacent to adjoining properties);
 - ▶ landscaping includes advanced species to the satisfaction of Environment Officers and City Planner (necessary because this approach reduces potential to achieve further buffering or screening due to mounding as landscaping will have to be at the same level as car parks);
 - ▶ trees are planted to coincide with line marking of bays as per sketches attached.

(b) Shade Trees

Shade trees are to be provided evenly throughout the parking area at the rate of one tree per 10 spaces and in the landscaped strips at the same rate, where the trees can shade adjoining parking spaces.

7. MISCELLANEOUS

7.1 Industrial and Commercial Zones

In the Industrial and Commercial Zones, development is to provide for unobstructed service vehicle access and parking based on:-

- (a) sites up to 1000m², the design vehicle is to be a one (1) tonne light commercial vehicle for which standard car parking accessibility standards will suffice.
- (b) sites up to 4000m², the design vehicle is to be a small rigid vehicle (SRV).
- (c) sites 4,000 m² or greater, the design vehicle is to be heavy rigid vehicle (HRV).

Manoeuvring, access and parking standards are to be applied in accordance with AS 2890.2 - 1989 (Off Street Parking Part 2: Commercial Vehicle Facilities). Where semi-trailer access is considered necessary, access manoeuvring and parking standards will be applied as if the vehicle were an articulated vehicle (AV) as described in AS 2890.2.

7.2 Aerodrome Lease

Aerodrome Lease car parking requirements will be assessed at 1 parking space for every 2.5 employees or 1 parking space for each 90m² of the total floor area whichever ever is the greater.

7.3 Mini Storage Sheds

A variation of the requirements of this Policy may be given in the case of Mini Storage Sheds where:-

- (a) the provisions of Section 5.1 of this Policy have been met;
- (b) provision is made for a minimum 6 metre wide driveway directly adjoining the access doorway to a mini-warehouse to allow for the parking of vehicles at the entrance to each shed and the unobstructed movement of traffic. Provided however, that the provision of a driveway of less than 6 metre width may be considered where the applicant can demonstrate that ready access to all mini-warehouses and the unobstructed movement of traffic can still be achieved;
- (c) all sites make provision for the movement of a single unit truck to enter and leave the site in a forward gear;
- (d) at least 1 car parking space per 90m² or 3 spaces per 7 sheds whichever is the lesser is provided; and

- (e) all other requirements under the Scheme and the Building Act are met.

For the purpose of this Policy, a Mini Storage Shed an individual storage unit forming part of a group of storage units which have a gross floor area not exceeding 40m² per unit.

7.4 Child Care Centres

A setdown area is required to be provided in association with a Child Care Centre. PDLPP 4.4 (Child Care Centres - Locational and Design Criteria) specifies requirements for the setdown area.

7.5 Monetary Contributions

In the Central Business, Local Business or Special Business Zone, Council may accept a monetary contribution in lieu of providing parking, provided that it can be adequately shown that compliance with parking requirements is impracticable or unreasonable. Any moneys received will be held in trust and expended for provision or improvement of parking facilities within reasonable walking distance of the site (800 metres should be used as a guide). The amount of contribution is determined by Council from time to time.

7.6 Tandem Bays (Commercial Premises, Professional Offices and Industrial Development).

The provision of tandem bays for commercial premises, professional offices and industrial development will be accepted where:-

- a. the number of tandem bays does not exceed:-

No. of Parking Spaces	Maximum No. of Tandem Bays
0 - 5	Nil
6 - 20	1
21 - 40	2
41 - 60	3
61 - 80	4

- b. tandem bays are clearly linemarked for "staff parking only"; and
 c. tandem bays have a minimum length of 10.8 metres;

Any request for the provision of tandem bays beyond that referred to above will require the submission of a relaxation application to Council for consideration.

POLICY PROCEDURES:

Applications for development and building approval are to be accompanied by a site plan with sufficient detail, in the opinion of the City Planner, to demonstrate compliance with this Policy.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.2/01 Landscaping and Screening

PDLPP 4.4/01 Child Care Centres - Locational and Design Criteria.

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****PARKING - VEHICLE WASHING BAYS**

Reference: PDLPP 3.1/02

Meeting: General Meeting 7 November 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

This policy sets out Council's requirements in relation to the requirement for a vehicle washing bay in Multiple Dwelling developments.

POLICY OBJECTIVES:

The objective of this policy is to identify the options available in the provisions of the vehicle washing bay for Multiple Dwellings.

POLICY STATEMENT:

1. General

The parking provisions contained in Section 3.1 of the Scheme require that for Multiple Dwelling developments comprising 6 or more units a vehicle washing bay is to be provided. It is Council's intention to delete reference to this requirement in the Scheme. In the interim period until this is achieved, two options are available in relation to the consideration of vehicle washing bays.

(a) Option 1

Compliance with the Environmental Protection Act (EPA) requirements requires that a vehicle washing bay must comply with the Provisions of the EPA in that:-

- all wastes are to be directed to the sewer; or
- disposal of waste is to be to a grassed/landscaped area satisfactory to Council.

The design of the washing bay is to comply with the above.

(b). Option 2

An alternative option is to provide the additional car parking bay but it is to be identified as a "visitor" bay. Appropriate signage is required indicating that residents are not to wash vehicles on site. This option is available to existing wash bays for those developments that do not wish to convert the bay to meet EPA requirements.

POLICY PROCEDURES:

Applications for development are to be accompanied by a site plan that clearly shows the treatment of the vehicle washing bay in terms of compliance with one of the two options in this policy.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.1/01 Parking

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY**

LANDSCAPING & SCREENING

Reference: PDLPP 3.2/01/R2

Meeting: Special Meeting 31 July 1996
General Meeting 8 May 1997

Amendments:

Review Date:

POLICY PHILOSOPHY:

Good quality landscaping of development not only improves its appearance but also has the potential to provide:-

- **Community benefits** such as reduction in glare, heat, provision of shade and protection, and integration of the development with the character of an area; and
- **Ecological benefits** such as erosion control, habitats for native flora and fauna, and improvement in air and water quality.

POLICY OBJECTIVES:

The objectives of this Policy are to:-

- encourage good quality, low maintenance landscaping by providing guidance in design and planting;
- detail requirements of a Landscape Plan;
- assist in design of landscaping proposals; and
- ensure the ongoing maintenance of landscaping is achieved.

POLICY STATEMENT:**1. Requirements for Landscaping**

Section 3.2 of the Planning Scheme sets out the Landscaping requirements for development including the requirements for submission of a Landscape Plan. Most uses require landscaping and/or screening to be provided to satisfy one or more of the following objectives:-

- (i) visually screen the proposed use from the road and adjacent properties;
- (ii) provide shade and/or privacy; or
- (iii) buffer the development from incompatible adjoining uses.

The submission of a Landscape Plan is necessary to demonstrate how these objectives will be met and to ensure;

- (i) an acceptable standard of landscaping is achieved;
- (ii) the existing landscape is not degraded;
- (iii) the design is feasible and will result in economically sustainable maintenance; and
- (iv) landscaping is maintained effectively.

2. Preparing a Landscape Plan

A detailed Landscape Plan prepared by a suitably qualified person and meeting the requirements of this Policy will ensure no undue delay occurs in the issue of Planning clearance for the development.

It is suggested that the steps set out below be followed in preparing a Landscape Plan:-

LANDSCAPE STEPS TO BE INSERTED HERE - POLICY DIRECTORY - DOC. PDLPP32B

2.1 Minimum Requirements

The Landscape Plan is to be to scale (1:100 preferred) and clearly indicate:-

(a) Project Details

- i. date
- ii. scale (1:100 preferred)
- iii. north point
- iv. project description
- v. name & qualifications of person who prepared the plan

(b) Existing Trees and Shrubs

- i. location and botanical name
- ii. trees and shrubs proposed to be retained/removed

(c) Utility and Service Areas

- i. location of refuse bins, gas cylinders, electricity substations and other utilities
- ii. location of any proposed displays and/or signage

(d) Proposed Landscape Areas

including:-

- i. dimensions of landscape areas and details of proposed edging treatment;
- ii. location, number and species of proposed plants;
- iii. location of all proposed storage areas, fencing, pathways, driveways and parking areas and the surface treatments proposed (eg. paving, mulch, turf, roadway);
- iv. location of all building and structures;
- v. details of any retaining walls and water features;
- vi. surface and sub-surface drainage and collection points;
- vii. where landscaping is proposed in planter boxes or on a structure, details, soil depths and proposed drainage measures;
- viii. irrigation type and layout;
- ix. location of underground and overhead services;

- x. details of any earth cuts, fills or mounds;
- xi. a plant schedule including botanical names (see example at Attachment 1);
- xii. method of erosion control for slopes steeper than 1 in 4.

The Landscape Plan is to be accompanied by a proposed Maintenance Program outlining the steps proposed to be taken to:-

- (a) reduce on-going maintenance requirements (eg. through plant selection, drainage design, plant protection etc.);
- (b) maintain the landscaping in a healthy condition (particularly in the first one to two years until landscaping is well established);
- (c) encourage, foster and maintain plant growth to achieve the ultimate design; and
- (d) comply with the Planning Scheme requirements and conditions of approval.

In particular, it is required to demonstrate the proposed method of watering plants during the dry winter and spring period.

Where landscaping is proposed on road reserves, in dedicated park or abutting a National Park, Conservation Park, or an Ecological Reserve prior consultation with relevant Council officers of the Department of Engineering and Environmental Services is required before finalising the Landscape Plan.

3. Design Guidelines

Sketches to illustrate the principles outlined below are contained in Attachment 4.

3.1 General

- (a) Wherever possible existing trees and vegetation should be retained.
- (b) Local native species are preferred (see Attachment 2 for examples) and will be required in certain instances, such as where the development adjoins a National Park, Environmental Park, Nature Reserve or Park.
- (c) Exotic and native plants listed in Attachment 3 are considered to be environmental weeds and are not acceptable for landscaping.
- (d) "Declared Plants" as published from time to time are prohibited for use in landscaping.
- (e) Poisonous plants listed in Attachment 3 are not acceptable in or adjacent to public areas.

- (f) Landscaped areas should be physically separated from driveways, carparks and pedestrian areas to prevent vehicle and pedestrian damage. This can be achieved through level changes, low railings, constructed kerbs and wheel stops.
- (g) Displays, signs, refuse bins, gas cylinders, electricity substations and other utilities should not be located in landscape areas except as indicated on an approved Landscape Plan.
- (h) recreation space should preferably have a northerly aspect.
- (i) All soil types benefit from enrichment with organic matter or replacement with imported top soil. The depth of top soil preparation depends on the type of planting and plant species selected. Recommended minimum soil depths are:-

Trees		1m or twice rootball depth whichever is greater
Shrubs	}	300mm - 450mm
Groundcovers	}	
Turf		100mm

- (j) Where earth mounds are to be incorporated they are to:-
- be planted with native species to the Sunshine Coast except where pollution levels warrant the addition of higher pollution tolerant species;
 - be generally located entirely within the subject site and maintained by the property owner; and
 - ensure no adverse flooding implications result either on the site or on adjoining sites.

3.2 Landscaping Layout

- (a) More useable spaces are created and maintenance is reduced if trees and shrubs are planted in groups close together.
- (b) Ideal plantings generally include an upper tree canopy, a medium (small tree/young tree) layer, a shrub layer and a ground cover including a native grasses layer.

- (c) Trees should not be planted too close to buildings. Space should be allowed for branches and roots to spread without interfering with paths, driveways, paved areas, gutters or foundations.
- (d) Trees should not be planted under overhead wires (shrubs are a better selection in these circumstances).

3.3 Plant Density and Spacing

- (a) For optimum results, landscape planting and design should reflect the following distinct stages:-

Stage 1 - Early Years

In this stage quick growing shrubs and groundcovers combined with good maintenance will quickly soften the appearance of a building and its site until trees reach an advanced stage of growth.

Stage 2 - Maturity

To achieve long term benefits, all Landscape Plans should include trees.

When the Stage 1 landscaping requires replacement of faster growing short lived plants, the maturing trees provide a new micro climate which supports and protects new plantings.

- (b) Recommended plant spacing is generally dependent on the plant species selected, however the following can be used as a guide.

<u>Plant/Tree Height at Maturity</u>	<u>Recommended Spacing</u>
10m + (Tall Trees)	10m
5m + (Medium Trees)	5m
1.5m + (Shrubs)	2m
less than 1.5m (groundcovers)	1m
	(0.5m in mass plantings)

3.4 Screening

- (a) Screening of unsightly storage and service areas and to enhance privacy can be achieved through earth mounds, dense planting, screen fences or trellises.
- (b) Screen planting should comprise plant material which is dense and has foliage which extends to the ground. Combinations of low dense plants and high branching taller trees can be used to screen larger objects.

- (c) Slopes greater than 1 in 4 should be avoided due to the difficulty in establishing groundcover and other material to stabilise the slope.

3.5 Buffers

Landscaped buffers are required to separate incompatible or potentially incompatible land uses and along heavily trafficked roads.

Slopes over 1 in 4 should be avoided due to the difficulty in establishing ground cover and other material to stabilise the slope.

(a) Agricultural Buffers

- i. Buffers are required to separate agricultural uses from residential areas to prevent drift of agricultural sprays and dust and to reduce noise from farming activities.
- ii. In determining the required buffer width and treatment, Council will have regard to the Queensland Government Draft Planning Guidelines Separating Agricultural and Residential Land Uses or any document which supersedes it.

(b) Industrial/Commercial Buffers

- i. Width of buffers required to separate industrial/commercial uses from residential areas will be determined on an individual site basis, except where specified in the Planning Scheme.
- ii. Design of the buffer is to be adequate to achieve acoustic reduction and visual screening.
- iii. If security fences are required along the street frontages of the site, they are to be located behind the landscaped buffer and preferably constructed of green or black covered wire and similarly coloured posts.
- iv. In the majority of cases the objectives of acoustic reduction and visual screening will best be achieved through either a 3 metre high earth mound with heavy planting or a 1.5 metre high earth mound with heavy planting and a 1.5 metre to 2 metre high acoustic fence.

(c) Buffers adjacent to Heavily Trafficked Roads

- i. Objective 10(f)(a) of the Strategic Plan identifies a requirement for buffers varying in width from 30 metres to 60 metres along certain road frontages.

- ii. A 60 metre wide buffer will be required, unless particular site circumstances (such as topography) indicated a lesser width would achieve the same level of acoustics and visual buffering.
- iii. In the majority of cases the objectives of acoustic reduction and visual screening will best be achieved through either
 - a 3 metre high earth mound with heavy planting; or
 - a 1.5 metre high earth mound with heavy planting and a 1.5 metre to 2 metre high acoustic fence.

together with a minimum 15 metres width dense planting.

(d) Buffers abutting a National Park, Conservation Park or Ecological Reserve

- i. Landscaping on a site abutting a National Park, Conservation Park or Ecological Reserve is to comprise plant species native to the area.
- iv. A buffer may be required to contain a footpath/cyclepath (refer Local Planning Policy PDLPP 3.8)

3.6 Landscaping on Footpaths

- (a) Landscaping on footpaths may only be undertaken with prior Council approval.
- (b) Particular consideration needs to be given to location of underground and overhead services and maintaining free pedestrian movement. Footpath services locations are available from the Engineering and Environmental Services Department.

3.7 Residential Development

- (a) Landscaping of residential developments requiring the submission of a Landscape Plan should be designed to:-
 - ▶ relate to the scale of the proposed buildings (eg. by including large trees where the development is 2 or more storeys in height)
 - ▶ maintain privacy (eg. through dense planting and screen fencing)
 - ▶ take advantage of and frame pleasant views
 - ▶ give a unified landscaping theme throughout the development (eg. through colour and texture of fences and walls and harmonious planting)

- ▶ locate clothes drying areas in sunny breezy positions
- ▶ keep recreation space clear of driveways, parking areas and obstacles such as clothes drying equipment, rubbish receptacles etc.
- ▶ clearly distinguish private driveways from public roads (eg. through use of paving and landscaping).

POLICY PROCEDURES:

- (a) A use is not to commence until a Landscape Plan has been submitted and approved by Council or its delegate.
- (b) Council may require the Landscape Plan to be prepared by a suitably qualified person, particularly where the proposed development has the potential to have substantial adverse impact on the environment or community amenity.
- (c) Landscaping is to be undertaken and completed in accordance with the approved Landscape Plan unless an amendment to the Plan has received the prior approval of the City Planner and the Environment Officer. Amendments to the approved plan will only be considered where they will not result in a lower standard of landscaping than in the approved Landscape Plan. Amendments to plant species based on current market availability will not be approved. For this reason, plants and materials nominated on the Landscape Plan must be available and secured.
- (d) Before the use commences, the site is to be inspected by Officers of the Planning Branch and the Environmental Branch to ensure compliance.
- (e) Landscaping is to be maintained in accordance with the approved Maintenance Program.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.8/01	Footpaths/Cyclepaths
PDLPP 3.1/01	Parking

ATTACHMENT 1

EXAMPLE PLANT SCHEDULE

CODE	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	HEIGHT * AT PLANTING	TIME TO REACH MATURITY	NO.
A	<i>Eucalyptus Bancroftii</i>	6-8m	4-6m	1000mm	5 yrs	6
B	<i>Callistemon Eureka</i>	6m	2-3m	900mm	4 yrs	27
C	<i>Baekea Virgata</i>	1.5-2m	1-2m	500mm	3 yrs	22
D	<i>Russelia Juncea</i>	1m	1-2m	300mm	2 yrs	20
+	<i>Pandoraea Jasminoides</i>	Pr/C1	1.5m	N/A	2 yrs	72

Attachment 2

Botanical Name	Common Name	Height	Flower Colour	Fruit Colour
<u>Foreshores/Salt Spray Areas</u>				
Hibiscus tiliaceus	"Cottonwood"	5 - 8m	Light yellow	
Allocasuarina equisetifolia var incana	"Coastal She-Oak"	6 - 8m	Foliage/Form	
Allocasuarina glauca	"Bull-oak"	8 - 10m	Foliage/Form	
Leptospermum laevigatum	"Coastal Tea-Tree"	2 - 3m	White	
Westringia fruticosa	"Native Rosemary"	1 - 2m	White	
Banksia integrifolia	"Honeysuckle Oak"	5 - 8m	Creamy/Yellow	
Cupaniopsis anacardioides	"Tuckaroo"	6 - 8m	Creamy orange	
Alectryon comaceus	"Coastal Dolls Eye"	6 - 8m	Fleshy Red Seed	
Metrosideros tomasi	New Zealand Xmas Tree	3m+	Red	
Macaranga tanarius	Macaranga	5 - 6m	Foliage	
<u>Coastal Plain and Hinterland</u>				
<u>Moist Poorly Drained Soils</u>				
Melaleuca quinquenervia	"Paperbarked Tea Tree"	6 - 10m	Creamy	
Melaleuca linariifolia	"Snow in Summer"	5 - 8m	White	
Melaleuca linariifolia	"Snowstorm"	2 - 4m	White	
Melaleuca sieberi	"A coastal melaleuca"	3 - 5m	White	
Leptospermum polygalifolium	"Wild May"	2 - 3m	White	
Leptospermum speciosum	"Swamp May"	2 - 3m	White	
Allocasuarina glauca	"Bull-Oak"	8 - 10m	Foliage	
Allocasuarina cunninghamiana	"River She-Oak"	10 - 15m	Foliage	
<u>Coastal Plain and Hinterland</u>				
<u>Moist Well Drained Soils</u>				
Callistemon salignus	"Willow Bottlebrush"	5 - 8m	Creamy	
Callistemon "Eureka"	"Eureka" Bottlebrush	5 - 8m	Tyrian Rose	
Callistemon viminalis (Pindi Pindi)	Northern Weeping Bottlebrush	5 - 6m	Dark Red	
Callistemon "Captain Cook"	"Captain Cook" Bottlebrush	2m	Red	
Melaleuca bracteata	"Black Tea-Tree"	6 - 10m	White	
Melaleuca "Snowstorm"	"Snowstorm"	2 - 4m	White	
Leptospermum petersonii	"Lemon-Scented Tea Tree"	3 - 4m	White	
Leptospermum whitei	"a Tea Tree"	3 - 5m	White	

Botanical Name	Common Name	Height	Flower Colour	Fruit Colour
<i>Leptospermum brachyandrum</i>	"Creek Tea Tree"	3 - 5m	White	
<i>Baeckea virgata</i>	"a Wild May"	2 - 4m	White	
<i>Syzygium luehmannii</i>	"Small-leafed Lilly Pilly"	6 - 8m	White	Red
<i>Syzygium oleosum</i>	"Coast Lilly Pilly"	6 - 8m	White	Purple
<i>Syzygium paniculatum</i>	"River Cherry"	6 - 8m	White	Red
<i>Syzygium francisi</i>	"Giant Lilly Pilly"	10m +	White	Purple
<i>Acmena smithii</i>	"Lilly Pilly"	6 - 8m	White	Mauve
<i>Rhodamnia argentea</i>	"Three Vined Myrtle"	5 - 6m	White	Black
<i>Stenocarpus sinuatus</i>	"Wheel of Fire Tree"	10m	Red	
<i>Hibiscus</i> "Apple Blossum"		3 - 5m	Pink	
<i>Hibiscus</i> "Whitei"		3 - 5m	White	
<i>Viburnum odorissimum</i>		4 - 6m	White	
<i>Murraya paniculata</i>	"Mock Orange"	2 - 3m	White	Red
<i>Plumbago capensis</i> "Blue or White"	"Plumbago"	1 - 2m	Blue or White	
<i>Buckinghamia celcissima</i>	"Ivory Curl Flower"	8m	White	
<i>Harpullia pendula</i>	"Tulipwood"	8 - 10m		Orange
<i>Macadamia integrifolia</i>	"QLD Nut"	8m		Edible Nuts
<i>Pittosporum rhombifolium</i>	Diamond Leaf Laurel	6 - 8m	White	Orange
<i>Pittosporum undulatum</i>	Native Mock Orange	6 - 10m	Cream	Orange
Tall and Large Trees suitable for Framing/Sealing Multi-Storey Buildings Subject to Salt Spray (Foreshore Areas)				
<i>Araucaria cunninghamii</i>	Norfolk Island Pine	30m plus		Foliage/Form
<i>Eucalyptus tessellaris</i>	Moreton Bay Ash	15m plus	White	Foliage/Form
<i>Eucalyptus intermedia</i>	Pink Bloodwood	15m plus	White	Foliage/Form
<i>Lophostemon confertus</i>	Brush-Box	10m plus	White	Foliage/Form
<i>Ficus microphylla</i> "Hillii"	"Hills Fig"	10 x 10m plus	Foliage Form	Small "Figs"
<i>Ficus obliqua</i> var. <i>petiolaris</i>		10 x 10m plus	Foliage Form	Small "Figs"
<i>Ficus macrophylla</i>	Moreton Bay fig	10 x 10m plus	Foliage Form	Small "Figs"
<i>Pandanus pedunculatus</i>	"Pandanus Palm"	6m	Foliage/Form	Orange Coloured "Nuts"
"Hardy" Groundcovers, Low Growing Plants Tolerant of Salt Spray				
<i>Myoporum ellipticum</i> "Prostrate Form"	"Myoporum"	300mm x 2m	White	Purple
<i>Hibbertia scandens</i>		300mm x 2m	Yellow	
<i>Wedelia biflora</i>		300-450mm x 3m	Yellow	
<i>Acacia longifolia</i> var. <i>sophorae</i>		450mm-1m x 3m	Yellow	
<i>Austromyrtus dulcis</i>		450mm-1m x 2m	White	White
<i>Lomandra longifolia</i>		450mm-1m x 2m	White	

Botanical Name	Common Name	Height	Flower Colour	Fruit Colour
Dianella spp.		300mm x 300mm		Purple/Blue
Themeda triandra	Kangaroo Grass	300-450mm x 300mm		Brownish
Bird "Honeyeater" Plants - Moist Poorly Drained Soils				
Banksia robur	Swamp Banksia	2 - 3m	Green to Creamy Yellow	
Callistemon pachyphyllus	Wallum Bottlebrush	2 - 4m	Red or Green	
Melaleuca quinquenervia	Paper barked Tea Tree	6 - 10m	Creamy	
Melaleuca argentea	Green Weeping Paperbark	6 - 10m	Green	
Melaleuca leucadendron	Weeping Paperbark	8 - 15m	White	
Eucalyptus robusta	Swamp Mahogany	10m +	White	
Eucalyptus ptychocarpa	Swamp Bloodwood	8m	Red, Pink occasionally white.	
Bird "Honeyeater" Plants - Well Drained Sandy Soils				
Banksia aemula	Wallum Banksia	5 - 6m	Creamy/Yellow	
Banksia integrifolia	Honeysuckle Oak	5 - 8m	Creamy/Yellow	
Banksia serrata	Saw Toothed Leafed Banksia	7 - 10m	Creamy/Yellow	
Banksia spinulosa	Hill Banksia	2m	Golden Yellow	
Banksia ericifolia	Golden Candles	2 - 3m	Golden Yellow	
Banksia asplenifolia	a Wallum Banksia	1.5 - 2m	Creamy Yellow	
Grevillea banksii	Dwarf Silky Oak	2.5 - 4m	Red or Cream	
Grevillea "Honey Gem"		4m	Golden	
Grevillea "Sandra Gordon"		4 - 5m	Yellow	
Grevillea "Pink Surprise"		4 - 5m	Creamy/Pink	
Grevillea "Robin Gordon"		1 - 2m	Dark Red	
Grevillea "Superb"		1 - 2m	Pale Red	
Grevillea "Lemon Marmalade"		3 - 5m	Orange/Red	
Grevillea stenomeria Prostrate		300mm - 1m	Red	
Eucalyptus tessellaris	"Moreton Bay Ash"	15m +	White	
Eucalyptus intermedia	"Pink Bloodwood"	15m +	White	
Eucalyptus signata	"Scribbly Gum"	15m +	White	
Eucalyptus curtisi	Plunkett Mallee	4 - 7m	White	
Eucalyptus planchoniana	Planchons Stringybark	10m +	White	
Xanthorrea		.5m	White	
Bird "Honey Eater Plants" - Moist Well-Drained Soils				

Botanical Name	Common Name	Height	Flower Colour	Fruit Colour
<i>Banksia integrifolia</i>	"Honey Suckle Oak"	5 - 8m	Creamy/yellow	
<i>Banksia spinulosa</i>	"Hill Banksia"	2m	Golden Yellow	
<i>Banksia asplenifolia</i>	"a Wallum Banksia"	1.5 - 2m	Creamy Yellow	
<i>Grevillea banksii</i>	"Dwarf Silky Oak"	2.5 - 4m	Red or Cream	
<i>Grevillea</i> "Honey Gem"		4m	Golden	
<i>Grevillea</i> "Sandra Gordan"		4 - 5m	Yellow	
<i>Grevillea</i> "Robin Gordan"		1 - 2m	Dark Red	
<i>Grevillea</i> "Pink Surprise"		4 - 5m	Creamy Pink	
<i>Grevillea supurb</i>		1 - 2m	Pale Red	
<i>Grevillea venusta</i>		3 - 5m	Orange Red	
<i>Grevillea stenomeria</i>	"Prostate"	300mm by 1m	Red	
<i>Grevillea stenomeria</i>		2m	Pink	
<i>Grevillea robusta</i>		10 - 20m	Golden	
<i>Eucalyptus tessellaris</i>	Moreton Bay Ash	15m +	White	
<i>Eucalyptus intermedia</i>	Pink Bloodwood	15m +	White	
<i>Eucalyptus racemosa</i>	Scribbly Gum	15m +	White	
<i>Eucalyptus curtisi</i>	Plunkett Mallee	4 - 7m	White	
<i>Eucalyptus planchoniana</i>	Planchons Stringybark	10m +	White	
<i>Eucalyptus bancroftii</i>	Tumble Down Gum	8 - 10m	White	
<i>Eucalyptus ptychocarpa</i>	Swamp Bloodwood	8m	Red/Pink occasionally white	
<i>Eucalyptus tereticornis</i>	Forest Red Gum	20m +	White	
<i>Eucalyptus propinqua</i>	Grey Gum	20m +	White	
<i>Eucalyptus drepanophylla</i>	Grey Ironbark	20m +	White	
<i>Callistemon viminalis</i>	"Dawson River"	5 - 6m	Red	
<i>Callistemon viminalis</i>	"Pindi Pindi"	5 - 6m	Dark Red	
<i>Callistemon viminalis</i>	Polandi	3 - 4m	Dark Red	
<i>Callistemon viminalis</i>	"Tinaroo"	3 - 4m	Dark Red	
<i>Callistemon viminalis</i>	Injune	3 - 4m	Pink	
<i>Callistemon viminalis</i>	Candy Pink	3 - 4m	Bright Pink	
<i>Callistemon viminalis</i>	Comboynensis	1m by 2m	Dark Red	
<i>Euodia elleryana</i>	Butterfly Tree	8 - 10m	Pink	
<i>Stenocarpus sinuatus</i>	"Wheel of Fire"	10m	Red	
<i>Oreocallis wickhamii</i>	"Qld Wurita"	8m	Red	

Botanical Name	Common Name	Height	Flower Colour	Fruit Colour
<i>Syzygium paniculatum</i>	"River Cherry"	6 - 8m	White	Red
<i>Castanospermum australe</i>	"Black Bean"	8 - 15m	Orange Red	Woody Brown
<i>Xanthostemon chrysanthus</i>	"Golden Pendar"	8m	Yellow	
<i>Meterosideros</i>		5m	Red	
<i>Calliandra haematocephala</i>	Red Powder Puff	3 x 3m	Red or White	
<i>Calliandra suritanensis</i>	Paintbrush	4 x 4m	White Tipped Red	
<i>Elaeocarpus grandis</i>	Silver Quandong	10 - 20m	White	Blue Fruit
<u>Rainforest Species Tropical Look/Fruit Eating Birds - Moist Well-Drained Soils</u>				
<i>Archontophoenix alexandrae</i>	"Alexandrae Palm"	10m +	White	Red
<i>Archontophoenix cunninghamiana</i>	"Pickabeen Palm"	10m +	White	Red
<i>Livistona australis</i>	"Cabbage Palm"	10m +	White	Black
<i>Livistona decipiens</i>	"Weeping Cabbage Palm"	10m +	White	Black
<i>Syzygium luehmannii</i>	Small leaf Lilly Pilly	6 - 8m	White	Red
<i>Syzygium francisii</i>	"Giant Water Gum"	10m +	White	Purple
<i>Syzygium paniculata</i>	"River Cherry"	6 - 8m	White	Red
<i>Acmena smithii</i>	"Lilly Pilly"	6 - 8m	White	Mauve
<i>Grevillea robusta</i>	"Silky Oak"	10 - 20m	Golden	
<i>Grevillea baileyana</i>	"Northern Oak"	10m	White	
<i>Stenocarpus sinuatus</i>	"Wheel of Fire"	10m	Red	
<i>Oreocallis wickhamii</i>	"Qld Waritah"	8m	Red	
<i>Euodia elleryana</i>	"Butterfly Tree"	8 - 10m	Pink	
<i>Macaranga tanarius</i>	"Macaranga"	5 - 6m	Foliage	
<i>Cryptocarya oblata</i>	Laural	10m	Creamy	Black
<i>Cryptocarya triplinervis</i>	Laural	6m	Creamy	Black
<i>Cryptocarya glaucescens</i>	Laural	6m	Creamy	Black
<i>Glochidion ferdinandi</i>	Cheese Tree	5 - 7M	Foliage	Green/Red
<i>Rhodamnia argentea</i>	Three Vained Myrtle	5 - 6m	White	Black
<i>Pittosporum rhombifolium</i>	Diamond leaf Laural	6 - 8m	White	Orange
<i>Leea indica</i>	Bandyoot Berry	3 - 4m	Creamy	Brown to Black
<i>Neolisteia dealbata</i>	Bellygum	6 - 8m	Creamy	Black
<i>Cupaniopsis anacardioides</i>	"Tuckeroo"	6 - 8m	Creamy	Orange
<i>Waterhousia floribunda</i>	"Water Gum"	10m+	Creamy	White
<i>Elaeocarpus grandis</i>	Silver Quandong	10 - 20m	White	Blue
<i>Elaeocarpus reticulatus</i>	Blue Berry Ash	4 - 5m	White	Blue
<i>Elaeocarpus obovatus</i>	Blue Berry Ash	8 - 10m	White	Blue

Botanical Name	Common Name	Height	Flower Colour	Fruit Colour
<i>Tieghemopanax elegans</i>	Celerywood	8 - 10m		Grey
<i>Araucaria cunninghamiana</i>	Hoop Pine	30m+	Foliage	
<i>Ficus macrophylla</i>	Moreton Bay Fig	10m by 10m +	Foliage/Form	Black
<i>Ficus obliqua</i>		10m by 10m +	Foliage/Form	Yellow
<i>Ficus superba</i> var <i>heeana</i>		10m by 10m +	Foliage/Form	Black spotted white
<i>Ficus microphylla</i> var <i>hilli</i>	Hills Fig	10m by 10m +	Foliage/Form	Black
<i>Ficus benjamina</i>	Weeping Fig	10m by 10m +	Foliage/Form	Red to Black
<i>Backhousia citriodora</i>	Lemon Scented Myrtle	8m	White	
<i>Backhousia myrtifolia</i>	Myrtle	6m	White	
Native Trees, Shrubs and Grasses - Seeds for Parrots and Finches				
<i>Poa labillardieri</i>	"Tussock Grass"	300 - 450mm		seed
<i>Pennisetum alopecuroides</i>	"Swamp Foxtail"	450 - 1m		seed
<i>Themeda triandra</i>	Kangaroo Grass	300 - 450mm		seed
<i>Callitris rhombifolium</i>	Bribie Island Pine	10m	Foliage	Woody Nuts
<i>Allocasuarina littoralis</i>	Black She-oak	8m	Foliage	-
<i>Allocasuarina torulosa</i>	Forest She-oak	8 - 10m	Foliage	-
<i>Allocasuarina glauca</i>	Bull-oak	8 - 10m	Foliage	-
<i>Allocasuarina cunninghamiana</i>	River Oak	10m+	Foliage	-
<i>Banksia aemula</i>	Wallum Banksia	5 - 6m	Creamy/Yellow	-
<i>Banksia serrata</i>	Saw-toothed Banksia	7 - 10m	Creamy Yellow	-
<i>Eucalyptus intermedia</i>	Pink Bloodwood	15m+	White	-
<i>Eucalyptus planchoniana</i>	Planchons Stringybark	10m+	White	-
<i>Hakea gibbosa</i>	Wallum Hakea	.2m	White	-
<i>Banksia robur</i>	Swamp Banksia	2 - 3m	Green to Creamy Yellow	-
<i>Acacia fimbriata</i>	Brisbane Wattle	5m	Yellow	-
<i>Acacia complanata</i>	Flat Stem Wattle	2 - 3m	Golden	-
<i>Acacia concurrens</i>	a Black Wattle	5m	Yellow	-

ATTACHMENT 3

ENVIRONMENTAL WEEDS & POISONOUS PLANTS**1. ENVIRONMENT WEEDS**

BOTANICAL NAMES	COMMON NAMES
Ipomoea indica	Morning glory
Callisia fragrans	Purple succulent
Ipomoea cairica	Mile-a-minute
Nephrolepis cordifolia	Fishbone fern
Lantana montevidensis	Creeping lantana (fertile form)
Anredera cordifolia	Maderia vine
Sansevieria trifasciata	Mother-in-law's tongue
Tithonia diversifolia	Japanese sunflower
Bryophyllum spp.	Mother of millions
Impatiens spp.	Balsam (dizzy Lizzie (plant 100 metres from water courses))
Protasparagus densiflorus	Asparagus fern
Cardiospermum grandiflorum	Balloon vine
Eucalyptus torelliana	Cadaghi
Wedelia trilobata	Singapore daisy
Lonicera japonica	Japanese honeysuckle
Lantana camara	lantana (fertile forms)
Senna pendula	Easter Cassia
Phaphiolepis indica	Indian hawthorn
Ochna serrulata	Ochna
Cinnamomum camphora	Camphor laurel
Schefflera actinophylla	Umbrella tree (Plant min 500 metres from native bushland)
Passiflora suberosa	Corky passion vine
Ligustrum sinense	Small leaf privet

Ligustrum lucidum	Broad leaf privet
Schinus terebinthifolia	Broad-leaved pepper tree
Koelreuteria elegans	Golden rain tree
Protasparagus plumosus	Climbing asparagus fern
Leucanea leucocepholla	Coffee bush
Vinca spp	Periwinkle (plant well away from foreshore)
Syagrus romanzoffianum (arecastrum romanzoffianum)	Queen Palm (Cocos Palm) Not to be planted in or adjacent to public spaces (Footpaths, Road Reserves, Buffers and Parks)
Gazania spp	Seaside Daisy (plant well away from foreshore)
Macfadyena unguis-cati	Cat's claw creeper
Megaskepasma erythrochlamys	(Brazilian Red Poker) (Plant 100 metres from water courses)
Hypoestes sanquinolenta	(Freckle Face)

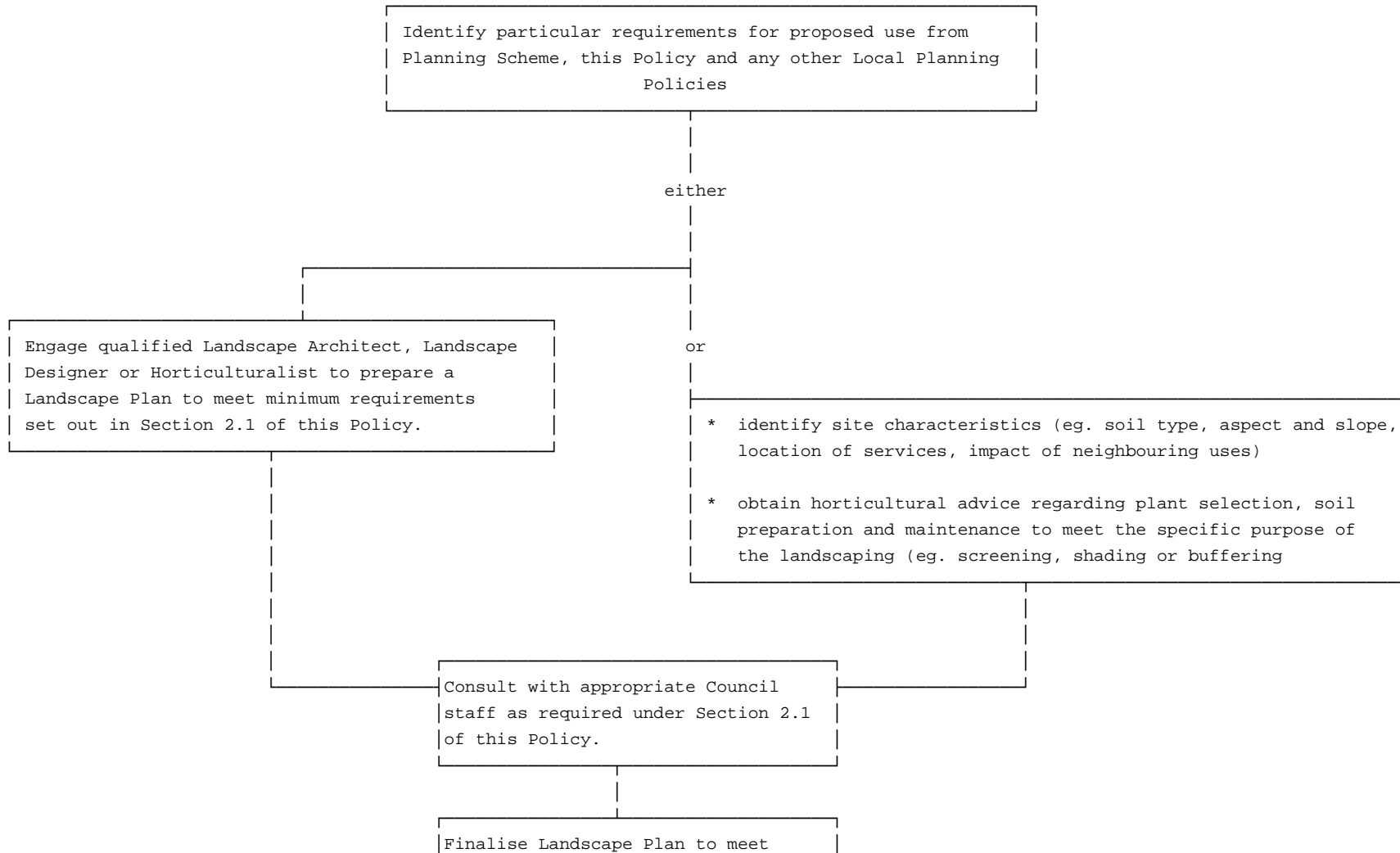
2. POISONOUS PLANTS

BOTANICAL NAMES	COMMON NAMES
Gloriosa Superba	Glory Lily
Abrus Precatorius	Crab's Eye or Gidee-Gidee
Alocasia Macrorrhiza	Cunjevoi
Catharanthus (Vinca Rosea) Roseus	Pink Periwinkle
Datura Candida	Angel's Trumpet
Diffenbachia Picta	Dumbcane
Diffenbachia Seguinae	Dumbcane
Diffenbachia Species	Dumbcane
Duranta Erecta (Repens)	Golden Dewdrop (Blue Flowers)
Duranta Lorentzii	Golden Dewdrop (White Flowers)
Duranta	"Sheenas Gold"
Duranta	"Aussie 2000"
Euphorbia	Snow Flake

BOTANICAL NAMES	COMMON NAMES
Euphorbia Tirucalli	Naked Lady
Euphorbia Pulcherrima	Poinsettia
Nerium Oleander	Oleander
Thevetia Peruviana	Yellow Oleander
Zantedeschia Aethiopica	Arum Lily
Acokanthera Oblongifolia	Wintersweet
Jatropha Podagrica	Coral Bush
Synadenium Grantii	African Milk Bush

ATTACHMENT 4

STEPS IN PREPARING A LANDSCAPE PLAN



requirements set out in Section 2.1
of this Policy

Landscape Plan approved by Council

- * Carry out landscaping in accordance with approved plan
- * Maintain landscaping in accordance with approved Maintenance Program

CALOUNDRA CITY COUNCIL
LOCAL PLANNING POLICY

BUILDING HEIGHT

Reference: PDLPP 3.7/01

Meeting: Special Meeting 15 May 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Section 3.7 of the Planning Scheme contains certain provisions to control the height of buildings.

This policy clarifies some issues relating to the implementation of these provision.

POLICY OBJECTIVES:

The objective of this policy is to:-

- provide information to assist in the interpretation and implementation of the building height control provisions of the Planning Scheme.

POLICY STATEMENT:

1. Meaning of Words

Original Ground Level as defined in the Planning Scheme i.e.; the measured level of ground prior to any disturbance related to any form of development.

For the purpose of interpretation of this Policy, the finished fill level of a site in accordance with a Council approved flood study will be taken to be Original Ground Level.

Roof an impervious roof covering over an attic area which is pitched and covers part or all of the rooftop area with no openings and which is not capable of providing for habitation.

Rooftop Structure	a pergola or similar structure which does not have an impervious roofing material and which is not capable for habitation.
Storey	as defined in the Planning Scheme i.e.; a vertical dimension within a building which is situated between one floor level and the floor level next above it, or if there is no floor above it, the ceiling or roof above. Where such a dimension exceeds 3 metres, it comprises 2 storeys.

2. Measuring Maximum Height with Regard to Basement, Roof and Rooftop Structures

The height of buildings (when measured in storeys) shall not apply:-

- (a) to basement garages which have a constructed roof level, a maximum of one metre above the lowest original ground level, within the plan area of the garages;
- (b) to rooftop structures which:-
 - (i) are open on at least 2 sides;
 - (ii) do not exceed 3 metres in height measured from the floor of the roof to the highest projection of the rooftop structure;
 - (iii) do not exceed the maximum permitted height of the building measured in metres (where applicable); and
 - (iv) are not capable of habitation as determined by the City Planner;
- (c) to roofs (as described in this policy) that do not exceed 3 metres in height, have no window openings and do not provide for habitation as determined by the City Planner;
- (d) to fixtures and fittings such as television aërials, radio antennæ and the like;
- (e) to lift or machinery rooms that do not exceed 3 metres in height or do not exceed the maximum permitted height of the building measured in metres (where applicable).

3. Allowance for property subject to tidal inundation.

Where land is affected by tidal floodwaters as determined by Council, the original ground level for the purpose of measuring the height of buildings is taken to be the minimum floor level as defined by Council provided such level does not exceed one metre above original ground level.

4. Determination of Fixtures/Fittings

The determination of what is and what is not a fixture or fitting to the rooftop of a building rests with Council.

POLICY PROCEDURES:

In determining maximum height for a particular proposal, the provisions of Section 3.7 of the Planning Scheme, together with the provisions of this policy will be taken into account.

SCHEDULE OF ASSOCIATED POLICIES:

N/A

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****FOOTPATHS/CYCLEPATHS**

Reference: PDLPP 3.8/01

Meeting: Special Meeting 15 May 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

The provision of safe bicycle and pedestrian paths to meet the needs and reasonable expectations of the community is fundamental in the orderly development of the City.

POLICY OBJECTIVES:

The objectives of this policy are to:-

- ensure footpaths/cyclepaths/dual-use paths are required as part of the approval process;
- ensure the design of carriageways and verges takes into account the need to cater for footpath/cyclepaths/dual-use paths;
- identify, in conjunction with the Strategic Plan and DCP's, the preferred location of future footpaths and cycleways;
- establish standards of construction for footpaths/cyclepaths/dual-use paths; and
- determine the method and amount of monetary contribution required for a planning or subdivision approval for the construction of footpaths/cyclepaths/dual-use paths where the works are not to be performed by the applicant.

POLICY STATEMENT:1. Meaning of Words

- Footpath** - A pavement intended only for pedestrians, separate from the road or street carriageway, and either within or outside a road reserve.

- Cyclepath** - A pavement intended only for bicycle traffic, separate from the street or road carriageway, either within or outside a road reserve.
- Dual-use Path** - A pavement intended and sign posted for dual use by both pedestrian and cyclists, separate from the street or road carriageway, either within or outside a road reserve.
- Cycleway** - A complete bicycle travel network, which can include such components as Cyclepaths, and Dual-use paths.
- Carriageway** - The area of street or road reserve which is provided for the movement or parking of vehicles.
- Pathway** - A strip of land, solely or mainly for the purpose of accommodating a Path, viz a Footpath, Cyclepath or Dual-use Path.
- Strategic Design Plan** - A plan supporting the policy which identifies the preferred location of footpath/cycleways.

The classification of streets shall be in accordance with Queensland Streets and generally as depicted below. To determine the difference between the various types of streets, the number of vehicle movements per day is used. For example the maximum number of vehicle movements per day on Access Places and Access Streets is determined to be 750.

2. Requirement to Construct/Contribute Towards Footpath/Cyclepath/Dual-Use Path Provision

An applicant for planning or subdivision approval will be required to construct/contribute towards footpath/cyclepath/dual-use path provision where:-

- (a) provision is required within the development having regard to the Design Guidelines within Section 3 of this policy; or
- (b) a development is identified within the Strategic Plan, a Development Control Plan or Strategic Design Plan (an example of which is appended to this policy) as requiring a footpath/cycleway; or
- (c) a development is likely to create a demand which will make use of proposed or constructed major footpath/cycleways within the neighbouring area.

3. Design Guidelines

A. Residential Development

Footpaths/cyclepaths/dual-use paths are to be provided within developments have regard to the following criteria as generally contained within "Queensland Streets":-

(a) **Access Places and Access Streets**

No special provision is generally required, as the low traffic volume and speed in these streets enable both pedestrians and cyclists to safely share the carriageway with motor vehicles. However, on Access Streets the verge cross-section should allow for future construction of a footpath if required.

(b) **Collector Streets**

The higher traffic volume and speed on Collector Streets necessitates provision of a constructed pedestrian footpath within the verge, generally on one side only. No special provision is normally required for cyclists.

(c) **Trunk Collector Streets**

Where pedestrian or cycle routes are located on Trunk Collector Streets, the higher volume and speed of traffic on these streets requires special provision for both pedestrians and cyclists:-

Pedestrians - Constructed footpath within the verge, on one or both sides;

- Cyclists** - Cyclepaths or Dual-use paths within the verge on one or both sides.

Major Roads

- Dual-use path one or both sides.

Note: Council shall determine whether a footpath/cyclepath/dual-use path is required on one or both sides having regard to the nature of development in the immediate area, the nature of the road, the location of likely pedestrian cyclist destinations e.g. schools, shopping centres, sports and recreation facilities, bus stop etc., and any proposal for footpaths/cycleways in the area as identified on the Strategic Plan, Development Control Plan or Strategic Design Plans.

Pathways shall be provided to connect cul-de-sac heads to adjacent roads or streets.

B. Industrial Development

Provision is to be made for a footpath on both sides of the road servicing industrial lots for the full frontage of these lots.

C. Commercial Developments

Provision is to be made for a footpath for the frontage of any site developed for commercial/business purposes having regard to the following:-

- (a) where the proposed building is located such that it adjoins the street frontage a constructed footpath for the full width of the frontage and for the full length of the frontage is to be provided;
- (b) where the proposed buildings are setback from the street frontage provision is to be made for a 1.2m wide footpath for the full length of the frontage in addition to an internal pedestrian pavement to service the proposed buildings.

In all cases regard will be given to the nature of the area and the width of any adjoining footpaths.

4. It is generally impractical to construct footpaths/cycleways within new developments until at least most of the building development has taken place. In most cases therefore Council will require either a bond or cash contribution to cover future construction when appropriate.

Where a development is subject to a rezoning application and no subdivision of the land is likely to follow, a contribution will be required as part of the rezoning approval. In other cases, contributions will be required at subdivision stage.

Where the development requires building approval, payment will be required prior to the issue of a building permit.

Contributions will be based on the estimated cost of construction as determined by the Development Engineer.

5. Standards

The design and construction of footpaths/cyclepaths/dual-use paths is to be undertaken in accordance with Austroads Guide to Traffic Engineering Practice - Part 14 Bicycles. The minimum width for pedestrian footpaths is to be 1.2m and for dual-use paths 2.0m. A segregated footpath/cyclepath may be required where pedestrian and cycle demand makes a shared use unacceptable due to safety and congestion problems e.g. close to schools.

SCHEDULE OF ASSOCIATED POLICIES:

N/A

Attachment

1. Example of a Strategic Design Plan for a Bikeway

CALOUNDRA CITY COUNCIL

LOCAL PLANNING POLICIES

ROADWORKS CONTRIBUTIONS

Reference: PDLPP 3.8/02

Meeting: Special Meeting 24 March 1998

Amendments:

Review Date:

POLICY PHILOSOPHY

Development involving application for rezoning, consent, or subdivision and which has the potential to generate additional traffic which will contribute to a future need to upgrade the capacity of existing roads or intersections affected by the development should contribute equitably to the cost of such upgrading and/or future upgrading works.

POLICY OBJECTIVES

The objectives of this policy are to:-

- nominate the criteria to be used to determine those development applications which will be assessed as contributing to a need or a future need to upgrade existing roads or intersections;
- describe how the amount of any required roadworks contribution will be calculated.

POLICY STATEMENT

1. Criteria

Approval of development applications will be subject to a condition requiring a contribution to upgrading and/or future upgrading of existing roads and/or intersections in the following circumstances:-

- Where the proposed development will generate additional traffic flows on existing roads and/or intersections, **and**

- Where those existing roads and/or intersections will subsequently require upgrading to cater for the increased traffic volumes associated with future development of the locality in accordance with the designations shown on Council's Strategic Plan.

NOTES:

(i) For applications where the additional traffic generated is of such magnitude that upgrading of roads and/or intersections will be warranted at the time of development, Council will generally impose conditions requiring construction of the necessary upgrading works, rather than conditions requiring a contribution towards future upgrading.

(ii) Conditions requiring road upgrading along the frontage of a development site, in accordance with Section 3.8 of the Planning Scheme, will be separate and in addition to any road contribution requirements in accordance with this Policy.

2. Calculation of Amount of Contribution

Where a development application is assessed as being subject to a road contribution condition in accordance with the above criteria, the amount of the contribution will be calculated by use of the following formula:-

$$C = E \times \frac{V}{T}$$

where

- **C** is the required contribution
- **E** is the total estimated cost of the required future road upgrading works
- **V** is the traffic volume generated by the proposed development (veh./day)
- **T** is the total traffic volume for future development of the area in accordance with the Strategic Plan designations (veh./day)

In instances where there are varying traffic volume characteristics for different segments of the road network affected by the development, the above formula will be applied for each road segment and the required contribution will be equal to the sum of the contributions applicable to each road segment.

POLICY PROCEDURES

Approval of applications for development will be subject to a condition requiring a contribution to future road upgrading, if applicable in accordance with the criteria nominated in this Policy. The amount of any required contribution will be calculated using the methodology specified in the Policy.

SCHEDULE OF ASSOCIATED POLICIES: N/A

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****ENVIRONMENTAL IMPACT STATEMENTS**

Reference: PDLPP 4.0/01

Meeting: Planning & Development Committee 28 February 1992
Special Meeting 15 May 1996

Amendments: Planning & Development Committee 20 September 1994
Ordinary Meeting 22 September 1994

Review Date:

POLICY PHILOSOPHY:

It is a requirement of the Act for Council, when dealing with an application for an "approval, consent permission or authority", to take into consideration whether the proposal will cause any deleterious effect on the environment {Section 8.2(1)}. The Act also specifies that particular developments and development in particular areas requires, unless exempted by the Chief Executive of the Department of Local Government and Planning (DLG&P), the preparation of an Environmental Impact Statement (EIS). In addition, the Act also empowers the local authority to define, by policy, additional developments or areas which may require an EIS.

The purpose of this policy is therefore to provide information regarding the types of development and areas of development which may be subject to an Environmental Impact Statement, as well as defining the procedures and requirements associated with such proposals. Notwithstanding the requirements of this policy, it is important to note that Council may require an EIS on any application, where it considers the proposed development may have the potential to cause detrimental environmental impact.

POLICY OBJECTIVES:

The objectives of this Policy are to:

- provide a list of developments prescribed by the Act and/or defined by Council which may be subject to the preparation of an EIS;
- provide a list of areas prescribed by the Act and/or defined by Council where development within those areas or on land adjoining those areas may be subject to the preparation of an EIS;

- provide procedures for determining whether or not the preparation of an EIS is required; and
- provide procedures for the preparation of an EIS.

POLICY STATEMENT:**(a) Meaning of Words**

The definitions of "Environment, Environmental Impact Statement" and "Designated Development" which appear below are as defined in the Act.

"Environment" - includes -

- (a) ecosystems and their constituent parts including people and communities;
 - (b) all natural and physical resources;
 - (c) those qualities and characteristics of locations, places and areas, however large or small, which contribute to their biological diversity and integrity, intrinsic or attributed scientific value or interest, amenity, harmony and sense of community;
- and
- (d) the social, economic, aesthetic and cultural conditions which affect the matters referred to in paragraphs (a), (b) and (c) or which are affected by those matters.

"Environmental impact statement" means a document prepared pursuant to section 8.2 (of the Act) which includes:-

- (a) a description of the proposal;
- (b) the terms of reference which set out the matters and things to be assessed in the conduct of the environmental impact study;
- (c) a statement of the potential environmental impacts of the proposal; and
- (d) such information collected and assessed in an environmental impact study which substantiates the findings referred to in paragraph (c).

"Designated Development" means :-

- (a) a proposal prescribed by regulation for the purposes of Section 8.2 of the Act; or
- (b) a proposal specified in a Local Authority's planning policy as a designated development the purposes of Section 8.2 of the Act.

"The Act" means the Local Government (Planning & Environment) Act 1990.

(b) Applications to which the Policy applies

The terminology used in the Act draws reference to applications requiring Council's "approval, consent, permission or authority for the implementation of a proposal under this Act or any other Act". Therefore Council is required to consider the potential for environmental impact associated with a broad range of applications including rezoning, consent permitted development subject to conditions, subdivision, modification to Planning Scheme provisions and the like. This Policy applies to all such applications.

The developments and development areas which may require submission of an EIS, are defined as "Designated Developments" in the Act and are addressed in the following section of this Policy. The Act also stipulates that, where the Chief Executive determines an EIS is necessary, the applicant for approval, consent, permission or authority is to submit the EIS, as part of the application. Accordingly, an application is incomplete without the EIS.

(c) Designated Development

This section of the Policy outlines those proposals and areas which require the submission of an EIS, referred to in the Act and Regulations to the Act as "prescribed developments" and "prescribed areas".

Any proposal (other than a proposal which Council regards as of a minor or ancillary nature) which is a "prescribed development" or within or having a common boundary with a "prescribed area" is determined to be a designated development. (A procedure for having Council consider whether a development is of a minor nature is defined in the Policy Procedures section).

Prescribed Developments

Schedule 1 to Section 16 of the Local Government (Planning and Environment) Regulations lists types of developments considered as "designated developments."

The list below includes those uses defined in the Regulations. In parentheses after the particular development is the definition as contained within the Schedule to the Planning Scheme.

1. Abattoir for killing more than 50 animals a week. (Noxious, Offensive or Hazardous Industry)
2. Aerodrome for the use of persons not normally living at the premises. (Public Utility)
3. Aquaculture facility used for the commercial production of aquatic organisms. (Aquaculture)
4. Bitumen or asphalt works, other than temporary works for, and located on or adjacent to a construction site. (Intensive Industry)

5. Bottling works (including works for cleaning recycled bottles) with a floor space of more than 2,000m². (Not defined in Scheme - requires consent application).
6. Brewery, unless the products are for consumption only at the brewery. (Intensive Industry)
7. Brickworks. (General Industry)
8. Cannery, with a floor space of more than 2,000m². (Intensive Industry)
9. Cement Works. (Noxious, Offensive or Hazardous Industry)
10. Ceramic works for producing more than 200 tonnes of 1 or more of the following a year:-
 - (a) pipes;
 - (b) pottery;
 - (c) refractories;
 - (d) tiles. (Not defined in Scheme - requires a consent application)

Example-

A ceramic works for producing 150 tonnes of tiles and 60 tonnes of pipes is a designated development.

11. Chemical storage facility for storing more than 100m³ of chemicals that are dangerous goods under the Australian Code for the Transport of Dangerous Goods by Road and Rail. (Noxious, Offensive or Hazardous Industry).
12. Chemical production works, including, for example, works for producing corrosive substances, detergents, explosives, flammable products (excluding petroleum products), gases, oxidising agents (including chlorine), paint, poisons and soaps. (Noxious, Offensive or Hazardous Industry).
13. Coal handling or storage facility:-
 - (a) for handling more than 100 tonnes of any material a day; or
 - (b) for storing more than 5,000 tonnes of any material. (Noxious, Offensive or Hazardous Industry)

Example:-

A coal handling facility for handling 30 tonnes of coal a day and 80 tonnes of non-carbonaceous material a day is a designated development.

14. Concrete batching plant (other than a plant of a temporary nature associated with a construction site and located on or adjacent to the construction site) for manufacturing more than 20,000 tonnes of concrete or concrete products a year. (Intensive Industry).

15. Concrete products works for producing more than 1,000 tonnes of product a year. (Intensive Industry).
16. Crushing, grinding or milling works for processing more than 200 tonnes of 1 or more of the following a year:-
 - (a) chemicals;
 - (b) minerals;
 - (c) natural grain products;
 - (d) ore; and
 - (e) rocks. (Noxious, Offensive or Hazardous Industry)
17. Ethanol production plant. (Noxious, Offensive or Hazardous Industry)
18. Extractive industry facility (if the facility is for the commercial winning of materials (other than minerals within the meaning of the Mineral Resources Act 1989)):-
 - (a) using more than 2 ha of land for 1 or more of the following:-
 - (i) excavation;
 - (ii) processing;
 - (iii) storage;
 - (iv) activities associated with excavation, processing or storage; or
 - (b) for extracting more than 10,000m³ of materials a year. (Extractive Industry)
19. Fertiliser manufacturing plant for producing more than 200 tonnes of product a year. (Noxious, Offensive or Hazardous Industry)
20. Glass manufacturing (including glass recycling) works for producing more than 200 tonnes of product a year. (Intensive Industry).
21. Helicopter landing facility for commercial purposes, other than a helicopter landing facility at an aerodrome mentioned in item 2.
22. Large outdoor sport and recreation development including, for example, a golf course, a major sporting venue and a racing circuit, but not including a golf course of 30 ha or less or a golf driving range. (Sport and Recreation).
23. Lime works for producing more than 200 tonnes of product a year. (Noxious, Offensive or Hazardous Industry).

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24. Major shopping development. (not separately defined)
 25. Marina with:-
 - (a) more than 30 moorings; or
 - (b) at least 1 refuelling facility. (Marina)
 26. Metallurgical works (other than engineering, fabricating or assembly works) for processing more than 100 tonnes of metals or ore or metals and ore a year. (Noxious, Offensive and Hazardous Industry).
 27. Oil refinery. (not defined in Scheme - requires consent approval).
 28. Petroleum product storage or storage and processing works:-
 - (a) for storing flammable liquids or liquefied gases that are dangerous goods under the Australian Code for the Transport of Dangerous Goods by Road and Rail; and
 - (b) with a storage capacity of more than:-
 - (i) 100 kL above ground; or
 - (ii) 1,000 kL below ground.
- (Liquid Fuel Depot)
29. Piggery for accommodating more than 1,000 pigs in pens. (Animal Husbandry-Intensive)
 30. Refuse transfer station, sewage treatment plant, waste disposal facility, waste landfill or waste treatment plant for burying, crushing, disposing of, incinerating, processing, recovering, storing, or transferring hospital wastes or chemical, liquid, oil, petroleum or solid wastes. (Not defined in Scheme - requires consent approval).
 31. Rubber or plastic works, including a shredding facility, for producing (other than by fabricating) more than 200 tonnes of product a year. (Noxious, Offensive or Hazardous Industry).
 32. Sawmill, joinery works, or combined sawmill and joinery works, for dealing with more than 4,000 m³ of timber a year in 1 or more of the following ways:-
 - (a) machining;
 - (b) milling;
 - (c) sawing. (Intensive Industry)

33. Scrap metal or drum reconditioning works, whether or not for performing:-
 - (a) metal finishing; or
 - (b) extending, forging or rolling for plate, rod or wire manufacture. (Intensive Industry).
34. Sugar mill or refinery. (Intensive Industry)
35. Tannery, fellmongering works or hide curing works. (Noxious, Offensive or Hazardous Industry)
36. Timber preservation works. (Not defined in Scheme - requires a consent approval).
37. Tourist resort development:-
 - (a) with accommodation for more than 1,000 people (including staff); or
 - (b) on an offshore island. (Special Facilities).
38. Tyre manufacturing works or a tyre processing, shredding or storage facility. (Intensive Industry).
39. Woodchip mill, or paper pulp works, for producing more than 2,000 tonnes of either paper or pulp or paper and pulp a year. (Intensive Industry).
43. Works for creating or extending bodies of water with a maximum surface area of water of more than 5,000m². (not defined)

Prescribed Areas

Schedule 2 to Section 16 of the Local Government (Planning and Environment) Regulations lists those areas which are considered to be "prescribed areas". Such areas are listed below. Developments which are minor or ancillary in nature and located in such areas may be determined by Council not to require an E.I.S. (dwelling houses, out buildings or farm buildings are also excluded). The Policy Procedures section defines the procedure for establishing whether a use is minor or ancillary in nature.

1. Area below the flood line adopted by the Local Government, if development involves filling an area of more than 5,000m².
2. Area that, under a conservation plan under the Nature Conservation Act 1992 (unless exempted under the plan), is identified as:-
 - (a) a critical habitat for native wildlife; or
 - (b) an area of major interest.

Note: No such areas have been identified within the City to date.

3. Catchment area under the Water Resources Act, 1989.

Note: No such areas have been declared within the City.

4. Coastal management control district (CMCD) under the Beach Protection Act 1968 including:-

CMCD No. 1
CMCD No. 13
CMCD No. 20

5. Designated landscape area under the Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987.

Note: No such areas have been designated within the City.

6. Protected area, registered place or restricted zone under the Queensland Heritage Act 1992.

Note: No such areas have been identified within the City to date.

7. Protected area under the Nature Conservation Act 1992, unless exempted under a conservation plan under the Act for the area.

This includes a National Park under the National Parks and Wildlife Act, 1975. National Parks and Environmental Parks within the City are listed as follows:-

NATIONAL PARKS

<u>Park Number</u>	<u>Name</u>
295	Dularcha
233	Tibrogargan
127	Ngungun
749	Coonowrin
750	Beerwah
477	Conondale
1100	Conondale
1462 (pt)	Pumicestone

ENVIRONMENTAL PARKS

<u>Park Number</u>	<u>Name</u>
1264	Palmview
993	Caloundra Road
1030	Currimundi Lake
1417	Blue Gum Creek
2611	Mooloolah
2619	Caloundra Turn off

8. Reserve, sanctuary and grounds, including fish habitat reserve, fish sanctuary, oyster grounds, public oyster reserve or wetland reserve set apart and declared under the Fisheries Act 1976 including:

Fish Habitat Reserve 015-006.

9. The Wet Tropics Area under the Wet Tropics World Heritage Protection and Management Act 1993, unless exempted:-

- (a) under a management plan under that Act; or
- (b) by the Wet Tropics Management Authority.

Note: No such areas have been identified within the City.

10. Wetland, whether fresh, brackish or marine, including coral reefs, mangrove areas, mudflats, sand flats, sandy beaches, seagrass beds, and tidal marshes. Such areas may only be defined by site inspection.

Development areas defined by Council

Council may also require that an EIS be submitted for developments which are located in the areas identified below. It may also resolve that a development is of a minor or ancillary nature not necessitating preparation of an EIS. The procedures defined in the Policy Procedures Section may be utilised to clarify whether Council will require an EIS, prior to submission of a formal application.

1. Glass House Mountains Scenic Area - as designated on Figure 1.
2. The Pumicestone Passage Catchment Area - excluding those areas shown as Urban, Park Residential or Rural Residential on the Strategic Plan (Figure 1).
3. Developments within the Baroon Pocket Dam Catchment Area - excluding those areas shown as Urban, Park Residential or Rural Residential on the Strategic Plan (Figure 1).
4. Developments within the Ewen Maddock Dam Catchment Area - excluding those areas shown as Urban or Rural Residential on the Strategic Plan (Figure 1).
5. Developments adjacent to the following rivers and creeks (some are indicated in Figure 1) where deleterious impacts of an environmental or visual nature may result:-
 - Mooloolah River
 - Stanley River
 - Mary River
 - Addlington Creek (flowing into Ewen Maddock Dam)
 - Obi Obi Creek
 - Beerburrum Creek (not shown on Figure 1)
 - Bells Creek
 - Cochin Creek
 - Duckholes Creek (not shown on Figure 1)
 - Hussey Creek (not shown on Figure 1)
 - Lamerough Creek (not shown on Figure 1)
 - Mellum Creek (not shown on Figure 1)
 - Coonowrin Creek
 - Tibrogargan Creek (not shown on Figure 1)
 - Sippy Creek (not shown on Figure 1)
6. Developments in visually sensitive areas as follows:-
 - Maleny Montville Road and the escarpment (Figure 1).
 - Mountain View Road and the escarpment (Figure 1).
 - Landsborough-Maleny Road - range areas (Figure 1).

- Beerwah-Peachester Road - range areas (Figure 1).
- Glass House Mountains Road - both sides of road (Figure 1).
- Caloundra Road - both sides from highway interchange to Airport - entry impact.
- Bruce Highway - both sides full length of run through the City.
- Future Bells Creek Road (Figure 1).

USES DEFINED BY COUNCIL:

Lot Feeding of Stock and Noxious, Offensive or Hazardous Industries as defined in the Scheme.

POLICY PROCEDURES:**Procedures for minor/ancillary developments**

Where an applicant seeks to determine whether Council will require submission of an EIS for a particular development or seeks clarification as to whether a development is of a minor or ancillary nature, the applicant may submit either:-

- (a) A letter of enquiry; or
- (b) An application for consideration in principle.

Such applications will be accompanied by a fee in accordance with the adopted Schedule of Fees and Charges and adequate supporting material to enable an informed decision to be made. The level of supporting material should be discussed with officers of Council's Planning Services Department, prior to the submission of an application.

Chief Executive to Determine Whether an EIS is Required

Section 8.2(2) of Act requires that any person who intends to apply to Council for an approval, consent, permission or authority in relation to the Planning Scheme for a designated development must request the Chief Executive of the DLG&P to tell the person if an EIS is necessary and, if it is, its terms of reference.

The Chief Executive may determine an EIS is not necessary under certain circumstances pursuant to Section 8.2(4) of the Act. Where the Chief Executive determines an EIS is necessary the EIS is to form part of the application.

Where the Chief Executive determines the preparation of an EIS is not required pursuant to Section 8.2(4) of the Act Council requires that the studies or extracts of studies referred to in Section 8.2(4) be submitted to form part of the application and advertised in accordance with Section 8.2(7) of the Act. Accordingly an application is incomplete without such studies.

Procedures for preparation of an EIS for Designated Developments prescribed by Legislation or Policy.

The procedures involving applications requiring an EIS are defined within section 8.2 of the Act. These procedures are not utilised for development involving an EIS where the EIS is not required pursuant to the Act or this Policy.

An explanation of the Act procedures is provided below and at the outset it should be noted that the Department of Local Government and Planning co-ordinates the preparation of the EIS.

Terms of reference

The form to request the Chief Executive of the DLG&P to determine whether an EIS is necessary and, if it is, the Terms of Reference, is specified in the Act and a copy is appended to this explanation sheet. The Chief Executive is required to acknowledge receipt of the request. DLG&P determines if an EIS is necessary and, if it is, prepares terms of reference in consultation with relevant Government Departments, the Council and other statutory bodies.

DLG&P are required to notify the applicant of the terms of reference, within 20 working days of the date of acknowledgment of receipt of the request for terms of reference. A copy of the terms of reference are also given to the Council. It is then the responsibility of the applicant to prepare the EIS in accordance with the terms of reference.

Advertising of application

Where an application requiring an EIS is to be advertised in accordance with the Act, the EIS is to be submitted as part of the application and is to be placed on display with the application. It is required under section 8.2(7) that the period for advertising any application involving an EIS be 30 working days after the first day of advertising.

Application Procedures

When an application for a development requiring an EIS is received, the Council is required to distribute copies of the EIS to the various referral agencies from which the terms of reference were derived. For this reason, multiple copies of the EIS are required over and above the normally required number. The number of copies will be advised upon enquiry to the Council

On referring the EIS to the various referral agencies, Council is required to request comments from those agencies. The request is to specify a date upon which the agency is to submit any comments to Council.

Council is then required to:-

- (a) Have regard to the Environmental Impact Statement { Section 8.2(11)(b)}.

- (b) On applications involving advertising for objection, consider the comments made by the referral agencies, treat those comments as objections to the proposal and determine the application within 60 days of the date of receipt of the Statutory Declaration relating to advertising.
- (c) On applications not involving advertising for objection, determine the application within 60 days of the date on which the application was made.

Procedures for preparation of an EIS for Developments not prescribed or in area not prescribed by Legislation or Policy

These circumstances may arise where an application is lodged and Council determines that an EIS is required. In such instances, Council will act as the co-ordinating authority and will utilise the guidelines provided in the previous section, in that role. Advertising, assessment and Council's dealings with the application will be those defined for conventional applications i.e. no extended advertising or determination periods apply.

In determining the application, Council will have regard to the EIS and the comments of any relevant Government Departments.

SCHEDULE OF ASSOCIATED POLICIES:

N/A

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****BED AND BREAKFAST - HOMESTAY**

Reference: PDLPP 4.0/02

Meeting: General Meeting 16 November, 1995

Amendments:

Review Date: December 1997

POLICY PHILOSOPHY:

It is desirable to provide the opportunity for a broad range of tourist accommodation choices to establish within Caloundra City. The use 'Bed & Breakfast - Homestay' will be an addition to other choices currently available, in that it will provide for a low key accommodation opportunity in various appropriate locations (and zones) throughout the City.

POLICY OBJECTIVES:

The objective of this policy is to ensure an adequate standard in the provision of an alternative form of tourist accommodation which is of a low key and low occupancy basis.

POLICY STATEMENT:

Applications for 'Bed & Breakfast - Homestay', will be required to meet the following:-

- (a) Bed & Breakfast - Homestay accommodation shall be limited to a dwelling house which is occupied by the owner or lessee and wherein generally no more than two bedrooms are made available to the travelling public. It is intended that these types of development be low key. In exceptional circumstances, Council; may permit more than two bedrooms to be used, subject to full compliance with all other components of this policy.
- (b) Visitors are to be provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host family.
- (c) The bedroom provided for visitors shall be in the same building as the kitchen, bathing and toilet facilities provided for the visitor and the accommodation of the owner.
- (d) A separate bathroom and toilet facility shall be provided within the dwelling house for the exclusive use of visitors.

- (e) The only cooking facilities provided and available to the visitor shall be those within and normally associated with the residents or the owner and at least one substantial meal shall be offered to the visitor each day.
- (f) All areas where food is to be stored, handled and prepared must be constructed and equipped in accordance with the requirements of the Food Hygiene Regulations 1989 to the satisfaction of Council's Health Branch. The premises must be registered and the operators licensed with Council under the aforementioned regulations.
- (g) All kitchen, bathroom and toilet facilities shall be kept in a satisfactory state to the requirements and satisfaction of the Chief Environmental Health Officer.
- (h) All premises shall be licensed and shall comply with Council's Local Laws, Planning Scheme requirements, and any other relevant legislation as required by other Council branches and it is recommended that the applicant liaise with other Council branches for any further requirements that may be necessary for the proposed use.
- (i) The owner shall display in a prominent position the street number of the premises and may display at the front of the premises of the building, signage no greater than a size of 0.25m² (including the Bed and Breakfast Logo, if appropriate) and may only be illuminated if it is displayed on the building and then only with an incandescent globe with a voltage not exceeding 40 watts. No other sign indicating the nature or use of the premises shall be displayed.
- (j) Parking is to be provided on-site in accordance with Council Policy and in such a way that any space provided for the Bed and Breakfast enjoys full and unobstructed access at all times (ie. tandem guest parking will not be accepted).

POLICY PROCEDURES:

An application for Planning Consent is required to establish a 'Bed & Breakfast - Homestay' within relevant zones throughout the City. That application is to be accompanied by a floor plan of the building, and sufficient additional information to demonstrate that the proposal can comply with requirements (a) to (j) of this Policy.

SCHEDULE OF ASSOCIATED POLICES:

PDLPP 3.1/01 Parking
PDLPP 3.2/01 Landscaping & Screening

<p style="text-align: center;">CALOUNDRA CITY COUNCIL</p> <p style="text-align: center;">LOCAL PLANNING POLICY</p>
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CARAVAN PARKS

Reference: PDLPP 4.2/01

Meeting: Special Meeting 16 July 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Development for the purpose of a Caravan Park should meet certain minimum standards in respect of location, design and layout, internal access ways and footpaths, services and recreational open space.

POLICY OBJECTIVES:

The objectives of this Policy are to:-

- identify location criteria where the proposed Caravan Park provides for long term accommodation;
- provide guidance on design and layout issues;
- identify minimum standards for internal accessways and footpaths;
- specify services required within the site; and
- clarify requirements in relation to provision of recreational open space

POLICY STATEMENT:

Any proposal for a Caravan Park is to meet the following requirements in addition to the requirements set out in Section 4.2 of the Planning Scheme.

1. Location Criteria

Where the proposed Caravan Park is intended to provide long-term accommodation rather than, or in addition to, short term accommodation, the applicant is to demonstrate to Council's satisfaction, that occupants will have reasonable access to shopping, educational and other community services and facilities.

2. Design and Layout

- (a) development is to be in sympathy with the topography and physical features of the site and its surrounds;
- (b) development is not to adversely affect the amenity of the area;
- (c) Location of amenities is to be in accordance with the Camping Ground Regulations of 1987;
- (d) visitor parking is to be located with direct access to the entry driveway and is to be located and sign posted to encourage visitor use;

3. Internal Accessways and Footpaths

- (a) vehicular access to caravan/cabin sites is to be via shared internal accessways which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians;
- (b) accessways are to be designed to discourage vehicle speeds in excess of 15 kilometres per hour;
- (c) the accessway and footpath system together are to provide adequate access for service and emergency vehicles to each caravan and cabin site and to connect sites with amenities, recreational open space and external roads;
- (d) Internal accessways are to comply with the following:-
 - i. carriageway width to be 6.0 metres for 2 way traffic and 4.0 metres for one way traffic;
 - ii. the verge width on both sides to be not less than 1.5 metres;
 - iii. cul-de-sac to have turning bays at the end capable of allowing conventional service trucks to reverse direction with maximum of two (2) movements;
 - iv. all internal roads are to be sealed to the carriageway widths stated above.
- (e) internal footpaths are to be a minimum width of 1.2 metres. Internal footpaths may be accommodated within the carriageway of internal accessways serving 10 caravan/cabin sites or less.

4. Services

- (a) underground power is to be reticulated to each caravan/cabin site;
- (b) all internal accessways and footpaths are to be adequately lit.

5. Recreational Open Space

- (a) Recreational open space required under Section 4.2(2)(h) of the Planning Scheme is to be in areas:-
 - f* not less than 150 m² in area
 - f* at least 10 metres wide
 - f* independent of landscape buffer strips
 - f* located not more than 80 metres from any caravan/cabin site; and
- (b) the fenced children's playground is to include facilities for children, be of an adequate size to meet the needs of the caravan park residents and comply with relevant safety standards.

POLICY PROCEDURES:

1. Any proposal plan relating to an application for a Caravan Park is to demonstrate compliance with the requirements of this Policy in addition to the requirements of Section 4.2 of the Planning Scheme.
2. Relocatable Homes
 - (a) Relocatable homes are not permitted to be established in a caravan park that is approved after the appointed day. However if a Caravan Park which has been approved prior to the appointed day has, as part of that approval permission to establish relocatable homes, then such homes are to be constructed off-site. However Council may, upon application being made to it consider the construction of relocatable homes on site only where it has been established to Council's satisfaction that construction will not cause adverse impact on residents within, or adjacent to, the caravan park having regard to:-
 - i. noise
 - ii. vibration
 - iii. dust
 - iv. waste products
 - v. electrical interference

- vi. construction period, and
 - vii. disruption to traffic (both pedestrian and vehicular)
- (b) If the above is able to be established, approval of the erection of any relocatable home is subject to certification by an Engineer, prior to the issue of any building approval, that the building is purpose designed and constructed as a relocatable home so as to be able to be readily transported.
- (c) If the relocatable home is approved to be established in a Caravan Park, the site provided for the home is to comply with the requirements of Policy PDLPP.4.16 in relation to requirements:-
- 1. (d) (i), (ii); and
 - 3. (c)

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 4.16 Relocatable Home Parks

PDLPP 3.2 Landscaping and Screening

PDLPP 3.1 Parking

<p style="text-align: center;">CALOUNDRA CITY COUNCIL</p> <p style="text-align: center;">LOCAL PLANNING POLICY</p>
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CARETAKERS RESIDENCE

Reference: PDLPP 4.3/01

Meeting: Special Meeting 2 April 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

A Caretaker's Residence is seen as a legitimate support use for other activities on a site, provided a need has been demonstrated and certain criteria have been met.

POLICY OBJECTIVES:

The objectives of this Policy are to identify the information required to accompany an application for a Caretaker's Residence.

POLICY STATEMENT:

Applications for Caretaker's Residence will not be recommended for approval unless stated criteria have been met and a need has been demonstrated.

POLICY PROCEDURES:

Any application for a Caretaker's Residence must be accompanied by:-

(a) **Need Statement**

It must be convincingly demonstrated that a need exists for a Caretaker's Residence on the site. The need statement is to include evaluation of alternatives and why these are not preferred.

(b) **Site Area**

Where the Caretaker's Residence is in association with a residential use the allotment is at least 1,300 m² in area.

(c) **Proposal Plans**

Proposal plans required in accordance with the Part 7 of the Planning Scheme are to meet the following requirements in addition to those set out in Section 4.3:-

(i) where a Caretaker's Residence is in conjunction with a residential use:

f in a Residential A or Special Residential Zone when in conjunction with a Dwelling House the combined site cover does not exceed 50%.

f in a Residential B or Special Residential Zone when in conjunction with a Duplex Dwelling the combined site cover does not exceed 40%.

f when part of a Cluster Housing Development, the Combined Site density does not exceed that Specified in Section 2.4(3)(b) of the Planning Scheme.

f in a Residential or Tourist Residential Zone when in conjunction with an Accommodation Building or Multiple Dwelling all of the requirements of Section 4.11 of the Planning Scheme are to be met.

(ii) where the Caretaker's Residence is in conjunction with a Commercial or Industrial Use it is physically linked to that use.

(d) **Subdivision**

A subdivision application proposing to create a Caretaker's Residence on a separate title will not be recommended for approval.

SCHEDULE OF ASSOCIATED POLICIES: N/A

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****CHILD CARE CENTRES****- LOCATIONAL AND DESIGN CRITERIA**

Reference: PDLPP 4.4/01

Meeting: Special Meeting 15 May 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Continued residential growth in the City will require the provision of additional child care centre services to cater for the existing and future demands of the community. It is expected that proposed centres are located to service the local community while maintaining an acceptable level of amenity for any neighbouring residential properties and not compromising the public and traffic safety in the immediate locality.

This policy outlines the issues to be addressed when considering the establishment of a child care centre.

POLICY OBJECTIVES:

The objectives of this policy are to:-

- o ensure defined locational and design criteria are considered in the early planning stages of development proposals;
- o ensure the health and safety of the child is not compromised by any locational characteristics and/or design features, including conflicting or non-compatible land uses; and
- o ensure the maintenance of residential amenity by restricting the location of this use to appropriate locations.

POLICY STATEMENT:1. Relationship to Existing Legislation

Due regard must be given to fulfilling the requirements of the Child Care Centres Regulation 1991 when seeking approval for a child care centre.

2. Locational Criteria

In considering the appropriateness of a selected location for a child care centre, Council will have regard to the following:-

- (a) the site is not to be located on minor residential access streets as defined under "Queensland Streets". In this respect, the location should not introduce non local traffic into minor residential streets;

- (b) the site is to be adjacent to, or in close proximity to a neighbourhood or village centre. However circumstances will exist where it is appropriate to allow child care centres to establish within Central Business districts and other non-industrial employment nodes within the City, providing an immediate facility to serve the needs of employees;

- (c) whether the location of the site would classify it as "Disqualified Premises" under the Child Care Act, that is any premises adjacent to activities that:-
 - (i) generate excessive heat, noise or environmental pollution;
 - (ii) are likely to expose children to spray and other drift from aerial spraying, crop dusting or fertilising; or
 - (iii) are used for the manufacture or storage of flammable or combustible materials or dangerous chemicals;
- (d) child care centres are to be located and designed so as to ensure children and staff are protected from excessive noise, including traffic noise, and to ensure exposure to air of unacceptable quality does not occur; and
- (e) the establishment of child care centres in industrial areas is not supported due to the possible conflicts between industrial traffic (and noise) and the traffic generated by the child care centre and for some of the reasons set out in (c) and (d) above.

3. Design Criteria

The site is to be designed so as to:-

- (a) comply with the car parking, manoeuvring and landscape requirements contained within the Planning Scheme. In this regard provision is to be made for a minimum 4 bay set down area. This set down area is to be provided in a drive-through format such as a semi-circular driveway with separate entrance and exit points. Car parking bays for the set down area are to have a minimum length of 6m. The set down area is to provide for the unloading of children without the need to cross driveways or car park areas;
- (b) designated staff parking may be provided in tandem provided these bays are marked clearly for "staff parking only";
- (c) a pedestrian pathway separate from the car park and driveway is to be provided from the street alignment to the centre;
- (d) landscaping of the site is to be undertaken in accordance with an approved landscape plan having regard to:-
 - (i) lessening impacts to common boundaries with neighbouring properties and the street frontage;
 - (ii) personnel safety and the need for good visibility in and around the set down and driveway areas; and

- (e) the site should be designed to achieve a "good neighbour" outcome by minimising loss to amenity through architectural design, location of outside play areas in relation to adjacent properties and landscaping treatment.

POLICY PROCEDURES:

Discussion with Council staff concerning the aspects of this policy is encouraged prior to submitting any formal application.

SCHEDULE OF ASSOCIATED POLICIES:

N/A

CALOUNDRA CITY COUNCIL

LOCAL PLANNING POLICY

DISPLAY HOMES

Reference: PDLPP 4.5/01

Meeting: General Meeting 26 February 1998

Amendments:

Review Date:

POLICY PHILOSOPHY:

The establishment of display homes has the potential to adversely impact on the amenity of a locality, especially when located in established residential areas. For this reason, Display Homes should ideally be located in developing estates where residential uses have not yet established.

This Policy outlines the issues to be addressed when considering the establishment of Display Homes.

POLICY OBJECTIVES:

The objectives of this policy are to:-

- ensure that Display Homes are appropriately located so as to maintain the amenity of established residential areas;
- encourage the allocation of areas for Display Homes in the preliminary planning stages of a developing residential estate; and
- ensure that the use does not adversely affect the amenity of the locality through appropriate operational requirements.

POLICY STATEMENT:

1. Locational Criteria

In considering the appropriateness of a selected location for a Display Home, Council will have regard to the following:-

- (a) a Display Home that is proposed to be located outside a developing residential estate is unlikely to be approved by Council (to avoid infill development);
- (b) Council encourages the grouping of Display Homes within developing estates as opposed to single Display Homes dispersed throughout an estate. Consideration should be given to allocating areas for the grouping of Display Homes in the preliminary planning stages of a developing residential estate;
- (c) a Display Home site is not to be located on minor residential access streets as defined by “Queensland Streets” (that is, access places and access streets - refer to diagram below). Preference will be given to allotments at the entrance of an estate that have frontage to a collector street; and

- (d) in the case of a grouping of Display Homes in a developing estate, consideration may be given for them to occupy an entire street such as an access place provided that an adjoining off-street parking area is provided to the satisfaction of Council.

2. Operational Requirements

- (a) In accordance with Section 4.5 of the Planning Scheme, the following requirements are to be met:
 - (i) unless otherwise determined by Council, land may only be used for a Display Home for a maximum of 2 years from the date of approval;
 - (ii) the hours of use do not extend beyond 7.00 p.m. or commence before 8.00 a.m.;
 - (iii) all advertising hoardings and signs are to comply with the relevant Local Laws and Local Planning Policies. Signs are to be removed from the site within 7 days after the expiry of the approval; and
 - (iv) screening in the form of a screen fence is to be provided to each side and rear boundary of the site in accordance with Local Planning Policy;
- (b) In the operation of a Display Home, no detriment is to be caused to any person not associated with the use. In this regard, no light source is to be erected or installed in such a manner that light emanating from it causes undue distress, annoyance or irritation to any person or persons in accordance with Section 3.5 of the Planning Scheme; and
- (c) With respect to a grouping of 3 or more Display Homes, allocation of 1 or more vacant allotments for the purpose of off-street parking at a convenient location for use by visitors is required to be provided. The parking area shall be designed and provided to the satisfaction of Council.

POLICY PROCEDURES:

An application for Planning Consent is required to establish Display Homes within the relevant zones throughout the City.

Such an application is to demonstrate compliance with the requirements of this Policy in addition to the requirements of Section 4.5 of the Planning Scheme.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.1/01 Parking

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****EXTRACTIVE INDUSTRY**

Reference: PDLPP 4.8/01

Meeting: Special Meeting 2 April 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Extractive Industries have the potential to have significant impacts on their localities, along their haul routes and on the environment.

Performance measures are necessary to ensure that impacts are minimised.

POLICY OBJECTIVES:

The objectives of this Policy are to identify the matters to be addressed in the required Environmental Impact Statement and required Management Plan to accompany any application for an Extractive Industry.

POLICY STATEMENT:

In addition to an Environmental Impact Statement, applications for Extractive Industry are required under the provisions of Section 4.8(2) of the Planning Scheme to submit and obtain approval for a Management Plan. This Policy sets out the matters to be addressed in the Management Plan.

POLICY PROCEDURES:

The required Management Plan to be submitted with any application for Extractive Industry is to address the following:

(a) **Amenity**

The amenity of the locality, including the amenity of localities in the vicinity of principle haul routes, is to be maintained. Applicants must therefore:

- f* identify haul routes and demonstrate that measures will be taken to ensure any adverse impacts on neighbourhoods in the vicinity are minimised.
- f* demonstrate how amenity of the locality is to be maintained throughout the duration of the Extractive Industry.
- f* demonstrate how it is proposed to control noise and dust.

(b) **Rehabilitation**

Plans for progressive rehabilitation of the site are to be submitted such that all rehabilitation work is to be completed within one year of the Extractive Industry being completed. The plans are to demonstrate how the rehabilitation works will be managed for each stage.

(c) **Public Health and Safety**

It is to be demonstrated how public health and safety are to be maintained for the life of the operation (eg. through safe blasting techniques, minimising the incidence of exposed excavations and ponded water and the safe location and design of driveway entrances). Measures to ensure safety of pedestrians, cyclists and other road users are to be identified.

(d) **Stormwater Drainage**

Site activities and excavations are to be satisfactorily drained, and run-off treated, to ensure there is no contamination of waterways and no run-off onto roads and other land in the vicinity.

Management during each stage of excavation and upon completion of all excavation is to be addressed.

(e) **Aesthetics**

It is to be demonstrated how the appearance of the site when viewed from its immediate locality or significant vantage points will remain unobtrusive, throughout the life of the operation particularly through suitable landscaping.

All of the above are to be to the satisfaction of Council.

Conditions of Approval

Compliance with measures required in accordance with the Environmental Impact Statement and Management Plan, (amended as necessary) will be required under conditions of approval, together with:-

- f* maintenance of the access roads and haul routes either by the operator or through contribution to Council; and

- f* provision of a bond or equivalent Security to ensure adequate performance or required works.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.2 Landscaping and Screening

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****HOLIDAY CABIN ACCOMMODATION**

Reference: PDLPP 4.10/01

Meeting: Special Meeting 15 May 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Holiday cabin accommodation should provide for a satisfactory level of amenity and recreation opportunity for guests while causing minimal amenity, traffic and visual intrusion into neighbouring areas.

POLICY OBJECTIVES:

The objectives of this Policy are to:-

- ensure development occurs in locations which will not detract from the scenic quality of an area nor impact upon its amenity;
- ensure the siting and design of development has regard to possible conflicts with adjacent land use; and
- ensure provision is made within developments for the recreation and amenity needs of guests.

POLICY STATEMENT:

In addition to the provisions of Section 4.10 of the Planning Scheme, applications for Holiday Cabin Accommodation will be required to meet the following:-

1. Site Requirements

- (a) the site area is at least 4 hectares;
- (b) development density does not exceed 5 cabins per hectare of site area;
- (c) the number of cabins on any site does not exceed 20; and

- (d) compliance with the Strategic Plan objectives relating to Scenic Routes must be demonstrated.

2. Design and Layout

- (a) the development is to be designed so as to be sympathetic with the existing topography or physical features of the site and its surrounds;
- (b) the development is to be designed to be in keeping with adjacent development and not detrimentally affect the existing amenity of the area;
- (c) the general design and layout of the development shall enhance the privacy and amenity of all residents; and
- (d) buildings and car parking areas are to be setback at least 10m from any boundary of the site, unless it can be demonstrated that a combination of landscaping and fencing will adequately screen the site's activities, in which case the setback may be reduced to 6 metres.

3. Fire Management Plan

A Fire Management Plan is to be submitted that specifies measures to be taken to minimise fire risks. Such plan is to address the following issues:-

- f* aspect (eg. north west slopes, south facing slopes etc);
- f* topography (identify steep slopes, ridge tops and gullies that may create dangerous situations);
- f* vegetation (identify type, location and density of vegetation so as to determine fuel loads and risk factor);
- f* climate (identify local prevailing winds and highest risk months of the year);
- f* design of the cabins (to reduce fire risk);
- f* buffer zones (fuel free areas - location and width); and
- f* on-going maintenance plan (how the continuing risks are to be minimised).

Two publications are useful in assisting the determination of bushfire risk minimisation, and these are:-

"Bushfire Hazard Planning in Queensland" by Queensland Fire Services in conjunction with the Department of Local Government and Planning.

"Bushfire Prone Areas - Siting and Design of Residential Buildings"
by Department of Local Government and
Planning.

POLICY PROCEDURES:

The proposal plans and supporting information submitted with any application for Holiday Cabin Accommodation are to demonstrate compliance with items 1, 2 and 3 above, in addition to the requirements of Section 4.10(2) of the Planning Scheme.

SCHEDULE OF ASSOCIATED POLICIES:

N/A

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****MULTIPLE DWELLING****ACCOMMODATION BUILDING, AGED PERSONS HOME,****MOTEL & RETIREMENT COMMUNITY**

Reference: PDLPP 4.14/01

Meeting: Meeting 20 November 1997

Amendments:

Review Date:

POLICY PHILOSOPHY:

Section 4.14 of the Planning Scheme contains provisions to control the development of Multiple Dwellings, Accommodation Buildings, Aged Persons Homes, Motels and Retirement Communities.

This policy clarifies issues relating to the implementation of these provisions for these uses.

POLICY OBJECTIVES:

The objectives of this policy are to:-

- ensure that the amenity of residents and guests is considered in the design and layout of buildings and private open space; and
- ensure that the amenity of the adjoining streets and allotments is considered.

POLICY STATEMENT:1. Application of Policy

This policy applies to:

- A Retirement Community in the Residential C, Tourist Residential or Special Residential zone;
- a Multiple Dwelling;
- an Accommodation Building;
- an Aged Persons Home; and
- a Motel.

2. Provisions2.1 Height

To ascertain the permitted height of a building reference must be made to Table 3.7 of the Planning Scheme and also to Local Planning Policy PDLPP3.7/01-Building Height.

Reference must also be made to the definition of "Original Ground Level" which is contained in Section 8.1 of the Scheme.

2.2 Plot Ratio

The plot ratio is calculated by expressing the total gross floor area as a ratio of the total site area. This is explained in the following diagrams. The basement exclusion criteria (Refer to PDLPP3.7/01) is also explained by diagram.

Note that where the uses covered by this policy are allowed in a Business zone, the residential component must be located at or above the first floor level. However, the plot ratios as set out in Section 2.5(3) of the Scheme apply to the total development (including the residential component).

2.3 Landscaped Open Space and Landscape Strips

(Refer also to Local Planning Policy PDLPP3.2/01-Landscaping and Screening.)

“Landscape strips” are those areas identified within Section 4.14 (2) (e) of the Planning Scheme, the purpose of which is to provide landscape screening of the development to the side and rear boundary and frontage of the site. Where the landscape strip (side or rear) has a width in excess of 1.5m, pathways may be provided in the area beyond the 1.5 m wide strip adjoining the side or rear boundary. A side or rear landscape strip which is 3 m or more (which may incorporate a pathway) can be included in the “Landscaped Open Space” requirements for the site.

“Landscaped Open Space” is that area required within Section 4.14 (2) (d) of the Planning Scheme, the purpose of which is to provide usable landscaped open space for the recreational use of residents and to provide landscaping that aesthetically complements buildings on the site. Pools, BBQ areas and pathways can form part of the landscaped open space. Paths located within landscaped open space between a building and a side or rear property boundary should meander for the length of the path.

a. Provision 4.14(2)(d) of the Scheme - Landscaped Open Space

Landscaped open space is to be provided at the rate contained within Table 4.14 (1) of the Planning Scheme such that:-

- no dimension is less than 3 metres; and
- at least half the area is provided in one area with a minimum dimension of 6 metres. (Variation of this part of the provision in accordance with Section 4.14 (4) (a) (ii) of the Planning Scheme is possible).

EFFECT OF PROVISION 4.14(2)(d) OF THE PLANNING SCHEME

b. Provision - 4.14(2)(e) of the Scheme - Landscape Strips (side & rear boundary)

The minimum width of 1.5 metres for a landscape strip adjoining a side or rear boundary is to be located at original ground level. (See diagram relating to plot ratio in this policy for an illustration of the intent of this clause).

Basements may extend within the setback area provided:-

- (a) a minimum soil depth of 300 - 450 mm is provided over the basement and the landscaping is provided at original ground level; and
- (b) provision is made in such cases for planting of trees (minimum soil depth 1m) at 10m intervals for the length of the basement.

c. Provision 4.14(2)(e) of the Scheme - Landscape Strips (Front)

Frontage landscaping is to be located at Original Ground Level as shown in the diagram below.

(Variation of frontage landscaping strip is possible)

2.4 Visitor Parking

Parking for visitors (as required by the Section 3.1 of the Scheme) is to be located outside of any secured parking area (for the residents) and is to be easily accessed from the street and is not to be provided as tandem spaces.

2.5 Basement Parking/Podium

If it is proposed to have a podium or a basement car park (which may also be a podium if it protrudes out of the ground), these parts of the building are not to intrude into any of the boundary landscape strips, other than indicated in Section 2.3 of this Policy, which are to be at natural ground level).

The sketch in Section 2.2 of this policy ("Plot Ratio") illustrates this requirement.

2.6 Scale, Design & Finish

All development to which this policy refers, should be designed to address the issues of the amenity of residents of the development and of neighbours, and the character of the site's locality. In this respect building designs and site plans are to address the following: -

- (a) roofs should be designed to eliminate the impact of large expanses of single-planed roofing;
- (b) building materials should be non-reflective. Generally Council encourages the use of coloured textured external finishes to building;
- (c) landscaping is to be of a scale compatible with that of the site buildings (Refer to Local Planning Policy PDLPP3.2/01);

- (d) the design of external walls is to be aimed at relieving the impact of slab sided buildings or large areas of single plane walling. Walls of buildings that exceed 15 metres in length are to provide a minimum 3 metre long break, offset at least 1 metre to the principal plane, every 15 metres; and

- (e) windows are to be shaded from the entry of summer sunshine between the hours of 10.00 am and 2.00 pm.

2.7 Sunlight/Breeze/Orientation

These provisions are aimed at promoting a home environment which has adequate standards of Light and Breezes.

- (a) the principal living areas and balconies of all accommodation units/dwelling units should be designed so as to be capable of receiving 2 hours of sunshine between 9.00 a.m. and 3.00 p.m. during mid-winter and are designed or screened to minimise sun penetration from the west during summer afternoons; and

- (b) the principal living areas and at least one bedroom of all dwelling units have windows and/or external doors orientated to encourage cross ventilation particularly during summer.

2.8 Overlooking and Privacy

This provision is aimed at facilitating the compatibility of development with adjoining developments.

The design of the building and the site layout is to demonstrate that minimal opportunities exist for overlooking the dwelling interiors and private outdoor open spaces on adjoining property. Opportunities for overlooking can be minimised by orienting balconies, windows (excluding those with sills higher than 1.5 metres above floor level) and access corridors away from adjoining properties and by erecting fences and establishing landscaping at ground level on boundaries shared with residential neighbours.

However this provision may be adversely impacted by other provisions such as Sections 2.8 Sunlight/Breeze/Orientation and also by potential future adjacent development. If this is the case then these possible modifying factors will be required to be addressed in the Amenity Statement (See "Policy Procedures" of this policy).

2.9 Amenity Intrusion

The design of the building and the site layout is to demonstrate that there will be minimal disturbance to neighbouring properties in terms of noise and the preservation of light and breezes. A development will generally be considered to have satisfied the criteria if the following requirements can be met.

- (a) Vehicular movement areas should be located away from common boundaries with other residential properties where possible. If this cannot be achieved, appropriate levels of boundary screening should be provided in a form of a combination of landscaping and fencing. In large developments, detailed attention is to be given to the impact of traffic noise and headlights on neighbours.
- (b) Recreation areas such as swimming pools and tennis courts are to be treated similarly to traffic areas, with respect to location, screening and noise minimisation, in the interests of maintaining the amenity of neighbouring properties.

POLICY PROCEDURES:

Section 7.2 of Planning Scheme

Any proposal for Development as listed in this Policy must be accompanied by a:-

- (i) Site Analysis Plan

Relevant considerations in any site analysis include the site's topography, orientation and microclimate, existing structures and vegetation, views, access, drainage and services, and any other special site features. Analysis of these factors assists in establishing site opportunities and constraints.

Information required to be shown on a Site Analysis Plan is as follows:-

Plan details

- scale of plan 1:100 or 1:200;
- title, site boundaries and dimensions;
- contours on Australian Height Datum;
- plan orientated so that North is to the top of the Plan; and
- north point on plan.

Topography and services

- direction of fall of the site;
- natural drainage lines or watercourses;
- existing services, connection points and easements; and
- existing pedestrian and vehicle access points.

Orientation

- aspect to sun;
- prevailing winds; and
- overshadowing from adjoining buildings and adjoining dense planting.

Existing buildings on site

- location of any existing buildings; and
- buildings to be retained.

Vegetation on site

- existing trees - species, condition, height and spread, evergreen or deciduous; and
- trees to be retained.

Adjoining property conditions

- land use, and the location of buildings locations that abut the site (with boundary setbacks noted);
- height of adjacent buildings (in storeys);
- approximate location of windows within 15 m of the site boundary;
- location of areas of private open space within 15 m of the site boundary;
- any special features, such as swimming pools or large trees; and
- type, height and condition of boundary fences.

Noise sources

- external major (or potentially annoying) noise sources.

Street character and context

- local transport and parking conditions in the street reserve, including pavement and verge widths; and
- major planting in the street reserve in the immediate vicinity - location, species, height and spread.

- (ii) Plans and Elevations at a scale of 1:200 including location and dimensions of proposed buildings, the relationship between the proposed building and the Building Envelope; details of roof treatment and roof top structures, access and parking, the location and dimensions of private open space, and the location of site facilities (such as clothes drying areas and garbage bins).

The relationship between the building and the Building Envelope is to be shown on an accurately dimensioned drawing (to scale) for all front and rear elevations and all side elevations so as to show compliance with this provision.

- (iii) Landscape Plan in accordance with Local Planning Policy PDLPP 3.2/01.

- (iv) Amenity Statement specifying how scale and impact, sunlight, breeze, orientation, overlooking, privacy, noise and disturbance from vehicle movements and recreation areas, and future adjacent development impacts as described in this Policy have been satisfied.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.2/01	Landscaping and Screening
PDLPP 3.1/01	Parking
PDLPP 3.7/01	Building Height

<p style="text-align: center;">CALOUNDRA CITY COUNCIL</p> <p style="text-align: center;">LOCAL PLANNING POLICY</p>
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RELOCATABLE HOME PARKS

Reference: PDLPP 4.16/01

Meeting: Special Meeting 15 May 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Development for the purpose of Relocatable Home Park should meet certain minimum standards in respect of design and layout, internal accessways and parking, and recreational open space.

POLICY OBJECTIVES:

The objectives of this Policy are to:-

- provide guidance on design and layout issues;
- identify minimum standards for internal accessways;
- specify services required within the site; and
- clarify requirements in relation to provision of recreational open space

POLICY STATEMENT:

Any application for development of a Relocatable Home Park is to meet the following requirements in addition to the requirements set out in Section 4.16 of the Planning Scheme:-

1. Design and Layout

- (a) Development is to be in sympathy with the topography and physical features of the site and its surrounds;
- (b) Development is not to adversely affect the amenity of the area;
- (c) The Plan of Development is to provide a conceptual layout of:-

- f* relocatable home sites
- f* internal accessways
- f* car parking areas
- f* open space areas
- f* landscaping
- f* location and type of ancillary land uses (eg. Laundries, Communal Recreation/Meeting Rooms)

and to state the parameters applying to site development and management to ensure the proposal complies with the requirements of Section 4.16 of the Planning Scheme and this Policy;

- (d) Development is to comply with the performance criteria and deemed-to-comply criteria of AMCORD, except where modified below:-
 - (i) Private Open Space - each relocatable home is to have a private open space a minimum of 20 m² in area, having a minimum dimension of 3.5 metres and being directly accessible from the relocatable home;
 - (ii) Vehicle Parking - modified in accordance with Section 3.1 of the Planning Scheme;
- (e) The location and size of any communal recreation building is to take into account accessibility by residents, the population capacity of the Relocatable Home Park, and the amenity of surrounding development; and
- (f) Visitors parking is to be located with direct access to the entry driveway and is to be located and sign posted to encourage visitor use.

2. Internal Accessways and Footpaths

- (a) vehicle access to relocatable home sites is to be via shared internal accessways which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians;
- (b) accessways are to be designed to discourage vehicle speeds in excess of 20 kilometres per hour;
- (c) the accessway and footpath system together are to provide adequate access for service and emergency vehicles to each relocatable home site and to connect sites with amenities, recreational open space and external roads;

- (d) internal accessways are to comply with the following :-
- (i) carriageway width to be 5.4 metres for 2 way traffic and 3.5 metres for one way traffic;
 - (ii) the verge width on both sides to be not less than 1.5 metres;
 - (iii) cul-de-sacs shall have turning bays at the end capable of allowing conventional service trucks to reverse direction with a maximum of two (2) movements;
 - (iv) all internal roads are to be sealed to the carriageway widths stated above.
- (e) internal footpaths are to be a minimum width of 1.2 metres. Internal footpaths may be accommodated within the carriageway of internal accessways, if serving 10 homes or less;

3. Services

- (a) underground power is to be reticulated to each relocatable home site.
- (b) all internal accessways and footpaths are to be adequately lit.
- (c) a reticulated water supply and sewerage service is to be provided to all sites.

4. Recreational Open Space

- (a) Recreational open space required under Section 4.16(2)(i) of the Planning Scheme is to be in areas:-
- f* having a minimum dimension of at least 15 metres
 - f* independent of landscape buffer strips
 - f* located not more than 80 metres from any relocatable home site; and
 - f* kept clear of all obstacles including clothes hoists, driveways, parking spaces and garbage receptacles.
- (b) the fenced children's playground is to include play equipment and the like, be of an adequate size to meet the needs of the relocatable home park residents and comply with relevant safety standards.

POLICY PROCEDURES:

1. Any application for a Relocatable Home Park is to demonstrate compliance with the requirements of this Policy in addition to the requirements of Section 4.16 of the Planning Scheme.

2. Erection of Relocatable Homes

Erection of relocatable homes within a Relocatable Home Park will only be permitted where it has been established to Council's satisfaction that construction will not cause adverse impact on residents within, or adjacent to, the relocatable home park having regard to:-

- (a) noise
- (b) vibration
- (c) dust
- (d) waste products
- (e) electrical interference
- (f) construction period, and
- (g) disruption to traffic (both pedestrian and vehicular)

If the above is able to be established the erection of any relocatable home is subject to certification, by an Engineer, prior to the issue of any building approval, that the building is purpose designed and constructed as a relocatable home so as to be able to be readily transported.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.2 Landscaping and Screening

PDLPP 3.1 Parking

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****SHOPPING & COMMERCIAL DEVELOPMENT**

Reference: PDLPP 4.18/01

Meeting: Special Meeting 2 April 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

In established or newly developing business areas awnings or covered pedestrian ways are desirable to improve the shopping environment, both functionally and aesthetically.

POLICY OBJECTIVES:

The objectives of this Policy are to:-

- identify the circumstances when an awning or pedestrian way will be required; and
- to outline the circumstances under which a relaxation of the requirement for awning or pedestrian way will be considered.

POLICY STATEMENT:**Definition:**

"Awning" means a roof or shelter attached to the building.

"Covered Pedestrian Way" means a roof or shelter external to a building.

Unless exemptions are granted under the provisions of Section 4.18(3) of the Planning Scheme, new shopping and commercial developments are required to provide awnings or covered pedestrian ways and along the frontage or frontages of the development to provide for the convenience, accessibility and comfort of pedestrians.

POLICY PROCEDURES:

- (a) Except in circumstances set out in (b) below, new development for the purpose of Shopping or Commercial Development as specified in Section 4.18 of the Planning Scheme is required to provide an awning or covered pedestrian way to each frontage.
- (b) In granting a relaxation of the requirements to provide an awning or covered pedestrian way Council must be satisfied that the requirement is unreasonable because of exceptional circumstances of the site, taking into consideration:-
- location of the site and pedestrian movements in the vicinity including whether or not continuity of an existing awning or covered pedestrian way is desirable;
 - the size and nature of the development;
 - the nature of other development in the vicinity;
 - desirability of segregating vehicular and pedestrian movement and to maintain adequate sight lines; and
 - provision made for planting street trees and landscaping of the site.

SCHEDULE OF ASSOCIATED POLICIES: N/A

CALOUNDRA CITY COUNCIL
LOCAL PLANNING POLICY

PORTABLE TIMBER MILLS

Reference: PD LPP 4.20/01
Meeting: 27 November 1998
Amendments:
Review Date:

POLICY PHILOSOPHY:

Section 4.21 of the Planning Scheme contains provisions concerning noise limits that apply to portable timber mills.

This policy clarifies issues relating to the implementation of these provisions for this use.

POLICY OBJECTIVES:

The objective of this policy is to:-

- provide information to assist in the interpretation and implementation of the provisions controlling noise limits for portable timber mills.

POLICY STATEMENT:

Noise Assessment

Reference should be made to the following Australian Standards:

- **AS 1055.1-1984 and 1055.2-1984**

Acoustics - Description and Measurement of Environmental Noise:

Part 1 - General Procedures; and
Part 2 - Application to Specific Situations;

- **AS 2659.1-1988**

Guide to the Use of Sound-Measuring Equipment:

Part 1 - Portable Sound Level Meters;

- **AS 1259-1982**

Sound Level Meters

Estimating the severity of noise annoyance involves a comparison of the adjusted average maximum A-weighted sound pressure level, $L_{\text{amax adj.T}}$ and the background A-weighted sound pressure level, $L_{\text{Abg.T}}$ at a specific location.

The greater the difference between $L_{\text{amax adj.T}}$ and $L_{\text{Abg.T}}$ the greater the likelihood of annoyance. T is a representative measuring period of not less than 15 minutes.

Instruments should comply with the specifications for sound level meters Type 1 or Type 2 given in Australian Standard 1259-1982.

$L_{\text{Abg.T}}$ is obtained by using time-weighting 'F' (fast response) and arithmetically averaging the minimum readings measured in the absence of the noise under investigation during the time interval considered.

$L_{A90,T}$ the A-weighted sound pressure level obtained by using time-weighting 'F' exceeded for 90 per cent of the measuring period, is an approximate equivalent to $L_{\text{Abg.T}}$ and may be used instead.

$L_{\text{amax adj.T}}$ is obtained by using time-weighting 'F' and arithmetically averaging the maximum levels of the offending noise during the time interval considered.

$L_{\text{amax adj.T}}$ is obtained by making adjustments for tonality and/or impulsiveness to $L_{\text{amax.T}}$. If for example tonality from fan noise or planer operation, or impulsiveness from materials handling is just detectable, 2dB(A) should be added to $L_{\text{amax.T}}$

If tonality or impulsiveness is readily detectable, 5dB(A) should be added. Adjustments are based on the authorised officer's subjective assessment. If adjustments are not required, $L_{\text{amax.T}}$ becomes $L_{\text{amax adj.T}}$.

Generally, measurements should be made outdoors and within the boundary of affected premises.

Intermittent and Infrequent Use

Where in the opinion of Council, a portable timber mill operates on an infrequent and limited basis on land which is zoned such that the use would be otherwise considered to be prohibited, the use may operate provided there are no adverse impacts on nearby properties.

POLICY PROCEDURES:

Section 4.21 of the Planning Scheme contains criteria relating to the use of portable timber mills.

This policy provides guidance in the interpretation of one of the criteria in Section 4.21 which relates to noise limits.

SCHEDULE OF ASSOCIATED POLICIES:

N/A

CALOUNDRA CITY COUNCIL
PLANNING SCHEME POLICY
PUBLIC UTILITIES (TELECOMMUNICATION FACILITIES)

Reference: PDPSP 4.22/01

Meeting: General Meeting 8 July 1999

Amendments:

Review Date:

POLICY PHILOSOPHY:

This policy reflects Council's intention to facilitate safe and effective provision of telecommunication services within Caloundra City while minimising impacts of these services on the community and the environment.

In assessing development applications for Public Utilities (telecommunication facilities), Council will consider the potential impacts on the character, visual amenity and environment of Caloundra City.

POLICY OBJECTIVES:

The objectives of this policy are to ensure that telecommunication facilities:-

- 1) visually integrate with their surrounds;
- 2) satisfy public health and safety requirements;
- 3) do not adversely affect the amenity of surrounding premises and
- 4) are sited and installed so as to minimise environmental impacts.

Council will consider how a development proposal meets these Policy Objectives by assessing the application against:-

- the performance criteria outlined in the Policy Statement; and
- the information required to be provided in support of a development application as outlined in the Policy Procedures.

POLICY STATEMENT:

This Planning Scheme Policy applies to the use of premises for a Public Utility where the use involves the provision of telecommunication services.

The policy does not apply to telecommunication facilities included in the Telecommunication (Low-Impact Facilities) Determination 1997 or otherwise exempted by the Telecommunications Act 1997.

The policy should be read in conjunction with the provisions of the Planning Scheme and the Telecommunications Act 1997.

The policy is based on a performance approach to the regulation of development and the management of its impacts. This approach recognises that there may be a number of ways in which a development can meet desired environmental and community standards.

Where a development application is required by the Planning Scheme for a Public Utility (telecommunication facility), the applicant must demonstrate that the performance criteria have been met by:-

- satisfying the acceptable measures nominated in this policy; or alternatively
- demonstrating other measures that meet the performance criteria.

Development which does not satisfy the performance criteria/acceptable measures detailed below, is unlikely to be supported by the Council.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>Visual Amenity</p> <p>P1 Development is visually integrated with its landscape or townscape setting so as not to be visually dominant or unduly visually obtrusive.</p>	<p>A1.1 Development is underground or provides for facilities to be:-</p> <ul style="list-style-type: none"> • established in an area other than a residential area; and • below the level of the surrounding tree canopy or any building situated on adjacent premises; and • camouflaged through the use of colours and materials which blend into the surrounding landscape; and • unobtrusive when viewed from any Scenic Route as defined by the Strategic Plan and/or • co-located with existing facilities.
<p>Health and Safety</p> <p>P2 Development avoids or manages any emissions of light, vibration or radiation beyond the site or works area boundaries such that:-</p> <ul style="list-style-type: none"> • nuisance is not caused beyond the site or works area boundaries; and • applicable State and National standards and requirements are met; and • unacceptable risks to the environment or to personal and public safety are unlikely to be caused; and • public access is restricted to meet Workplace, Health and Safety requirements. 	<p>A2.1 A statement of certification is provided demonstrating that the maximum field strength of the facility will comply with the maximum exposure levels set by Australian Standard AS 2772.1 (Radio Frequency Radiation - Maximum Exposure Levels); AND</p> <p>A2.2 Fencing and warning information signs are provided on the site in compliance with Workplace, Health and Safety requirements.</p>
<p>Noise</p> <p>P3 Development prevents or minimises the generation of any noise such that:-</p> <ul style="list-style-type: none"> • nuisance is not likely to be caused to adjoining premises or other nearby noise sensitive areas; and 	<p>A3.1 Noise from the construction phase of development complies with the Environmental Protection (Noise) Policy 1997 (EPP Noise) and relevant guidelines published by the Environmental Protection</p>

PERFORMANCE CRITERIA

- applicable legislative requirements are met; **and**
- desired ambient noise levels for residential areas are not exceeded.

ACCEPTABLE MEASURES

Agency. Construction activities will be limited to between the hours of 7:00am and 6:00pm Monday to Saturday and will not be conducted on Sundays or Public Holidays; **AND**

A3.2 A statement of certification is provided demonstrating that noise from the operational phase of development will comply with the EPP Noise. Pursuant to the EPP Noise, the following noise limits have been adopted:-

(a) Noise Levels received at a Noise Sensitive Place do not exceed:-

Period	Noise Level
7am - 6pm	Background noise level by more than 5 dB(A)
6pm - 10pm	Background noise level by more than 5 dB(A)
10pm - 7am	Background noise level by more than 3 dB(A)

(b) Noise levels received at a Commercial Place do not exceed:-

Period	Noise Level
7am - 6pm	Background noise level by more than 10 dB(A)
6pm - 10pm	Background noise level by more than 10 dB(A)
10pm -7am	Background noise level by more than 8 dB(A)

AND

(c) The ambient noise level does not exceed 55 dB(A).

Shadows

P4 Development of buildings or structures does not cast shadows such that the amenity of surrounding premises or useability of public open space is unacceptably reduced.

A4 For proposed buildings or structures having a height of more than 8.5 metres and a cross sectional area of more than 20m², shadow diagrams are submitted demonstrating that shadowing does not affect residential allotments, child care centres or public open space to the extent of 20% of their site area for a period in excess of 3 hours on any day of the year.

Environmental Management

P5 The provision of documentation demonstrating that environmental

A5 For assessable development, submission of an Environmental Management Plan

PERFORMANCE CRITERIA

management issues have been properly identified, and that appropriate management measures can be effectively implemented and monitored.

ACCEPTABLE MEASURES

(EMP) to the satisfaction of the assessment manager, prepared in accordance with any relevant Planning Scheme Policy and/or guidelines.

POLICY PROCEDURES:

In support of a development application to which this Planning Scheme Policy applies, Council will require submission of the following information:-

- (a) a site plan drawn to scale and depicting:-
 - (i) the location, dimensions and boundary setbacks of any proposed structures;
 - (ii) details of any accessways, car parking, fencing and landscaping areas; and
 - (iii) any proposed site works (such as filling or excavation works and retaining walls).
- (b) dimensioned elevations of the proposed facility and associated buildings or equipment shelters.
- (c) an artists impression and/or photo-montage of the proposed facility showing predominant viewsheds to and from the site.
- (d) a detailed planning report addressing the following matters:-
 - (i) an overview and general description of the proposal;
 - (ii) grounds for making the application;
 - (iii) the type of facility, role within the network and facility description (i.e. scale, construction materials, colour, whether freestanding or integrated with other development);
 - (iv) description of the site and surrounding area in terms of topography, vegetation, existing development, viewsheds, existing visual amenity and sensitivity and other relevant features;
 - (v) relationship with surrounding land uses;
 - (vi) statement of compliance with the provisions of the Strategic Plan, Planning Scheme and the performance criteria and/or acceptable measures of this Planning Scheme Policy;
 - (vii) proposed environmental management features or measures;
 - (vii) siting options and evaluation (including feasibility of facility sharing, co-location or clustering) of alternative locations; and
 - (viii) documentation of consultation with other carriers or other utility providers in respect to co-location of facilities.

SCHEDULE OF ASSOCIATED POLICIES: N/A

DEFINITIONS

"Ambient Noise Level" means the long-term average equivalent A-weighted sound pressure level ($L_{Aeq,LT}$) as defined in AS 1055.1 (Acoustics - Description and Measurement of Environmental Noise).

"Background Noise Level" means the background A-weighted sound pressure level ($L_{Abg,T}$) as defined in AS 1055.1 (Acoustics - Description and Measurement of Environmental Noise).

"Noise Level" means the adjusted average maximum A-weighted sound pressure level ($LA_{max,adj,T}$) as defined in AS 1055.1 (Acoustics - Description and Measurement of Environmental Noise).

"Noise Sensitive Place" has the meaning given in the Environmental Protection (Noise) Policy 1997.

"Public Utility" has the meaning given in the Planning Scheme.

"Viewshed" means the extent of an area from which a particular telecommunication facility may be viewed

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****WATER SUPPLY CATCHMENT AREAS**

Reference: PDLPP 5.0/01

Meeting: 11 February, 1986, 20 October 1986, 31 May 1988
Special Meeting 15 May 1996

Amendments: 12 December 1991

Review Date:

POLICY PHILOSOPHY:

A constant supply of fresh water is essential for all urban populations. Control over subdivisions and certain land uses within the catchment areas of Ewen Maddock Dam and Baroon Pocket Dam to ensure development does not harm water supplies is therefore necessary.

Objectives and Implementation Criteria of the Strategic Plan {Division 3(ii)} outline the philosophy in respect of water supply catchments.

POLICY OBJECTIVES:

The objectives of this Policy are:-

- to ensure that development and subdivision within the catchment areas of the Ewen Maddock Dam and Baroon Pocket Dam does not adversely affect water quality; and
- to identify criteria to apply to subdivision and certain development applications within the catchment areas.

POLICY STATEMENT:

(a) Meaning of words

"Full Supply Level Ewen Maddock Dam" means RL 25.15 A.H.D. read from the inundated area of the Dam Reservoir.

"Full Supply Level Baroon Pocket Dam" means RL 217 A.H.D. read from the inundated area of the Dam Reservoir.

"Ewen Maddock Dam Water Supply Catchment Area" means the watershed of the Addlington Creek generally bounded to the north by the Mooloolah Connection Road and Rose Road; to the west by State Forest (Reserve 291); to the south by the Landsborough-Maleny Road and Forestry Road; and to the east by Amigh Road and Glass House Mountains Road. The catchment area is shown on the attached map.

"Baroon Pocket Water Supply Catchment Area" means the Maleny Plateau in the Blackall Range and the watershed of the Obi Obi Creek generally bounded to the east by the Maleny-Montville Road; to the south by Mountain View Road and Wootha Road; to the south-west by Burnett Lane and Reesville Road; to the west by the Maleny-Kenilworth; and to the north by the Witta Road. The catchment area is shown on the attached map.

(b) Subdivision

Section 6.2(2)(xxi) of the Planning Scheme states that it will be sufficient reason to refuse a subdivision application if "any part of any allotment within 500 metres of what is or will be the inundated area for an existing or future water storage is less than 4 ha in area". In relation to land within 500 metres of the Fully Supply Level of either the Ewen Maddock or Baroon Pocket Dams, the minimum area of any proposed allotment is:-

f 4 ha in the Rural Residential zone; and

f 8 ha in the Rural zone

Exemptions

Approval may be granted to vary the above requirement where:-

f allotments are traversed by the 500m limit provided it can be demonstrated to Council's satisfaction that due to topography, or some other exceptional circumstances, no adverse impact on water quality would result; or

f it is demonstrated that the proposed subdivision preserves areas of natural landscape or other land important to the conservation of the quality of the water resource and/or catchment area.

(c) Conditions of Approval

In approving any subdivision, rezoning or development application, conditions relating to the following may be imposed:-

f provision of roads;

f surface water drainage;

- f* reticulated water supply;
- f* effluent disposal facilities including reticulated sewerage;
- f* allocation of areas for parkland or public use;
- f* any other conditions considered necessary to avoid pollution of the reservoir.

(d) Development

Any application for rezoning of land or for development for a permissible purpose under the Planning Scheme must demonstrate that no adverse affect on water quality will result.

Approval will not be granted to allow the establishment of, or extension to, a Noxious, Offensive or Hazardous Industry.

POLICY IMPLEMENTATION:

Information to accompany applications

Any application for subdivision, rezoning or development for a permissible purpose of land within the Water Supply Catchment Areas of the Ewen Maddock Dam or Baroon Pocket Dam must be accompanied by:-

- f* identification of that part of the site affected by the Full Supply Level;
- f* information to demonstrate to Council's satisfaction that no adverse impact on water quality will result;
- f* an Environmental Impact Statement where required in accordance with Local Planning Policy PDLPP 4.0/01

POLICY PROCEDURES:

As Above

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 4.01/01 Environmental Impact Statements

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****GROUP TITLE DEVELOPMENT -****PALMS & GROVES**

Reference:	PDLPP 5.0/02
Meeting:	Planning & Development Committee 4 November 1991 Special Meeting 23 April 1996
Amendments:	P & D Committee 14 January 1992 - Item 8.01 (F) P & D Committee 18 May 1994 - Item 7.03 P & D Committee 6 December 1994 - Item 4.08.8 General Meeting 7 December 1995 - Item 5A.11.2
Review Date:	7 December 1997

POLICY PHILOSOPHY:

The Council recognises the unique circumstances surrounding the Palms and Groves Group Title Developments and seeks to legitimise, under certain circumstances, roofing of patio and carport structures within these developments.

POLICY OBJECTIVES:

The objectives of this Policy are:-

- to clarify treatment of patio and carport areas considered acceptable; and
- to outline procedure to be followed by applicants seeking to roof patios, carports and to erect garden sheds in the Palms and Groves developments.

POLICY STATEMENT:

The following policy relates to "The Palms" and "The Groves" development and includes all Group Title stages in both instances, in respect of the construction of patio carport areas:-

1. The overall site coverage may be increased above that approved by Council at the Group Title Development application stage so as to permit:-
 - (a) roofed patio and carport structures which are not classed as habitable rooms; and
 - (b) garden sheds with a maximum floor area of 10 square metres.
2. The maximum site cover for individual lots of up to 75% may be permitted when measured in accordance with (a) and (b) below:-
 - (a) for enclosed spaces, to the outside face of external walls, and
 - (b) for unenclosed spaces along a line 600mm from the external perimeter of the roof;
 - (c) the remaining 25% of the area of each individual lot must remain in private open space, that is, unroofed and unenclosed;
 - (d) in Stage 1 of "The Palms" development, any 5m diameter circle of private open space which has been roofed, cannot be further enclosed.
3. All roofed Patios, Carports and Garden Sheds are to be constructed as to maintain minimum lot boundary clearances of 750mm.
4. Car parking requirements for individual allotments may be provided:-
 - (a) as a covered carport within the Group Title allotment in accordance with this Policy; or
 - (b) as a sealed uncovered car parking bay within the Group Title allotment; or
 - (c) within the common property area of the site only in accordance with the following:-
 - (i) written approval of the Body Corporate to the location, construction and treatment of the car parking bay; and
 - (ii) the City Planner is to be satisfied that the bay is to be exclusive to existing visitors parking bays and does not adversely affect existing landscaping or grassed areas. Additional landscaping may be required to protect the amenity of the development; and

- (iii) materials used in the construction of the parking bay are to be compatible with both the existing sealed or paved driveway areas and the general character of the development; and
- (iv) car parking bays that are proposed within common property areas are not covered.

POLICY PROCEDURES:

Building approvals are to be obtained for all roofed patios and carports prior to their erection and all relevant requirements of the Building Act, Standard Building Law and relevant codes and standards will apply. Applicants are to demonstrate that criteria set out in items 1 to 4 above will be met. No building approvals are necessary for garden sheds, however they must be designed and installed so as to comply with the structural requirements applicable under the Building Act.

SCHEDULE OF ASSOCIATED POLICIES: N/A

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****SIGNIFICANT VEGETATION AREAS**

Reference:	PDLPP 5.0/03
Meeting:	Special Meeting 31 July 1996
Amendments:	
Review Date:	31 July 1998

POLICY PHILOSOPHY:

Council recognises the importance of preserving significant vegetation in the City in order to preserve biological diversity and to maintain and enhance the scenic character of the City.

The 'Vegetation Mosaic of Lands Within The Boundaries of Caloundra City Council' report (commonly known as the Vegetation Study) was prepared by Michael Olsen in October, 1993 and provides a valuable background resource which should be utilised in the consideration of planning applications (ie. consent, rezoning and subdivision applications).

The aim of the policy is to maintain the biodiversity of Caloundra City through the protection and rehabilitation of significant vegetation communities and important linkages within the City.

POLICY OBJECTIVES:

The objectives of this Policy are to:

- ensure that areas of significant remnant vegetation and identified significant vegetation corridors within the City are protected; and
- provide information for applicants regarding the requirements applicable to consent, rezoning and subdivision applications.
- identified Priority 1 and 2 areas have conservation and preservation of natural physical and environmental values and they should be retained in their natural state as far as possible.

POLICY STATEMENT:

This Policy incorporates the Vegetation Study in the consideration of planning applications and provides for the protection of the significant vegetation areas.

POLICY PROCEDURES:

Significant vegetation is defined within the Vegetation Study as including :-

Priority 1 - areas of remnant vegetation worthy of conservation because of their State, regional and/or local significance;

Priority 2 - areas of remnant vegetation which are worthy of maintenance as natural resource communities; and

Vegetation Corridors - all vegetated corridors linking the most significant coastal and hinterland vegetation remnants and included as either Priority 1 or 2 significant vegetation areas.

In assessing any application for rezoning, consent and/or subdivision in relation to land including and/or adjacent to an area of significant vegetation (ie. Priority 1 or 2 areas), the following will be taken into account:

- (i) the potential impact of the proposed development on the existing significant vegetation; and
- (ii) the management and retention measures proposed to minimise any potential impacts.

In order to assess the potential impact of a proposed development on identified areas of significant vegetation, the following will be required :-

- (i) An Environmental Impact Study (EIS) including a Vegetation Management and Retention Plan is required to be prepared in connection with any consent, rezoning and/or subdivision application on land containing and/or adjacent to Priority 1 significant areas demonstrating that identified significant vegetation will be protected/enhanced;
- (ii) Any consent, rezoning and/or subdivision application on land containing and/or adjacent to any Priority 2 areas is required to demonstrate how these areas will be maintained and any adverse impacts minimised, through the preparation of a Vegetation Management and Retention Plan;

It is recommended that applicants either submit a letter of enquiry to Council and/or attend the Development Assessment Panel prior to the lodgement of a consent, rezoning and/or subdivision application to request a determination of whether the land they are proposed to develop includes or is adjacent to identified areas of significant vegetation. If the land is determined to include and/or be adjacent to a Priority 1 significant vegetation area, Council will forward the terms of reference to the applicant for the preparation of an EIS.

Refer pre-lodgement process outlined in Figure 1.

Applicants should note that failure to follow the recommended prelodgement process could result in re-advertising of a proposal if an EIS is required, but not lodged with the application and therefore not available during initial advertising.

An EIS as required by (i) above will need to address the following :-

- satisfaction of the terms of reference provided by Council (determined on a case by case basis);
- inclusion of a Vegetation Management and Retention Plan.

A Vegetation Management and Retention Plan prepared by a suitably qualified person is required to outline the following :-

- details (including diagrammatic representation) of proposed vegetation removal locations, amount to be removed, existing species, species to be removed and retained, whether species to be removed are existing habitat trees, size/s of vegetation to be removed, reason for removal, proximity to natural drainage line, slope of land and proposed disposal strategies;
- how the applicant proposes to retain and protect habitats to a standard satisfactory to Council and minimise adverse impacts (i) upon water quality and (ii) associated with grazing, bushfires, recreational use and weed encroachment.

Approval of any application for consent, rezoning and/or subdivision which includes and/or are adjacent to areas of significant vegetation will be subject to :-

- the development being in accordance with the EIS and/or Vegetation Management and Retention Plan which forms part of the application.
- the application of Council's tree protection local law and non clearance conditions where appropriate.

NOTE :Lands identified as either Priority 1 or Priority 2

Applicants to be advised that if rare and/or threatened wildlife (plants and animals) as defined in the Nature Conservation Act 1992 are known to exist on the site the subject of an application or identified during the preparation of an EIS and/or Vegetation Management and Retention Plan, the Department of Environment and Heritage is to be notified.

Lands identified as Priority 3

Applicants be advised that these areas may also contain rare and/or threatened wildlife and notification to the Department of Environment and Heritage is also required in these instances.

Priority 3 areas may contain areas of significant vegetation which are not specifically identified in the Vegetation Study .

General

Applicants are advised that marine plants (any plant or plant material growing on or adjacent to tidal lands) are protected under the Fisheries Act 1994.

In both of the above cases applicants should contact Council's Environment Branch on Phone 910 890 for further details.

EXEMPTIONS TO THE POLICY:

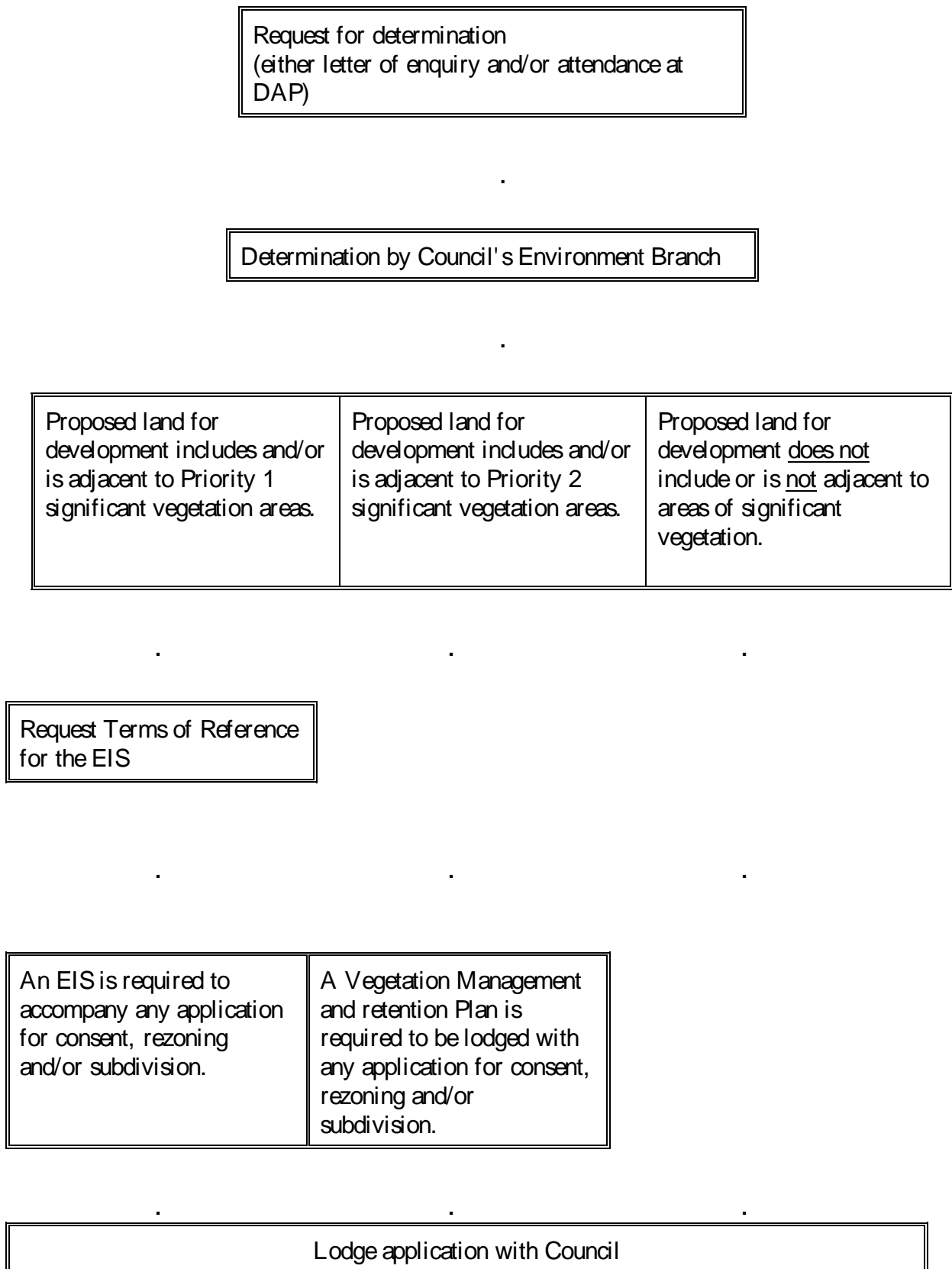
This Policy will apply to all applications for consent, rezoning and/or subdivision with the exception of the following :-

- Applications for re-alignment of boundaries;
- Applications for a change of use where no structural additions are required;
- Applications on land where it can be demonstrated that the Vegetation Study's information is incorrect due to clearing prior to 1 January 1995; and
- where Council resolves that the development is of a minor or ancillary nature not necessitating preparation of an EIS and/or Vegetation Management and Retention Plan.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 4.0/01 Environmental Impact Statements

Figure 1. Pre-Lodgement Process for Applicants



CALOUNDRA CITY COUNCIL

LOCAL PLANNING POLICY

MOSQUITO CONTROL CONTRIBUTIONS

Reference: **PDLPP 5.0/04**

Meeting: Special Meeting 24 March 1998

Amendments:

Review Date:

POLICY PHILOSOPHY

Some areas identified as preferred for urban development in the Strategic Plan are affected by mosquitoes. There is a requirement for Council to implement and maintain an effective mosquito control program in these areas to ensure adult mosquito populations do not exceed tolerable levels and any risk to public health is minimised.

Development within areas affected by mosquitoes should contribute equitably to the cost of providing mosquito control.

POLICY OBJECTIVES

The objectives of this policy are to:

- identify mosquito prone areas
- describe how the amount of the required mosquito control contribution is calculated.

POLICY STATEMENT

A contribution for mosquito control activities will be required for development within the identified mosquito affected areas.

These areas are generally within 15 kilometres of saltmarsh mosquito breeding sites within Pumicestone Passage (see attachment 1). However, the areas where contributions are required are not limited to those within 15 kilometres of saltmarsh breeding sites. Due to topography, vegetation and local variation in mosquito populations some small areas adjoining or just outside 15 kilometres may also be adversely affected by saltmarsh mosquitoes. In addition other areas of the City may

be affected by large numbers of mosquitoes of other species that are originating from localised breeding sites.

The areas where contributions are required will be identified during the development assessment and approval process.

POLICY PROCEDURES

Approval of development applications within areas affected by mosquitoes will be subject to a condition requiring a contribution to mosquito control.

For developments within 15 kilometres of saltmarsh mosquito breeding sites the rate of contribution is based upon each development's proportional share of anticipated control costs for a ten (10) year period.

In calculating the rate of contribution the following factors are taken into consideration:

- The general area that is affected by saltmarsh mosquitoes;
- The approximate area within that zone that is already developed;
- The approximate area within that zone that may be developed in the future as identified on the Strategic Plan;
- An estimate of the area of land within that zone that will be developed over the ten (10) year period; and
- The required mosquito control activities and their total cost over the ten (10) year period.

A contribution rate per hectare is calculated from the above factors for urban/low density residential development and park/rural residential development. The rate will be reviewed annually through the Schedule of Fees & Charges.

Contributions for Development in Urban/Low Density Residential Areas

The rate will apply to the following:

- Residential subdivision with lot sizes less than an average of 1500 square metres in area
- Industrial and commercial subdivisions.

Contributions for Development in Park/Rural Residential Areas

The rate will apply to the following:

- Park and Rural residential subdivisions
- Tourist attractions
- Places of worship
- Sporting facilities
- Any other use where people gather or reside.

Contributions for Higher Density Uses

The following higher density uses and others that are not suited to the per hectare charge rate will be charged at the rate of one-tenth of the per hectare charge for development in urban/low density residential areas:

- Community Title subdivisions
- Aged Persons Home, Retirement Communities, Educational Establishments and the like
- Accommodation Buildings (flats, boarding houses, cabins, holiday resorts).

Where development occurs outside the general zone affected by saltmarsh mosquitoes and it is apparent that nuisance populations of mosquitoes will be present that will require control strategies, the contribution towards mosquito control costs will be calculated during the development assessment and approval process.

The amount of contribution will be based on the identification of the species present, their breeding sites and flight range, the area affected, the existing and likely future development within the affected area, the control strategies required and their cost. A proportional share of the control costs based on their area of development and its population density will be required.

SCHEDULE OF ASSOCIATED POLICIES

N/A

<p style="text-align: center;">CALOUNDRA CITY COUNCIL</p> <p style="text-align: center;">LOCAL PLANNING POLICY</p>
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CONTAMINATED LAND

Reference: PDLPP 5.4/01

Meeting: P & D Committee 9/11/92, Ordinary Meeting 19/11/92
Special Meeting 23 April 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Sites which are known, or suspected, to be contaminated by hazardous substances should not be rezoned or developed until proper assessment has been made and, if necessary, remediation work has been undertaken.

Section 8.3A of the Local Government (Planning & Environment) Act 1990 sets out requirements for a site contamination report to be prepared in relation to certain proposals.

This policy outlines these requirements and procedures to be followed.

POLICY OBJECTIVES:

The objectives of this Policy are to:

- provide information regarding the types of development and locations requiring a site contamination report; and
- set out procedures to be followed where a site contamination report is required.

POLICY STATEMENT:

1. Meaning of Words

"Site Contamination Report" means a written report on the suitability of land for a proposed use as required under Section 8.3A of the Act.

"UXO" means unexploded ordnance.

"Act" means the Local Government (Planning and Environment) Act 1990.

2. When a Site Contamination Report is Required

A Site Contamination Report is required in the case of an application for amendment of the Planning Scheme, rezoning of land in stages, town planning consent, subdivision, or staged subdivisions, if:

- (a) the existing use of the land or, in the case of vacant land, an immediate preceding use of the land, is or was for the purpose of -
 - (i) a development referred to in Attachment 1;
 - (ii) a former defence installation;
 - (iii) a dry cleaning establishment;
 - (iv) electrical transformer manufacturing;
 - (v) electroplating or heat treatment;
 - (vi) a pistol or rifle range or former firing range used by the defence forces;
 - (vii) gas works;
 - (viii) a power station;
 - (ix) a commercial, industrial or municipal refuse disposal site;
 - (x) a railway yard;
 - (x) a livestock dip or spray area;
 - (xi) a railway yard;
 - (xii) a service station or automotive servicing; or
 - (xiii) a mechanical repair shop;
- (b) in the opinion of the Local Government the existing use of the land or, in the case of vacant land, an immediate preceding use of the land, is or was for an industrial purpose and the proposed use of the land is for residential, recreational, educational or similar purposes;

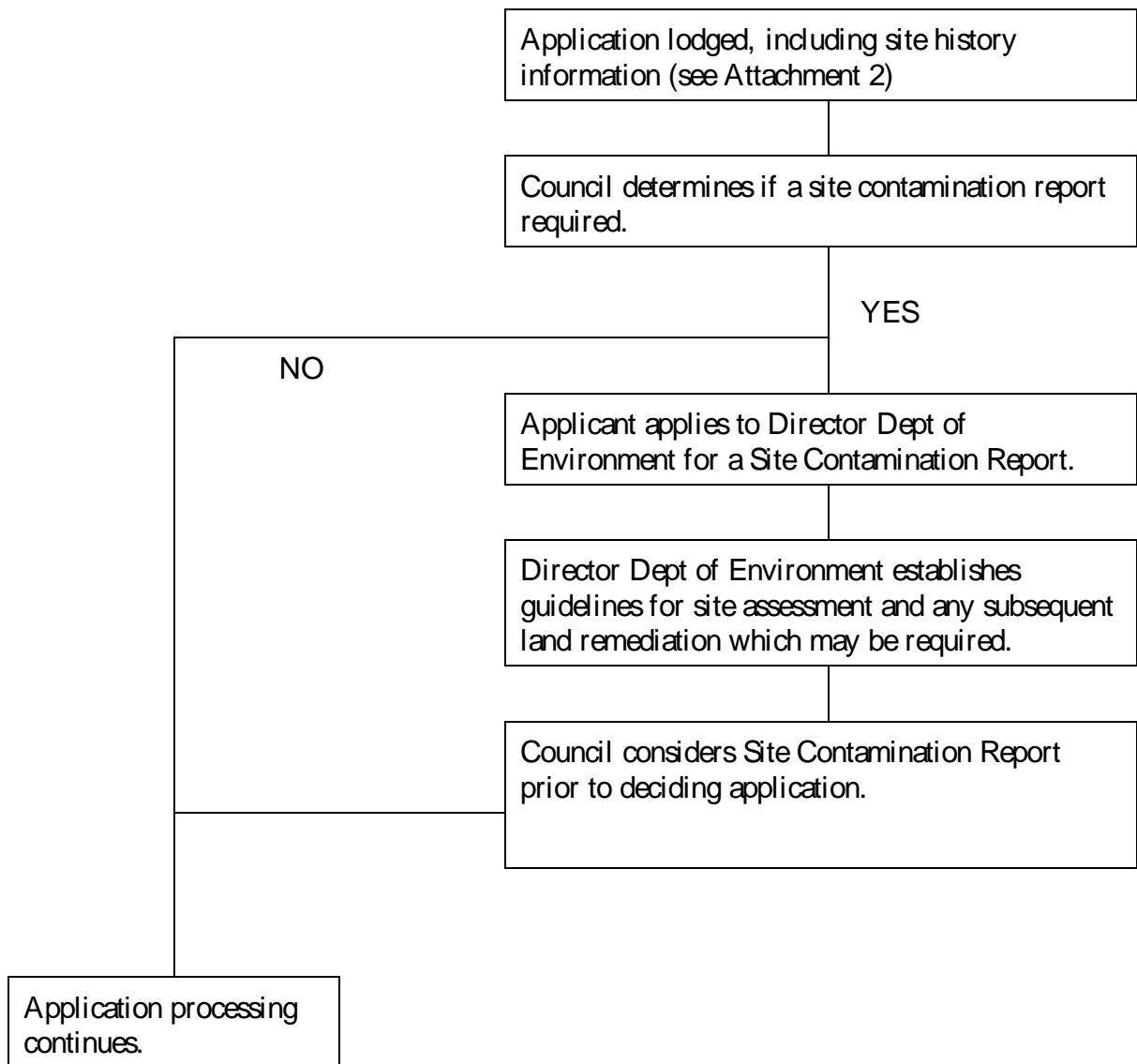
or
- (c) the Local Government or the Director of the Chemical Hazards and Emergency Management Unit claim to have evidence that any previous use of the land may have caused contamination.

In relation to item (a)(i) above (Attachment 1 purposes), it should be noted that the purposes listed do not necessarily directly relate to the Planning Scheme definitions. Clarification should be sought from Planning Branch staff as to the corresponding Planning Scheme definition.

In relation to item (a)(ii) above, a known UXO area is shown in Map 1. The information is current as at 24 April, 1992.

POLICY PROCEDURES:

The process for considering whether a site contamination report is required for any application is as follows:-



SCHEDULE OF ASSOCIATED POLICIES: N/A

ATTACHMENT 1

1 (b) Contaminated Land Regulation 1991

SCHEDULE 1

Prescribed Purposes

Agricultural fertiliser manufacture
Asbestos production and manufacture
Battery manufacture and recycling
Chemical manufacture and formulation
Chemical storage in excess of a total of 10 tonnes of chemicals
(being chemicals designated as dangerous goods under the Australian Code for the
Transport of Dangerous Goods by Road and Rail)
Commercial waste storage or treatment
Defence establishments and training areas
Drum reconditioning wastes
Dry cleaning establishments
Electroplating
Explosives production and storage
Fuel depots and storage areas
Galvanisers
Gas works
Gun, pistol and rifle clubs
Hazardous waste landfills
Industrial cleaners
Lime burners
Metal foundries
Metal sprayers
Metal treaters and picklers
Mining and extractive industries
Paint manufacture and formulation
Pest controllers being areas where pest control chemicals are stored or vehicles and tanks used in
connection with pest control are washed
Pesticide manufacture and formulation
Petroleum and petrochemical industries
Pharmaceutical manufacture and formulation
Printers
Railway yards
Sanitary landfill sites
Scrap yards
Service stations
Smelting and refining
Tannery or fellmongery or hide curing works
Wood treatment and preservation sites

ATTACHMENT 2

REQUIREMENTS RELATING TO SITE HISTORY

Site history information is prescribed information under Regulation 7(k) of the Local Government (Planning and Environment) Act.

This should take into account:

- * present and past land uses and on site activities;
- * processes carried out on the site and their location;
- * waste disposal practices and chemical spills;
- * earthmoving activities carried out on the site and the source of any fill imported to the site.

<p style="text-align: center;">CALOUNDRA CITY COUNCIL</p> <p style="text-align: center;">LOCAL PLANNING POLICY</p>
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BUSHFIRE PRONE AREAS

Reference: PDLPP 5.7/01

Meeting: 5 March 1998

Amendments:

Review Date:

POLICY PHILOSOPHY:

The potential for bushfire is a relevant planning constraint to be given due consideration in the development process so as to minimise the destruction of property as a result of bushfires.

POLICY OBJECTIVES:

The objectives of this Policy are to :-

- recognise Potential Bushfire Prone Areas in the City as identified by the Queensland Fire and Rescue Authority;
- provide information for applicants regarding requirements applicable to consent, rezoning and subdivision applications; and
- ensure impacts of potential bushfires are considered during the processing of applications.

POLICY STATEMENT:

1. **Meaning of Words**

“Potential Bushfire Prone Area” means an area identified by the Queensland Fire and Rescue Authority in its Bushfire Risk Analysis dated 30 July 1997 or updates as either a Bushfire Prone Area or Extreme Bushfire Hazard Area and as shown on Figure 1., attached to this Policy.

“Insignificant Bushfire Prone Area” means an area that is identified as being a Potential Bushfire Prone Area and following detailed site investigation is not confirmed as a Bushfire Prone Area by having a total sum of loading factors of between 1 and 10. It is an area that is unlikely to support a bushfire or be subject to the effects of bushfire. The investigation shall be carried out in accordance with the criteria outlined in Bushfire Hazard Planning in Queensland, 1993 produced by the Queensland Fire and Rescue Authority. (Refer : Attachment 1)

“Confirmed Bushfire Prone Area” means an area that is identified as being a Potential Bushfire Prone Area and following detailed site investigation is confirmed as a Bushfire Prone Area by having a total sum of loading factors of between 11 and 13. It is an area which can support a bushfire or which could be subject to the effects of bushfire, including radiant heat, direct flame or a significant impact by burning debris”. The investigation shall be in accordance with the criteria outlined in Bushfire Hazard Planning in Queensland, 1993 produced by the Queensland Fire and Rescue Authority. (Refer : Attachment 1)

“Extreme Bushfire Hazard Area” means an area that is identified as being a Potential Bushfire Prone Area and following detailed site investigation is confirmed as an Extreme Bushfire Hazard Area by having a total sum of loading factors of between 14 and 19. It is an area which is prone to uncontrollable fire (wildfire) due to extreme slope and aspect, the nature of the vegetation and poor access and has the highest potential for devastation and loss to the community and cost for emergency services in the event of a fire”. The investigation shall be in accordance with the criteria outlined in Bushfire Hazard Planning in Queensland, 1993 produced by the Queensland Fire and Rescue Authority. (Refer : Attachment 1)

“Loading Factor” means the relevant factor identified in Attachment 1 relating to topography, aspect, fire history frequency or vegetation type.

“Urban Development” means development within the Residential A, Residential B, Residential C, Tourist Residential, Special Residential, Local Business, Special Business, Light Industry or General Industry zones.

2. Application Of The Policy

This policy applies to all applications for consent, rezoning and subdivision.

The provisions of the policy will be considered by Council Officers when assessing applications pursuant to the Planning Scheme and the Act.

Applicants will be required to address bushfire hazard issues and determine the short and long term bushfire hazards for the site in accordance with the methods outlined in this Policy.

3. Bushland Retention Versus Bushfire Prevention Clearing

The need to consider bushfire hazards is not considered to be adverse to the need to retain bushland for environmental reasons. The identification and mitigation of bushfire hazards is considered to be part of the overall process for responsible land development assessment and management over a site.

In particular, the presence of bushfire hazards does not automatically justify clearing of areas of significant vegetation on a development site.

In this respect the following is noted:

- bushfire hazard from vegetation is more usually determined from broadacre vegetation surrounding the subject site in association with vegetation on the subject site. Clearing vegetation on the site may not remove the threat of effects of bushfires from surrounding vegetation; and
- rainforest vegetation is usually fire retardant. The presence of such vegetation around building areas may protect from bushfire and its retention may be valuable in bushfire prevention.

In the determination of development applications Council will consider all constraints over the site to determine a balanced outcome with regard to vegetation management. Any clearing that may be required in relation to bushfire management will need to be considered with regard to Local Planning Policy 5.0/03 - Significant Vegetation Areas, and if removal of significant vegetation may result, the application may be refused.

POLICY PROCEDURES:

1. Potential Bushfire Prone Areas

A map showing the *Potential Bushfire Prone Areas* is attached to this policy as Figure 1. The map is based on the Bushfire Risk Analysis for Caloundra City dated the 30 July 1997, as prepared by the Queensland Fire and Rescue Authority. A larger scale map of the *Potential Bushfire Prone Areas* is available for viewing from the Planning Branch of Council.

The mapping analysis showing *Potential Bushfire Prone Areas* was a broadscale mapping exercise, and it is to be used as an indication of the extent bushfire prone areas in the City rather than an accurate identification.

For this reason applicants for development which is wholly or partly identified as being in Potential Bushfire Prone Areas are required to further investigate and assess the level of bushfire hazard of the proposal prior to any approval being granted.

Such assessment is to be undertaken in accordance with Bushfire Hazard Planning in Queensland, 1993. (Refer : Attachment 1.)

The investigation will identify the land as being either an *Insignificant Bushfire Prone Area*, a *Confirmed Bushfire Prone Area* or an *Extreme Bushfire Hazard Area*.

2. Insignificant Bushfire Prone Areas

Insignificant Bushfire Prone Areas are those which have a total sum of loading factors between 1 and 10.

If the investigation identifies the subject site as an *Insignificant Bushfire Prone Area*, bushfire is not considered to pose a constraint to development on the site.

3. Confirmed Bushfire Prone Areas

Confirmed Bushfire Prone Areas are those areas which have total sum of loading factors between 11 - 13.

The identification of a site as a *Confirmed Bushfire Prone Area* does not negate development on the site due to the risk of bushfire. Rather the development layout and design should incorporate measures which assist in the:-

- control of any bushfire in the locality in an emergency;
- prevention of damage to property; and
- prevention of damage to persons.

Therefore in a *Confirmed Bushfire Prone Area*, the development is to comply with the following design provisions :-

Density of Development

- the density of development should be appropriate to reduce potential impacts on the number of householders, cost to emergency services and allow ease of any evacuation in the event of any bushfire;
- development likely to result in a high concentration of people on a particular site (such as an Education Establishment, Hospital or Retirement Village or the like) are particularly inappropriate in *Confirmed Bushfire Prone Areas* and Council is unlikely to support such applications.

Roads

- the street and road layout should be kept simple to allow easy and safe movement away from encroaching fire;
- roads in subdivisions should be “through roads” to allow a variety of access and departure points in the event of fire, and prevent access being blocked by fire or fallen trees. Cul-de-sacs and dead ends will not be favourably considered; and
- where no alternative other than a cul-de-sac is possible, no part of the access road is to be located adjacent to forest areas.

Building Areas

- Buildings are to be located in existing cleared areas where possible. It is desirable for buildings to have a minimum cleared area of 10 metres width around the building, particularly for rural/park residential lots, but this will be dependent upon and balanced with environmental impact of vegetation clearing;

- Buildings on vegetated and sloping land (greater than 10%) will not be favourably considered as the bushfire hazard in these instances can be particularly high due to the dry aspect and the speed and intensity of fires on such slopes. Such hazards can be coupled with inaccessibility in time of fire for fire fighting due to steeper slopes;

Firebreaks For Urban Development

- The layout of any subdivision is to provide roadways located between the proposed lots or development site and the forest with a minimum cleared width of 20 metres. The road serves as both access and a firebreak.

In instances where rough terrain and high potential environmental impacts prevent the layout of the road and lots in such a configuration, a fire breaking trail is to be established at the rear of the lots or the development site. Such fire breaking trails are to be:

- a) located at the rear of the lots and adjacent forested areas. The firebreaking trails are not to be placed in an easement or otherwise over an urban residential lot.
 - b) be adequately constructed to prevent erosion and provide continuous access for firefighting vehicles.
 - c) have a minimum cleared width of 6 metres, a minimum formed width of 4 metres and a maximum gradient of 1 in 4 (short lengths of 1:3 may be acceptable).
 - d) provide adequate vehicle access to the trail.
 - e) provide passing or turning areas at intervals of no more than 400 metres.
- tenure of the firebreaking trails is to provide for perpetual right of access and maintenance of cleared width for emergency vehicles, through inclusion of the firebreaking trail in road reserve, or as an access easement over adjacent forested areas

Firebreaks For Park Residential and Rural Residential Development

- In instances where rough terrain and high potential environmental impacts prevent the layout of the road and lots in such a configuration, a firebreaking trail is to be established at the rear of the lots. Such firebreaking trails are to be:-
 - a) at the rear of the lots and adjacent to forested areas.
 - b) be adequately constructed to prevent erosion and provide continuous access for firefighting vehicles.
 - c) have a minimum cleared width of 6 metres, a minimum formed width of 4 metres and a maximum gradient of 1 in 4 (short lengths of 1 in 3 may be acceptable).
 - d) provide vehicle access to the trail at each end of the trail.
 - e) provide passing or turning areas at intervals of no more than 400 metres.

- the tenure of the firebreaking trails is to provide for perpetual right of access and maintenance of cleared width for emergency vehicles, through inclusion of the firebreaking trail in road reserve, or as an access easement over either the adjacent forested areas or across the rear of the rural residential lots.

Firebreaks for Rural Subdivision

- Firebreaking trails should be established generally around the perimeters of the lot, according to topography and environmental constraints. The firebreaking trails are to be constructed as a condition of the subdivision approval. The trails are to be adequately constructed to prevent erosion and to provide continuous access to firefighting vehicles. The trails are to have a minimum cleared width of 6 metres, a minimum formed width of 4 metres and a maximum gradient of 1 in 4 (short lengths of 1 in 3 may be acceptable)
- Firebreaking trails need not be placed in a secure tenure such as an easement, due to the size of the parcels involved and the nature of the use. It is the landowners responsibility to maintain the firebreaking trails throughout their property.

Water Availability

- If reticulated water supply is not available, alternative water supply needs to be sufficient for water pumping in times of a bushfire. This can be achieved by inclusion of water bodies such as dams and lakes for use in times of fire, or demonstrating that future households will be encouraged to install water tanks or swimming pools with a minimum 45,000 litre capacity.

Building Construction

Various standards exist for construction of buildings in Bushfire Prone Areas to improve their resistance in times of bushfires.

Reference is made to the following:-

- “Construction of Buildings in Bushfire Prone Areas: Australian Standard 3959-1991”
- “Bushfire Prone Areas - Siting and Design of Residential Buildings” published by the Queensland Department of Housing and Local Government and the Queensland Fire and Rescue Service
- “Building in Bushfire Prone Areas - Information and Advice” published by the CSIRO and Standards Australia.

Developers and householders are encouraged to utilise the standards in the construction of buildings.

(Refer : Attached diagrams illustrating acceptable ways of meeting the above requirements.)

4. Extreme Bushfire Hazard Areas

Extreme Bushfire Hazard Areas are those areas which have a total sum of loading factors of between 14 - 19.

Extreme Bushfire Areas have a high risk of bushfire (including uncontrollable wildfire due to extreme slope and aspect, the nature of the vegetation and poor access) and therefore potential devastation of households and communities and resultant cost to the community for emergency services and aid.

Council is unlikely to support applications for new urban or rural/park residential development in *Extreme Bushfire Hazard Areas*, or significant intensification of existing developments.

PRELODGMET MEETING:

Where a development site is identified as being in a Potential Bushfire Prone Area, or there is a concern that the site could be subject to bushfire hazards, the proponent is encouraged to attend a Development Advisory Panel Meeting prior to lodgement of the application.

EXEMPTIONS TO THE POLICY:

This policy will apply to all applications for consent, rezoning and/or subdivision with the exception of the following:-

- applications for re-alignment of boundaries;
- applications for a change of use where no structural additions are required;
- applications where there is no proposed increase in population; and
- where Council resolves that the development is of a minor or ancillary nature.

SCHEDULE OF ASSOCIATED POLICES:

PDLPP 2.4/04	Park Residential Development
PDLPP 4.10/01	Holiday Cabin Accommodation
PDLPP 5.0/03	Significant Vegetation Areas
PDLPP 6.2/08	Subdivision in the Rural Zone

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****ACID SULFATE SOILS**

Reference: PDLPP 5.8/01

Meeting: Meeting 5 March, 1998

Amendments:

Review Date:

POLICY PHILOSOPHY:

In order to minimise the existing and the potentially detrimental effects associated with exposing acid sulfate soils, including degradation of lands, major impacts on aquatic ecology and water quality and the corrosion of infrastructure, there is a need for consideration of this issue at the planning application assessment stage.

This policy is designed to ensure any planning application for development which has the potential to disturb the land surface, particularly in the coastal lowland areas is fully assessed as to the existence of acid sulfate soils and, if identified, the effective management required to ensure there is no nett detrimental impact on the environment.

POLICY OBJECTIVES:

The objectives of this Policy are :

1. To identify *potential areas of acid sulfate soils*.
2. To require the assessment at the site level to determine whether acid sulfate soils exist.
3. To achieve the effective management of acid sulfate soils to ensure no nett detrimental impact on the environment.

POLICY STATEMENT:**Meaning of Words**

“*Acid Sulfate Soils*” means soils containing iron sulfides, which when exposed to air produce sulphuric acid.

“*Potential areas of acid sulfate soils*” means land below 5m AHD.

Identification of Potential Areas of Acid Sulfate Soil

Figure 1. (attached) identifies areas within Caloundra City which are *potential areas of acid sulfate soil*.

Development in Potential Areas of Acid Sulfate Soil

Any application for consent, rezoning and/or subdivision of land within *potential areas of acid sulfate soils* **and/or** has the potential to involve :

- excavation below 5 metres AHD;
- disturbance of soil below the water table; or
- alteration to the water table

is required to be accompanied by a preliminary assessment of the possibility of actual acid sulfate soils on the subject site. This assessment is required to be undertaken, prepared and certified by a suitably qualified consultant with demonstrated knowledge and relevant experience in acid sulfate soil investigation acceptable to Council.

If the assessment identifies the existence or likelihood for acid sulfate soils a Management Plan is required to be prepared outlining the processes to ensure the potential impacts likely to be caused by the oxidation of acid sulfate soils associated with the proposed use will be managed to ensure there is no nett detrimental impact on the environment.

The Management Plan will be required to investigate the potential of acid sulfate soils in accordance with the Draft Sampling And Analysis Procedure For Lowland Acid Sulfate Soils In Queensland prepared by the Department of Natural Resources in 1997. (included as Attachment 1.)

The Management Plan is required to be prepared by a suitably qualified consultant and address the following :-

- program for managing the impact of acid sulfate soils;
- the best practice environmental management for the activity;
- provisions for monitoring and reporting compliance with the program;
- a two dimensional map of the potential acid sulfate soils to the depth of disturbance;
- details that reflect potential on-site and off-site impacts on the disturbance of the soil and/or the groundwater levels;

- the method that will be used to avoid, treat or otherwise manage acid sulfate soils including the contained on-site management and treatment of potential and actual acid sulfate soils;
- details of all soil and water monitoring both manual and automated to be performed during and after treatment, and including verification testing of soils;
- details of handling and storage of neutralising agents;
- details of management of the height of the groundwater table both during and post-construction;
- details of the management of potentially contaminated stormwater run-off, surface waters and leachate; and
- a description of contingency procedures to be implemented if the management procedures prove to be unsuccessful.

If the impacts associated with acid sulfate soils cannot be managed to ensure there is no nett detrimental impact on the environment, then the application is unlikely to be favorably considered.

The preferred options for management of acid sulfate soils are :-

- avoidance of disturbance, drainage or excavation of acid sulfate soils where possible;
- prevention of oxidation of sulfides;
- neutralisation of acid and of any water discharged from the site;
- removal of pyritic fines from acid sulfate soils;
- water table management, ensuring existing water table levels are maintained; and/or
- neutralisation of water that discharges off site to the pH range of 6.5-9.

POLICY PROCEDURES:

As part of the determination of any application consent, rezoning and/or subdivision of land consideration is required to be given to the existence of acid sulfate soils and the effective management of the potential impacts.

EXEMPTIONS TO THE POLICY:

This Policy will apply to all applications for consent, rezoning and/or subdivision with the exception of the following :-

- Applications for re-alignment of boundaries;

- Applications for change of use where no structural additions are required;
- Where Council resolves that the development is of a minor or ancillary nature; or
- Where the proposal does not involve the altering (removal, movement, footings etc.) of the soil.

PRELODGE MENT MEETING:

Where a development is proposed within a *potential area of acid sulfate soils* or there is a concern that the site could be subject to acid sulfate soils the proponent is encouraged to attend a Development Advisory Panel Meeting prior to lodgement of the application.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 4.0/01 Environmental Impact Statements

CALOUNDRA CITY COUNCIL
PLANNING SCHEME POLICY
WORKS & PERFORMANCE BONDS

Reference: PDPSP 6.0/01

Meeting: General Meeting 1 July 1999

Amendments:

Review Date:

POLICY PHILOSOPHY:

Council frequently imposes development permit conditions requiring a project developer to carry out works or conduct development in accordance with approved plans and/or conditions of approval. As a means of ensuring compliance with these requirements, it is generally Council's practice to require security in the form of a cash bond or trading bank guarantee.

Project developers often seek to gain early release of Plans of Subdivision (before the completion of Operational Work) and request that Council accept a bond as security for the completion of the outstanding works.

This Planning Scheme Policy identifies the circumstance in which Council will require or accept bonds and the administrative requirements for submitting bonds.

POLICY OBJECTIVES:

The objectives of this policy are to:-

- set out the circumstances in which Council will require or accept bonds; and
- detail the procedural requirements applicable to the submission of bonds.

POLICY STATEMENT:

1. Types of Bond

For the purpose of this Planning Scheme Policy, there are two types of bond:-

- **Works Bonds** which provide security to Council for the satisfactory completion of Operational Work associated with development, including but not limited to, subdivisional works, landscape works and other development related works. This type of bond also provides benefits to project developers by enabling the early sale of lots, whilst protecting the interest of subsequent purchasers of those lots; and

- **Performance Bonds** which provide security to Council for satisfactory performance during development, including but not limited to, compliance with Environmental Management Plans, Extractive Industry Operational Plans, or other operational conditions of approval.

It may be the case that a particular development approval requires lodgement of both types of bond.

2. Circumstances In which Bonds May Be Required or Sought

Payment of a bond may be required by Council or sought by an applicant/project developer in the following instances:-

- (a) Where early release of a Plan of Subdivision is sought by an applicant. In this respect the policy applies to:-
 - (i) Plans of Subdivision submitted to the Council pursuant to section 3.7 of the Integrated Planning Act 1997;
 - (ii) Building Format, Standard Format and Volumetric Plans submitted to Council pursuant to the Body Corporate and Community Management Act 1997; and
 - (iii) Any plan which provides for the division of land (including air space), buildings or structures submitted to the Council pursuant to the Integrated Resorts Development Act 1987, the Mixed Use Development Act 1993 or any other statute dealing with Reconfiguring a Lot.

While no provision has been expressly provided for within the Body Corporate and Community Management Act 1987, the Mixed Use Development Act 1993 or the Integrated Resorts Act 1987, Council has resolved, as a matter of policy, to permit in specified circumstances the early release of Building Format, Standard Format or other Plans of Subdivision prior to the completion of all Operational Work.

- (b) Where required by Council as a condition of approval to secure satisfactory completion of Operational Work or performance in accordance with an Environmental Management Plan, Operational Plan or other condition of approval.
- (c) Where required by a referral or concurrence agency as a condition of approval.

3. Acceptance of Works Bonds for Early Release of Plans of Subdivision

The Council may agree to seal a Plan of Subdivision prior to the completion of Operational Work where:-

- (a) The Plan of Subdivision is in general conformity with the conditions of the Operational Work and Reconfiguring a Lot approvals; **and**
- (b) The applicant has provided to Council:-
 - a fully priced schedule of the Operational Work;
 - a list of all infrastructure assets that are proposed to be handed over to Council at the completion of the relevant maintenance period;
 - a fully priced schedule outlining the incomplete Operational Work;

- certification from a suitably qualified engineer that the information provided to Council is correct and that incomplete works are scheduled for completion within six (6) months of the date of the sealing of the Plan of Subdivision;
 - the prescribed administration fee; **and**
- (c) The applicant has demonstrated to Council that:-
- at least 50% of all approved Operational Work has been satisfactorily completed; and
 - all issues pertaining to the interest of public safety and all essential services, including reticulated water supply and sewerage (and any required 'As Constructed' data) have been finalised; **and**
- (d) The applicant has satisfied the Council that the incomplete works can be completed within six (6) months of the date of sealing; **and**
- (e) The applicant has provided security for the completion of the uncompleted works in the form of a bond. The amount of the bond shall be 1.25 times the value of the uncompleted works at the time of lodgement of the security.

4. Works Bonds Required By Council

Council may impose a development permit condition requiring lodgement of Works Bond to secure satisfactory completion of Operational Work required as a condition of a development approval. A bond of this type may also be required by a referral agency for the completion of work under the control of that agency.

Where a Works Bond is required by Council to secure completion of Operational Work, the amount of that bond shall be 1.25 times the estimated value of the works required to be undertaken.

Where a Works Bond is required by a referral agency, the amount of that bond shall be as stipulated by the referral agency.

Where Council requires submission of a Works Bond to secure satisfactory completion of Operational Work, the applicant shall submit to Council, prior to the commencement of any work:-

- a fully priced schedule of the Operational Work bonded by the relevant condition;
- certification from a suitably qualified engineer that the information provided to Council is correct; and
- the prescribed administration fee.

5. Performance Bonds Required by Council

Council may impose a development permit condition requiring the lodgement of a bond to ensure performance during construction of or operation of a development. The bond will normally be required to secure performance in accordance with an Environmental Management or Operational Plan. Due to the nature of these conditions, the calculation of the appropriate level of bond is not easily reduced to an exercise of mathematics. For example the loss of a significant remnant of vegetation is a situation which cannot easily be remedied or costed. Accordingly, the Performance Bond must act as an incentive to comply with conditions and be of sufficient scale to discourage non-compliance.

In determining a Performance Bond, Council and its officers shall have regard to:-

- the critical attributes of the site;
- the nature, breadth and complexity of any endorsed Environmental Management or Operational Plan;
- the importance in planning, environmental and engineering terms of Council's requirements; and
- the nature and likely cost of any remedial action which may reasonably be taken should a breach occur.

POLICY PROCEDURES:

Bonds will be released by Council:-

- in the case of Works Bonds, immediately following the satisfactory completion of work secured by the bond; or
- in the case of Performance Bonds, following the satisfactory completion of all actions stipulated by the relevant Environmental Management or Operational Management Plan.

Applicants may apply to Council in writing for the release of bonds as soon as the relevant actions or works secured by the bond have been completed.

Where an applicant/project developer defaults on the completion of works or in the performance of actions, Council will call upon the bond or part thereof to carry out the outstanding works or rectify any non-compliance. Any balance, will be returned to the applicant/project developer on full compliance with the conditions.

SCHEDULE OF ASSOCIATED POLICIES: N/A

CALOUNDRA CITY COUNCIL
PLANNING SCHEME POLICY
WATER SUPPLY & SEWERAGE HEADWORKS

Reference:	PDPSP 6.2/01
Meeting:	28 November 1992 Special Meeting 15 May 1996
Amendments:	23 September 1993 Special Meeting 11 June 1996 13 January 2000
Review Date:	

POLICY PHILOSOPHY:

Development has the potential to increase the demand on the Council's water supply and sewerage infrastructure. As such, the Council may require a contribution in accordance with this Policy towards the cost of construction and augmentation of the water supply and sewerage infrastructure as a condition of:-

- (a) a development permit pursuant to the Integrated Planning Act 1997 in respect of a development application for:-
 - (i) a material change of use that is impact assessable development; or
 - (ii) the reconfiguring of a lot that is assessable development; or
- (b) a preliminary approval of a development application to which Section 3.1.6 of the Integrated Planning Act 1997 applies, where the development which is the subject of the preliminary approval is stated to be self-assessable development; or
- (c) an approval pursuant to the Local Government (Planning and Environment) Act 1990 of a prescribed application as defined in Section 6.2 (Contributions towards water supply and sewerage works) of the Local Government (Planning and Environment) Act 1990.

POLICY OBJECTIVES:

The objectives of this Policy are to:-

- define the components included in water supply and sewerage headworks calculations; and
- identify the headworks contributions to be paid in respect of development applications and the method for calculation of these contributions.

POLICY STATEMENT:(a) Meaning of words

"Adopted Headworks Contribution Rate" means the applicable headworks contribution rate for the locality to which a development application relates, as prescribed in the Council's current Schedule of Fees and Charges.

"Area Method" is based on the following formula:-

$$H = A (T_1 - T_2) \times C$$

where
 H = total headworks contribution (\$)
 A = site area in gross hectares
 T₁ = equivalent tenements/gross hectare which would result from approval of the application
 T₂ = equivalent tenements/gross hectare allowable under the current zone or use
 C = adopted headworks contribution rate (\$/ET)

"Equivalent Tenement (ET)" means the service demand created by an average occupied private residential dwelling, and is the basic unit used in this Policy for assessing service demand. For the purposes of this Policy, the adopted number of persons per ET is three (3).

"Equivalent Tenement Method" is based on the following formula:-

$$H = T \times C$$

where
 H = total headworks contribution (\$)
 T = increase in equivalent demand ratio expressed as the increase in the number of equivalent tenements which could result from approval of the application.
 C = adopted headworks contribution rate (\$/ET)

"Sewerage Headworks" takes into account all major components of the sewerage system required for the collection, treatment and disposal of sewage including:-

- ⇒ water pollution control works and disposal areas including effluent disposal facilities
- ⇒ pumping stations and rising mains
- ⇒ sewers 225mm diameter or greater

but does not include works within the land (works internal) and works external necessary to connect the land to the existing system.

"Water Supply Headworks" takes into account all major components of the system required for the collection, storage, treatment and distribution of water including:-

- ⇒ raw water catchments and storage structures

- ⇒ tunnels and associated works
- ⇒ pumping stations and rising mains
- ⇒ water treatment plants
- ⇒ trunk mains
- ⇒ storage reservoirs
- ⇒ distribution mains 300mm diameter or greater

but does not include works within the land (works internal) and works external necessary to connect to the existing system.

"Works External" means all mains, rising mains, pumping stations, storage tanks, manholes and any other apparatus required for transfer of:-

- ⇒ water from the point of connection nominated by the Council to the boundary of the subject land; or
- ⇒ sewage from the boundary of the subject land to the point of connection nominated by the Council.

"Works Internal" means all work necessary to connect each lot to the point of sewage discharge or water supply connection at the boundary of the subject land.

(b) Contribution Rates

The respective contribution rates for water supply and sewerage are set out in the Council's current Schedule of Fees and Charges.

Headworks contribution rates are reviewed on a regular basis through the Council's budget process.

(c) Calculation of Contributions

Headworks contributions will be calculated by applying either the Area Method or the Equivalent Tenement Method.

The Area Method will be applied in respect of a development if:-

- (i) the development involves a material change of use that is impact assessable development; and
- (ii) the development application which relates to the development does not contain sufficient detail to determine the total number of equivalent tenements that will be associated with the development; and
- (iii) once the development is approved, a subsequent application for reconfiguring of a lot that is assessable development will not be necessary or essential for the change of use to happen.

The Equivalent Tenement Method will be applied in respect of development to which the Area Method does not apply.

Appendix A sets out relevant additional information required to determine the amount of headworks contributions using the respective methods of calculation.

The full cost associated with the design and construction of works internal and works external are to be met by the applicant/project developer.

POLICY PROCEDURES:

The Council may require, in accordance with this Policy, a contribution towards the cost of construction and augmentation of the water supply and sewerage infrastructure as a condition of:-

- (a) a development permit pursuant to the Integrated Planning Act 1997 in respect of a development application for:-
 - (i) a material change of use that is impact assessable development; or
 - (ii) the reconfiguring of a lot that is assessable development; or
- (b) a preliminary approval of a development application to which Section 3.1.6 of the Integrated Planning Act 1997 applies, where the development which is the subject of the preliminary approval is stated to be self-assessable development; or
- (c) an approval pursuant to the Local Government (Planning and Environment) Act 1990 of a prescribed application as defined in Section 6.2 (Contributions towards water supply and sewerage works) of the Local Government (Planning and Environment) Act 1990.

SCHEDULE OF ASSOCIATED POLICIES: N/A

APPENDIX A

ZONINGS AND EQUIVALENT TENEMENTS/GROSS Ha

ZONE	E.T./GROSS Ha	
	WATER SUPPLY	SEWERAGE
Residential A	9	9
Special Development	10	10
Special Residential	37	50
Residential B	25	33
Residential C Area less than 1000 m ² 1000 m ² and above	75 87	100 117
Tourist Residential Area less than 1000 m ² 1000 m ² to less than 1500 m ² 1500 m ² and over	100 112 125	133 150 167
Central Business	18	36
Local Business	18	36
Special Business	18	36
General Industry	5	10
Light Industry	10	20
Park Residential	3	3

EQUIVALENT DEMAND RATIO (E.T.'s)
FOR SPECIFIC DEVELOPMENT TYPES *

DEVELOPMENT TYPE	UNIT	E.T./UNIT	
		WATER	SEWERAGE
Dwelling House (Residential A and Park Residential reconfiguring of a lot)	Lot	1.0	1.0
Caretaker's Residence	Dwelling Unit	1.0	1.0
Duplex Dwelling	1 bedroom unit	0.45	0.6
	2 bedroom unit	0.6	0.8
	3 or more bedroom unit	0.75	1.0
Multiple Dwelling	Dwelling Unit	0.6	0.75
Accommodation Building	Bedroom	0.37	0.5
Cluster Development	Dwelling Unit	0.6	0.8
Retirement Community	Dwelling Unit	0.6	0.8
Hotel/Motel (Accommodation Section Only)	Bedroom	0.37	0.5
Caravan Park	Caravan Site	0.35	0.5
Relocatable Home Park	Site	0.6	0.8
Camping Ground	Hectare	20	40
Holiday Cabin Accommodation	Cabin	0.25	0.33
Hospital	Bed	0.5	0.5
Aged Persons Home	Bed	0.5	0.5
Child Care Centre	Pupil/Staff	0.05	0.1
Educational Establishment	Pupil/Staff	0.05	0.1
Service Station	Lot	2.0	2.0
Automatic Mechanical Car Wash	Wash Bay	2.5	3.7
Laundromat (Service Industry)	Laundromat	2.0	3.0
Hotel (Bar Area)	100m ² floor area	5.0	7.0
Function Room	100m ² floor area	3.0	4.0
Marina	Berth	0.1	0.15
Nursery	100m ² site area	0.25	0.05
Other Development Types Not Detailed Herein	Equivalent Tenement Demand to be calculated in accordance with the "fixture unit method"		

* The development types listed have the meanings given in Section 8.2 (Use Definitions) of the Planning Scheme.

FIXTURE UNIT RATINGS

FIXTURES	FIXTURE UNIT RATING
Autopsy Table	3
Bar Sink (Domestic)	1
Bar Sink (Commercial)	3
Basin	1
Bath	4
Bidet	1
Cleaner's Sink	1
Clothes Washing Machine (Domestic)	5
Dental Unit	1
Dishwasher (Domestic)	3
Drinking Fountain	1
Glass Washing Machine	3
Kitchen Sink (Domestic)	3
Kitchen Sink (Commercial)	5
Laboratory Sink	1
Laundry Tub , Single or Double	5
Sanitary Napkin Disposal Unit	3
Shower	2
Shower Bath	3
Steriliser	1
Urinal (2.4 metres of wall length or 2 stalls)	3
Water-Closet (Cistern)	4
Water-Closet (Flush Valve)	6
Group of Fixtures in one room of a dwelling house (bath, basin, shower, water closet)	6

FIXTURE UNIT RATINGS

Total Fixture Unit Rating = No. of fixtures x fixture Unit Rating

Equivalent Tenement Demand = Total Fixture Unit Rating ÷ 16
= E.T.s (round to nearest whole number)

The fixture unit ratings are defined by the Water Supply and Sewerage Act, 1981.

The derivation of the conversion factor from fixture unit rating to equivalent tenement demand has been based on the average residential dwelling as follows:-

Kitchen Sink	1 @ 3 fixture units = 3
Clothes Washing Machine	1 @ 5 fixture units = 5
Water Closet	1 @ 4 fixture units = 4
Bathroom Basin	1 @ 1 fixture units = 1
Shower Bath	1 @ 3 fixture units = 3

TOTAL FIXTURE UNIT RATING 16 FIXTURE UNITS

Therefore: by definition 1 E.T. = 16 fixtures units

Conversely 1 fixture unit = 0.06 E.T.

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****SUBDIVISION - FLOOD PLAIN MANAGEMENT**

Reference: PDLPP 6.2/02

Meeting: Special Meeting 11 June 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Development through rezoning and subdivision of land below the 1 in 100 year flood level will not generally be permitted.

POLICY OBJECTIVES:

The objectives of this policy are to:-

- restrict inappropriate development of the flood plains throughout the City by limiting rezoning and subdivision of land below the Q100 flood level;
- ensure that all dwellings are constructed on flood free land, ie. land above the Q100 flood level; and
- ensure that land subject to flooding is not filled or shaped so as to adversely alter the characteristics of the flood plain area in which the land is situated.

POLICY STATEMENT:

1. Meaning of Words/Terms

Q100 Flood Level, Q5 Flood Level

The term Q100 Flood Level refers to a flood event that is so infrequent that it is likely to occur, on average, once in every 100 years.

Likewise, a Q5 flood would be an event likely to occur once in every 5 years.

2. Application of the Policy

This Policy applies to all land except lands included in the Mooloolah River Flood Study. Lands included in the Mooloolah River Flood Study, downstream of the weir, will be subject to the requirements of that study and will not be subject to this policy.

3. Flood Calculations

For the purpose of estimation of flood flows, calculations are to be carried out in accordance with the current version of Australian Rainfall and Runoff.

4. Applications

4.1 Rezoning

An application for rezoning to a Residential zone (including Park Residential and Rural Residential) will not be approved unless the applicant can demonstrate that the minimum requirements for subdivision can be met in the area above the Q100 flood level. That is, the minimum allotment areas (as set out in Table 6.3 of the Planning Scheme), plus any additional area required to accommodate on-site effluent disposal, must be available at a minimum of 0.5m above the Q100 flood level.

Land below the Q100 level may be excluded from the rezoning.

4.2 Subdivision

(a) Residential Zone (including Park Residential Zone)

- (i) the minimum allotment areas (as set out in Table 6.3 of the Planning Scheme), plus any additional area required to accommodate on-site effluent disposal must be available at a minimum of 0.5 metres above the Q100 flood level.
- (ii) Each proposed lot must have direct frontage onto a dedicated road or be connected to a dedicated road by an access which is above the calculated Q5 flood level the construction of which does not raise the flood levels on the adjoining parcels of land or affect flood flows generally.

(b) Rural Residential Zone

- (i) A single area of at least 1000 m² being generally rectangular and having a minimum dimension of 25 metres and being at least 0.5 metres above the calculated Q100 flood level, is to be available on each proposed lot.

- (ii) Each proposed lot must have direct frontage onto a dedicated road or be connected to a dedicated road by an access which is above the calculated Q5 flood level the construction of which does not raise the flood levels on the adjoining parcels of land or affect flood flows generally.
- (c) Rural Zone
- (i) 40 Ha and 10 Ha lots - A single area of at least 3000m² and at least 0.5 metres above the calculated Q100 flood level is to be available on each proposed lot.
 - (ii) Small Rural Lot (3500 - 6500 m²) - A single area of at least 1,000m² being generally rectangular and having a minimum dimension of 25 metres and being at least 0.5 metres above the calculated Q100 flood level is to be available on the proposed lot.
 - (iii) The proposed lot must have direct frontage onto a dedicated road or be connected to a dedicated road by an access which is above the calculated Q5 flood level the construction of which does not raise the flood levels on the adjoining parcels of land or affect flood flows generally.

(d) Business and Industrial Zones

Each proposed lot in a Business or Industrial subdivision application will be required to comply with Clause 6.3(2) and Table 6.3 of the Planning Scheme.

(e) Property Notes

In approving subdivision of land in flood prone areas Council's property records will be noted as follows:-

- (i) a dwelling proposed to be erected on land in a flood prone area may only be located on that part of the lot that is a minimum of 0.5 metres above the Q100 flood level; and
- (ii) no filling of land is to occur on the lot unless a flood study is first approved by Council detailing the effects of such filling on flood velocities and, levels and assessing whether drainage problems on adjacent parcels are likely to occur.

POLICY PROCEDURES:

When any application for Rezoning and Subdivision of land is submitted for Council consideration, the applicant must satisfy Council that the proposal complies with the above stated Policy Statement.

Evidence is to be provided in the form of contour plans, and in the case of land affected by a Q100 flood, a detailed flood study, prepared by an appropriately qualified person, accurately identifying the location of the Q100 flood level (or other level required to allow assessment of the application).

SCHEDULE OF ASSOCIATED POLICIES:

N/A

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****UNDERGROUND ELECTRICITY**

Reference: PDLPP 6.2/03

Meeting: Special Meeting 15 May 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

The provision of underground electricity reticulation in residential estates is considered desirable for aesthetic and environmental reasons.

POLICY OBJECTIVES:

The objective of this Policy is to clarify when underground electricity is required for any subdivision.

POLICY STATEMENT:

Section 6.2(2)(xvii) of the Planning Scheme provides that it will be sufficient reason for Council to refuse an application for subdivision if provision is not made for undergrounding of electricity supply.

Underground electricity will be required when application is made to subdivide land in all Residential or Industrial zones where:-

- f* the subdivision involves the creation of 5 or more lots;
- f* the subdivision involves opening of new road or the provision of an accessway within the common area of a Group Title Subdivision; and
- f* where the surrounding area is serviced with underground electricity or where it is considered that the surrounding area has not been fully developed even though the area is currently supplied by overhead electricity reticulation.

POLICY PROCEDURES:

Where underground electricity is required, conditions of subdivision approval will specify.

SCHEDULE OF ASSOCIATED POLICIES: N/A

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****LANDSBOROUGH SEWERAGE AREA**

Reference: PDLPP 6.2/04

Meeting: 15 April 1993
Special Meeting 23 April 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Council is committed to the Landsborough Sewerage Scheme. Until the Scheme is operational, subdivisions within the defined sewerage area will be required to meet certain requirements in relation to effluent disposal.

POLICY OBJECTIVES:

The objectives of this Policy are:-

- to identify conditions of subdivision relating to effluent disposal in the Landsborough Area pending the Sewerage Scheme becoming operational; and
- to provide information required to be supplied by applicants

POLICY STATEMENT:

The following will be a condition of any subdivision approval in the Landsborough Sewerage Area until the Sewerage Scheme becomes operational:-

- (i) provision of internal sewerage reticulation with sewage disposal to central holding tanks with pump-out costs at owner's expense (indicative annual cost of the pump-out service is \$1,690 per allotment). Payment of headworks and bonding of works external connection will be required; or

- (ii) provision of a package treatment plant with associated works as required by Manager, Engineering and Environmental Services. This will require submission of an Environmental Impact Statement and allocation of sufficient land solely for effluent disposal at the Applicant's expense.

POLICY PROCEDURES:

If an applicant wishes Council to consider option (ii) above, an EIS including identification of land intended for effluent disposal will be required to be submitted with the application.

Approval of any subdivision applications in the Landsborough Sewerage Area will be subject to one of the above two conditions.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 6.2/04 Water Supply and Sewerage Headworks Policy

PDLPP 4.0/01 Environmental Impact Statements

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****REZONING AND SUBDIVISION - NON SEWERED AREAS**

Reference: PDLPP 6.2/05

Meeting: Special Meeting 15 May 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Rezoning and subdivision of land in non-sewered areas will not be permitted unless it can be demonstrated that effluent and waste water can be satisfactorily disposed of on-site.

POLICY OBJECTIVES:

The objectives of this policy are:-

- to restrict development of land which cannot satisfactorily accommodate the on-site disposal of effluent in non-sewered areas;
- to ensure that, in non-sewered areas of Caloundra City, the suitability of the land for on-site effluent disposal is considered as a part of any rezoning or subdivision application; and
- to provide for such applications to be accompanied by an appropriate report detailing proposed on-site effluent disposal methods and the impact of such disposal.

POLICY STATEMENT:

The Council will not support rezoning or subdivision of land where satisfactory on-site effluent disposal is not possible, except in those areas covered by a Local Planning Policy relating to sewerage headworks charges.

On all land where sewerage is not available for connection, a detailed report, addressing the suitability of the land for on-site effluent disposal, must be provided with any application lodged.

Testing and evaluation of on-site effluent disposal capabilities (and environmental modelling if required) is to be in accordance with Council's "Draft Interim Guidelines for On-Site Effluent Disposal" or any future document which supercedes that document.

POLICY PROCEDURES:

When preparing an application for rezoning or subdivision the applicant must:-

- ascertain if the area is sewerred or non-sewerred;
- if the area is non-sewerred, contact Council's Engineering Branch to ascertain level of testing required to establish the suitability of the land for on-site effluent disposal;
- undertake necessary testing/modelling; and
- prepare report and submit with the application. The report is to be prepared by a suitably qualified person.

SCHEDULE OF ASSOCIATED POLICIES:

Refer to "Draft Interim Guidelines for On-site Effluent Disposal".

<p style="text-align:center">CALOUNDRA CITY COUNCIL</p> <p style="text-align:center">LOCAL PLANNING POLICY</p>
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NAMING OF ROADS

Reference: PDLPP 6.2/06

Meeting: Planning & Development Meeting - 15 March 1994
Ordinary Meeting 17 March 1994
Special Meeting 2 April 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Appropriate naming of new roads in the City is important so that individual properties can be easily located. In addition, road names should reflect, where possible, the historical and cultural background of the City.

POLICY OBJECTIVES:

The objectives of this policy are to:-

- identify the principles to be met and criteria to apply in naming new roads; and
- outline the process for approval of road names and the information required to be submitted by applicants.

POLICY STATEMENT:

The principles to apply in determining road names are:-

- (a) Road names are to be easily spelt, pronounced, and not duplicated within the following areas:-

Area 1 Conondale, Witta, Maleny

Area 2 Beerwah, Beerburrum, Glass House Mountains, Landsborough, Glenview, Peachester, Mooloolah

Area 3 Coastal Strip

Similar sounding names to those roads already existing in the above areas will not be approved due to the difficulties that may arise for essential services.

- (b) Consistency of road names in identifiable neighbourhoods is encouraged by the use of theme names in new estates and extension of existing theme names where applicable.
- (c) Recognition of the historical and cultural background of the City where possible in the naming of new roads.
- (d) When a road is continued from one estate to another, or from one development to the next, the road name is to be continued.

Use of Terms

The terminology of any road should generally conform to the following categories:-

Road	Sub-arterial and arterial roads.
Street	Sub-arterial, distributor, collector, industrial or local through road.
Drive	Road of substantial length having scenic qualities
Avenue	Synonym for road (preferred use being for a wide thoroughfare with a generous streetscape).
Boulevard	Similar to Avenue but on a grander scale in terms of streetscape.
Esplanade	A water front Boulevard
Terrace	A public way with stepped or other well defined topographic features.
Crescent	A loop road.
Circuit	A loop road which rejoins itself, similar in configuration to the letter P.
Way	A synonym for Drive, Avenue or Crescent.
Lane	A narrow public right of way between properties generally abutting their sides or rear boundaries.
Court	A small cul-de-sac.
Close	A cul-de-sac of medium length (100 metres).
Place	A cul-de-sac in excess of 100 metres.

Other road naming terminology may be used at the discretion of Council where the development surrounding the road or its shape reflect the chosen name. Example - Grove, Parade, Square, Rise etc.

The duplication of road naming terminology within a road name is to be discouraged eg. Court Lane,..... Crescent Street. The words 'Court', 'Rise' and 'Crescent' are all naming terminology and therefore should be avoided.

POLICY PROCEDURES:

- (a) Road names are to be approved by Council before the sealing of the Plan of Survey. Road naming applications should be submitted as soon as possible following subdivision application approval.
- (b) Applicants are required to submit three (3) road names for each road within the development in the order of the applicant's preference. Where surnames, aboriginal or historical names are proposed, the application is to be accompanied by supporting historical documentation.

SCHEDULE OF ASSOCIATED POLICIES: N/A

<p style="text-align: center;">CALOUNDRA CITY COUNCIL</p> <p style="text-align: center;">LOCAL PLANNING POLICY</p>
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ESPLANADES

Reference: PDLPP 6.2/07

Meeting: 15 April 1992
Special Meeting 11 June 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

It is desirable to have a continuous public access link along waterways within the City to meet recreational ecological and protection objectives.

As development occurs adjacent to waterways, a contribution to achieve the public access link will be required, which may be in addition to any park requirement.

POLICY OBJECTIVES:

The objectives of this Policy are to:-

- identify which development proposals will be subject to an esplanade contribution;
- provide clarification of esplanade requirements; and
- identify which waterways will be subject to an esplanade requirement.

POLICY STATEMENT:

1. Meaning of Words

Esplanade means a strip of land adjacent to a waterway.

2. Requirement for Esplanade

An esplanade contribution will be required in the case of an application for rezoning, subdivision or consent on land adjacent to:-

- f* Mooloolah River;
- f* Stanley River;
- f* Mary River;
- f* Obi Obi Creek;
- f* Bells Creek;
- f* Coochin Creek;
- f* Mellum Creek; or
- f* Coonowrin Creek

and any other waterway that Council may determine from time to time.

3. Esplanade Width

Any esplanade is to be at least 30 metres in width measured from the top of the bank unless a lesser width is approved by Council.

In considering whether or not a lesser width than 30 metres will be acceptable, the following will be taken into account.

- (a) whether there is sufficient width of suitable land to provide safe pedestrian, bicycle, bridle and maintenance access; and
- (b) whether the overall average width of the esplanade is at least 30 metres.

4. Use of the Esplanade

- (a) land use will be restricted to pedestrian, bicycle and bridle trail with no vehicular access other than for maintenance purposes;
- (b) native vegetation will be conserved and measures may be taken by Council to assist the regeneration and protection of such vegetation where practical;
- (c) until the esplanade is continuous, grazing and stock access to the river will be permitted, provided it does not inhibit natural regeneration or create undue erosion; and
- (d) when the esplanade becomes continuous and public access is provided, Council may fence the esplanade. Gates will be allowed for access by property owners to the esplanade.

POLICY PROCEDURES:

Any application for rezoning, subdivision or consent on land adjacent to the waterways listed in Section 2 will be assessed against this Policy.

The point of measurement of the esplanade is to be from the top of the bank of the waterway as determined on site between the applicant's surveyor and Council's Environment Officer.

Where esplanade is required as a condition of rezoning, subdivision or consent approval, the cost of survey and dedication will be the responsibility of the applicant.

SCHEDULE OF ASSOCIATED POLICIES: N/A

<p style="text-align: center;">CALOUNDRA CITY COUNCIL</p> <p style="text-align: center;">LOCAL PLANNING POLICY</p>
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SUBDIVISION IN THE RURAL ZONE

Reference: PDLPP 6.2/08

Meeting: Special Meeting 5 March 1998

Amendments:

Review Date:

POLICY PHILOSOPHY:

Section 6.3(3)(b)(v) and Section 6.3(3)(b)(vii) of the Planning Scheme allow for discretion to be exercised in respect of subdivision of land in the Rural zone in certain circumstances.

POLICY OBJECTIVES:

- (a) To provide for appropriate subdivision in the rural area of the City, while recognising the particular needs and constraints of these areas;
- (b) to provide genuine primary producers who have owned, farmed and resided on land for a considerable period of time, with either of the following opportunities, where appropriate:-
 - (i) the subdivision of an allotment from the primary producer's land for transfer to a family member, in order to allow a family member to reside on the land and assist in the ongoing operation of farming activities on the land; or
 - (ii) the subdivision of an allotment from the primary producer's land for his/her residential use in retirement.

POLICY STATEMENT:

Section 6.3(3) of the Planning Scheme provides for Council to exercise discretion to allow a subdivision of a lesser area than the minimum requirement for the Rural zone in the case of a Family Transfer Lot or a Rural Use Lot where the following requirements are met:-

- (a) Family Transfer Lot
 - An application for a Family Transfer Lot must be submitted to Council prior to 1 August 1998. After this date this provision of the Scheme will cease to have force and effect;

- only one Family Transfer Lot may be excised from an allotment existing on 17 December 1987;
- the proposed lot must comply with the Strategic Plan and Local Planning Policies;
- the proposed lot must comply with Section 6.2 and 6.3 of the Planning Scheme;
- there must be the provision of evidence to the satisfaction of Council prior to the application being made, that the applicant has owned and resided on the original allotment for at least 5 years;
- there must be the provision of a Statutory Declaration by the applicant that the purpose of the excision is to allow for the transfer of the proposed lot or balance area to a family member or for the residential use of the owner of the existing allotment in retirement;
- the proposed new lot is to be compatible in size with other lots in the immediate vicinity, subject to topographic constraints and effluent disposal requirements;
- there must be satisfactory road access to the proposed lot with any required upgrading at no cost to Council;
- there must be the provision of evidence from a suitably qualified person that the proposed lot is capable of accepting all liquid wastes on site without causing pollution beyond the proposed boundaries or to any watercourse; and
- lodgement of security in accordance with this Policy is required.

(b) Rural Use Lot

- only one Rural Use lot may be excised from an allotment existing on 17 December 1987;
- the area of the lot may be less than 40 ha but not less than 10 ha;
- the balance area must be at least 10 ha in area;
- there must be compliance with the Strategic Plan and this Policy;
- there must be compliance with Sections 6.2 and 6.3 of the Planning Scheme;
- there must be the provision of evidence satisfactory to Council and in accordance with Local Planning Policy and current State Government Guidelines in relation to the identification of Good Agricultural Land, that the lot is to be used solely for productive and sustainable agricultural

purposes and that a minimum of eight hectares of both the lot and the balance area is good quality agricultural land. Such evidence should include a detailed report to be accompanied by a feasibility study for the subdivision proposed to indicate that the proposed agricultural use of the allotment and the balance area will be viable given a range of crops, soil types and water availability.

In this regard "productive and sustainable agricultural purposes" includes agriculture and horticulture but does not include "forestry" as defined in the Planning Scheme.

POLICY PROCEDURES:

1. Information to be provided

Any applicant for a Family Transfer Lot or a Rural Use Lot is required to submit the following information in addition to that required under Section 6.3(3)(b)(v) of the Planning Scheme:

(a) Family Transfer Lot

- i. A Report on the amenity of the proposed Family Transfer Lot with respect to adjacent rural uses and the effect of farming practices on the residential use including:-
 - details of existing rural uses of land adjoining or in close proximity to the proposed Family Transfer Lot (ie. nature of rural use, details of chemicals/fertilisers used, types of machinery used, hours of operation etc.);
 - assessment of the impact of these uses on the residential amenity of the proposed rural lot; and
 - if it is considered the existing rural uses are likely to impact on the residential amenity of the proposed Family Transfer Lot, and the measures to be taken to reduce such impact (refer Attachment 1);
- ii. If there are no rural uses established on land adjoining or in close proximity to the proposed Family Transfer Lot, a report on the potential for such uses to establish is to be submitted. The types of uses to be taken into consideration are outlined in Attachment 2. Assessment of the potential for conflicting uses to establish on land adjoining or in close proximity is to take into account:-
 - size of allotments;
 - general topography and drainage;

- soil types (ie. potential to support agricultural and horticultural crops); and
- design, topography, and vegetation of the Family Transfer Lot (ie. the ability of these factors to reduce potential impact).

If it is considered there is potential for conflicting rural uses to establish on land adjoining or in close proximity to the Family Transfer Lot, the report is to outline the measures to be taken to reduce such impact (refer Attachment 1).

- iii. The proposed lot is to have an appropriate frontage/depth ratio such that it contains a useful area in terms of size and shape.
- iv. If the proposed new lot includes slope greater than 1:7 or if it is located in a landslip prone area, a geotechnical report is required from a suitably qualified person. Such report shall address the suitability of any proposed new house site and the access thereto having regard to slopes, land stability, and effluent disposal;
- v. The proposed new lot is not to be located within 1000 metres of an allotment that is used or is proposed to be used for purposes that in Council's opinion are not compatible with residential occupation.

Such uses may include but are not limited to the following:-

- Animal Husbandry - Intensive;
 - Extractive Industries, quarries and quarry haul routes;
 - Intensive or Noxious, Offensive and Hazardous Industries; and
 - Industrial uses that are lawfully established.
- vi. The applicant is to submit sufficient evidence, to the satisfaction of Council, that he/she is currently engaged in primary production on the land, and has been engaged in such activity on the land for at least the past 5 years (i.e. previous to the date of application); and
 - vii. The applicant is to submit sufficient evidence, to the satisfaction of Council, that his/her principal source of income is derived from primary production on the land.

(b) Rural Use Lot

- A Report from a suitably qualified person addressing:-

- i. the affects of alienation or fragmentation of good quality agricultural land; and
- ii. the likelihood of damage or destruction of important areas of natural landscape, scenic attraction or ecological significance, in particular, water catchment areas.

The application and accompanying report may be referred to the Department of Natural Resources for comment.

- The minimum frontage is at least 27 metres for a proposed lot less than 20 hectares in area, or at least 250 metres for a proposed lot greater than 20 hectares in area, unless otherwise determined by Council.

2. Circumstances where discretion will not be exercised

If any of the following circumstances apply, discretion will not be exercised by Council:-

- (a) the proposal has the potential to adversely affect the visual landscape or natural amenity of the area; or
- (b) the proposal would result in fragmentation of good quality agricultural land; or
- (c) the proposal would leave a rural lot in the balance area which is not useful; or
- (d) the proposal would leave a rural lot in the balance area less than 40 ha in area which does not comply with this policy; or
- (e) the site is on an Arterial road or Scenic Route as identified in the Strategic Plan unless it can be adequately demonstrated that the scenic amenity will not in any way be affected; or
- (f) the site has frontage to a road having a design speed of 100 kph except where a slip lane is provided; or
- (g) the cumulative effect of continued subdivision would have an adverse impact on the road infrastructure and the associated costs of upgrading and maintenance; or
- (h) the information submitted in support of the application is inadequate or unsatisfactory; or
- (i) in the case of an application for family transfer/retirement subdivision, the applicant has not demonstrated that he/she is currently engaged in primary production on the land and has been engaged in such activity on the land for at least the past 5 years; or
- (j) in the case of an application for family transfer/retirement subdivision, the applicant has not demonstrated that his/her principal source of income is derived from primary production on the land.

3. Conditions of Approval

Approval of a Family Transfer Lot or a Rural Use Lot may be subject to any of the following conditions (conditions are not restricted to those listed below):-

(a) Family Transfer Lot

- i. lodgement of security of \$10,000 (this bond will be returned to the applicant after 5 years has elapsed from the date of registration of the Plan of Subdivision provided that the proposed new lot is not sold to persons other than a family member (son, daughter, brother, sister, parent, grandparent or grandchildren) within that period of time. The bond is forfeit if the applicant does not comply with this provision);
- ii. reticulated power supply (private consumer lines crossing the proposed new lot/overhead or underground will not be permitted);
- iii. a contribution for roadworks, including construction in cases of poor access (ie. all weather formed and constructed road is required);
- iv. construction of access to the required engineering standards from roads under the control of Council where required;
- v. access approval and construction to the requirements of Department of Main Roads where access is required to a road gazetted under DMR control;
- vi. provision of a drainage easement if stormwater from the road discharges onto the lot - easements on the balance area are subject to individual assessment; and
- vii. provision of 10% park or a contribution in lieu for the additional lot created.

In addition, property notations may be applied relating to future requirements for development of the newly created allotment.

(b) Rural Use Lot

- i. a contribution for roadworks including construction in cases of poor access (ie. all weather formed and constructed road is required);
- ii. construction of access to the required engineering standards from roads under the control of Council where required; and
- iii. access approval and construction to the requirements of Department of Main Roads where access is required to a road gazetted under DMR control.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 5.7/01 Bushfire Prone Areas

ATTACHMENT 1

Examples of design measures which may reduce the impact of
rural uses on the residential amenity of a Family Transfer Lot

1. Provision of buffers (within Family Transfer Lot and balance lot)
 - vegetated (naturally occurring or planted)
 - non-vegetated (ie. separation distances)
2. Maximising size of proposed Family Transfer Lot (in accordance with Planning Scheme provisions).
3. Location of proposed house site on Family Transfer Lot (ie. maximising separation distances).
4. Use of existing topographic features which may enhance separation.

ATTACHMENT 2

Type of rural uses which are "as of right" in the Rural Zone and
which are likely to impact on the residential amenity of
a small rural lot

1. Horticulture
2. Agriculture
3. Animal Husbandry - General
4. Forestry
5. Goat Farm
6. Wholesale Nursery

<p style="text-align: center;">CALOUNDRA CITY COUNCIL</p> <p style="text-align: center;">LOCAL PLANNING POLICY</p>
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OPEN SPACE CONTRIBUTIONS FOR DEVELOPMENT

Reference: PDLPP 6.2/09

Meeting: General Meeting - 21 November 1996

Amendments:

Review Date:

POLICY PHILOSOPHY:

Council requires that new development contribute to the open space needs of the City so as to meet recreational, ecological, amenity and/or property protection objectives.

Contributions will be required within the powers granted to Council under legislation and will be appropriate to the locality, equitable, and consistent with Council's Open Space Strategy.

POLICY OBJECTIVES:

This policy is intended to outline the circumstances and nature of contributions towards open space required as a result of development applications such that the contribution required:

- reflects the additional need for open space generated by the proposal;
- is consistent with Council's Open Space Plan and the hierarchy of parks identified in that Plan;
- is equitable in terms of the type of contribution (ie. land, money, park improvements or a combination of these);
- is designed so that the open space is suitable for the park function identified (ie. recreational, ecological and/or amenity purposes); and
- provides an appropriate interface between incompatible land uses or zones.

-

POLICY STATEMENT:

The Policy Statement contains the following elements:

1. Definitions
2. Circumstances requiring open space contribution
3. Assessment of contribution
4. Park improvements and design
5. Open space requirements other than park

1. Definitions

"Open Space" land required for recreational, ecological, amenity and/or property protection purposes and includes park, buffer and esplanade areas.

"Park" an area of land required for public recreation, amenity or ecological purposes and including links between park and other public spaces provided they are of sufficient size and shape to serve more than simply an access function.

It does not include land which:

- is required for drainage purposes;
- is below Q20 except in the case of a water body which is part of the park;
- is below Q100 but above Q20, except that approval may be given for such land to be included where the natural topography of the land form and the land to be subdivided dictate otherwise. Generally 50% of the area to be provided as park is required to be above Q100 except in exceptional circumstances (eg. Mooloolah River flood plain);
- is required for buffer or esplanade;
- comprises bikeway/pedestrian links unless serving more than an access function and leading to another public space;
- is within a road reserve;
- is erosion prone as defined by the Beach Protection Authority;
- is part of an escarpment;
- has a slope in excess of 1:3;
- is listed as a contaminated site;
- is required for or contains an above ground utility installation such as sewerage pump station, SEQEB transformers, or high voltage power lines; or
- comprises an easement over sewerage/water lines, other underground utilities except as approved.

"Buffer" an area of land required for the purpose of public health, or for amenity or protection purposes through maintenance of separation distances between agricultural land and between other land uses, or from arterial roads or other transport corridors or natural protection areas.

- "Esplanades" A strip of land along the frontage of the ocean or any watercourse. The esplanade is to be minimum of 30m wide measured from top of bank or such other average taking into account Council's *Local Planning Policy PDLP - 6.2/07*.
- "Watercourse" A natural river, creek, brook or the like, which may flow continuously or intermittently with rainfall, but where stormwater runoff flows in a concentrated form (as opposed to sheet flow).

2. Circumstances Requiring Open Space Contribution

An open space contribution equal to 10% of the developable component of the Parcel/Lot proposed for subdivision will be required in the following circumstances:

- application for rezoning of land where the development which results would, in the opinion of Council, result in a higher population density use than the existing zone;
- applications for subdivision of land for residential, commercial or industrial purposes (including subdivision by Group Titles) where one or more additional lots or allotments will result;
- applications for consent uses where such requirement is specified in the planning scheme.

3. Assessment of Contributions

Rezoning Applications

- ▷ The contribution will be based on the estimated maximum nett increase in population resulting from the rezoning.

Subdivision Applications

- ▷ Where a monetary contribution is required, the amount will be as follows:-

Residential (including Special Residential) Zones - \$2,000 per additional allotment
 Park Residential Zone - \$1,250 per additional allotment
 Rural/Rural Residential Zone - \$1,000 per additional allotment
 Industrial/Commercial Zone - \$1,500 per additional allotment

- ▷ In the case of a Family Transfer Lot subdivision a monetary contribution will generally be required, except where a land contribution is identified as relevant in the Open Space Strategy.

Determination of the nature of the contribution applicable in any case (ie. land, money, park improvements or a combination of these) will take into account the Open Space Strategy and each case will be judged on its merits.

Where a monetary contribution for park and or park improvements is accepted, it is to be spent generally within the immediate catchment/precinct area. In applying contributions across precinct areas, the issues of equity and fair distribution will be taken into account.

4. Park Improvements and Design

Where a land contribution is required, the location and design of the area is to meet the following design standards prior to its dedication as park:

Access

- f* legal and practical access (for maintenance vehicles and pedestrians) is to be provided from a dedicated road to the park;
- f* where direct access from a dedicated road is not possible in the short term, a temporary access easement may be accepted (in exceptional circumstances, eg. where access to the park will be provided as part of development of adjoining land in the same ownership, this requirement may be relaxed);
- f* subdivision design which provides pedestrian and bicycle linkages between proposed lots and the park system by the safest and most direct route, will be encouraged.

Design: Staged Subdivision

- f* due consideration shall be given, during the design phase for staged subdivision, to provision of an area of parkland for use by early residents of the estate. Wherever possible and appropriate, it is preferred that park dedication occur within the early stages of any subdivision.

Shape

- f* in the case of park which has a recreational function, the shape, area, and access is to be designed so that the park is inviting for use by the public and in a practical sense is suited to the recreation function intended.

Standard

- f* at the time of dedication for park purposes the minimum handover standard is to be:-
 - the land is to be turfed and planted in accordance with Council Guidelines and is to be free of noxious weeds;
 - a mown buffer is to be provided between the park and adjoining boundaries.
 - slopes greater than 1:6 are to be vegetated in accordance with relevant Council Guidelines;
 - where the park has an environmental purpose, or where otherwise identified by the Environmental Officer, a mown buffer/firebreak is to be provided along boundaries as required;

- f* where the developer chooses to landscape or develop the public open space to a higher standard than required by the minimum 'handover' standard referred to above, then such landscaping shall be in accordance with a Council approved landscape plan, prepared in accordance with Council Policy and Guidelines;
- f* no alteration to natural landform of area required for park is to be undertaken without prior approval of Council. Where filling is permitted, the location, type, quantity of the fill is to be to Council approval.

Bond

To ensure that the standard of the park (ie. turfing, grassing, landscaping etc) complies with Council Guidelines at the time of registration of title, a bond to the amount of \$1,500/ha will be required. This bond is to cover any defects or remedial work required as a result of the time lapse between sealing the Plan of Survey (when the park is first inspected) and the issue of the Title.

Uses Abutting Park

- f* for district and regional parks as much as possible of the park is to abut a road or other public space;
- f* roads adjacent to park/esplanade are to be designed so as not to discourage safe access to the park. Examples of such design are contained in Attachment 1.
- f* private lots abutting esplanade, environmental parks, national parks or native reserves will be discouraged. Where Council is satisfied that there is a community benefit to be gained, or where landform constraints exists, or where Council is satisfied that adequate road frontage and visibility is available to the majority of the park, private lots may be permitted to abut the open space in these circumstances subject to the provision of a ring lock or equivalent fence to a minimum height of 1200mm to clearly delineate the boundary of the lots. Examples of such design are contained in Attachment 1.

Park Improvements

- f* form and location of improvements are to be at the discretion of Council.

Dams/Water Bodies

- f* no existing dam will be included as part of park contribution but may be required to remain as part of the open space, depending on its recreational, aesthetic, and/or ecological benefit, provided that Council is satisfied that water quality can be maintained.
- f* where a new water body is proposed as part of the park system, credit for park contribution will only be given to a maximum of 25% of the surface area of the dam.

It should be noted that an Environmental Impact Statement is required where a dam is included in a subdivision proposal. (Refer to Policy on Environmental Impact Statements).

Multiple Parcels

- f* where the subject site for rezoning/subdivision adjoins other parcels of land identified for future development in a similar manner, the land requirements for park may be transferred to a future development stage if in the opinion of Council it is preferable to do so;
- f* where the land requirement is transferred, as set out above, Council will require a satisfactory legal agreement between all parties secured by a bond to the value of what would be a monetary contribution applicable to the development. This bond is to be released once land for park is provided to the standard required by Council Guidelines.

5. Open Space Requirements other than Park

Council's planning documents require provision of open space in addition to park in the following circumstances:

- Open space links as identified in the Strategic Plan (except where these meet the definition of "Park" in this Policy);
- Buffers adjacent to arterial roads, or between residential and agricultural uses, or between other conflicting land uses as required by legislation, the Strategic Plan or Policy. Landscaping within the road reserve is to be designed to be minimum maintenance and street tree planting is to be in accordance with Council's Street Tree Policy;
- Foreshore areas. Erosion prone land as defined by the Beach Protection Authority forms part of the foreshore open space.
- Drainage easements and drainage reserves. Drainage easements and drainage reserves may be required for land below Q100, or land below a line measured from the top of bank as appropriate in the circumstances.
- Private open space where required by Policy;

Except for private open space, these additional open space requirements are to be transferred or granted free of cost to Council.

POLICY PROCEDURES:

In determining specific open space requirements for particular developments, applicants should refer to the Open Space Strategy and obtain guidance from Council's Environmental Officer.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 3.2/01 Landscaping and Screening

PDLPP 6.2/07 Esplanades

PDLPP 5.0/03 Significant Vegetation

CALOUNDRA CITY COUNCIL

LOCAL PLANNING POLICY

RAILWAY TOWNS SEWERAGE AREA

Reference: LPP 6.2/10

Meeting: General Meeting 11 December 1997

Reference: Item 5.22.1

Amendments:

Review Date: December 1999

POLICY PHILOSOPHY:

Council is committed to the Railway Towns Sewerage Scheme. Until the Scheme is operational, subdivisions within the defined sewerage area will be required to meet certain requirements in relation to effluent disposal.

POLICY OBJECTIVES:

The objectives of this Policy are :-

- to identify conditions of subdivision relating to effluent disposal in the Mooloolah and Beerwah pending the Sewerage Scheme becoming operational; and
- to provide information required to be supplied by applicants.

POLICY STATEMENT:

The following will be a condition of any subdivision approval in the Mooloolah and Beerwah Areas until the Sewerage Scheme becomes operational:-

- (i) provision of internal sewerage reticulation with sewage disposal to central holding tanks with pump-out costs at owner's expense (indicative annual cost of the pump-out service is \$1,690 per allotment). Payment of headworks and bonding of works external connection will be required; or
- (ii) provision of a package treatment plant with associated works as required by the Manager, Engineering and Environmental Services. This will require submission of an Environmental Impact Statement and allocation of sufficient land solely for effluent disposal at the Applicant's expense.

POLICY PROCEDURES:

If an applicant wishes Council to consider option (ii) above, an EIS including identification of land intended for effluent disposal will be required to be submitted with the application.

Approval of any subdivision applications in the Mooloolah, and Beerwah Sewerage Areas will be subject to one of the above two conditions.

SCHEDULE OF ASSOCIATED POLICIES:

PDLPP 6.2/01	Water Supply and Sewerage Headworks Policy
PDLPP 4.0/01	Environmental Impact Statements

CALOUNDRA CITY COUNCIL
LOCAL PLANNING POLICY

SPLIT VALUATIONS CONTRIBUTIONS

Reference: PDLPP 6.2/11

Meeting: Special Meeting 24 March 1998

Amendments:

Review Date:

POLICY PHILOSOPHY:

The Department of Natural Resources requires that Council pay a fee to the Department for each new valuation issued during the year under the "Valuation of Land Regulation 1993."

Council intends to recover this cost which is known as a fee for a "Split Valuation" by way of a condition of approval relating to an application for subdivision.

POLICY OBJECTIVE:

To recover the cost of the Split Valuation fee imposed on Council by the Department of Natural Resources for each new lot created as a condition of subdivision approval.

POLICY STATEMENT:

A contribution to recover the cost of the Split Valuation fee imposed on Council by the Department of Natural Resources will be imposed as a condition of approval of each new subdivision. The amount of the contribution will be limited to the actual fee charged by Department of Natural Resources.

POLICY PROCEDURES:

The following standard condition will be applied to all subdivision approvals:-

"Payment of a contribution for each lot in the subdivision to reflect the cost imposed upon the Council by the Department of Natural Resources for provision of "split" valuations,"

SCHEDULE OF ASSOCIATED POLICIES: N/A

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****REAR ALLOTMENTS AND IRREGULAR ALLOTMENTS**

Reference: PDLPP 6.2/12

Meeting: 6 August 1998

Amendments:

Review Date:

POLICY PHILOSOPHY:

Section 6.3 of the Planning Scheme provides for the creation of rear allotments in the residential zones (excluding Residential C and Tourist Residential) and in the Rural Zone (Family Transfer Lot). The Planning Scheme also provides for the variation of the minimum allotment dimensions specified in Table 6.3 in special circumstances.

The aim of this policy is to ensure that rear allotments and irregular allotments are designed and located so that they have acceptable amenity, privacy and accessibility. Furthermore, the policy aims to ensure that the design and location of these allotments would not impact on the amenity, privacy and accessibility of adjoining or surrounding allotments.

POLICY OBJECTIVES:

The objective of this Policy is to:

- provide requirements for the design and location of rear allotments and irregular allotments.

POLICY STATEMENT:

The Policy Statement contains the following elements:

1. Definitions
2. Rear Allotments
 - General Requirements
 - Specific Requirements in Particular Zones

3. Irregular Allotments

- General Requirements
- Specific Requirements in Particular Zones

1. Definitions

“*Allotment*” means a single parcel of land, the current boundaries of which are depicted on a survey plan in the Department of Natural Resources or registered under the Land Title Act. For the purposes of this Policy, the term does not include a lot depicted on a building format plan, a standard format plan with common property where lots front or are accessed from a common private roadway, or a volumetric format plan.

“*Rear Allotment*” means an allotment which has access to a road by means only of an access strip which forms part of the allotment, or by means only of an easement over adjoining land. If the access strip has an average width which is greater than 10 metres, the allotment is considered to be an irregular allotment and not a rear allotment.

“*Access Strip*” means that part of an allotment which is used solely for the provision of access and, where required, services to a house site on the allotment.

“*Irregular Allotment*” means an allotment which is not square or rectangular in shape.

“*Frontage*” means any boundary line, or part thereof, of an allotment which coincides with the alignment of a road.

2. Rear Allotments

“Note: The requirements contained within this section which relate to:

- (a) minimum square or rectangle contained within rear allotments;*
- (b) access strip width of rear allotments;*

shall not apply to such allotments in either the Residential A or Special Residential zones which are proposed to be less than 650m² in area. Design parameters pertaining to (a) and/or (b) for rear allotments shall be sourced from the Queensland Residential Design Guidelines. However, all other requirements listed in this section of the policy shall apply to the design of rear allotments proposed in the Residential A and Special Residential zones.”

- (a) General Requirements

In accordance with Section 6.3 of the Planning Scheme, approval may be granted for a rear allotment in the Residential A, Residential B, Special Residential, Park Residential, Rural Residential Zone or a Family Transfer Lot in the Rural Zone. The following general requirements are to be met with respect to the design and location of rear allotments:

- the area of a rear allotment shall be in accordance with Table 6.3, Column II of the Planning Scheme **exclusive** of the area of the access strip;
- a rear allotment must be capable of containing the square or rectangle specified in Table 6.3, Column III of the Planning Scheme;
- where a square or rectangle has not been specified in Table 6.3, Column III of the Planning Scheme, the shape of a rear allotment shall be appropriate, in the opinion of Council, for its intended or potential use;
- the number of allotments directly adjoining the rear allotment (exclusive of the access strip) shall not exceed four;
- the number of rear allotment access strips which directly adjoin each other shall not exceed two;
- where two rear allotment access strips adjoin each other, a single common driveway and reciprocal access easements shall be provided. Any common driveway is required to be constructed to a 3.5 metre wide (minimum) concreted standard;
- the number of allotments which may gain access via a rear allotment access strip, or a common driveway shared between two rear allotment access strips (including the rear allotments) shall not exceed two;
- wherever possible, rear allotments shall be located in an elevated position compared to adjoining allotments in order to minimise overlooking;
- where rear allotments are provided, they are to be spaced throughout a subdivision and not provided in groups of more than two;
- the total number of rear allotments gaining access from the head of a cul-de-sac shall not exceed two; and
- the gradient of an access strip shall not exceed 20% if constructed to a sealed standard, or 10% if unsealed.

Attachment 1 includes diagrammatic examples of the above requirements.

(b) Specific Requirements - Particular ZonesResidential A, Residential B, and Special Residential Zones

- the minimum width of a rear allotment access strip shall not be less than 5 metres;
- the full length of the access strip shall be constructed to a 3.5 metres wide (minimum) sealed or concreted standard;
- where two rear allotment access strips adjoin each other and a single common driveway access and reciprocal access easements are provided, the minimum **combined** width of the access strips shall not be less than 6 metres;
- where rear allotments in the Special Residential and/or Residential B Zones each could accommodate more than 3 dwelling units, the minimum required access strip width and construction standard shall be as determined by Council having regard to the development potential of the allotment, but not in any case less than 6 metres; and
- the length of a rear allotment access strip shall not exceed 40 metres.

Park Residential Zone

- the minimum width of a rear allotment access strip shall not be less than 6 metres;
- the full length of the access strip shall be constructed to a 3.5 metres wide (minimum) sealed or concreted standard;
- where two rear allotment access strips adjoin each other and a single common driveway access and reciprocal access easements are provided, the minimum **combined** width of the access strips shall not be less than 6 metres; and
- the length of a rear allotment access strip shall not exceed 60 metres.

Rural Residential Zone and Family Transfer Lot

- the minimum width of a rear allotment access strip shall not be less than 10 metres;
- the full length of the access strip shall be constructed to a 4 metre wide all weather *gravel* standard as a minimum requirement. However, if the access strip is located such that, in the opinion of Council, vehicular traffic along the access strip is likely to cause a dust nuisance to any existing or likely future residential property or dwelling house, the full length of the access strip shall be constructed to a 3.5 metres wide (minimum) sealed or concreted standard;

- where two rear allotment access strips adjoin each other and a single common driveway access and reciprocal access easements are provided, the minimum **combined** width of the access strips shall not be less than 10 metres; and
- the length of a rear allotment access strip shall not exceed 80 metres.

3. Irregular Allotments

“Note: The requirements contained within this section which relate to:

- (a) frontage width of irregular allotments;*
- (b) minimum square or rectangle contained within irregular allotments;*

shall not apply to such allotments in either the Residential A or Special Residential zones which are proposed to be less than 650m² in area. Design parameters pertaining to (a) and/or (b) for irregular allotments shall be sourced from the Queensland Residential Design Guidelines. However, all other requirements listed in this section of the policy shall apply to the design of irregular allotments proposed in the Residential A and Special Residential zones.”

(a) General Requirements

Approval may be granted for an irregular allotment in any zone. The following general requirements are to be met with respect to the design of irregular allotments:

- an irregular allotment shall be capable of containing the square or rectangle specified in Table 6.3, Column III of the Planning Scheme;
- where a square or rectangle has not been specified in Table 6.3, Column III of the Planning Scheme, the shape of an irregular allotment shall be appropriate for its intended use; and
- where possible, irregular allotments shall be limited to areas where the creation of regular allotments is impractical, ie. at the head of a cul-de-sac and at the curve of a road.

Attachment 2 includes diagrammatic examples of the above requirements.

(b) Specific Requirements - Particular Zones

The minimum frontage width for an irregular shaped allotment shall be as follows:

- Residential A Zone - 10 metres

- Special Residential Zone (where a single dwelling house is to be constructed on the allotment) - 10 metres
- Special Residential and Residential B Zones (where more than one dwelling house or unit could be constructed on the allotment) - as determined by Council having regard to the development potential of the allotment, but not in any case less than 10 metres
- Residential C and Tourist Residential Zones - 20 metres
- Rural Residential Zone - 30 metres
- Park Residential Zone - 15 metres
- Central, Local and Special Business Zones - 10 metres
- Light Industry Zone - 20 metres
- General Industry Zone - 25 metres
- Intensive Industry Zone - 30 metres
- Rural Zone (40 ha lot) - as determined by Council in accordance with Section 6.3(3)(b)(vi)

POLICY PROCEDURES:

Plans demonstrating compliance with the requirements of this Policy will be required to be submitted with any application for subdivision which proposes rear allotments and/or irregular allotments.

SCHEDULE OF ASSOCIATED POLICIES: N/A

ATTACHMENT 1

REAR ALLOTMENTS - GENERAL REQUIREMENTS

The number of allotments directly adjoining the rear allotment (exclusive of the access strip shall not exceed four).

The number of rear allotment access strips which directly adjoin each other shall not exceed two.

Where two rear allotment access strips adjoin each other, a single common driveway and reciprocal access easements shall be provided.

The number of allotments which may gain access via a rear allotment access strip, or a common driveway shared between two rear allotment access strips (including the rear allotments) shall not exceed two.

Where rear allotments are provided, they are to be spaced throughout a subdivision and not provided in groups of more than two.

The total number of rear allotments gaining access from the head of a cul-de-sac shall not exceed two.

ATTACHMENT 2

IRREGULAR ALLOTMENTS - GENERAL REQUIREMENTS

Where possible, irregular allotments shall be limited to areas where the creation of regular allotments is impractical, ie. at the head of a cul-de-sac and at the curve of a road.

CALOUNDRA CITY COUNCIL
PLANNING SCHEME POLICY
MANUAL OF ENGINEERING GUIDELINES

Reference: PDPSP 6.7/01

Meeting: General Meeting 1 July 1999

Amendments:

Review Date:

POLICY PHILOSOPHY:

The use of best practice design and construction standards in Operational Work contributes to the creation of development which:-

- provides a high standard of amenity and services;
- provides for essential levels of public safety and health;
- protects public and private property from damage;
- minimises the construction and operational impacts of development on the environment; and
- protects ratepayers and residents from premature or ongoing maintenance burdens.

The application of a practical and comprehensive **Manual of Engineering Guidelines** will ensure that all Operational Work is designed and constructed in an appropriate manner consistent with a common set of best practice criteria and standards.

POLICY OBJECTIVES:

The objectives of this policy are to:

- incorporate Council's **Manual of Engineering Guidelines** into the Planning Scheme, thereby providing it with the statutory weight to be used in the assessment of applications for Operational Work;
- provide clarification to applicants of Council's engineering requirements and standards for Operational Work.

POLICY STATEMENT:

Council has invested significant resources preparing a development manual suited to the particular circumstances of Caloundra City. The **Manual of Engineering Guidelines** includes a comprehensive set of development standards and requirements aimed at ensuring that all new development in the City is designed and constructed to a satisfactory standard.

The Manual incorporates requirements for particular Operational Work activities including road design and construction; access and car parking; stormwater drainage; water supply and sewerage connection; soil erosion and sediment control as well as a number of other Operational Works aspects. The Manual also makes reference to a number of State adopted and accredited engineering guidelines including Queensland Streets and The Queensland Urban Drainage Manual (QUDM).

In order to ensure a satisfactory standard of construction and operational performance, Council requires that all new development be designed and constructed in accordance with this Manual.

POLICY PROCEDURES:

This Policy applies to:-

- all applications for Operational Work;
- all applications for Material Change of Use or Reconfiguring a Lot where a development permit for Operational Work will subsequently be required; and
- all Site Development Plans and Detailed Planning Area Plans required to be prepared as part of Development Control Plan No. 1 - Kawana Waters.

In giving consideration to these application types, the Manual will form part of the Planning Scheme Code, thereby providing the basis for assessment and imposition of relevant or reasonable conditions.

Applicants are encouraged to purchase a copy of the Manual and refer to it when preparing development applications.

SCHEDULE OF ASSOCIATED POLICIES: N/A

**CALOUNDRA CITY COUNCIL
LOCAL PLANNING POLICY**

SITING AND DESIGN OF ADVERTISING DEVICES

Reference: PDLPP 7.0/01

Meeting: General Meeting 29 November 2001

Amendments:

Review Date:

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1. INTRODUCTION

1.1 Purpose

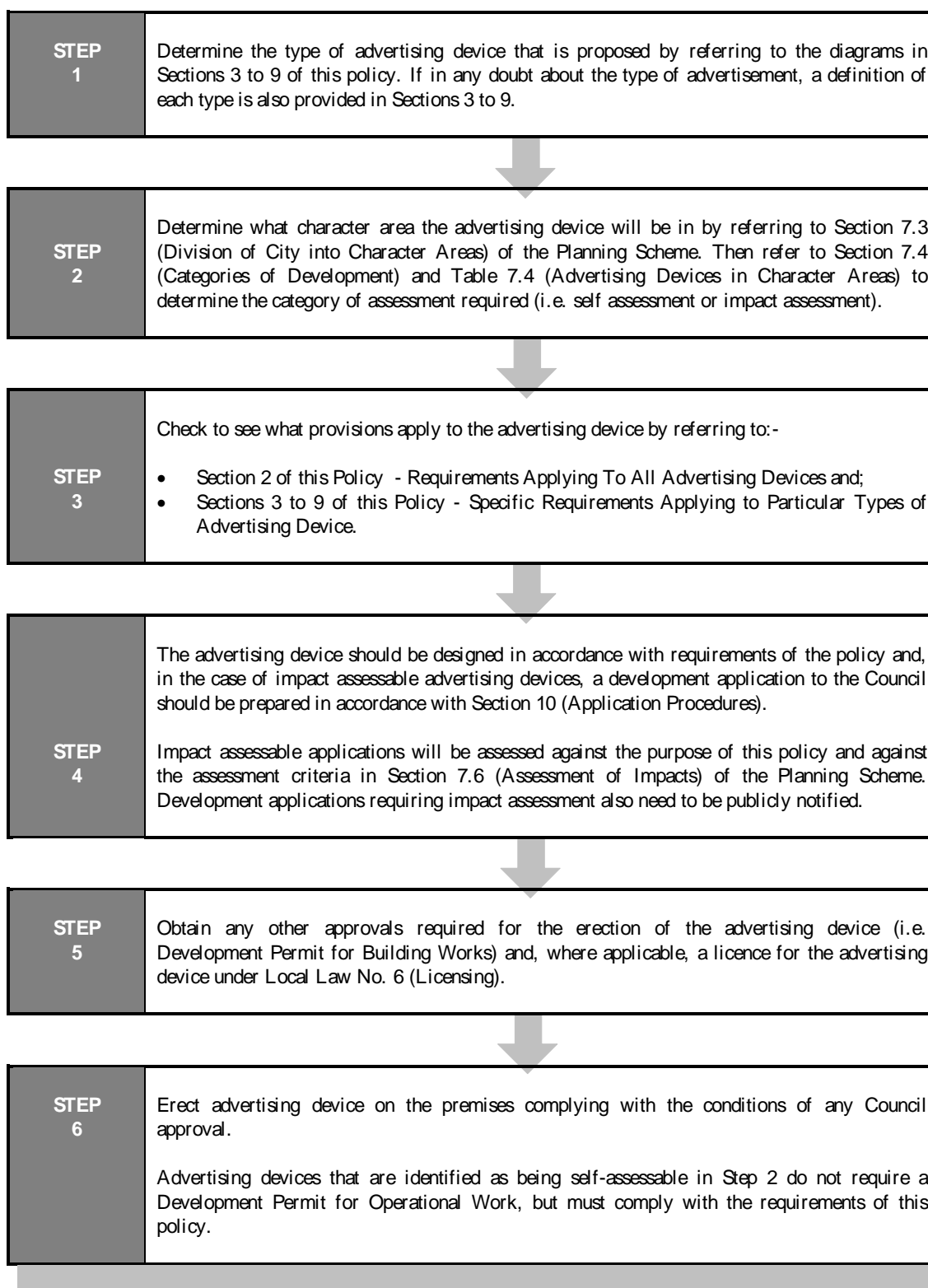
- (1) Council recognises the legitimate need for advertising devices to provide directions, business identification and promotion. Whilst accommodating this need, this policy is intended to ensure that advertising devices placed on premises in the City:-
 - a) compliment, or at least, do not unreasonably detract from the desirable characteristics of the natural and built environment in which the advertising devices are exhibited;
 - b) are designed and integrated so as to minimise visual clutter;
 - c) do not deleteriously impact upon the character of the City's principal tourist routes or the character and amenity of rural or residential areas; and
 - d) are constructed to satisfactory standards of public safety.
- (2) The policy is to be read in conjunction with Part 7 of the Planning Scheme - Placing of Advertising Devices on Premises.
- (3) The provisions of this policy apply to the planning and design of Operational Work, being the placing of an advertising device on premises, where the advertising device is visible or potentially visible from a public place or from adjacent premises.

Advertising devices that are identified as being self assessable pursuant to Table 7.4 (Advertising Devices in Character Areas) of the Planning Scheme are required to comply with the applicable requirements of this policy. Pursuant to Section 7.4(2)(c) (Categories of Development) of the Planning Scheme, advertising devices which do not comply with the applicable requirements of this policy (i.e. 'non-complying' advertising devices) shall be subject to impact assessment (notwithstanding the provisions of Table 7.4 of the Planning Scheme).

- (4) Proponents may obtain approval for 'non-complying' advertising devices, but only where those devices are shown to comply with the purpose of this policy and have been assessed for their impacts in accordance with Section 7.6 (Assessment of Impacts) of the Planning Scheme.

1.2 Applying the Policy

- (1) This policy is divided into four parts:-
- (a) **Section 1** describes the purpose of the policy and explains the manner in which the policy is to be applied to the assessment of advertising devices.
 - (b) **Section 2** prescribes general development requirements applicable to all advertising devices.
 - (c) **Sections 3 to 9** prescribe the development requirements applicable to particular types of advertising device. These sections also include definitions of the different types of advertising device and illustrations that depict typical examples of these advertising devices.
 - (d) **Section 10** outlines the procedure for submitting a development application to Council and prescribes the supporting information to be submitted with the application.
- (2) Figure 1.2 (How to Apply This Policy) illustrates how to determine what requirements and what category of assessment applies to particular types of advertising devices.

FIGURE 1.2 HOW TO APPLY THIS POLICY¹

¹ Note:- This figure is provided as a guide only. It should not be used as a substitute for interpreting or applying the provisions of the Planning Scheme or this Policy. Detailed Information about assessment processes can be obtained from Council's Customer Service Centre.

1.3 Definitions

In this policy:-

"Advertising device" is a term defined in Part 9 of the Planning Scheme. The meaning of different types of advertising device are defined in Sections 3,4,5,6,7,8 and 9 of this policy.

"Awning" means a permanent, roof-like structure attached to, and projecting from the wall of a building and generally designed or constructed to provide pedestrians with protection against the weather.

"Canopy structure" means a frame consisting of one or more columns supporting a roof which has no walls. The canopy structure may be freestanding or attached to a building. The term includes a covered walkway, the roof-like structure over the driveway of a service station, as well as a tensioned tent-like roof designed to provide protection from the weather.

"Facade" means that part of the front of a building which is above an awning, or in the event that no awning exists, that part of the wall which is higher than 3 metres above original ground level.

"Fence" means a wall or enclosure used to delineate the boundaries of the site or property or part thereof. It may be designed to restrict access. The term includes construction site fence, backdrop fencing which is dedicated to advertising or identification, and boundary fencing.

"Footpath" has the meaning given in *Local Law No. 9 (Roads)*.

"Gable" means the upper part of a wall or the cladding at the end of a ridged roof.

"Height" means that distance measured between the topmost projection of an advertising device and the lowest original ground level directly adjacent thereto.

"High-rise building" means a building with a height of 20 metres or more above the mean street level directly adjacent to the site.

"Public place" has the meaning given in *Local Law No. 2 (Council Facilities and Other Public Places)* as follows:-

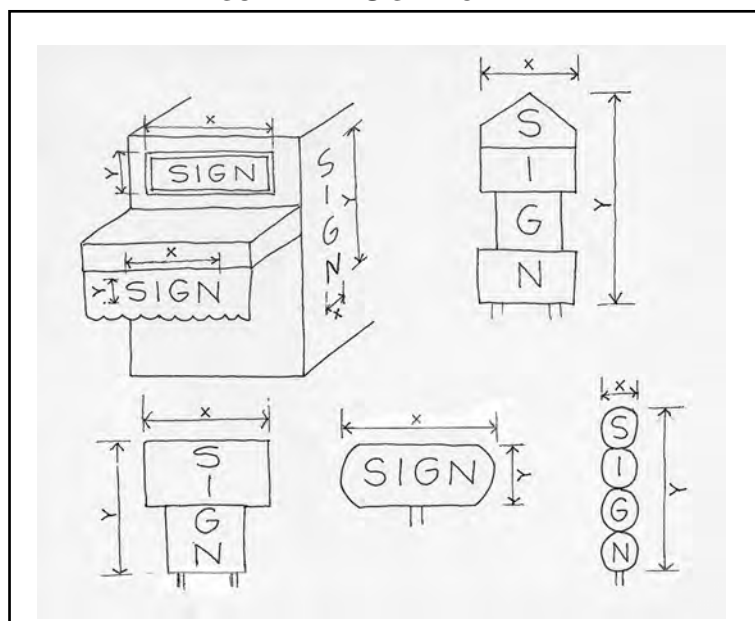
- (a) a road; or
- (b) trust land; or
- (c) a reserve; or
- (d) premises of which the Council is the owner or occupier; or
- (e) premises specified in a local law policy.

"Road" has the meaning given in *Local Law No. 1 (Administration)*.

"**Signface area**" means (refer to Figure 1.1 - Signface Area):-

- a) in the case of a purpose-built advertising device which is freestanding, the area of the smallest rectangle that can wholly contain the advertising device, measured from the outside of the device's framework; and
- b) where the advertising device is painted on or otherwise affixed to a building or other structure (Example: individual lettering applied to an awning face), the area of the smallest rectangle that can wholly contain the advertising device, inclusive of any decorative lines, stripes, borders and architectural trims that immediately surround the device.

FIGURE 1.1 - SIGNFACE AREA



"**State-controlled road**" means a State-controlled road under the Transport Infrastructure Act 1994. These roads include *Beerburum Road; Maleny-Kenilworth Road; the Bruce Highway; Maleny-Montville Road; Caloundra Road; Maleny-Stanley River Road; Glass House Mountains Road; Mooloolah-Connection Road; Kilcoy-Beerwah Road; Nicklin Way; Landsborough-Maleny Road; Palmwoods-Mooloolah Road*, and such other roads as may be declared from time to time.

"**Streetfront boundary**" of a site means the length, measured in metres, along the property alignment abutting a road or abutting an access restriction strip directly between a site and a road.

If a site continuously abuts upon more than one road or access restriction strip directly between a site and a road, the streetfront boundary dimension shall be the total length of those boundaries added together.

If a site has more than one streetfront boundary that is not continuous, then each streetfront boundary is considered to be separate.

"**Temporary sign**" means an advertising device that may be displayed, or approved to be displayed, as the case may be, for limited periods of time.

"**Traffic**" has the meaning given in *Local Law No. 9 (Roads)*.

"**Traffic control device**" has the meaning given in the Manual of Uniform Traffic Control Devices.

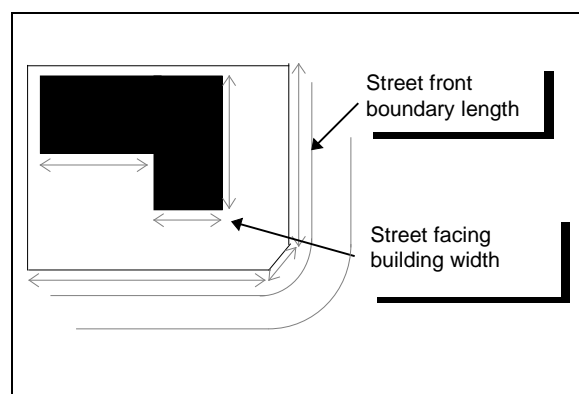
2. REQUIREMENTS APPLYING TO ALL ADVERTISING DEVICES

2.1 Maximum Signface Area For Particular Sites

- (1) The total signface area of all advertising devices on any site shall not exceed that prescribed by this section.
- (2) The signface area attributable to a particular site may be calculated by either of two methods, based on:-
 - a) the streetfront boundary length of a site; or
 - b) the width of street facing building wall on a site (see Figure 2.1 - Methods of Calculating Maximum Signface Area).

Two methods of calculation have been provided so as to allow a fair and reasonable signface allocation for a range of different development activities. To remove any doubt, the calculation method which provides for the greater signface area may be adopted.

FIGURE 2.1 - METHODS OF CALCULATING MAXIMUM SIGNFACE AREA



- (3) **Table 2.1** (Maximum Signface Area for Particular Sites) prescribes the maximum signface area permitted on a particular site using the two calculation methods.

TABLE 2.1 MAXIMUM SIGNFACE AREA FOR PARTICULAR SITES

Calculation Method 1 - Streetfront Boundary Length	Calculation Method 2 - Street Facing Building Width
<ul style="list-style-type: none"> 0.75m² of signface area per linear metre of streetfront boundary length. 	<p style="text-align: center;"><u>Single Storey Building/s</u></p> <ul style="list-style-type: none"> 0.75m² of signface area per metre of street facing building width <p style="text-align: center;"><u>Two Storey Building/s</u></p> <ul style="list-style-type: none"> 1.0m² of signface area per metre of street facing building width <p style="text-align: center;"><u>Building/s in Excess of Two Storeys</u></p> <ul style="list-style-type: none"> As for two storey buildings, <u>plus</u> 0.15m² of signface area for each additional storey in excess of 2 storeys and up to a maximum height of 6 storeys. Provided that this additional signface area is not to be utilised for signage on the first two storeys or for any freestanding sign.

2.2 Visual Amenity

(1) Notwithstanding the provisions of any other section of this policy, all advertising devices are to:-

- a) bear a reasonable relationship to the premises on which they are placed and to the character and amenity of the surrounding locality;
- b) be designed and sited so as not to unduly dominate the visual landscape or unreasonably obstruct views;
- c) be designed to achieve or at least not detract from high standards of architectural and urban design;
- d) be designed, sited and integrated so as not to contribute to the proliferation of visual clutter; and
- e) be designed and constructed to meet the specific design requirements outlined in this policy.

2.3 Traffic Safety

- (1) An advertising device is not to obstruct the passage of pedestrians or vehicles.
- (2) An advertising device is not to obstruct a pedestrian's view of traffic, or a motorists or cyclists view of pedestrians, other traffic or the road ahead.
- (3) An advertising device is not to be distracting to drivers in close proximity to intersections, traffic signals, railway crossings and vehicle merging and weaving situations.
- (4) No advertising device is to be designed so that it could be confused with a traffic control device. An illuminated advertising device, particularly a flashing or animated advertising device is not to be located behind a set of traffic signals.

2.4 Electrical Systems

- (1) All electrical services and systems are to comply with the current Standards Association of Australia Wiring Rules and the requirements of the supply authority.
- (2) All conduits, wiring, switches or other electrical apparatus installed on an advertising device are to be concealed from general view. No electrical equipment is to be mounted on exposed surfaces.

2.5 Lighting and Illumination of Signs

- (1) Subject to clause (2) of this section, the luminance of any externally or internally illuminated advertising device shall not exceed the levels shown in the Table 2.6 below.

TABLE 2.6 MAXIMUM LUMINANCE *

<ul style="list-style-type: none"> • Residential Areas • Rural Areas • Environmental Areas • Recreation/Community Areas 	<ul style="list-style-type: none"> • Tourist Residential Areas 	<ul style="list-style-type: none"> • Business Areas • Industry Areas
300 cd/m ²	350 cd/m ²	500 cd/m ²

* Luminance is measured in candelas per m².

(Source: *Guide to Management of Roadside Advertising*. Queensland Transport, 1994)

- (2) Where an illuminated or animated advertising device is located in a Business or Industry Character Area but is directed toward and is within 100 metres of a Residential Character Area:-
- the maximum luminance of the advertisement shall be that for a Residential Character Area; and
 - the illumination for the advertisement is to be switched off between 11.00pm and sunset of the following day.
- (3) An illuminated or animated advertise device is to be designed to make the best possible use of energy and shall incorporate the most energy efficient equipment and lighting sources available.

2.6 Licensing of Signs

- (1) Where applicable, advertising devices are to be licensed in accordance with *Local Law No. 6 (Licensing)*.

Advice Note:

Standards of Construction

- (1) The supporting structure of an advertising device should be structurally sound. This requirement is satisfied if the structural elements comply with the Standard Building Regulation.
- (2) No support, fixing, suspension or other system required for the proper installation of an advertising device should be exposed, unless designed and constructed in a simple, neat and tidy manner or as an integral feature of an advertising device.
- (3) In some instances (as prescribed in Sections 3 to 9 of this policy) it will be a requirement that a certificate of structural adequacy be provided for a proposed advertising device.

3. REQUIREMENTS APPLYING TO WALL OR FACADE SIGNS

3.1 TYPES OF WALL OR FACADE SIGN

(1) **Wall or facade sign** includes business name plates, facade signs, flush wall signs, hamper signs, projecting vertical and horizontal signs, stallboard signs and window signs. Figure 3.1 (Wall or Facade Signs) provides some examples of typical wall or facade signs.

otherwise affixed to the facade of a building.

"Flush wall sign" means an advertising device painted on or otherwise affixed flat to the wall of a building.

"Hamper sign" means an advertising device painted or otherwise affixed above the door head and below the awning level or verandah of a building.

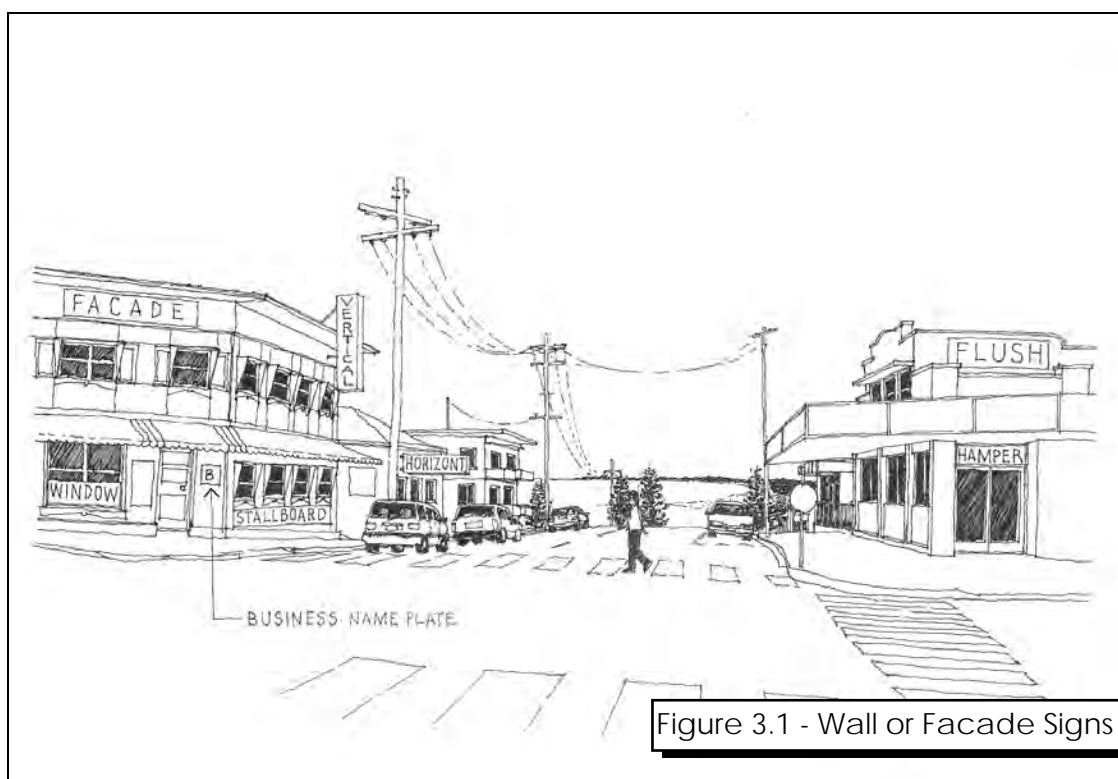


Figure 3.1 - Wall or Facade Signs

(2) For the purposes of this policy:-

"Business name plate" means a small advertising device intended to display the name or occupation of the business occupant, whether painted or otherwise affixed to a building wall, fence or freestanding.

"Facade sign" means an advertising device painted on or

"Projecting horizontal sign" means a horizontally orientated advertising device attached to a wall.

"Projecting vertical sign" means a vertically orientated advertising device attached to a wall.

"Stallboard sign" means an advertising device painted or otherwise affixed to the wall of a building, below a ground floor window.

"**Window sign**" means a sign painted or otherwise affixed to the exterior or on the inner surface of the glazed area of any window **or windows**. The term includes advertising devices that are suspended from the window frame or illuminated. The term does not include product displays or showcases to be viewed by pedestrians.

3.2 PROVISIONS

3.2.1 Business Name Plate

A business name plate shall:-

- a) have a signface area not exceeding 0.3m²;
- b) be limited to one (1) per premises;
- c) not be illuminated; and
- d) not form part of the maximum signface area allowable for a site.

3.2.2 Facade Sign

A facade sign shall:-

- a) not obscure any window or architectural feature;
- b) have a signface area not exceeding 25% of the surface area of the wall to which it is attached;
- c) not project above or beyond the wall to which it is attached (Example:- If a facade sign extends beyond the parapet, wall or roof of a building it shall be deemed to be a created roofline sign); and

- d) have a maximum thickness not exceeding 300mm.

3.2.3 Flush Wall Sign

A flush wall sign shall:-

- a) have a maximum signface area not exceeding 50% of the visible area of a wall (when viewed at street level);
- b) not obscure any window or architectural feature;
- c) have a maximum thickness not exceeding 300mm; and
- d) not protrude over the boundary of any adjoining property.

3.2.4 Hamper Sign

A hamper sign shall:-

- a) have a maximum signface area limited to that area between the door head and the underside of the verandah or awning roof;
- b) not extend beyond the length of the building wall above the door head; and
- c) have a maximum thickness not exceeding 300 mm.

3.2.5 Projecting Horizontal Sign

A projecting horizontal sign is Impact Assessable - Not Preferred Development in all areas of the City and compromises the purpose of this policy. Accordingly, no provisions exist for this type of advertising device.

3.2.6 Projecting Vertical Sign

A projecting vertical sign is Impact Assessable - Not Preferred Development in all areas of the City and compromises the purpose of this policy. Accordingly, no provisions exist for this type of advertising device.

3.2.7 Stallboard Sign

A stallboard sign shall:-

- a) have a maximum signface area limited to the stallboard area below a streetfront window;
- b) not protrude onto a road or such that it may cause injury to pedestrians;
- c) have a maximum thickness not exceeding 50mm; and
- d) be designed such that the signcase is recessed inside the stallboard facing.

3.2.8 Window Sign

A window sign shall:-

- a) be limited to the ground or first floor level of buildings; and

have a signface area not exceeding 25% of the glazed area of any window or windows.

4. REQUIREMENTS APPLYING TO AWNING SIGNS

4.1 TYPES OF AWNING SIGN

(1) **Awning Signs** include above awning signs, awning face signs, blind signs, created awning line signs, and under awning signs. Figure 4.1 (Awning Signs) provides some examples of typical awning signs.

"Created awning line" means an advertising device attached to and extending beyond the fascia of an awning or the like.

"Under awning sign" means an advertising device attached from underneath, or suspended from an awning, verandah or the like.



Figure 4.1 - Awning Signs

(2) For the purposes of this policy:-

"Above awning sign" means an advertising device located on top of an awning or verandah.

"Awning face sign" means an advertising device painted on or otherwise attached to the front or end face of an awning or canopy structure.

"Blind sign" means an advertising device painted or otherwise affixed to a solid or flexible material suspended from the edge of an awning, verandah or wall.

4.2 PROVISIONS

4.2.1 Above Awning Signs

An above awning sign is Impact Assessable - Not Preferred Development in all areas of the City and compromises the purpose of this policy. Accordingly, no provisions exist for this category of advertising device.

4.2.2 Awning Face Signs

An awning face sign shall:-

- a) have a sign face area limited to the dimensions of the front or end awning face; and
- b) have a maximum thickness not exceeding 100mm.

4.2.3 Blind Sign

A blind sign shall:-

- a) have a signface area of not more than 25% of the area of the blind;
- b) be located on the ground or first floor levels of a building only;
- c) if fixed to an awning above a footpath, have a minimum clearance of 2.1 metres between the footpath and any flexible part of the blind and 2.4 metres to any rigid part of the blind; and
- d) not be illuminated.

4.2.4 Created Awning Line Sign

A created awning line sign shall:-

- a) be integrated with the design of the building so as to compliment its architectural form and style;
- b) the 'created' signface area (i.e. the part/s of the sign extending beyond the fascia) shall not exceed 25% of the existing awning face area;
- c) not extend more than 600 mm above the fascia to which it is attached; and
- d) have a minimum clearance of 2.4 metres between the lowest part of the sign and the footpath.

4.2.5 Under Awning Sign

An under awning sign shall:-

- a) be oriented at right angles to the building frontage;
- b) be no greater than 2.4 metres in length, 0.6 metres in height and 0.3 metres in depth and have a signface area not exceeding 1.44m²;
- c) have a length not exceeding 75% of the width of the awning or verandah to which it is attached;
- d) have a minimum clearance of at least 2.4 metres between its underside and the footpath;
- e) not be closer than 3 metres to another under awning sign, nor closer than 1.5 metres to a side boundary of a property or tenancy; and
- f) be rigidly fixed and constructed out of materials that are not potentially dangerous (e.g. glass) to pedestrians.

5. REQUIREMENTS APPLYING TO ROOF SIGNS

5.1 TYPES OF ROOF SIGN

(1) **Roof signs** include created rooflines, high-rise building signs, rooftop signs and signwritten roof signs. Figure 5.1 (Roof Signs) provides some examples of typical types of roof sign.

no relation to the architectural design or appearance of the building.

"Signwritten roof" means an advertising device that is painted or otherwise affixed to the roof cladding of a building.

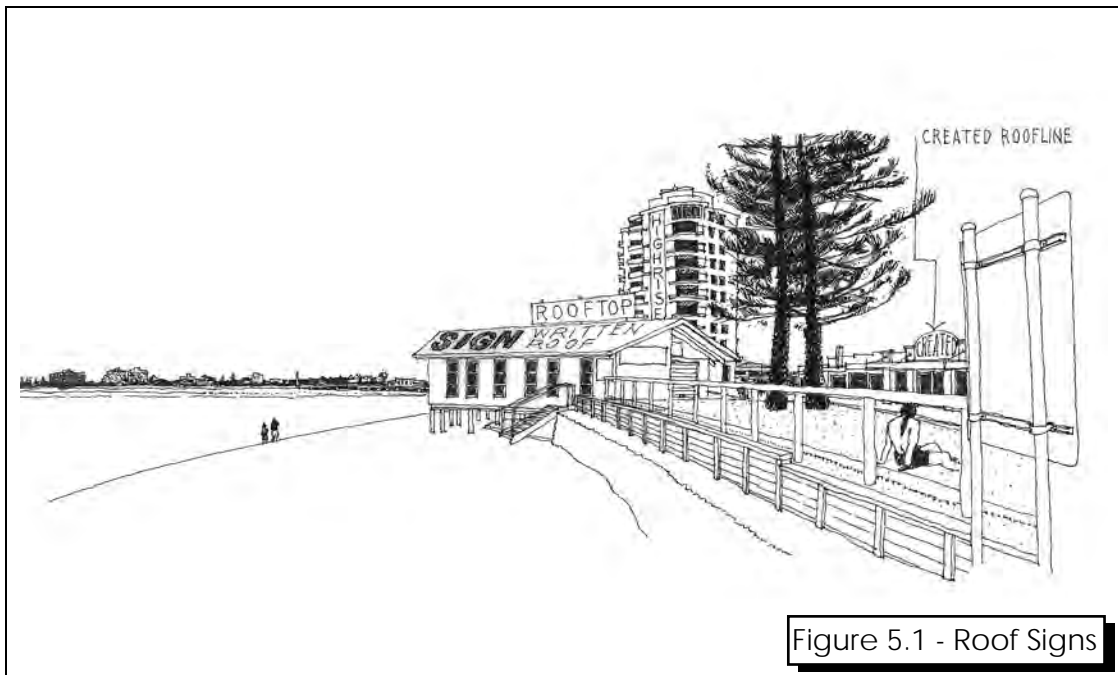


Figure 5.1 - Roof Signs

5.2 PROVISIONS

(2) For the purposes of this policy:-

"Created roofline" means an advertising device positioned on the roof, facade, or wall of a building, which changes the horizontal or angular lines of the roof.

"High-rise building sign" means an advertising device naming or otherwise identifying a high-rise building by use of a logo or the like.

"Rooftop sign" means an independent advertising device fitted to the roof of a building with

5.2.1 Created Roofline Sign

A created roofline sign shall:-

- a) be integrated with the design of the building so as to compliment its architectural form and style;
- b) where located on a building up to 7 metres in height, have a maximum height above the surrounding roofline of not more than 1.2 metres; and

where located on buildings between 7 metres and 20 metres in height, have a maximum height

above the surrounding roofline of not more than 1.8 metres.

5.2.2 High-rise Building Sign

(1) A high-rise building sign shall:-

- a) be located not less than 10 metres above the original ground level and contained within the outline of the building to which it is attached;
- b) be designed to appear as if it were part of the original building, or otherwise compliment the architectural style of the building;
- c) be limited to 0.5m² of signface area for every metre of total building height; and
- d) be designed so as not to interfere or detract from the appearance of the building at street level.

(2) If a development application is required for a high-rise building sign, pursuant to Part 7 of the Planning Scheme, the development application shall be supported by a streetscape analysis prepared by a suitably qualified professional, demonstrating how the proposal complies with the requirements of this policy.

5.2.3 Rooftop Sign

A rooftop sign is Impact Assessable - Not Preferred Development in all areas of the City and compromises the purpose of this policy. Accordingly, no provisions exist for this category of advertising device.

5.2.4 Signwritten Roof Sign

(1) A signwritten roof sign is Impact Assessable - Not Preferred Development in most parts of the City and in most circumstances will compromise the purpose of this policy.

(2) A signwritten roof sign will not compromise the purpose of this policy if:-

- a) it is in the Rural, Industry, Business or Recreation / Community Character Areas;
- b) the identification of a property or facility from the air is beneficial or necessary (e.g. Caloundra Aerodrome); and
- c) it complies with Section 5.2.4(3) (Signwritten Roof Sign).

(3) A signwritten roof sign shall:-

- a) have a signface area not exceeding 30m²;
- b) only display the name of the property, business or facility on which the advertising device is erected; and
- c) be limited to one (1) per site.

6. REQUIREMENTS APPLYING TO FREESTANDING SIGNS

6.1 TYPES OF FREESTANDING SIGN

(1) **Freestanding signs** include billboard signs, estate entrance signs, flagpole signs, ground signs, and pylon signs. Figure 6.1 (Freestanding Signs) provides some examples of typical freestanding signs.

the name of a residential, commercial or industrial estate entrance.

"Flagpole sign" means an advertising device in the form of a flag (excluding National, State, Local Government and institutional crests or flags) which is flown from a masthead, fixed either to or in front of a building or suspended from any structure or pole.

"Ground sign" means an advertising

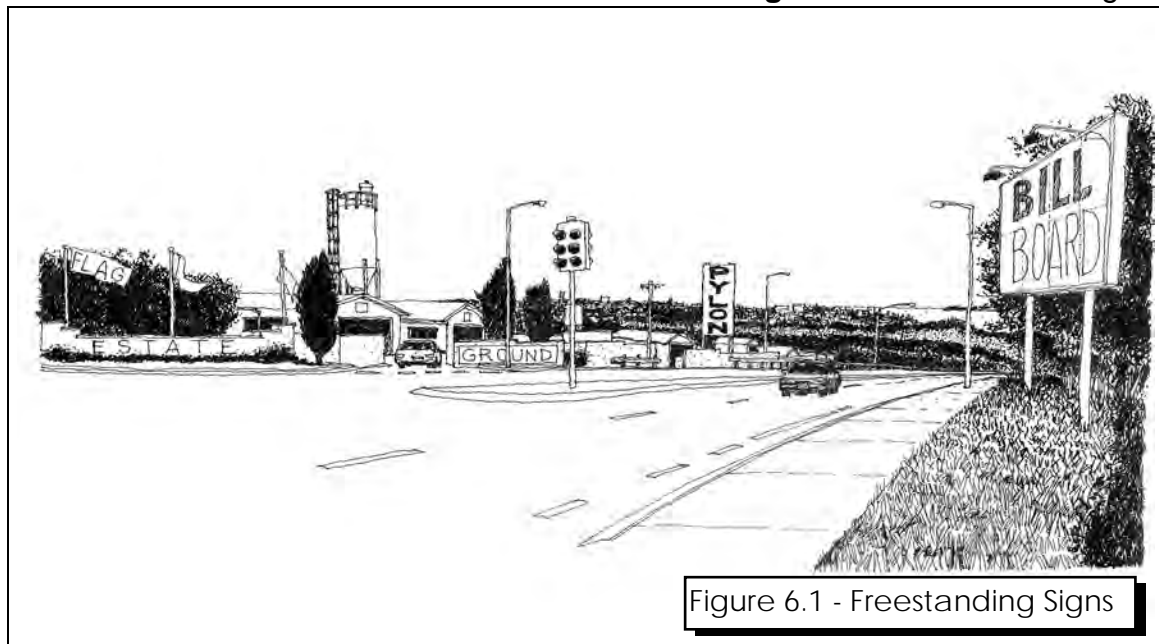


Figure 6.1 - Freestanding Signs

(2) For the purposes of this policy:-

"Billboard sign" means a freestanding display surface, the width of which is greater than the height and which may be positioned on the ground or mounted to one or more vertical supports.

"Billboard sign (Large)" means a large freestanding display surface, the width of which is greater than the height and which may be positioned on the ground or mounted to one or more vertical supports.

"Estate entrance sign" means an advertising device intended to display

device on a low level wall or completely clad vertically orientated freestanding structure which sits on or rises out of the ground.

"Pylon sign" means a freestanding display surface, the height of which is greater than the width and which may be positioned on the ground or mounted to one or more vertical supports.

"Pylon sign (Large)" means a large freestanding display surface, the height of which is greater than the width and which may be positioned on the ground or mounted to one or more vertical supports.

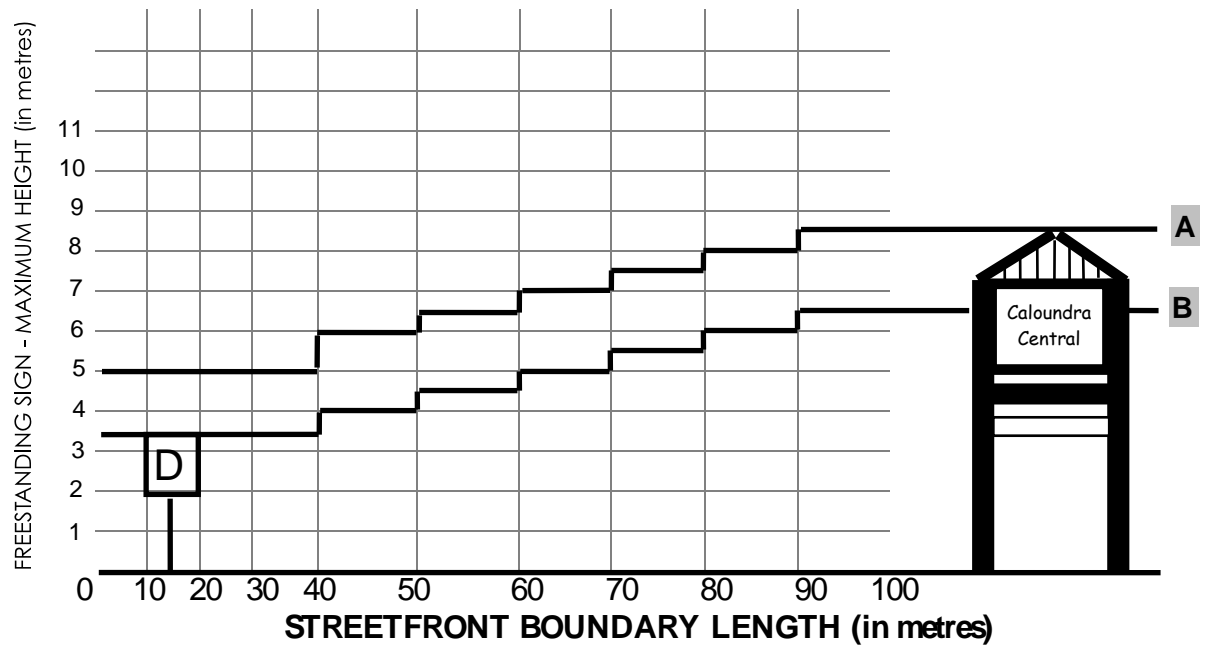
**6.2 PROVISIONS APPLYING TO ALL
FREESTANDING SIGNS**

This section details development requirements applying to all types of freestanding signs.

6.2.1 Height of Freestanding Signs

- (1) The maximum height of any freestanding sign shall not exceed the height prescribed in Figure 6.2 (Maximum Height of Freestanding Signs).
- (2) The maximum height of a freestanding sign is dependent upon the number of signs proposed and the streetfront boundary length of a particular site.

FIGURE 6.2 - MAXIMUM HEIGHT OF FREESTANDING SIGNS



- A** - maximum height where one (only) freestanding sign is proposed for premises
- B** - maximum height where two freestanding signs are proposed for premises

6.2.2 Maximum Signface Area for Freestanding Signs

- (1) The signface area for any freestanding sign shall not exceed 0.35m² per metre of site streetfront boundary up to a maximum of 36m² (Example: a site with a street frontage of 20 metres may have a freestanding sign with a maximum signface area of 7m²).
- (2) The calculated area includes:-
- the sum of both signfaces of double sided freestanding signs, and
 - the combination of all other freestanding signs on the site.
- (3) The permitted signface area for any freestanding sign is included within the maximum signface area permitted for a particular site.

6.2.3 Maximum Number of Freestanding Signs on Premises

- (1) The maximum number of freestanding signs on any site shall be two (2), irrespective of the number or length of streetfront boundaries, or the number of tenancies on the site.
- (2) Notwithstanding clause (1) above, freestanding signs that:-
- delineate access to a site; and
 - have a height of less than 2 metres; and
 - a signface area of less than 2m²/side;

are not included in the calculation of the number of freestanding signs on a site.

6.2.4 Design Elements for Freestanding Signs

- (1) Notwithstanding the other provisions of this section, a freestanding sign shall:-
- a) be consistent with the streetscape character of the area;
 - b) be of a scale and proportion consistent with the existing development and predominant land use of the area;
 - c) where more than one sign is proposed on a premises, be presented and designed to a proportional and uniform detail; and
 - d) not detract from or obscure any natural view or vista.
- (2) Where a development application is required for a freestanding sign, pursuant to Part 7 of the Planning Scheme, the development application shall be supported by a streetscape analysis prepared by a suitably qualified professional, demonstrating how the proposal complies with the requirements of this policy.

6.3 PROVISIONS APPLYING TO PARTICULAR FREESTANDING SIGN TYPES

Unless otherwise specified, the following provisions are in addition to those applying to all types of freestanding signs.

6.3.1 Billboard Sign

A billboard sign shall:-

- a) have a maximum signface area of 10m² per side for a maximum of two (2) sides;
- b) be mounted as a freestanding structure in a landscaped environment;
- c) be situated at least 3 metres from any adjoining property;
- d) not project beyond the front alignment of a property;
- e) be designed and treated in such a way that the supporting framework, supports and the back of the signface area blend with the surrounding streetscape or field of view; and
- f) have a maximum thickness not exceeding 75mm per metre of height above original ground level.

6.3.2 Billboard Sign (Large)

A billboard sign (large) shall:-

- a) have a maximum signface area of 18.0m² per side for a maximum of two (2) sides; and
- b) otherwise comply with requirements b) to f) of section 6.3.1(Billboard Sign).

6.3.3 Estate Entrance Sign

An estate entrance sign shall:-

- a) be limited to one (1) sign per entrance into the estate;

b) be no greater than 2 metres in height, 6 metres in length and 0.3 metres in thickness;

c) be mounted as a freestanding structure in a landscaped environment;

d) be constructed of durable and low maintenance materials;

e) not obstruct pedestrian / cyclist access to the estate; and

f) be maintained by the advertiser whilst the estate is being developed and, if applicable, subsequently by a body corporate.

6.3.4 Flagpole Sign

(1) A flagpole sign shall:-

a) comply with the height provisions of Section 6.2.1(Height) of this policy; and

b) have a maximum signface area not exceeding 2.4m².

6.3.5 Ground Sign

Notwithstanding the requirements of Section 6.2 (Provisions Applying to all Freestanding Signs) of this policy, a ground sign shall:-

a) be displayed within a landscaped environment;

b) have a maximum height not exceeding 1.5 metres and a signface area not exceeding 9m²; and

c) be designed to be complimentary to the design of the building or place to which it relates.

6.3.6 Pylon Sign

A pylon sign shall:-

- a) have a maximum signface area of 10m² per side for a maximum of two (2) sides;
- b) be mounted as a freestanding structure in a landscaped environment;
- c) be situated at least 3 metres from any adjoining property;
- d) not project beyond the front alignment of a property;
- e) be designed and treated in such a way that the supporting framework, supports and the back of the signface area blend with the surrounding streetscape or field of view; and
- f) have a maximum thickness not exceeding 75mm per metre of height above original ground level.

6.3.7 Pylon Sign (Large)

A pylon sign (large) shall:-

- a) have a maximum signface area of 18.0m² per side for a maximum of two (2) sides; and
- b) otherwise comply with requirements b) to f) of section 6.3.6 (Pylon Sign).

7. REQUIREMENTS APPLYING TO FENCE SIGNS

7.1 TYPES OF FENCE SIGN

(1) Fence signs include backdrop, boundary, construction and sporting field signs. Figure 7.1 (Fence Signs) provides some examples of typical fence signs.

otherwise affixed parallel with and confined within the limits of a temporary safety fence erected around a construction site.

"Sporting field fence sign" means an advertising device painted or otherwise affixed to a fence marking the boundaries of a sporting field .

7.2 PROVISIONS

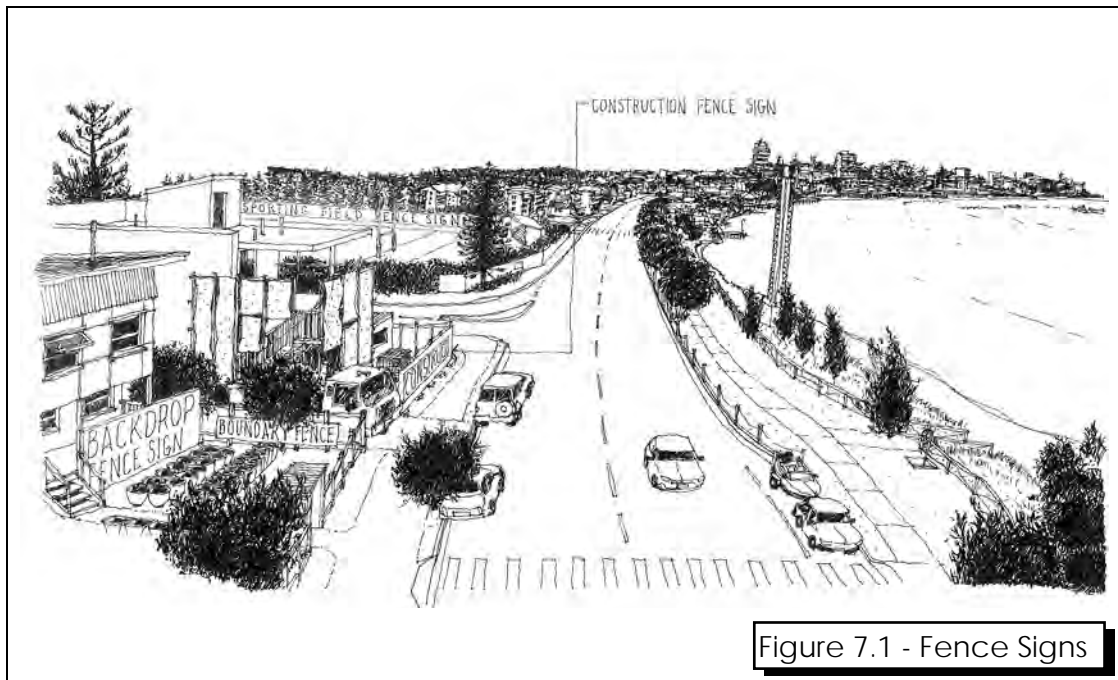


Figure 7.1 - Fence Signs

(2) For the purposes of this policy:-

"Backdrop fence sign" means a freestanding structure which is designed to act as a permanent partition, screen or barrier. The term includes any sign painted or attached directly upon or affixed parallel with, and confined within the limits of a fence.

"Boundary fence sign" means an advertising device painted or otherwise affixed flush to a fence that has been designed to permanently delineate and identify the boundary of a site.

"Construction site fence sign" means an advertising device painted or

7.2.1 Backdrop Fence Sign

(1) This type of sign is typically used for open air display sites (e.g. motor vehicle sales yards) and purpose built displays.

(2) A backdrop fence sign shall:-

a) not exceed:-

- 2.4 metres in height if not within 6 metres of any streetfront boundary; or
- 1 metre in height if within 6 metres of a streetfront boundary;

- b) not include any other advertising device if located within 6 metres of a streetfront boundary; and
- c) have a maximum signface area not exceeding 1m² for each linear metre of fence.

7.2.2 Boundary Fence Sign

- (1) A boundary fence must have been installed for the purposes of marking the boundaries of a site, and is to be constructed to a standard to suit that purpose.
- (2) A boundary fence sign shall:-
 - a) have a maximum signface area not exceeding 1m² for each linear metre of fence length to which the sign is attached;
 - b) not project above or beyond the fence to which it is attached; and
 - c) not to be affixed to a fence unless the fence is constructed to withstand the associated wind loads.

7.2.3 Construction Site Fence Sign

A construction site fence sign shall:-

- a) have a maximum signface area not exceeding 1m² for each linear metre of fence length to which the sign is attached; and
- b) be restricted to safety signs as required by the Workplace Health and Safety Act 1995 or other statutory legislation, security type signs, and to advertising devices advertising contractors, consultants

or suppliers providing materials or services to a construction project.

7.2.4 Sporting Field Fence Sign

A sporting field fence sign shall:-

- a) be positioned such that a maximum of 10m² of signface area is readily discernible from a road;
- b) where readily discernible from a road, be articulated such that each advertising panel is separated by at least 5 metres; and
- c) be installed in such a way so as not to pose a risk of injury to spectators or participants.

8. REQUIREMENTS APPLYING TO TEMPORARY SIGNS

8.1 TYPES OF TEMPORARY SIGN

(1) **Temporary signs** include ‘A’ board signs, banner signs, election signs, balloons and blimps, promotional tents and real estate signs. Figure 8.1 (Temporary Signs) provides some examples of typical types of temporary sign.

"**Banner sign**" means any advertising device intended to be suspended from any structure, either with or without supporting framework, displaying an advertisement applied or painted to paper, plastic or fabric of any kind. The term does not include banner signs on a public place, which are dealt with under Council's Local Laws.

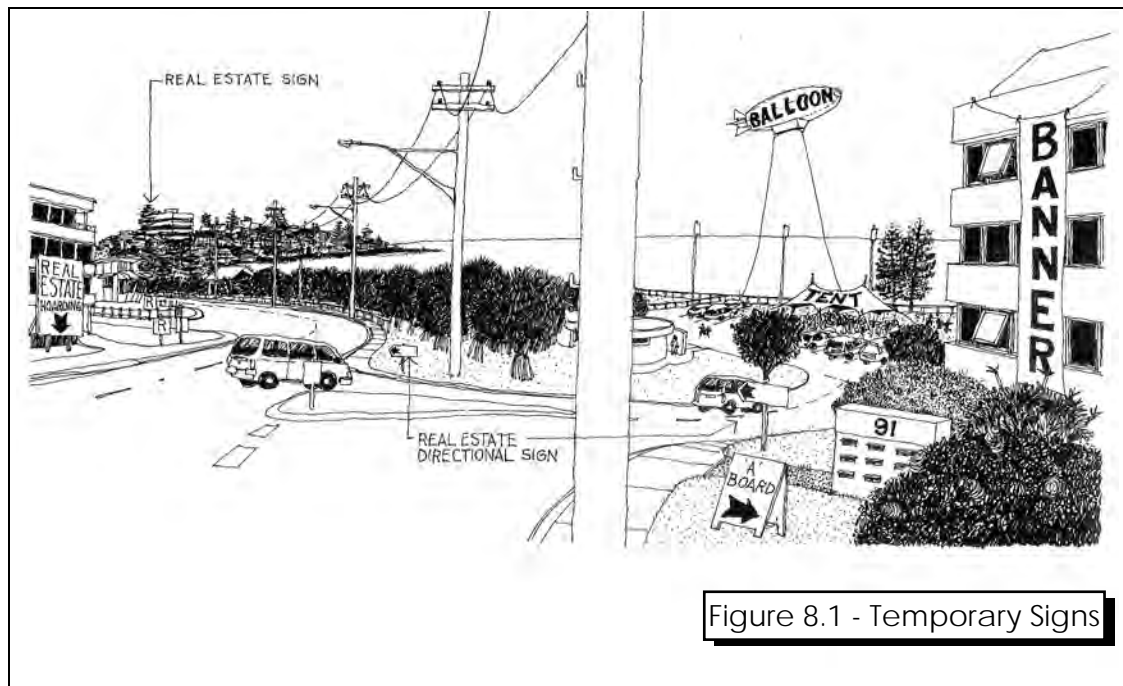


Figure 8.1 - Temporary Signs

(2) For the purposes of this policy:-

"**A**" board sign" means any portable, self supporting advertising device including but not limited to a sandwich board, blackboard, or A-frame sign. The term does not include "A" board signs on a public place, which are specifically dealt with under Local Law No. 2 (Council Facilities and Other Public Places).

"**Balloon, blimp, & inflatable**" means any fixed or captive balloon or tethered (lighter-than-air) aerial device.

"**Election sign**" means an advertising device in the form of a temporary device identifying candidates standing at a Local, State or Federal Government election, poll or referendum.

"**Promotional tent**" means a temporary structure which has sponsors' advertisement displayed, is constructed out of a pliable fabric and is being used for specific events or promotions.

"**Real estate sign**" means an advertising device which is displayed temporarily to facilitate sale, lease or

auction of property including display homes and newly subdivided estates.

"**Real estate directional sign**" means an advertising device which is displayed temporarily to direct persons to a property which is open for inspection or auction.

"**Real estate hoarding**" means a temporary real estate sign with a signface area exceeding 3.0m².

"**Temporary bunting**" means the short term use of bunting (as defined in Section 9.1 - Types of Miscellaneous Signs, of this policy) for an event or promotion.

8.2 PROVISIONS APPLYING TO ALL TEMPORARY SIGNS

8.2.1 Signface Area for Temporary Signs

Provided that a temporary sign fully complies with the relevant provisions in Section 8.3 (Provisions Applying to Particular Temporary Sign Types) of this policy, the signface area of the temporary sign shall not form part of the maximum signface area allowable for a site.

8.3 PROVISIONS APPLYING TO PARTICULAR TEMPORARY SIGN TYPES

8.3.1 'A' Board Sign

An 'A' board sign shall:-

- a) have a maximum signface area not exceeding 1m² per side and a maximum width not exceeding 750 mm;

- b) be secured to prevent danger to pedestrians and traffic in high wind situations; and
- c) not be visible from a public place whilst the premises to which the 'A' board sign relates is closed.

8.3.2 Balloon, Blimp & Inflatable

- (1) These types of advertising devices shall only be used for short term promotional purposes, for a maximum period of seven (7) days concurrent within any 90 day period.

- (2) Balloons, blimps and inflatable advertising devices shall:-

- a) be covered by a dedicated public liability insurance policy in a sum determined by the Council providing indemnity for the Council;
- b) have a fastening system certified by a structural engineer; and
- c) comply with all other State and Federal legislation pertaining to airborne devices.

8.3.3 Banner Sign

A banner sign shall:-

- a) have a signface area of less than 6m²;
- b) only be used for short term promotional purposes for a period not exceeding:-
 - 21 days concurrent within any 90 day period; or
 - seven (7) days concurrent within any 30 day period;

- c) be affixed to structures capable of accommodating wind loadings, not including trees, lighting standards or power poles;
- d) be erected only on sites where the promotion is occurring, unless the promotion is for a non-profit community activity;
- e) not obstruct the vision of vehicular traffic or pedestrians; and
- f) not be erected above the gutter line or on the roof of a building.

8.3.4 Banner Sign (Large)

A banner sign (large) shall:-

- a) have a signface area not exceeding 12m²; and
- b) otherwise comply with requirements b) to f) of Section 8.3.3 (Banner Sign).

8.3.5 Election Sign

An election sign is Not Preferred development in all areas of the City and compromises the purpose of this policy. Accordingly, no requirements exist for this type of advertising device.

8.3.6 Promotional Tent

A promotional tent shall:-

- a) when used for private functions of a non-promotional nature, be erected on premises for not more than three (3) consecutive days in any 365 day period;
- b) when used for promotion in association with commercial or

community functions, be erected on premises for not more than seven (7) consecutive days in any 90 day period; and

- c) be erected and secured in accordance with the manufacturers specifications and so as to minimise any risk to public safety.

8.3.7 Real Estate Sign

A real estate sign shall:-

- a) be limited to:-
 - (i) a maximum of three (3) real estate signs per site with a signface area for each real estate sign not exceeding 1.08m²; or
 - (ii) one (1) real estate sign per site with a signface area for the real estate sign not exceeding 3.0m²;
- b) be placed only on a site being offered for sale, lease or auction;
- c) in the case of an individual property, be removed from a premises within seven (7) days of the property reaching settlement or being leased; and
- d) in the case of a group of dwellings (e.g. multiple dwellings) or building sites (e.g. newly subdivided estates), be removed from the premises within seven (7) days of the last remaining property reaching settlement or being leased.

8.3.8 Real Estate Directional Sign

A real estate directional sign shall:-

- a) have a signface area not exceeding 0.1m²;
 - b) be limited to three (3) real estate directional signs per premises being offered for sale or auction;
 - c) be displayed only on the day when a premises is open for inspection or being auctioned; and
 - d) be located so as not to cause a nuisance to traffic or pedestrians or otherwise pose a risk to public safety.
- a) be displayed for a period of not more than seven (7) days prior to, and on the day or days of the event or promotion;
 - b) be erected no higher than 6 metres above the original ground level of a site;
 - c) not be affixed to trees, lighting standards or power poles; and
 - d) not extend over car parking areas.

8.3.9 Real Estate Hoarding

A real estate hoarding shall:-

- a) be limited to one (1) real estate hoarding per site, with a signface area not exceeding 6m²;
- b) only be placed on a site being offered for sale, auction or lease;
- c) not be erected in association with any other real estate sign;
- d) in the case of an individual property, be removed from a premises within seven (7) days of the property initially reaching settlement or being leased; and
- e) in the case of a group of dwellings (e.g. multiple dwellings) or building sites (e.g. newly subdivided estates), be removed from the premises within seven (7) days of the last remaining property reaching settlement or being leased.

8.3.10 Temporary Bunting

Temporary bunting shall:-

9. REQUIREMENTS APPLYING TO MISCELLANEOUS SIGNS

9.1 Types of Miscellaneous Sign

(1) **Miscellaneous signs** include bunting, canopy signs, lantern signs, social and welfare signs, three-dimensional shapes, and portable signs. Figure 9.1 provides some examples of these miscellaneous signs.

"**Social and welfare sign**" means an identification advertising device for a charity, institution, non-profit club, educational establishment or the like.

"**Three-dimensional sign**" means an advertising device which is designed to replicate or copy a real world object or shape. The replica may be enlarged, miniaturised or equal in scale, and may be attached to a building or freestanding.

"**Portable sign**" means a mobile

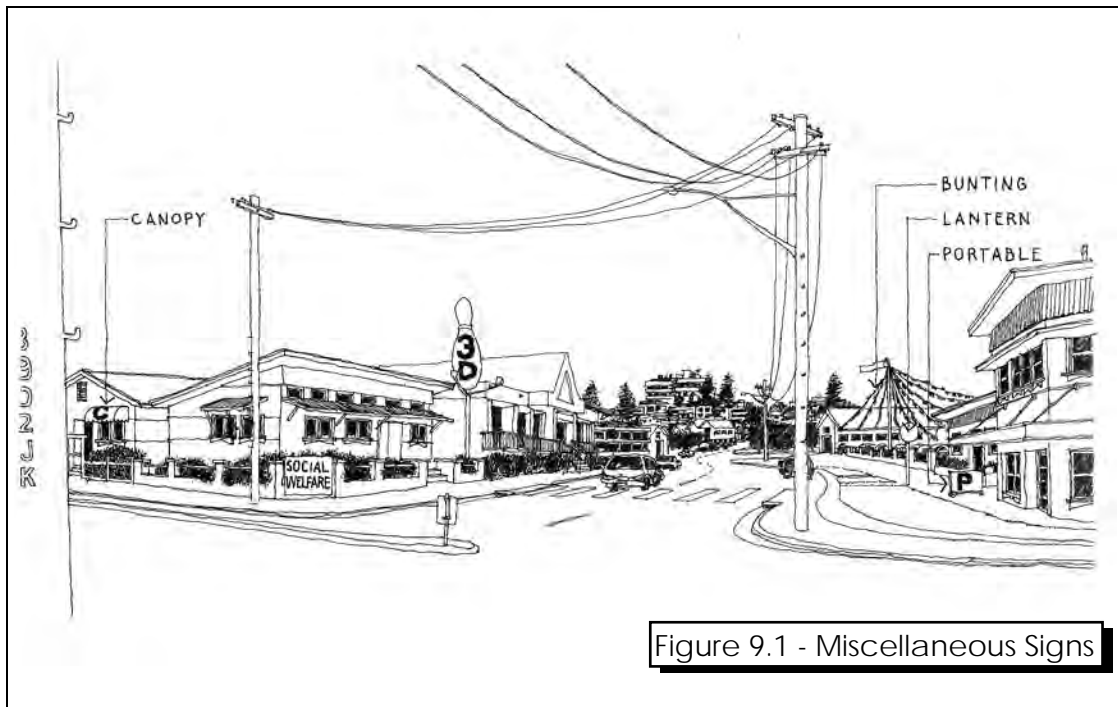


Figure 9.1 - Miscellaneous Signs

(2) For the purposes of this policy:-

"**Bunting**" means any decorative flags, pennants or streamers connected by thread, rope or wire.

"**Canopy sign**" means an advertising device painted or otherwise affixed to a canopy.

"**Lantern sign**" means an advertising device which is a fabricated or moulded light shade which may have lettering affixed, and may be attached to a building or freestanding.

advertising device, generally mounted on wheels to allow ease of movement about a site. The term does not include portable signs on a public place which are dealt with under Council's Local Laws.

9.2 PROVISIONS

9.2.1 Bunting

Bunting shall:-

- a) be erected no higher than 6 metres above the original ground level of a site, or no higher than the gutter

- line of any buildings on the site, whichever is the lesser;
- b) not be placed on the roof of a building;
 - c) be affixed to structures that will accommodate wind loadings as certified by a structural engineer;
 - d) not be affixed to trees, lighting standards or power poles;
 - e) not extend over car parking areas; and
 - f) be constructed of durable materials that will not readily deteriorate, fade or tear and is to be maintained in a clean and tidy condition.
- c) only be erected upon the building or property to which it relates;
 - d) where several lanterns are proposed, not be arranged to form an overall advertising message; and
 - e) be limited to one (1) lantern sign per premises in a Residential Character Area.

9.2.2 Canopy Sign

A canopy sign shall:-

- a) be compatible with the canopy and building on which it is displayed;
- b) have a minimum clearance from the ground of 2.4 metres to any rigid part of a canopy and 2.1 metres to any flexible part of a canopy; and
- c) not be illuminated unless the nature of the illumination and/or materials are such so as to prevent combustion.

9.2.3 Lantern Sign

A lantern sign shall:-

- a) have a signface area not exceeding 0.25m² on any face;
- b) have a height not exceeding 5 metres, whether fixed to a wall or freestanding;

9.2.4 Social and Welfare Sign

- (1) A social and welfare sign shall comply with the applicable policy provisions relating to wall or facade signs, awning signs, roof signs, freestanding signs, or fence signs, depending on the form and proposed location of a social and welfare sign on a site.
- (2) Notwithstanding clause (1) above, a social and welfare sign shall be limited to one (1) sign per streetfront boundary, with a maximum sign face area of 2.4m². An additional social welfare sign (with a maximum signface area of 2.4m²) may be displayed where a streetfront boundary exceeds 100 metres.

9.2.5 Three-dimensional Sign

- (1) A three-dimensional sign shall be governed by the applicable policy provisions relating to wall or facade signs, awning signs, roof signs and freestanding signs, depending on the proposed location of the three-dimensional sign on a site.
- (2) The signface area of a three-dimensional sign shall be calculated by multiplying the width and height of the broadest

side of the advertising device and multiplying this figure by two (2).

- (3) Where a development application is required for a three-dimensional sign, the development application shall be supported by a streetscape analysis prepared by a suitably qualified professional demonstrating how the proposal complies with the relevant requirements and purpose of this policy.

9.2.6 Portable Sign

A portable sign shall:-

- a) have a maximum signface area not exceeding 2.4m²;
- b) not be displayed within car parking areas on the site;
- c) not be visible from a public place whilst the premises to which the portable sign relates is closed; and
- d) be limited to one (1) sign per site.

10. APPLICATION PROCEDURES

10.1 MAKING AN APPLICATION

A development permit is required where an advertising device is identified as impact assessable development in Section 7.4 (Categories of Development) of the Planning Scheme.

Applications for a Development Permit must be accompanied by:-

- a) a completed application form;
- b) written consent from the owner of the premises on which the advertising device is proposed to be erected or displayed;
- c) a statement listing any approval(s) required for the display of the advertising device under any other legislation and whether an application(s) has been lodged for those approvals.
- d) the prescribed fee.

10.2 INFORMATION TO BE SUBMITTED

Development applications are to be accompanied by two (2) sets of plans, elevations, graphics, photographs or other information to present the scale and nature of the proposed advertising device. The information shall include:-

- a) the number, sign face area and location of existing advertising devices on the premises;
- b) the shape, dimensions (including depth) and signface area of the proposed advertising device;

- c) the proposed placement and visibility of the advertising device;
- d) details of the materials to be used in the fabrication of the advertising device (including colours and finish) and the proposed means of affixing the device;
- e) a statement of compliance with Section 7.6 (Assessment of Impacts) of the Planning Scheme prepared by a suitably qualified professional;
- f) streetscape photographs and analysis showing the relationship (scale) of the proposed advertising device to urban spaces, buildings, and landscaping on the site and surrounding area;
- g) a certificate of structural adequacy prepared by a registered professional structural engineer for all manufactured, constructed or affixed advertising devices:-
 - o exceeding 6 metres in height above original ground level; and/or
 - o greater than 9m² in signface area.

(Note: a certificate of structural adequacy may be required for signs of lesser height and/or signface area where the Council determines the need for public safety);
- h) whether or not the advertisement is wholly or partly for third party advertising;
- i) where applicable, details of the proposed means of illumination, and the associated impact of this illumination on the surrounding

environment. In this regard, a statement of compliance with Section 2.6 (Lighting and Illumination of Signs) of this policy is to be submitted; and

- j) where applicable, details of the proposed means of animation.

CALOUNDRA CITY COUNCIL**LOCAL PLANNING POLICY****VARIATIONS OF A MINOR NATURE TO PLANS OF DEVELOPMENT**

Reference: 7.2/01

Meeting: Planning and Development Committee 15th July, 1993
Special Meeting 23 April 1996

Amendments:

Review Date: March 1996

POLICY PHILOSOPHY :

Section 7.2(8) of the Planning Scheme allows Council to consent to variations of a minor nature to an approved Plan of Development for the Special Facilities and Special Residential zones. Criteria are necessary to identify when a variation is of a minor nature.

POLICY OBJECTIVES:

The objective of this Policy is to ensure that amendments to gazetted Plans of Development are assessed against appropriate criteria to determine whether they are of a minor nature.

POLICY STATEMENT:

A variation to a gazetted Plan of Development may be considered to be of a minor nature if:-

1. (a) the proposed use to be made of the land is not varied by the addition of different uses;
- (b) the gross floor area of buildings or proposed buildings on the site is to be increased by less than 5%;
- (c) the number of storeys above ground level to be contained in any building on the site is not increased;
- (d) the locations of the proposed ingress to or egress from the site are not to be substantially altered;

- (e) any altered ingress to or egress from the site is to be to or from the roads: -
 - (i) approved by Council in dealing with the relevant application; or
 - (ii) specified in the relevant application,and where relevant, approval of the Queensland Department of Main Roads has been obtained to the altered ingress and egress.
 - (f) the amenity or the likely future amenity of the locality would not, in the opinion of Council, be adversely affected by the proposed variation;
2. the variation does not relate to a condition that was imposed because of an objection made when public notice of an application was given; and
 3. the variation would not adversely affect any person to a degree which would, if the circumstances allowed, cause that person to make an objection.

POLICY PROCEDURES:

A Planning Consent application will be required to be submitted for any modification to a gazetted Plan of Development. The criteria listed above will be used in the assessment of such an application.

SCHEDULE OF ASSOCIATED POLICIES: N/A

CALOUNDRA CITY COUNCIL
LOCAL PLANNING POLICY

**CONSIDERATION OF APPLICATIONS FOR DEVELOPMENT THAT
CONFLICT WITH THE PLANNING SCHEME**

Reference: PDLPP 7.2/02

Meeting: Special Meeting 24 March, 1998

Amendments:

Review Date:

POLICY PHILOSOPHY:

The Planning Scheme allows Council to identify applications for development that conflict with the objectives, intents and Tables of Development contained in the Scheme.

A consistent approach by Council in the assessment of, and requirements for applications that are identified as being in conflict with the Scheme is needed.

POLICY OBJECTIVES:

- To identify applications that are in conflict with the Planning Scheme.
- To detail what is required to be submitted by the applicant to support an application for a development that is identified as being in conflict with the Scheme.
- To provide guidance in the assessment of such applications by Council Officers.
- To promote a consistent approach in the consideration of such applications.
- To record, in a register held in Council, all decisions made by Council or its delegated officer, in relation to such applications (including decisions related to requests for the registration of Existing Lawful Uses).

POLICY STATEMENT:

The Policy Statement contains the following elements:

1. Identification of Applications for Development that conflict with the Planning Scheme
2. Material to be submitted by Applicant to justify the proposal
3. Assessment of Applications
4. Recording of Decisions
5. Existing Lawful Uses

1.0 Identification of Applications for Development that Conflict with the Planning Scheme**1.1 Strategic Plan**

Development that is for a land use that is not preferred in the Strategic Plan is considered to be in conflict with the Planning Scheme.

The Strategic Plan contains objectives and implementation criteria that are related to maps that designate areas for “Preferred Dominant Land Uses.”

In identifying a proposed development that is in conflict reference will be made firstly to the “Preferred Dominant Land Use (PDLU)” that encompasses the subject land for which the development is proposed. This will establish the primary use category. Reference then is required to be made to the objectives and implementation criteria stated for the relevant PDLU to ascertain in more detail what type of development Council considers appropriate for the subject land.

For example: In an area designated “Rural” (as a PDLU) on a Strategic Plan Map, an application for “Park Residential” type development would be considered to be in conflict with the Scheme.

1.2 Development Control Plans (DCP) and Local Area Plans (LAP)

Development that is for a land use that is not preferred in a DCP or LAP is considered to be in conflict with the Planning Scheme.

DCP’s (and LAPs) contain maps that indicate “Preferred Land Uses” by way of designations and the documents also contain descriptions of each Preferred Land Use together with intents and implementation provisions. The written provisions of the documents must be read in conjunction with the maps to determine whether any proposed development is in conflict with the Scheme or not.

For example: In an area designated “Low Density Residential” a development for a “Medium Density Residential” development 4 storeys high would conflict in two ways: firstly, by way of the density of proposed development; and secondly, by way of the height of the proposed development.

1.3 Tables of Development

Development that is for a Land Use that is listed as a “Prohibited Use” in Column 6 (or Column 4 in a DCP) of the Tables of Development is considered to be in conflict with the Planning Scheme.

The Tables of Development are preceded by “Intentions” of the zone (or precinct in the case of a DCP) and these are to be read in conjunction with the listing of uses in the “prohibited” column. Together these will determine Council’s intentions for development within the various zones (or precincts) in the Scheme Area.

1.4 Development Criteria, Codes and Standards

The Planning Scheme contains provisions relating to particular development types. These provisions relate generally to the detailed requirements of:-

- spaces about the buildings (setbacks);
- landscaping;
- carparking;
- height;
- bulk (and scale);
- separation distances;
- amenity;
- privacy;
- density; and
- the like

These provisions either, in their own right or in combination with other provisions, may act to prevent the proposed development from being achieved.

Some provisions are identified as being capable of being varied through the use of the discretion of Council. If such a variation/exemption is sought and it is in accordance with the variation/exemption provisions in the Scheme then such an application may be considered as a “Non-Complying” application and may be supported by Council. If however, no discretion is available the application for development becomes a “Not Preferred” development and will be considered to be in conflict with the Scheme.

1.5 Definitions

Some definitions in the Scheme have prescriptive criteria contained within the wording of the definition. For example, a “Local Store” is defined as being a Local Store if the gross floor area is not greater than 100m² and there are no more than 3 persons employed. Therefore, a retail business of 114m² gross floor area (and/or which employs 4 people) cannot be defined as a “Local Store”. It would be defined as a “Shop” and therefore as it would be a prohibited use in a Residential A zone.

In summary, the prescriptive nature of some definitions means that if a proposed use does not comply with the prescribed matters in the definition then this may result in the use become a prohibited use in some zones. In this context, an application for a use that contains prescriptions or qualifications that have the effect of prohibiting the use in the relevant zone, will be considered to be a use that is in conflict with the Scheme.

1.6 Table 6.3 (Subdivision)

This Table in the Planning Scheme sets out the minimum areas and dimensions for proposed lots in a subdivision application for each zone. Provisions following Table 6.3 identify the variations/exemptions to this table that may be considered by Council.

Proposals for subdivision that do not comply with the areas and dimensions set out in the Table or do not comply with the criteria set out in the provisions that allow for variations/exemptions to be considered through the discretion of Council will be considered to be “Not Preferred” development and will be considered to be in conflict with the scheme.

2.0 **Material to be submitted to justify the Proposal**

Section 4.4 (5A) of the Planning and Environment Act states:-

“The local authority must refuse to approve the application if -

- (a) the application conflicts with any relevant strategic plan or development control plan; and
- (b) there are not sufficient planning grounds to justify approving the application despite the conflict.”

2.1 If an application for development is identified as being a development that conflicts with the Strategic Plan (or a DCP/LAP) then the applicants must submit with the application a Planning Report that is professionally prepared by a suitably qualified Urban and Regional Planner which clearly indicates the grounds relied upon by the applicant to justify approval of the application despite the conflict.

2.2 If an application for development:-

- is listed in Column 6 (Column 4 in a DCP) in Tables of Development;
- does not comply with the Scheme in terms of criteria, codes and standards and variation/exemption is not available;
- does not comply with the definition of the use; and
- does not comply with the minimum areas and dimensions in Table 6.3 of the Scheme and variation/exemption is not available;

then a Planning Report as required in 2.1 above is to be submitted that clearly indicates the grounds relied upon by the applicant to justify approval of the application despite the conflict.

3.0 Assessment of Applications

Applications received that are identified as being in conflict with the Scheme will be assessed against the following documents:-

- the Strategic Plan;
- the relevant DCP or LAP;
- the Tables of Development and the intent of the zones;
- the various codes, tables, standards, criteria and definitions applicable to the application; and
- the Planning Report submitted by the Applicant as required in 2.1 and 2.2 above.

In assessing the application, Council will have regard to:-

- the impact of the use an amenity, traffic and the environment;
- whether the approval of the application may lead to more applications of the same type which may have a cumulative impact on the amenity and character of the area as reflected by the objectives and intents of the scheme;
- the grounds of objections received to the application;
- any state government requirements and/or advice; and
- the justification provided by the applicant in the Planning Report required in 2.1 and 2.2 above.

4.0 Recording of Decisions

Every application that is identified in relation to 1.0 of this policy as conflicting with the Scheme and such application is approved by Council (or by the Planning and Environment Court upon an appeal being upheld in favour of an applicant), then all applications of this nature shall be recorded in a register in the following way:-

- identification of the land and its location;
- the relevant dates;
- the number of objectors and a brief summary of the grounds of objection;
- a description of the conflict with the Scheme;
- the material against which the application was assessed;
- the recommendation of approval/refusal and a brief justification for such a recommendation; and
- the final decision.

The register shall be kept available for perusal by the public at all times during normal office hours.

5.0 Recording of Decisions Relating to Existing Lawful Uses

5.1 Request to Council

A person may request Council to record by way of entry into a register the lawful nature of the conduct of a use where because of:-

- the introduction of an Interim Development By-Law;
- a new Planning Scheme; and
- a change to the Planning Scheme through a review or amendment to the Scheme;

the particular use is no longer a use permitted or permissible in the zone in which the land is included.

5.2 Consideration by Council

Council, is considering whether the use has lawfully established will have regard to the following:-

- evidence as to the date of commencing;
- any permits or approvals issued; and
- evidence as to the continued use of the premises for the purpose proposed to be recorded.

Council will require evidence sufficient to indicate lawful establishment and continuance of the use to be submitted by the person requesting the recording of the use.

5.3 Use Not Lawfully Established

If the use is determined by Council to be not lawfully established, the use must cease. A person may elect to pursue this issue and seek a rezoning or consent approval to lawfully establish the use. If this is the case then this policy will be used to guide Council in dealing with an application for a development that conflicts with the Scheme.

5.4 Use Lawfully Established

If the use is determined to be lawfully established, the use may then be recorded in a register in the following way:-

- identification of the land and its location;
- the relevant dates;
- the material against which the request was assessed; and
- the nature of the use, its extent and scale/intensity.

5.5 Continuance of the Use

If a use ceases or is destroyed or demolished, an application for Consent will be required for the use to recommence.

5.6 Expansion of the Use

If a person applies to Council to extend an existing Lawful Use that is recorded in the register kept by Council, such application is to be by way of a Consent Application (publicly advertised).

Council will not support an application that seeks to increase the use by more than 10% of the Gross Floor Area or Total Use Area (whichever is applicable to the type of use) unless justification by way of a Planning Report as required by 2.1 and 2.2 of this Policy is submitted for consideration (with the consent application) and Council considers that approval may be granted. In considering the Planning Report Council would have regard to those documents and issues set out in 3.0 of this Policy.

POLICY PROCEDURES:

Applications for development that is identified as development that conflicts with the Planning Scheme shall be submitted with the information as required by this policy and will be assessed and the decision recorded as required by this policy.

SCHEDULE OF ASSOCIATED POLICIES:

N/A

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DEVELOPMENT CONTROL

PLAN 1

KAWANA WATERS

Gazetted - 13th December 1996

DCP 1 - KAWANA WATERS

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1.0 INTRODUCTION**1.1 The DCP Area**

The DCP Area is generally bounded by the Mooloolah River and the Pacific Ocean in the locality of Kawana Waters and Currimundi as shown on DCP Map 1.

1.2 The intent of DCP

The provisions of the DCP are intended to:-

- (a) guide the nature and extent of future Development in the DCP Area in a manner that is consistent with the objectives and general implementation provisions of the Strategic Plan; and
- (b) control the planning, Subdivision and Development of the DPA's and areas designated Urban under the DCP through the Master Planned Community Development Process set out in Section 7 of the DCP; and
- (c) be considered in the assessment of applications for a decision in respect of:-
 - (i) Subdivision; and
 - (ii) Development; and
 - (iii) Building works; and
 - (iv) a Master Plan in accordance with the Master Planned Community Development Process in Section 7 of the DCP.

1.3 Structure of DCP

The DCP consists of three parts:-

Part A - A written document which:-

- (a) identifies preferred land uses throughout the DCP Area (Section 3); and
- (b) provides detailed statements of intent for each land use element and the means of implementation through which those intents will be achieved (Section 4); and
- (c) provides more detailed planning guidelines for DPA's (Section 4); and
- (d) identifies the major components of an integrated circulation network throughout the DCP Area and the means by which the overall network will be implemented (Section 5); and
- (e) identifies general Development requirements which are to apply throughout the DCP Area (Section 6); and

- (f) specifies the Master Planned Community Development Process by which the DPA's and areas designated Urban under the DCP are to be planned, Subdivided and Developed (Section 7); and

Part B - Maps being:-

- (a) DCP 1 Map 1 - which identifies the preferred land use; and
- (b) DCP 1 Map 2 - which identifies the preferred open space and circulation network and the preferred location of community facilities; and
- (c) DCP 1 Map 3 - which identifies the DPA's; and
- (d) DCP 1 Map 4 - which identifies population thresholds.

Part C - Planning Study which sets out the basis for the written document and the maps.

2.0 INTERPRETATION AND DEFINITIONS

2.1 Relationship with Planning Scheme

- 2.1.1 The provisions contained in the DCP are additional to those contained in the remainder of the Planning Scheme and as such are to be read in conjunction with the other Planning Scheme documents.
- 2.1.2 To the extent that there is any inconsistency between the DCP and the remainder of the Planning Scheme, the DCP shall prevail.

2.2 Construction

Unless the context otherwise indicates or requires:-

- (a) the terms defined in section 2.3 have the meanings respectfully assigned to them; and
- (b) any term used in the DCP which is not defined in section 2.3 but is defined in the Act, or the Planning Scheme, shall have the meaning assigned to it by the Act, or the Planning Scheme for the purposes of the DCP; and
- (c) words importing:-
- (i) the singular include the plural and vice versa; and
- (ii) any gender includes the other gender; and
- (d) if a word or phrase is defined, cognate words and phrases have corresponding definitions.

2.3 Definitions

"Appointed Day" means the day upon which the Order in Council notifying that the Governor in Council has approved the DCP as published in the Government Gazette.

"Conditional Permitted Development" means Development for a purpose specified in column 4 of the applicable Table of Development.

"**Council**" means the Council of the City of Caloundra and includes its successors and permitted assigns.

"**DCP**" means the Kawana Waters Development Control Plan.

"**DCP Area**" means the area to which the DCP applies.

"**Detailed Planning Area Plan**" means a plan prepared pursuant to section 7.4.3.

"**Development**" means the:-

- (a) Use of Premises; or
- (b) erection of Buildings or Structures.

"**Development Agreement**" means the Development Agreement between the Council, the Master Developer and the Minister dated 6th September 1996 which is intended to constitute an infrastructure agreement under Part 6 of the Act.

"**Development Criteria**" means the parameters, performance standards or requirements that control the general or particular standard of Development as set out in the DCP, the Planning Scheme or a Master Plan.

"**Development Documents**" means:-

- (a) Development Lease No 2; and
- (b) this DCP and the Planning Scheme; and
- (c) the Transport Infrastructure Agreement; and
- (d) the Development Agreement.

"**Development Lease No 2**" has the meaning ascribed to it in the Development Agreement and includes the Development Lease No 2 Amendments and Development Lease Extension as defined in the Development Agreement.

"**Development Lines**" has the meaning ascribed to it in the Development Agreement.

"**DPA**" means the Detailed Planning Areas shown on DCP 1 - Map 3 that require more detailed planning.

"**Existing Use**" means Development which lawfully existed at the Appointed Day.

"**Freehold Land**" means the land which was freehold at the Appointed Day.

"**Freeholded Lease Land**" means land comprised in Development Lease No 2 within the DCP area which is freeholded after the Appointed Day.

"**Kawana Waters Community Development Area**" means that part of the DCP Area designated Urban or DPA on DCP 1 - Maps 1 and 3.

"Master Developer" means Kawana Estates Pty Ltd (ACN 009693556) and Buddina Estates Pty Ltd (ACN 009682384) which are parties to the Development Agreement and includes their successors, substitutes (including but not limited to persons taking by a novation) and permitted assigns.

"Master Plan" means any of the following plans:-

- (a) Structure Plan; and
- (b) Neighbourhood/Village Plan; and
- (c) Detailed Planning Area Plan; and
- (d) Precinct/Estate Plan; and
- (e) Site Development Plan.

"Master Planned Community Development Process" means the integrated approach to the planning, Subdivision and Development of part of the DCP Area set out in section 7 of the DCP.

"Minister" means the Minister for Natural Resources.

"Neighbourhood/Village Plan" means a plan prepared pursuant to section 7.4.2.

"Permitted Development" means a Development for a purpose specified in column 3 of the applicable Table of Development.

"Permissible Development" means a Development for a purpose specified in column 5 of the applicable Table of Development.

"Planning Scheme" means the Planning Scheme of the City of Caloundra gazetted on 2 August 1996.

"Planning Study" means the planning study prepared under the Act in respect of the Kawana Waters Development Control Plan.

"Precinct/Estate Plan" means a plan prepared pursuant to section 7.4.4.

"Prescribed Fee" means the fee prescribed by the Council unless otherwise set out in the Development Agreement.

"Prescribed Form" means the form prescribed by the Council.

"Prohibited Development" means Development for a purpose specified in column 6 of the applicable Table of Development.

"Site Development Plan" means a plan prepared pursuant to section 7.4.5.

"Site Development Plan Design Parameters" means the site design parameters specified in a Neighbourhood/Village Plan or Detailed Planning Area Plan to control Development the subject of a Site Development Plan.

"Structure" has the meaning ascribed to it in the Act.

"Structure Plan" means a plan prepared pursuant to section 7.4.1.

"Subdivision" has the meaning ascribed to it in the Act and in addition includes the division of Premises in accordance with Building Units and Group Titles Act 1980, the Mixed Use Development Act 1993 and any other statute which provides for the division of Premises.

"Supplementary Table of Development" means the table of development specified in a Site Development Plan that complies with the principles in Table 4.16.

"Table of Development" means the table of development applicable to the relevant zone as specified in the Planning Scheme.

"Transport Infrastructure Agreement" has the meaning ascribed to it in the Development Agreement.

"Urban Design Performance Criteria" means the urban design performance criteria and acceptable solutions which are specified in:-

- (a) a Neighbourhood/Village Plan to control Development within a Precinct/Estate plan; and
- (b) a Detailed Planning Area Plan to control Development in a Site Development Plan.

"Use" means those purposes described in columns 3, 4, 5 or 6 of the Table of Development.

3.0 LAND USE ELEMENTS

The DCP indicates preferred land uses and major elements of the circulation network within the DCP Area. The preferred land use elements of the DCP are identified in DCP-1 Maps 1-4 and described below.

3.1 Preferred Land Use Elements

The Strategic Plan designates the preferred dominant land use for land within the DCP Area as Urban.

3.2 Residential Elements

3.2.1 Low Density Residential

This designation provides for low density residential Development of the nature normally accommodated through the Residential A zone. The designation applies to those areas of existing low density residential Development where there is little, if any, potential for redevelopment.

Non-residential uses which are normally associated with and are compatible with (but are subsidiary to) residential uses may be permitted to establish in these areas. Examples of appropriate non-residential uses include recreation and community facilities and local shops intended to meet the day-to-day needs of the surrounding population.

3.2.2 Urban

This designation applies over the major portion of the undeveloped areas of the DCP Area and is intended to accommodate a variety of housing forms and compatible non-residential uses comprehensively planned and Developed to provide an integrated urban fabric which caters for a variety of urban lifestyle choices. The detailed planning, Subdivision and Development of these areas will be undertaken in accordance with the Master Planned Community Development Process as set out in Section 7 of the DCP.

3.2.3 Medium Density Residential

This designation provides for medium density multiple dwelling Development in the form of townhouses or walk-up apartments up to 3 storeys in height. This form of Development would normally be accessible from higher order roads and located in the vicinity of major commercial or tourist activities.

Non-residential uses which are normally associated with and are compatible with (but are subsidiary to) residential uses may be permitted to establish in these areas. Examples of appropriate non-residential uses include recreation and community facilities and local shops intended to meet the day-to-day needs of the surrounding population.

3.2.4 Tourist/Residential

This designation provides for high density multiple dwelling Development, generally limited to 4 storeys in height, which would normally be utilised extensively for tourist accommodation. In certain areas designated in the DCP, Development above 4 storeys in height may be considered by Council. In addition to the ancillary non-residential uses acceptable in the Medium Density Residential designation, these areas may also include tourist uses (e.g. shops and restaurants) which are compatible with the nature of the adjoining residential areas.

3.3 Open Space Elements

3.3.1 Open Space - Recreation

This designation covers major active and passive open space areas providing recreational opportunities for residents and visitors to the area. The designation incorporates all levels of open space provision from those meeting regional requirements to local parks.

3.3.2 Open Space - Conservation

This designation covers areas of environmental significance and/or scenic value which should be preserved in their natural state. Controlled public access and appropriate management is considered desirable in these areas.

3.4 Business Elements

3.4.1 Town Centre

This designation provides for the Development of a residential, business, cultural, government, community and employment focus (including both retail commercial, and industry uses) to serve the sub-regional population catchment.

3.4.2 Regional Retail Centre

This designation provides for higher order retailing and other commercial activities, entertainment, community and recreational facilities to serve a regional population catchment in excess of 50,000 persons.

3.4.3 District Retail Centre

This designation provides for a centre to serve several neighbourhoods with a total population of up to 35,000 persons with retail, office, entertainment, community and recreational facilities.

3.4.4 Village Centre

This designation provides for centres that provide a limited range of retailing services to serve a population of up to 10,000 persons in discrete neighbourhoods. Such Village Centres would normally be about 5,000m² site area. Village Centres are intended to provide a focal point for the community by integrating the neighbourhood commercial facilities, with a range of community facilities and the Village Park System.

3.4.5 Neighbourhood Centre

This designation covers small existing or approved local shopping centres.

3.4.6 Highway Commercial

This designation covers a range of commercial uses such as retail showrooms, car sales yards, service station, take-away food premises and the like which locate on major arterial roads to maximise exposure to passing traffic.

3.4.7 Employment Area

This designation covers land considered suitable for a range of employment generation activities. A variety of industrial and related (such as warehouse and showroom) uses may establish in this area subject to the provisions of the DCP and the Planning Scheme, provided however that noxious, offensive or hazardous industries are not permitted in the DCP Area.

3.4.8 Service Station

This designation indicates the existing and future preferred locations for this use. Other Service Station locations may be proposed but in accordance with the Master Planned Community Development Process as set out in Part 7 of the DCP.

3.5 Community Facilities Elements

This designation represents the major community facilities and includes the following existing and proposed uses:-

- (a) Schools;
- (b) Churches; and
- (c) Major Public Utility Installations.

3.6 Tourism Development

This designation indicates areas intended to be Developed as focal points for tourist activities providing a range of services including accommodation, entertainment, recreation or similar facilities for use mainly by visitors holidaying in or passing through the area.

3.7 Water Pollution Control Plant (WPCP) Buffer Area

The WPCP is indicated on DCP-1 Map 1 as a public utility with a "U" symbol. A separation distance of 800 metres is required from the current inlet structure to any residential or other uses which require people to remain on the site for extended periods of time. Uses of an industrial or recreational nature are permitted within this buffer area.

3.8 Detailed Planning Areas (DPA's)

This designation covers a number of significant areas which by virtue of their location, site or other attributes warrant more detailed planning consideration. There are 10 DPA's identified on DCP 1 Map 1 and DCP 1 Map 3 as DPA's 1-10. The detailed planning and Development of these areas is to be undertaken in accordance with the Master Planned Community Development Process and associated planning and design guidelines set out in the DCP.

3.9 Circulation Network Elements

3.9.1 State Controlled Roads

This designation identifies existing and proposed arterial roads which serve a State and regional function and pass through the DCP Area. The designation is limited to the existing Nicklin Way and the proposed Multi Modal Transportation Corridor (MMTC). The MMTC is a multi modal transport corridor and includes a public transport facility and a regional road facility connecting Caloundra Road and the Sunshine Motorway and a local road facility that directly services the future Development within the D.C.P. Area.

3.9.2 Sub-Arterial Roads

This designation identifies existing and proposed sub-arterial roads which serve a sub-regional or local function. Sub-arterial roads link to arterial roads and provide access from them into the DCP Area.

3.9.3 Trunk Collector Streets

Trunk Collector Streets link to higher order roads and are the main traffic routes into and through areas of residential and other forms of Development.

3.9.4 Collector Streets

This symbol identifies the location of streets which are intended to provide for local access and local traffic movement.

3.9.5 Bikeways/Pedestrian Links

This designation indicates the major pedestrian and bikeway linkages which are intended to be incorporated in the planning and Development of an area.

4.0 LAND USE ELEMENTS - INTENT AND IMPLEMENTATION CRITERIA**4.1 Low Density Residential**

4.1.1 Intent

This preferred land use designation identifies areas which are already extensively Developed with detached dwellings on conventional lots and which have limited redevelopment potential. Ancillary uses such as local stores and minor recreation and community facilities may be allowed in this area with the approval of the Council.

4.1.2 Implementation

These areas will be retained predominantly in the Residential A zone.

4.2 Medium Density Residential

4.2.1 Intent

The intent of this designation is to identify those localities where medium density residential use up to 3 storeys in height is the preferred form of Development. Residential Development densities are expected to be in the range of 25-100 dwelling units per site hectare. Uses which are ancillary to the predominant residential use and are considered by the Council to be compatible with existing and likely land use in the vicinity may also be considered in this designation.

4.2.2 Implementation

- (a) The Council is likely to favourably consider Development applications for medium density residential use which complies with the above intent subject to the provision of normal urban infrastructure in accordance with the Council's Development standards. These applications will normally involve use of the Residential C zone. However, the Council will also consider use of the Special Residential zone to facilitate integrated residential Developments incorporating a mix of dwelling unit types provided the Development complies with the general intent of this designation.
- (b) In the Regatta Park area all medium density Development along the Nicklin Way is to comply with the following:-
 - (i) an access driveway shall be permitted on the Regatta Drive frontage to each site, located as far as practical from the Nicklin Way road alignment; and
 - (ii) an access driveway shall also be permitted on the Nicklin Way frontage to each large Development allotment, located not less than 40 metres from the intersection of the real property alignment to minimise potential for traffic conflict between site egress/access and merging traffic at the intersection; and
 - (iii) mounding and vegetation buffers are required along the Nicklin Way frontage; and
 - (iv) the Council will give favourable consideration to locating a single local store in Regatta Boulevard next to the bikeway.

4.3 Tourist/Residential

4.3.1 Intent

The intent of this designation is to identify those areas where high density residential use suitable for tourist accommodation purposes is the preferred form of Development. These areas are located in proximity to natural or man-made attractions (such as beaches, lakes, canals or tourist activity nodes). The maximum height of Development is generally limited to 4 storeys, although the DCP identifies exceptions to this at Point Cartwright to ensure consistency with existing Development in this locality, and in DPA 2.

Ancillary uses such as small scale tourist facilities, restaurants, cafes and take-away food shops will also be favourably considered by the Council.

4.3.2 Implementation

- (a) The Council is likely to favourably consider Development applications for Tourist Residential Development in the areas designated on the DCP 1 Map 1. The appropriate zone for Development of this nature is the Tourist Residential zone.
- (b) Development in the Tourist/Residential designated areas will generally be limited to a maximum height of 4 storeys. The only exceptions to this are in the High Density Residential designated area at Point Cartwright in which the maximum building height limit is 12 storeys, and such height limits as may be specified in a Master Plan for a particular DPA.

4.4 Urban

4.4.1 Intent

The intent of this designation is to identify those large undeveloped areas within the DCP area which are intended to be Developed predominantly for residential purposes. These areas are intended to provide a variety of housing forms ranging from detached housing at traditional densities to medium density housing up to 8 storeys in height in strategic locations identified through the Master Planned Community Development Process. The designated areas are intended to be comprehensively planned and designed to result in an integrated residential community incorporating compatible non-residential uses to meet the needs of the community.

4.4.2 Implementation

- (a) The detailed planning, Subdivision and Development of these areas will be undertaken in accordance with the Master Planned Community Development Process set out in Part 7 of the DCP. Development will not be permitted unless it is in accordance with the Master Plans required by this DCP.

A particular area has an Urban designation but has special characteristics namely the area referred to as Perrins Highland. The Perrins Highland area has been particularly identified and is addressed in 4.16.2(k) as Detailed Planning Area 10.

- (b) The planning and design of the Urban designated areas shall comply with the following objectives and guidelines:-
- (i) Provision of a variety of housing forms and densities integrated throughout the residential areas to meet the changing needs for more diverse residential accommodation choices, and to assist in making more efficient use of finite land resources and urban infrastructure.
 - (ii) Residential Development will be predominantly of one and two storeys with three and four storey forms acceptable in appropriate locations to provide scale and variation and enhance residential amenity and choice.
 - (iii) Mid-rise residential Development up to 8 storeys will be acceptable in strategic locations as identified through the Master Planned Community Development process to achieve diversity to the landscape.
 - (iv) Uses which are ancillary to the predominant residential uses and intended to serve the needs of the community at the regional, district, village, neighbourhood, precinct or estate level, are intended to be permitted in this designation where they are in accordance with the provisions of the appropriate Master Plan and designed to ensure their compatibility with nearby residential development.
 - (v) A Village Centre is intended to be provided as the focal point for the Urban communities at Parrearra and Birtinya. Due to the lower population, however and necessarily linear nature of Parrearra this centre will fall between a Village Centre and a Neighbourhood Centre in scale and function. Neighbourhood Centres offering limited commercial and community facilities, subject to population catchment size, are intended to be Developed in the localities referred to as Perrins Highland and Currimundi North. These Centres will integrate neighbourhood commercial and community facilities and be highly accessible to the surrounding residential area for pedestrians and cyclists as well as vehicles.
 - (vi) A Town Centre is intended to be provided as a focal point for the neighbourhood/ village urban communities that comprise the Kawana and supporting catchments. This Town Centre is proposed to take advantage of the major road and possible public transport access provisions and would be located in the urban community of Birtinya.
 - (vii) The public recreation lake will accommodate a variety of water related activities including a substantial part of a 2km long rowing course. To its edge within the Urban designation appropriately located uses would occur that not only integrate with the urban uses proposed under the Master Planning Community Development Process referred to in Part 7 of the DCP but also the focal nature of the public recreation lake. Development of areas for urban activities adjacent to the public recreation lake are to accommodate a continuous public access promenade. However, in some locations, such promenade may not directly abut the lake edge but, in those limited circumstances, the pedestrian and cyclist corridor will be designed to maintain a continuous link around the public recreation lake.

Along the western edge of the public recreation lake it may be appropriate to Develop a hard edge treatment (in contrast to the soft edge treatment proposed in DPA1) to enhance the experience at focal nodes and complement the adjoining land uses.

4.5 Open Space - Recreation

4.5.1 Intent

This designation is intended to identify land required to satisfy the recreational and open space needs of the local community and visitors to the area. The Open Space Recreation areas are intended to form part of a linked, hierarchical open space network providing for a range of activities and uses including:-

- (a) public access to Community Facilities and other areas of "public" attraction or activity;
- (b) recreational opportunities, both land and water based, matching the needs of existing and future residents and visitors;
- (c) visual amenity and promotion of a "sense of place" and different character throughout the DCP Area; and
- (d) environmental protection and landscape amenity improvement.

4.5.2 Implementation

- (a) DCP 1 Map 2 identifies the preferred network of higher-order Open Space Recreation areas in the large undeveloped portions of the DCP Area. This network is integrated with the existing open space facilities in other parts of the DCP Area.

The Council will ensure that Open Space Recreation is provided generally in conformance with this preferred network and in accordance with the open space planning and design criteria set out below and as summarised in Table 4.5 and the more detailed planning and design criteria set out in the Community Recreational & Open Space Model included in the DCP as Appendix 1.

- (b) Open Space Recreation provision will be assessed in accordance with the following general performance criteria:-
 - (i) Wherever possible Open Space Recreation should be provided in such a fashion as to maximise its visibility to the community it services, and be recognised as open space offering access to recreational opportunities for both the resident and visiting population.
 - (ii) Open Space Recreation must be convenient to its intended users, both in terms of ease of access and in meeting the user's recreational and amenity needs.
 - (iii) Wherever possible the larger areas of Open Space Recreation should be planned and designed for multi-functional usage, affording a range of recreational opportunities to cater for a wider user population, and provide flexibility to meet changes in future usage.
 - (iv) Open Space Recreation should be used as a protective buffer to environmental conservation areas, or as a buffer between incompatible land uses provided it satisfies the performance criteria related to its recreational function.
 - (v) Recognition of the significance of the waterways in providing recreational opportunities, particularly the proposed northern Birtinya waterway, on the basis that public use of such areas are maximised through the provision of visible and accessible areas and facilities for public access.

In this context it is further recognised that to satisfy the residential amenity intent public access to the Birtinya Lake system should be limited to a public recreation lake component of that lake system. Consequently it is therefore recognised that the other elements of the Birtinya Lake system would be principally accessible to Village residents only rather than the general public and in some cases this may be further restricted to the neighbourhood or property resident only.

- (vi) Recognition of the significance of privately provided and operated recreation facilities, where such are available for use by residents of the community in meeting part of the recreational and Open Space needs of the community.
- (vii) Subdivision design adjacent to the esplanades in Parrearra North (to the River) and Birtinya South (to the North Arm of Currimundi Creek) shall provide for 50% street frontage to these esplanades. However the Council may give favourable consideration to an alternative design providing for a lesser proportion of street frontage where the design is better and meets the other criteria in this section.

TABLE 4.5: OPEN SPACE (RECREATION) - SUMMARY REQUIREMENTS

FUNCTION	CATCHMENT	MINIMUM TOTAL AREA REQUIREMENT *	COMMENT
Linear Park	N.A. These parks link or connect focal parkland areas	11.1ha	To be principally located:- <ul style="list-style-type: none"> • along the Development Lines but outside of the area to be Developed; • along the edges of and through the flood storage area (approx 4.0ha); • along the edges of the active recreation lake at Regatta North (approx 6.01ha). Provide separation of two types - public recreation lake access (3.76ha) - community/neighbourhood access (2.25ha)
Precinct Park Neighbourhood/ Village Park	1 per Precinct Area 1 per Neighbourhood Area, or when a Neighbourhood is upgraded to a Village, a Village Park in preference to a Neighbourhood Park	13.55ha	These parks can be provided outside the Development Lines provided all other performance and design criteria can be met.
Focus Area	Focus area for DCP Area	5.6ha	Public access land in DPA 2 at Bokarina to provide a focal point and beach access Refer 4.16.2(c) for details
District Park/Regional Park	Normally 1 per district but dependant upon the characteristics of area	12.0ha	Provision for expansion of the Kawana Sports Complex to the west to accommodate a range of district and regional level community and recreational facilities. Assumes land of equal area and zoning can be obtained in exchange along the present eastern boundary of the flood plain.
* Exclusive of areas set aside for environmental and conservation purposes adjacent to natural waterways, and non-integrated bikeways and pedestrian routes.			

4.6 Open Space - Conservation

4.6.1 Intent

The intent of this designation is to identify those portions of the DCP Area which are considered to have significant environmental value and which should be retained in their natural state as part of a linked network of natural Open Space Conservation.

4.6.2 Implementation

- (a) DCP 1 Map 1 identifies the areas which fall under this designation and which the Council intends to protect through the Development control process. This designation includes frontal dune areas, Crummunda Environmental Park, creek, lake and river esplanades and areas of vegetation with high conservation value in the Mooloolah River floodplain and between the north and south arms of Currimundi Creek. In particular the Council wishes to ensure that a major natural open space link is maintained between the Mooloolah River and the Currimundi Creek and lake system.

In respect of the preparation of the Master Plans for DPA 4 provision is to be made for an esplanade along the full frontage of the Mooloolah River for a minimum width of 30m and to extend in width up to the existing tree line as identified in the Master Plans for DPA 4 provided however that dual fairways and additional clearing are to be accommodated.

- (b) Most of the areas identified in the DCP as being of environmental significance are under the ownership or control of the Master Developer.
- (c) The limit of Development Lines for the new development areas have been determined for areas adjacent to natural waterways and reflected in the zoning maps for the respective areas. These include conservation areas (including esplanades) as shown on DCP 1 Map 1 and Linear Park provision.

Progressively through the Master Planned Community Development Process these areas will become part of the public open space system.

- (d) In addition to the areas of high conservation value designated as Open Space - Conservation in the DCP, the Mooloolah River floodplain contains additional areas of melaleuca quinquenervia wetlands and heathlands of some conservation value, together with extensive cleared areas formerly used for farming purposes. The floodplain is also significant for flood storage purposes. However portions of the floodplain may be suitable for low impact nature based recreational activities which are compatible with its flood storage function and with the preservation of areas of high conservation value. In particular the Council is keen to ensure that convenient access is provided to the "borrow pit" lake area which has particular recreation potential. Accordingly, Council would be unlikely to favourably consider any application for Development in the floodplain which might result in any diminution of flood storage capacity or adverse impact on the nature conservation values of the area eg. vegetation clearance. Any Development and Subdivision applications over this area must be accompanied by appropriate environmental and engineering studies.

4.7 Town Centre

4.7.1 Intent

The intent of this designation is to identify the area (by symbol) where the consolidation of land uses are designed to complement a community identity and focus and strengthen the employment opportunities for the region.

4.7.2 Implementation

The Town Centre is expected to be comprehensively planned through the Master Planned Community Development process set out in Part 7 of the DCP. The planning of this area is to provide for the planning characteristics of mixed use Development or consolidation of land uses including residential, retail, commercial, cultural, government, community and industry and the complementary provision of higher order transportation. The planning for this area however will be required to comply with the principles outlined in the Regional Framework for Growth Management where Maroochydore is identified as the Key Regional Centre for the Sunshine Coast.

4.8 Regional Retail Centre

4.8.1 Intent

The intent of this designation is to identify the area where higher order retail, office, entertainment, recreational and supporting activities which serve a regional catchment are expected to locate.

4.8.2 Implementation

- (a) The Council is likely to favourably consider applications for commercial Development in the area designated Regional Retail Centre on DCP 1 Map 1.
- (b) The Council is unlikely to favourably consider applications which would result in an expansion of the Regional Retail Centre beyond the areas designated on DCP 1 Map 1.
- (c) On land with water frontage, the Council will encourage waterfront related activities such as commercial activities which provide a "Fisherman's Wharf" type amenity, or other forms of Development compatible with the intent for the designation which preserve public access adjacent to the waterway and maintain public views to the waterway particularly from the Nicklin Way.

4.9 District Retail Centre

4.9.1 Intent

The intent of this designation is to identify an area suitable for the Development for a commercial centre providing neighbourhood to district catchment level retail, office, entertainment, community, recreational and other ancillary facilities.

4.9.2 Implementation

This area is included in DPA 5 and provisions relating to the District Retail Centre are contained in Section 4.16 of this DCP.

4.10 Village Centres

4.10.1 Intent

The intent of this designation is to identify existing Village Centres and appropriate locations for future Village Centres which are intended to provide a limited range of retailing services at the neighbourhood catchment level of up to 10,000 persons.

4.10.2 Implementation

- (a) The preferred locations for additional Village Centres within the DCP Area are indicated diagrammatically on DCP 1 Map 1.
- (b) A site proposed for Development as a Village Centre should satisfy the following locational criteria:-
 - (i) the site should have its primary frontage to a collector road; and
 - (ii) the site should be directly accessible from the pedestrian/bikeway network; and
 - (iii) the Development will not have any undue adverse impacts on existing or likely future surrounding land uses.
- (c) Village Centres are expected to be comprehensively planned through the Master Planned Community Development Process set out in Section 7 of the DCP. The planning of the Village Centres is to provide for an appropriate range of Community Facilities including a neighbourhood house, community hall, child care centre, and Village Park system to form a comprehensively planned Village Centre. The Council will work with the developer to identify and co-ordinate the detailed requirements for the Community Facilities.

4.11 Highway Commercial

4.11.1 Intent

The intent of this designation is to identify those areas where highway commercial uses may establish. This designation is intended to accommodate a range of commercial uses such as retail showrooms, car sales yards, take-away food premises and the like which prefer the exposure and direct access provided by an arterial and sub-arterial road frontage.

The Council wishes to ensure that this form of Development is restricted to discrete areas rather than extensive areas of "strip" Development along the major roads, and that the form of Development ensures a high level of visual amenity and minimal impact on traffic flows along these major roads.

4.11.2 Implementation

- (a) The Council is likely to favourably consider applications for commercial Development in the areas identified as Highway Commercial on DCP 1 Map 1 subject to compliance with the provisions of the Planning Scheme. The appropriate zone to accommodate the preferred forms of Development is the Special Business zone.
- (b) The Council will not support applications for commercial Development on sites with frontage to an arterial or sub-arterial road outside the areas designated Highway Commercial on DCP 1 Map 1.

4.12 Employment Area

4.12.1 Intent

The intent of this designation is to identify those areas where employment generating activities especially service, light and general industries, warehouses and other compatible uses will be encouraged to establish within the DCP Area. Industrial activities are encouraged to locate in the expanded and consolidated area based on the existing Kawana Industrial Estate as indicated on DCP 1 Map 1. Intensive, noxious, offensive or hazardous industries or similar uses will not be permitted within the DCP Area.

4.12.2 Implementation

- (a) The Council is likely to favourably consider Development applications for light industry, service industry and warehouse, uses in the area between Production Avenue and the Parrearra Channel to act as a buffer between the general industrial uses and the waterway. In that part of the Employment Area north of Waterview Street, the Council is unlikely to favourably consider applications for uses other than showrooms or offices or the like. In that part of the Employment Area contained within the sewerage odour control buffer to the south of Main Drive an area has been identified as having particular characteristics for a business and technology park and is identified as DPA 9 addressed in 4.16.
- (b) The Council is likely to favourably consider applications for industrial Development (other than intensive, noxious, offensive or hazardous industrial uses) within the remainder of the designated area.
- (c) The Council will require the developer to install oil and silt arresters on stormwater drainage outlets at the time of Development to ensure there is no pollutant runoff to adjacent waterways.
- (d) The Council will ensure a high level of amenity and traffic safety and efficiency along Main Drive and the Nicklin Way by limiting direct access to those roads. Wherever possible Development proposals will be required to obtain access from secondary roads. The Council will also endeavour to limit the number of intersections of access roads into the Employment Area with Main Drive to minimise conflict points due to vehicle turning movements along Main Drive. Direct access to Main Drive will not be encouraged and the Council may require the provision of an access restriction strip at the Subdivision application stage.
- (e) Building setback areas adjacent to the Parrearra Channel shall be landscaped to the satisfaction of the Council so as to present an attractive aspect to the waterway.

4.13 Service Stations

4.13.1 Intent

These designations indicate the preferred locations for service stations throughout the DCP Area.

4.13.2 Implementation

- (a) The Council is likely to favourably consider applications for service station purposes in these locations subject to the requirements of the Planning Scheme. The Council will not support any applications for services station purposes in the Highway Commercial designated areas other than in those locations indicated by symbol on the DCP 1 Maps. The Council is likely to favourably consider an application for a service station where it is proposed that a service station be integrated with a Village Centre or higher order commercial centre as part of the Master Planned Community Development Process.

- (b) DPA 6 contains a site for a service station, and provisions relating to the Development of this site are contained in section 4.16.

4.14 Community Facilities

4.14.1 Intent

DCP 1 Map 2 indicates by various symbols the preferred location of additional community facilities which are expected to be required to meet the demands of the growing community as Development proceeds.

The proposed facilities have been indicated to ensure that their future provision is taken into consideration during the detailed planning and Subdivision of future Development areas. Community Facilities should be so located as to optimise their efficiency and benefit to the public.

4.14.2 Implementation

- (a) The proponent of any application to Develop an area which contains, or is adjacent to, the location for a Community Facility as indicated on DCP 1 Map 2 shall be required to liaise with the appropriate provider agency and the Council to ensure that their detailed site and locational criteria are met.
- (b) In considering any particular planning or Subdivision application, the Council may, at its discretion, require the applicant to provide an overall conceptual layout plan of a broader area indicating the proposed locations of any required Community Facilities and the proposed linkages from the area of the subject application to the proposed Community Facilities.
- (c) In general the Council will require the site of a proposed Community Facility to comply with the following locational criteria:-
 - (i) have at least one frontage to a collector road; and
 - (ii) be conveniently linked to the surrounding area's pedestrian/bikeway network; and
 - (iii) be co-located with other activity generating activities such as parkland and neighbourhood shops.
- (d) Where the preferred location of the Community Facilities is in an area under the control of the Master Developer, the Council will ensure that the Community Facilities are appropriately integrated into the urban fabric through the Master Planned Community Development Process.

4.15 Tourism Development

4.15.1 Intent

The Council desires to take advantage of the natural and man-made attractions within the DCP Area by the expansion of tourism related activities. This designation is intended to identify those areas in which tourism Development will be encouraged by the Council. Appropriate activities in these areas include but are not limited to tourist accommodation and related commercial activities and entertainment and recreational facilities. The Council will ensure that these activities are consistent with the current level of amenity in areas which are already Developed.

4.15.2 Implementation

- (a) The Council is likely to favourably consider applications for tourism Development in the designated areas, subject to their complying with other relevant provisions of the Planning Scheme including the DCP. Uses which are likely to be favourably considered by the Council include tourist accommodation, tourism-related retail and commercial activities including craft shops, restaurants, cafes, take-away food shops and entertainment and recreational facilities.
- (b) Mixed use Development comprising tourist-related commercial activities on the lower levels and tourist accommodation above, will be encouraged by the Council in the designated areas.

4.16 Detailed Planning Areas

4.16.1 Intent

The DCP 1 Map 1 identifies 10 areas designated DPA 1, DPA 2, DPA 3, DPA 4, DPA 5, DPA 6, DPA 7, DPA 8, DPA 9 and DPA 10, which, by virtue of their strategic location and/or size, are considered to present particular opportunities for comprehensively planned focal Developments.

The exact nature and extent of land uses appropriate to each of these areas cannot reasonably be determined at this time. Accordingly, the Council is providing the flexibility for the sites to accommodate a wide range of land uses through the use of the Special Development Zone and in the case of DPA 4, the Open Space Zone and the Sport and Recreation Zone, and in the case of DPA 10 the Residential A Zone provided the uses are undertaken in accordance with a Master Plan, to be submitted for approval as part of the Master Planned Community Development Process set out in Section 7 in this DCP, and conform with the general planning and design criteria set out below for each of the DPA's.

4.16.2 Implementation

- (a) The detailed planning, Subdivision and Development of DPA's will be undertaken in accordance with the Master Planned Community Development Process set out in Section 7 of this DCP, and with the detailed planning and design criteria set out below for each DPA.

A Site Development Plan will be required to be prepared in respect of land designated DPA (other than DPA 10). The Site Development Plan for each DPA (other than DPA 10) shall contain a Supplementary Table of Development for the DPA area as a whole or where the DPA is comprised of precincts for all precincts of that DPA setting out four columns with the specific issues listed under each of them in accordance with the principles stated in Table 4.16.

TABLE 4.16

Column 1 Permitted Uses	Column 2 Permitted Subject to Conditions	Column 3 Consent Required	Column 4 Prohibited Uses
Those uses determined to be the preferred uses, either within the DPA area as a whole, or where the DPA area is comprised of a number of precincts, within each of the precincts, together with minor ancillary uses.	Those uses considered to be supplementary to the preferred uses either within the DPA area as a whole or, where the DPA area is comprised of a number of precincts, within each of the precincts, and where the use is such as to require the imposition of conditions to regulate its use.	Those uses, not otherwise listed either under Columns 1, 2 or 4 in respect of the whole of the DPA area or, where the DPA area is comprised of a number of precincts, within each of the precincts, and which would be acceptable within the whole DPA area or precinct area where it is adequately demonstrated that the use would be compatible with, the preferred uses.	Those uses determined to be inappropriate either within the DPA area as a whole or, where the DPA area is comprised of a number of precincts, within each of the precincts.

(b) Detailed Planning Area 1 (DPA 1)

This DPA occupies a large area on the western side of the Nicklin Way and is abutted by a planned public recreation lake which will accommodate a variety of water related activities, including part of a 2 km long rowing course, a substantially continuous public access esplanade around the lake, and appropriately located and designed beach and esplanade areas incorporating a range of community and commercially related uses.

Development of the area will therefore be guided by the following broad criteria:-

- (i) The public recreation lake must be designed to minimise future maintenance, to the satisfaction of the Council.
- (ii) The public recreation lake edges are to present an appearance of sandy beaches with vegetation and few "hard edges". The sandy beaches are to be gently sloping to enable ease of access by the users of canoes and windsurfers and the like and may incorporate a neighbourhood or village park. It may be appropriate however to Develop a hard edge treatment to some sections of this (the eastern edge of the public recreation lake) where it can be demonstrated that the pedestrian and cyclist experience is not diminished or made unsafe. Part of this public recreation lake is also contained within the Urban area designation which will require assessment under the provisions of Section 4.4 of this DCP.
- (iii) No direct access to the Nicklin Way from individual land areas unless supported by a detailed traffic study accepted by the Council and the Department of Main Roads which shows that such can occur without detriment to the safe and efficient flow of traffic on the Nicklin Way.
- (iv) There is to be a high level of visibility of the proposed public recreation lake from the Nicklin Way and other adjoining roads.
- (v) The frontage to the Nicklin Way, other than for approved access points, is to be landscaped to provide an attractive "presentation" along this road and to assist in buffering traffic noises.
- (vi) Development of nodal areas for sports, leisure, recreation and community activities between the proposed public recreation lake and Sportsmans Parade and Stern Drive is to include the following:-
 - (A) the provision of a continuous public access promenade to the perimeter of the public recreation lake. The Development of commercial and community facilities adjacent to the public recreation lake are to accommodate a continuous public access promenade. In some locations however, such promenade may not directly abut the lake;

- (B) the average width of the public access promenade to be 15m measured from the nominal water level to the adjacent road or property alignment. It is intended the width will vary for relief (to avoid a bath tub appearance) and to accommodate drainage outlets and community focal points;
 - (C) recreation and leisure areas including barbecue and picnic facilities;
 - (D) facilities for cultural, welfare and hobby activities including community halls, community and youth related groups;
 - (E) rowing, and other water sports clubs;
 - (F) limited commercial activities contained in 4 or 5 nodes on the eastern side of the public recreation lake along Sportsmans Parade and Stern Drive. Only one of these nodes is to be located north of the boundary between the swimming pool and the Kawana Sports Complex. Land use opportunities in each of these nodes include boat hire facilities, kiosks and other recreational and community activities with the land use north of the boundary between the swimming pool and the Kawana Sports Complex, being those uses directly related to sports, leisure and recreational activities;
 - (G) the land and/or gross floor area for the commercial nodal areas will depend on the detailed planning of the DPA but shall not in any case exceed in total linear measurements 40% of the frontage to Sportsmans Parade and the Council will require that these uses are located so that continuous pedestrian and cycle access generally along the lake foreshore is achieved and that adequate visual and physical separation between uses occurs. The Council recognises however that amalgamation of some of these uses may create a more efficient use of the limited land resource available. The overall visual experience to pedestrians, cyclists and users of the lake is to be of lake and vegetation indominance, with any buildings to be designed so as to blend with the master planning theme; and
 - (H) sports leisure and recreational activities adjoining Sportsmans Parade and the head of the northern end of the public recreation lake.
- (vii) The DPA will be developed with lower intensity uses towards the southern edges of the DPA to ensure compatibility with existing low density residential Development, with higher intensities of residential and commercial Development being encouraged towards the southern end of the proposed public recreational lake.

The preferred land uses in the southern portion of the DPA (from the lake edge to the southern boundary) will be predominantly residential in nature however, in conjunction with the Master Planning Community Development Process, educational facilities, health care facilities or a significant club facility or similar would also be encouraged as preferred uses in this location.

- (viii) Commercial activities which provide a "Fisherman's Wharf" type amenity or other forms of Development compatible with the intent of the designation which

preserves continuous public access adjacent to the southern reaches of the public recreation lake and maintains public views to the waterway from the Nicklin Way, will also be encouraged as preferred use in this location.

- (ix) Land uses chosen for Development within DPA 1 should be such as will take advantage of the potential of the DPA due to its proximity to a major aquatic recreational resource and as a key focal point integrating the future Development of the balance areas of the DCP Area with the existing community, including pedestrian/cyclist linkages as indicated on the DCP-1 Map 2. Activities of a Highway commercial nature will not be permitted within this DPA.
- (x) A Detailed Planning Area Plan is to be prepared for the whole of the DPA and approved pursuant to the Master Planned Community Development Process prior to the commencement of the Development of land use within the DPA, showing the intended range of land uses, their nature and extent, and the specific Development Criteria to be applied to ensure that the manner of their development enhances the amenity of the area and recognises the amenity of existing residential areas.

In the context of the preparation of the Site Development Plan, predominant preferred uses contained within Columns 1 or 2 of the Supplementary Table of Development are therefore:-

- community activities adjoining Sportsmans Parade;
- park (public open space - generally continuous public recreation lake frontage public access);
- uses permitted in the designation "Urban";
- limited commercial to public recreation lake edge adjoining Sportsmans Parade;
- "Fisherman's Wharf" type facilities to the southern edge of the public recreation lake;
- education facility;
- health care facility;
- commercial (offices and the like, to enhance focal position);
- club facility; and
- sports, leisure and recreational activities adjoining Sportsman Parade and the head of the northern end of the public recreation lake.

(c) Detailed Planning Area 2 (DPA 2)

This area comprises a large site of approximately 30 hectares across the Nicklin Way from DPA 1 and extending to the frontal sand dunes. It is the last large undeveloped beachfront site within the DCP Area, and provides the opportunity for a focal Development based around public beach access and associated recreational activities for residents and visitors.

It is intended that Development of the DPA will be guided by the following broad criteria:-

- (i) Open space and community land with an area of approximately 5.9 hectares will be provided to cater for the needs of local residents and tourists. Controlled beach access will be provided from the park and from a site for a surf lifesaving club and public parking facilities as well as other community facilities intended to serve the local resident community. The make up of this area is to be as follows :-
- | | |
|---------------------------------|--------|
| • Village Park System | 2.0ha |
| • Public Access Club Facilities | 1.0ha |
| • Linear Park | 1.6ha |
| • Public Access Domain (Mall) | 0.5ha |
| • Community Facilities | 0.3ha |
| • Surf Club Facility | 0.5ha. |
- (ii) Complementary to the focal Development intent of this DPA a commercial/boutique retail/community/public domain (mall) precinct or precincts will be encouraged as preferred uses in this location with their design and relationship to meet the needs of local residents and tourists and which provides a vibrant focal point for the Kawana area.
- (iii) There is to be no direct access to the Nicklin Way from individual land uses.
- (iv) There is to be controlled access only to Beach and Wurley Drive, and to any proposed new access road from the Nicklin Way.
- (v) The frontages to the Nicklin Way and Beach and Wurley Drives, other than for approved access points, are to contain linear parks approximately 10 metres wide (from kerb lines) and be landscaped to provide an attractive "presentation" of the DPA along these roads, to provide an "experience" for pedestrians and cyclists and to assist in buffering traffic noises.
- (vi) Appropriate linkages are to be provided to the Village Park and focal point through the DPA to existing developed areas and to areas west of the Nicklin Way for pedestrians and cyclists. There will be a grade separated, or signalised, linkage from this area under or across the Nicklin Way to DPA 1 and directly to the foreshores of the recreational lake and rowing course and its extensive foreshore paths and cycleways and community facilities. Road access within this DPA is to be so designed as to discourage north-south through traffic from using this area as an alternative route to the Nicklin Way.
- (vii) The DPA is to be Developed with lower intensity uses towards the edges of the DPA to ensure their compatibility with existing low density residential development north and south of the DPA. Higher intensities of Development will be encouraged towards the centre of the DPA, particularly around the focal Development, to assist in providing a sense of place. In the centre an 8 storey

height limit is not to be exceeded. The Council will encourage the Development of a significant club facility or similar in this DPA which is sized to accommodate an area of 1ha of land for public access and enjoyment of club facilities. In the event that this use does not occur however, and residential is the preferred use, the Council will require a 1ha area of land to be set aside for public access club facilities.

- (viii) Land uses are to be predominantly residential in nature, with an emphasis on higher densities to a maximum height of 8 storeys towards the centre of the DPA. Various forms of tourist Development would be welcomed by the Council, should these prove to be commercially viable. Commercial Development will be limited to the focal area. In particular, activities of a Highway Commercial nature will not be permitted along the Nicklin Way frontage of the DPA.

A Detailed Planning Area Plan shall be prepared for the whole of the area of DPA 2, and approved pursuant to the Master Planned Community Development Process prior to commencement of Development of land use within the area, and showing the intended range of land uses, their nature and extent, and the specific Development Criteria to be applied to ensure that the manner of their Development enhances the amenity of the area and recognises the existing amenity of adjoining residential areas.

In the context of the preparation of a Site Development Plan, the predominant preferred uses contained within Columns 1 or 2 of the Supplementary Table of Development are therefore:-

- residential and tourist accommodation;
- commercial;
- village park system;
- community facilities;
- surf club facility;
- boutique retail/public mall/restaurant, fast food and the like; and
- club facility.

- (d) Detailed Planning Area 3 (DPA 3)

This DPA is located in a key position between the Kawana Waters Canal and the Nicklin Way and is adjacent to the Regional Retail Centre.

A Detailed Planning Area Plan will be required to be prepared for the whole of DPA 3 and approved pursuant to the Master Planned Community Development Process prior to the commencement of Development of the land use within the area and showing the intended range of land uses, their nature and extent and the specific Development Criteria to be applied to ensure the manner of their Development enhances the amenity of the area and recognises the existing amenity of the adjoining residential areas. A Site Development Plan shall be prepared as part of the Master Planned Community Development Process and shall contain a Supplementary Table of Development.

In the context of the preparation of a Site Development Plan the predominant preferred uses contained in Columns 1 and 2 of the Supplementary Table of Development are therefore:-

- motel/accommodation building;
- office park type Development to include a mix of business elements;

- medium density residential;
- complementary uses such as restaurants and the like.

It is intended that Development of the DPA will be guided by the following broad criteria:-

- (i) The nature and form of future Development is to be such as will complement the amenity of adjoining uses fronting the waterway, and enhance the visual amenity along this section of the Nicklin Way.
 - (ii) Development of the DPA is to be provided with adequate car parking and safe and efficient means of ingress and egress designed to minimise any impact on traffic flow in the Nicklin Way off Jessica Boulevard. Access points are to be restricted to a minimum spacing of 60m.
 - (iii) Open parking areas should be screened from the road and waterway by the provision of appropriate landscaping, including mounding if required.
 - (iv) Building facades to all road and waterway frontages are to be aesthetically pleasing and, wherever possible, designed in accordance with the provisions of the Site Development Plan, and aimed at providing an integrated scheme of Development for the whole area.
 - (v) Any loading docks and service areas are to be appropriately located and screened so as to be visually unobtrusive from the adjoining roads and waterways.
- (e) Detailed Planning Area 4 (DPA 4)

This DPA comprises an area of approximately 335 hectares, most of which is influenced by the Mooloolah River Flood Model Solution.

Whilst the flood solution characteristics of the DPA must be retained, areas are suitable for a variety of land uses with the majority of the lands having an active and passive recreation value and conservation value.

It is intended that development of the DPA will be guided by the following broad criteria:-

- (i) The nature and form of future Development is to be such as will preserve the flood storage capacity and flow characteristics of the DPA.
- (ii) Appropriate linkages will be provided to the river from the adjacent Urban development for pedestrians and cyclists.
- (iii) The integrity of significant vegetation within the DPA is to be preserved.
- (iv) The DPA at its northern extremity, offers the potential to extend the District/Regional Sports Complex with pedestrian/cyclist linkages, located so as to access the river and the provision of a Village Park adjacent and south of the Southern lake.
- (v) Lakes are envisaged within DPA 4 area and are to be Developed in accordance with the following criteria:-

- (A) the southern lake is an existing borrow pit, the preferred use of which is for passive enjoyment for the public with a conservation area on its northern edge (east of the Multi Modal Transportation Corridor) and village park opportunity to its southern edge (east of the Multi Modal Transportation Corridor);
 - (B) other lakes (not yet created) are preferred for passive enjoyment for the public or form part of any golf course development within this area;
 - (C) the northern lake is an existing "borrow pit", the preferred use of which is for active recreation;
 - (D) it is intended that these lakes, where practical, will form part of the urban drainage system acting as retention/settlement ponds assisting in an improved water quality system;
 - (E) non powered and non wind assisted craft (such as canoes) will only be permitted on these lakes;
 - (F) the provision of a pedestrian link between the northern lakes and the additional sports and recreation lands; and
 - (G) provision of a maximum 100m buffer around northern lakes provided however that in order to minimise vegetation disturbance, lakes will be located as close as practical to the Multi Modal Transportation Corridor resulting in a reduced buffer width on the east side of lakes.
- (vi) Private and public open space and recreational purposes will be encouraged within the existing cleared areas of the DPA. The Council will encourage the Development of a significant club facility or similar. Eco-tourism uses will also be encouraged in this DPA.
- (vii) The provision of the proposed Multi Modal Transportation Corridor as identified on DCP-1 Map 2.

A Detailed Planning Area Plan will be required to be prepared for the whole of DPA 4 and approved pursuant to the Master Planned Community Development Process prior to the commencement of the Development of land use within the area showing the intended range of land uses, their nature and intent, and the specific Development Criteria to be applied to ensure that the manner of their Development preserves the flood storage capacity and flow characteristics of the DPA in addition to providing opportunities for private and public open space and recreational purposes.

In the context of the preparation of a Site Development Plan, the preferred uses contained in Columns 1 and 2 of the Supplementary Table of Development within this DPA are:-

- public open space and recreation areas;
- park (public and/or private tenure);
- golf course and club facility;
- equestrian facility;
- eco-tourism accommodation; and
- Multi Modal Transport Corridor.

(f) Detailed Planning Area 5 (DPA 5)

This DPA is suitable for the Development for a commercial centre providing Neighbourhood to District level retail, office, entertainment, community, recreational and other ancillary facilities.

A Detailed Planning Area Plan will be required to be prepared for the whole of DPA 5 and approved pursuant to the Master Planned Community Development Process prior to the commencement of Development of the land use within the area and showing the intended range of land uses, their nature and extent and the specific Development Criteria to be applied to ensure the manner of their Development enhances the amenity of the area and recognises the existing amenity of the adjoining residential areas.

In the context of the preparation of a Site Development Plan, the preferred uses contained in Columns 1 and 2 of the Supplementary Table of Development within this DPA are:-

- Neighbourhood to District level retail facilities.
- Neighbourhood to District level office accommodation.
- Neighbourhood to District level entertainment/recreation facilities.
- Neighbourhood to District level community facilities to those aforementioned.

During the planning of the District Retail Centre appropriate sites should be considered and identified for Community Facilities, such as a small community centre, community hall, community health sub-centre and branch library. The Council will work with the developer to identify and co-ordinate the detailed requirements for these facilities.

All Development proposals will be required to comply with the relevant Development requirement guidelines in the Planning Scheme, except that the maximum height of Development in this area will be limited to three storeys.

(g) Detailed Planning Area 6 (DPA 6)

This DPA contains an existing service station and local convenience store which are appropriate land uses for the site and are intended to continue operation. This DPA is also suitable for the development of a limited range of commercial uses:

- (a) which are consistent with the existing service station and local convenience store uses: and
- (b) which can not be developed for good planning reasons on other land within the DCP Area suitably designated under the DCP for such uses: and
- (c) which would not:
 - (i) impact on the residential uses to the north of DPA 6; and
 - (ii) require significant car parking provision such as is required by a food outlet or a restaurant; and
 - (iii) result in the off-site parking of vehicles associated with these uses.

In the context of the preparation of a Site Development Plan:

- (a) there are no preferred uses contained in columns 1 and 2 of the Supplementary Table of Development; and
- (b) the uses contained in column 3 of the Supplementary Table of Development may include:
 - commercial premises;
 - health care premises; and

- veterinary surgery.

(h) Detailed Planning Area 7 (DPA 7)

This DPA is located in an area influenced by the Water Pollution Control Plant Buffer Area. The land is adjacent to the By-pass Channel entrance from the Mooloolah River and the proposed Multi Modal Transportation Corridor.

All Development proposals on this DPA will be required to be in accordance with the required Master Plans indicating the design layout and intent for the whole DPA and its relationship with the urban residential to the north and east and the entrance channel works and comply with the constraints imposed by the Water Pollution Control Plant Buffer Area and the proposed Multi Modal Transportation Corridor.

In the context of the preparation of a Site Development Plan, the preferred uses contained in Columns 1 and 2 of the Supplementary Table of Development within the DPA are:-

- club facility;
- service station, and complementary uses of convenience shop and car wash facilities;
- sport and recreation and associated facilities;
- indoor entertainment/outdoor entertainment;
- eco tourism (river/national park related) facilities;
- business park or similar Development (but with no direct access from sites to the proposed adjacent Multi Modal Transportation Corridor); and
- lake.

(i) Detailed Planning Area 8 (DPA 8)

This DPA is a very prominent site and is considered inappropriate for a SEQEB depot which is its current proposed use. The DPA lends itself to a commercial or tourist activity.

The DPA may accommodate a building of up to 4 storeys. A Site Development Plan will be required to be prepared for the whole of DPA 8 and approved by the Council prior to the commencement of Development of the land use within the area and showing the intended range of land uses, their nature and extent and the specific Development Criteria to be applied to ensure the manner of their Development enhances the amenity of the area and recognises the existing amenity of the adjoining residential area.

In the context of the preparation of the Site Development Plan, the preferred uses in order of preference, contained in Columns 1 and 2 of the Supplementary Table of Development within this DPA are:-

- commercial uses;
- tourist uses; and
- public utility/public use.

(j) Detailed Planning Area 9 (DPA 9)

‘The DPA comprises an area of approximately 26 hectares. The land is located between the existing Employment Area north of Main Drive, the proposed Town Centre to the south, the public recreation lake to the east and the Multi Model Transportation Corridor to the west.

In the context of the preparation of the Structure Plan that is to be prepared in relation to the DPA and the Urban Designated Areas:

- (a) the broad intent and structure of the DPA must be in accordance with the structure of the DPA as shown on DCP Map 5 and the intent of the DPA as specified in Table 4.16.2(j); and
- (b) the location of the Water Pollution Control Plant Buffer Area must be in accordance with DCP Map 5; and
- (c) the predominant and preferred land use opportunities for the DPA must be in accordance with the intent and land uses for each precinct in the DPA as shown in Table 4.16.2(j).

In the context of the preparation of the Detailed Planning Area Plan that is to be prepared in relation to the DPA:

- (a) the general nature, form and location of Development for the DPA must be in accordance with the structure of the DPA as shown on DCP Map 5 and the Structure Plan and the intent of the DPA as specified in Table 4.16.2(j); and
- (b) the location of the Water Pollution Control Buffer Area as shown on DCP Map 5 and the Structure Plan must be shown in more detail; and
- (c) the Detailed Planning Area Plan must show a neighbourhood park as shown on DCP Map 5 that accords with the Community Recreation and Open Space Model in Appendix 1 of the DCP. In particular, the park must not be bisected by any roads and must be located adjacent to the public recreation lake and contain an internal play area of no less than 1,200m²; and
- (d) the land uses that are shown on the Detailed Planning Area Plan must be in accordance with the intent of the of relevant precinct specified in Table 4.16.2(j); and
- (e) the Detailed Planning Area Plan must show that a Site Development Plan containing a Supplementary Table of Development is required to be prepared in respect of each precinct shown on DCP Map 5; and
- (f) the Detailed Planning Area Plan must state that the land within the DPA must not be reconfigured into lots that are less than 2,000 m².

In the context of the preparation of a Site Development Plan in respect of each of the precincts shown on DCP Map 5:

- (a) the land uses to be contained in columns 1 and 2 of the Supplementary Table of Development in respect of the relevant precinct must be in accordance with Table 4.16.2(j); and

- (b) all other land uses not required to be contained in columns 1 and 2 of the Supplementary Table of Development pursuant to paragraph (a) must be contained in column 4 of the Supplementary Table of Development; and
- (c) the Site Development Plan must specify development criteria to control the form and context of any land uses that are contained in columns 1 and 2 of the Supplementary Table of Development.

In relation to a Master Plan being a Detailed Planning Area Plan or a Site Development Plan (“Prescribed Master Plan”) that has been:

- (a) submitted for approval prior to the commencement of amendments to section 4.16.2(j) adopted on 16 January 2004, the Prescribed Master Plan is to be assessed in accordance with the Planning Scheme (including DCP1) immediately in force prior to the commencement of the amendments; and
- (b) approved prior to the commencement of amendments to section 4.16.2(j) adopted on 16 January 2004, the Prescribed Master Plan shall continue to have effect and development and other lower order Master Plans must comply in the way stated in this DCP with the Prescribed Master Plan and the provisions of the Planning Scheme (including DCP1) immediately in force prior to the commencement of the amendments as if the amendments had not commenced; and
- (c) approved prior to the commencement of amendments to section 4.16.2(j) adopted on 16 January 2004, the Prescribed Master Plan may be amended in accordance with the Master Planned Community Development Process but the amended Master Plan is to be assessed in accordance with the Planning Scheme (including DCP1) in force at the date of the application for approval of the amended Master Plan.’

The limitation of the land uses that are to be developed in DPA9 to those that are identified above and in Table 4.16.2(j) is intended to ensure, particularly in the case of retail and office uses, that the development and use of land within DPA9 whether of itself or in conjunction with the development or use of land within the future Kawana Sub Regional Centre does not significantly compromise by way of the development and use of land either individually or collectively the following:

- a) the intended primacy and function (including the provision of, and allocation of services and facilities) of the Caloundra Regional Centre under the Strategic Plan and Development Control Plan 8 and the Regional Retail Centre under the Strategic Plan and Development Control Plan 8; or
- b) the function of the future Kawana Sub Regional Town Centre under the DCP.

Table 4.16.2(j) – Detailed Planning Area 9

Precinct	Intent of the Precinct	The only land uses that may be contained in Columns 1 and 2 of a Supplementary Table of Development in respect of the Precinct
1	<p>This precinct is to act as a transition area from the Employment Area to the north of Main Drive to the mixed use area of DPA 9 where:</p> <p>(a) commercial premises are not located on the ground floor of buildings; and</p> <p>(b) industrial related uses such as light industry, service industry and warehouses provide the predominant employment opportunities.</p>	<p>Commercial Premises (where not located on the ground floor of a building)</p> <p>Educational Establishment (where limited to the training of persons necessarily associated with a Light Industry or a Service Industry)</p> <p>Light Industry</p> <p>Public Purpose</p> <p>Public Utility</p> <p>Service Industry</p> <p>Showroom (where limited to the sale of vehicles)</p> <p>Warehouse</p>
2	<p>This precinct is to act as the core area of DPA 9 where employment opportunities are predominantly provided by clean manufacturing, commercial premises and business premises.</p>	<p>Business Premises</p> <p>Call Centre</p> <p>Clean Manufacturing</p> <p>Commercial Premises</p> <p>Local Store</p> <p>Public Purpose</p> <p>Public Utility</p> <p>Service Industry</p> <p>Warehouse</p>
3	<p>This precinct is to act as the main entrance to DPA 9 where:</p> <p>(a) commercial related uses are not located on the ground floor of buildings; and</p> <p>(b) the non-commercial uses that are located on the ground floor of buildings provide a strong interface and connectivity to the public recreation lake.</p>	<p>Business Premises</p> <p>Call Centre</p> <p>Child Care Centre (located outside of the Odour Control Buffer Area)</p> <p>Commercial Premises (where not located on the ground floor of a building)</p> <p>Food Outlet (not incorporating a drive-in takeaway facility)</p> <p>Health Care Premises</p> <p>Hospital</p> <p>Indoor Entertainment</p> <p>Park</p> <p>Public Purpose</p> <p>Public Utility</p> <p>Restaurants</p> <p>Shop (where limited to the sale of sporting goods)</p> <p>Sport and Recreation</p>

Precinct	Intent of the Precinct	The only land uses that may be contained in Columns 1 and 2 of a Supplementary Table of Development in respect of the Precinct
4	This precinct is to act as a predominantly high-density residential area where the Development on the ground floor of buildings provide a strong interface and connectivity to the public recreation lake.	Accommodation Building Caretakers Residence Child Care Centre Food Outlet (not incorporating a drive-in takeaway facility) Function Room Home Business Local Store Motel Multiple Dwelling Park Public Utility Restaurant Sport and Recreation Temporary house and land sales office
5	This precinct is to act as an employment area for predominantly clean manufacturing and commercial premises which because of their large floor areas cannot be located on land designated for these purposes in the Town Centre or the Caloundra Regional Business Centre.	Accommodation Building Call Centre Car park Caretakers Residence Child Care Centre Clean Manufacturing Commercial Premises (where the gross floor area of any commercial premises is not less than 1,000m ²) Educational Establishment Food Outlet (not incorporating a drive-in takeaway facility) Function Room Indoor Entertainment (where the development is not a cinema) Industrial Retail Premises Multiple Dwelling Park Public Purpose Public Utility Service Industry Showroom (where precinct 6 of DPA 9 is at least 70% developed)

Precinct	Intent of the Precinct	The only land uses that may be contained in Columns 1 and 2 of a Supplementary Table of Development in respect of the Precinct
6	This precinct is to act as predominantly a retail area for uses involved in the sale of bulky goods which because of their large floor areas and land consumptive nature cannot be located on land designated for these purposes in the Town Centre, the Buddina Regional Business Centre or the Caloundra Regional Business Centre.	Automatic Mechanical Car Wash Car Park Caretakers Residence Clean Manufacturing Food Outlet Nursery Park Public Purpose Public Utility Restaurant Service Station Showroom Warehouse
7	This precinct is to act as a predominantly higher density residential area to accommodate persons engaged in activities within DPA 9 and the Town Centre.	Accommodation Building Caretaker's Residence Hotel Motel Multiple Dwelling Park Public Purpose Public Utility Temporary House and Land Sales Office
8	This precinct is to act as a predominantly higher density residential area to accommodate persons engaged in activities within DPA 9 and the Town Centre where the Development on the ground floor of buildings provide a strong interface and connectivity to the public recreation lake.	Accommodation Building Caretaker's Residence Food Outlet (not incorporating a drive-in takeaway facility) Function Room Motel Multiple Dwelling Park Public Purpose Public Utility Restaurant Temporary House and Land Sales Office

The land uses specified in Table 4.16.2(j) have the meanings given in the Planning Scheme except in the case of for the following land uses:

“**Business premises**” means premises used or intended to be used for the sale or the provision of services (including the ancillary sale of goods, storage, administration and staff facilities on the same premises) by:

- (a) a bank; or
- (b) a building society; or
- (c) a credit union; or
- (d) a finance company agency; or
- (e) a real estate agency; or
- (f) a Totalisator Administration Board Agency; or
- (g) a travel agency; or
- (h) a sporting body; or
- (i) a person who performs massage, manicure, pedicure or is in any other way involved in the treatment of persons other than in the course of a Health Care Practice as defined in the Planning Scheme.

“**Call Centre**” means premises used or intended to be used for a commercial premises where:

- (a) the gross floor area of the commercial premises is not less than 250 m²; and
- (b) the commercial premises is limited to the sale of or the provision of information in respect of a product or a service by means of the telephone, a computer or other form of electronic communication; and
- (c) the commercial premises does not involve the carrying out of face to face communications with customers, clients or representatives on the premises in the course of conducting the commercial premises.

“**Clean manufacturing**” means premises used or intended to be used for a purpose specified in Table 1 or defined as an industry in the Planning Scheme which:

- (a) does not detrimentally affect the amenity of premises (other than the site) due to noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil or waste products; and
- (b) does not involve the operation of heavy vehicular traffic; and
- (c) is wholly contained within an enclosed building; and
- (d) is not an environmentally relevant activity as defined in the *Environmental Protection Act 1994*.”

TABLE 1

- Analytical laboratory (being for medical or other purposes)
- The manufacturing or assembly of any of the following:
 - Bookbinding
 - Aids and appliances for disabled persons
 - Cameras
 - Clocks, watches
 - Drawing or writing goods
 - Musical instruments
 - Optical goods
 - Scientific instruments
 - Therapeutic and life support aids, appliances, garments and equipment
 - Audio visual equipment
 - Any use having a high technology (including but not limited to manufacturing or assembly of computing equipment or phones) or biotechnology focus

“**Home Business**” means premises:

- (a) being a dwelling unit situated on the ground floor or first level of a multiple dwelling as defined in the Planning Scheme; and
- (b) used or intended for use as a commercial premises as defined in the Planning Scheme where the commercial premises is conducted by the owner of the dwelling unit who resides in the dwelling unit and no more than four (4) other persons (including any other residents of the dwelling unit).

“**Service Industry**” has the meaning given in the Planning Scheme except that the limitation in respect of total use area specified in paragraph (a) of the definition in the Planning Scheme does not apply.

“**Shop**” means premises used or intended to be used for the purpose of display or offering for sale goods to members of the public (including the ancillary storage, administration and staff facilities on the same premises). The term includes a bottle shop licensed under the *Liquor Act 1992* and having a gross floor area of less than 300m².

(k) Detailed Planning Area 10 (DPA 10)

This DPA comprises an area of approximately 60 hectares. The land is located in an area west to the Multi Modal Transportation Corridor and is generally surrounded by open space. The area of the DPA, its regular shape, elevations, and setting provides the opportunity for an integrated neighbourhood Development including a variety of uses and facilities relating to the urban, conservation and recreational value of the surrounding areas.

Master Plans will be required to be prepared for the whole of DPA 10 and approved by the Council prior to the commencement of Development of the land uses within the area showing the intended range of land uses, their nature and extent and the specific Development Criteria to ensure the manner of their Development recognises the following broad criteria:-

- (i) The nature and form of the Development of this DPA is to be such as will preserve the flood storage capacity and flow characteristics of the flood plain and maintain and enhance conservation values.
- (ii) Appropriate linkages will be provided to the adjacent DPA 4 area Development for pedestrian and cyclists.
- (iii) The proximity to the Multi Modal Transportation Corridor.
- (iv) The proximity to the open space that will generally surround the DPA area.
- (v) There shall be no access other than pedestrian and bikeway to Sunset Drive.

In the preparation of Master Plans the following matters must be taken into consideration:-

- the impact the proposed development will have upon Good Quality Agricultural Land; and
- the matters addressed in State Planning Policy 1/92 and any supporting Guidelines.

These matters must be addressed, in writing, as part of an application for approval of a Master Plan.

In the context of the preparation of Master Plans and recognising the characteristics of the DPA the preferred uses within this DPA are:-

- club facility (including accommodation);
- eco tourism accommodation;
- education facility; and
- residential and associated/ancillary commercial and community facilities (where such facilities are designed and Developed to accommodate a range of different types of varying densities compatible with the foregoing uses).

5.0 CIRCULATION NETWORK - INTENT AND IMPLEMENTATION CRITERIA

5.1 State Controlled Roads

5.1.1 Intent

The intent of this designation is to identify existing and proposed major arterial roads and associated interchanges in the DCP Area. These are limited to the Nicklin Way (existing) and the proposed Multi-Modal Transportation Corridor which as well as linking Caloundra road to the Sunshine Motorway by way of an arterial road, also provides for a Public Transport Corridor and a local road component that directly services the future urban Development within the DCP area.

5.1.2 Implementation

- (a) The preferred locations for the State Controlled Roads are indicated on DCP-1 Map 2.
- (b) The requirements for State Controlled Roads within the DCP area are contained within the Transport Infrastructure Agreement.
- (c) The development of a transit facility will include provision for close integration with urban Development on the eastern side of the corridor with appropriate physical connection to the Public Transport Corridor. The position of this transit facility is required to be located such that it joins with the Public Transport Corridor but also forms an integral part of the Town Centre.
- (d) In assessing applications for Development, Subdivision and Master Plan approval, in respect of the requirements for State Controlled Roads in the DCP area, the Council will ensure compliance with the requirements of the Transport Infrastructure Agreement.

5.2 Sub-Arterial Roads

5.2.1 Intent

This level of road in the road hierarchy is primarily intended to move traffic rather than provide access to individual properties. These roads provide a link between higher order roads and the rest of the road hierarchy and accommodate public transport.

5.2.2 Implementation

Except as otherwise provided in the Transport Infrastructure Agreement:

- (a) The preferred locations for sub-arterial roads are indicated on DCP 1 Map 2.
- (b) The sub-arterial road corridor width will generally be 30 metres except where appropriate widening is required at intersections.
- (c) There will be no direct individual residential allotment property access except for larger commercial and/or accommodation complexes.
- (d) The design speed is 60 kilometres per hour except in the vicinity of intersections where a lower design speed is necessary for safety and proper traffic management.
- (e) The sub-arterial road configuration will generally be:-

Footpath	5m
2 through lanes	7m
Centre median	6m
2 through lanes	7m
Footpath	<u>5m</u>
	30m

- (f) In assessing applications for Development, Subdivision and Master Plan approval, the Council will ensure that sub-arterial roads are provided in general conformance with the sub-arterial roads indicated in DCP 1 Map 2.

5.3 Trunk Collector Streets

5.3.1 Intent

The intent of identifying these elements is to ensure that the detailed design of new areas incorporates an efficient road network which is appropriately linked to higher order roads in the overall road hierarchy. The trunk collectors are intended to provide for local traffic movement to higher-order roads. These may be required to be designed to accommodate public (bus) transport.

5.3.2 Implementation

- (a) DCP 1 Map 2 indicates the trunk collector streets for the undeveloped areas.
- (b) The trunk collector street configuration is:-

Footpath	4m
2 through lanes	7m
Centre median	3m
2 through lanes	7m
Footpath	<u>4m</u>
	25m

- (c) There will be no direct individual residential allotment property access except for larger commercial and/or accommodation complexes.
- (d) In assessing applications for Development, Subdivision and Master Plan approval, the Council will ensure that trunk collector streets are provided in general conformance with the trunk collector streets indicated on DCP 1 Map 2.

5.4 Collector Streets

5.4.1 Intent

The intent of identifying these elements is to ensure that the detailed design of new areas incorporates an efficient road network which is appropriately linked to higher order roads in the overall road hierarchy. The collector streets are intended to provide for local access and local traffic movement and should be designed to discourage use by traffic passing through the local area.

5.4.2 Implementation

- (a) DCP 1 Map 2 indicates possible access points for collector streets in undeveloped areas.
- (b) In assessing applications for Development, Subdivision and Master Plan approval, the Council will ensure that collector streets are provided in general conformance with DCP 1 Map 2. In particular the Council will ensure that the collector streets do not provide a direct link between higher order roads in the network which would encourage through traffic to use the collector streets in preference to a designated State Controlled Road, sub-arterial, or trunk collector street.

5.5 Bikeways/Pedestrian Links

5.5.1 Intent

This designation indicates in broad terms a network of bikeways and pedestrian paths which is planned to connect residential areas with major activity nodes including schools, shopping facilities, sporting facilities, open space and foreshore areas.

5.5.2 Implementation

Except as otherwise provided in the Transport Infrastructure Agreement:

- (a) The preferred routes of the bicycle/pedestrian network are indicated on DCP 1 Map 2.
- (b) In assessing applications for Development, Subdivision and Master Plan approval, the Council will ensure that the relevant elements of the bikeway/pedestrian network are incorporated in the design.
- (c) At the Subdivision approval stage, the Council will require the developer to provide the land and construct those elements of the bikeway/pedestrian network contained within the new Development areas. The Council will progressively implement the links in currently Developed portions of the DCP Area as part of its overall strategy.

5.6 Public Transport Routes

5.6.1 Intent

The Council wishes to ensure that the potential for urban areas of the City to be provided with a public transport service in the future is recognised in the design and lay-out of Development proposals.

5.6.2 Implementation

- (a) In assessing applications for Development, Subdivision and Master Plan approval, the Council will ensure that roads are provided to an appropriate design standard to accommodate possible future bus traffic. Bus routes will generally use trunk collector streets and higher-order roads in the road hierarchy.

6.0 MISCELLANEOUS PROVISIONS APPLYING THROUGHOUT THE DCP AREA

6.1 Landscaping to Sub-Arterial Roads and Waterways

- (a) Landscaping plans are to be submitted with Development applications for sites which have a frontage to any road designated as a sub-arterial road in this DCP or to any waterway.
- (b) Landscaping plans are to ensure that the Development presents an attractive appearance from the sub-arterial road or waterway and to this end should address the following requirements:-
 - (i) Compatibility with and enhancement of adjoining streetscape elements including landscaping treatments of adjoining sites and any footpath treatments.
 - (ii) Provision of visual screening to any unsightly areas (e.g. tidy areas, parking areas, loading bays and the like) within the site.
 - (iii) Provision and/or maintenance of appropriate levels of privacy for users of the subject site or adjacent sites.
 - (iv) Where acoustic screening is required, the landscaping plan shall indicate the landscaping treatment along the full length of such screening and how the landscaping compliments the screening and/or reduces its visual impacts.

6.2 Use of Reflective Glass on External Walls

Reflective glass which forms all or part of any external wall of a building shall not exceed:-

- (a) a maximum degree of reflection of both heat and light of 20 percent; and
- (b) 60 percent of the total area of such wall.

6.3 Landscaping of Basement Roof Area

The roof of any basement area is to be landscaped to the satisfaction of the Council. Appropriate landscape treatments of these roof areas may include lawn, planter boxes, planted moundings and tiling for use as outdoor terrace areas.

6.4 Parking Areas to be Open to Public

Parking areas provided in association with non-residential Development shall be kept open and freely accessible to the public during the hours of operation of the activities on the site. No mechanical devices, barriers or signage shall be erected which would impede or otherwise discourage access to parking areas on the site by the general public during these hours.

6.5 SEQEB Transmission Line Easement

The Council will require an easement to be granted in favour of SEQEB as a condition of approval of any Development or Subdivision application over land affected by the 132kv sub transmission line not contained within a dedicated road or park reserve and which passes through the Parrearra and Kawana districts in the general location indicated on DCP-1Map2.

6.6 Downstream Island Intent

To preserve the intent of high amenity residential Development for the area described as the downstream (river) island or referred to as Minyama Island, the Council will not favourably consider further subdivision of lots on the island below 1,500m² in area.

6.7 Population Threshold

- (a) Notwithstanding anything contained in the Planning Scheme, no Development or Subdivision shall be carried out in Precincts 1, 2, 3, 4 or 5 as specified in DCP 1 Map 4 where:-
 - (i) the population exceeds the population limit specified on DCP 1 Map 4 in respect of that precinct by more than ten percent (10%); or
 - (ii) the total population as specified on DCP 1 Map 4 in respect of Precincts 1, 2, 3, 4 and 5 (ie. 22,410 persons) is exceeded.
- (b) Notwithstanding anything contained in the Planning Scheme, no Development or Subdivision shall be carried out in Precinct 6 as specified on DCP 1 Map 4 where the total population limit specified on DCP 1 Map 4 in respect of Precinct 6 (ie. 26,090 persons) is exceeded.
- (c) For the purposes of Section 6.7(a) and (b) the population of Precincts 1-6 shall be calculated in accordance with Section 5.4.1 of the Planning Study.

7.0 MASTER PLANNED COMMUNITY DEVELOPMENT PROCESS

7.1 Introduction

7.1.1 Rationale

The Council has adopted the Master Planned Community Development Process (MPCD) for the purpose of implementing this DCP in the major undeveloped portions of the DCP Area in recognition of the following salient factors:-

- (a) all the major areas of undeveloped land in the DCP Area are under the ownership or control of the one developer, the Master Developer, which provides a unique opportunity for a fully integrated approach to the planning, Subdivision and Development of the Kawana Waters Community Development Area; and

- (b) the provisions of Development Lease No.2 and related Development Agreements, and the role of the lessee (the Master Developer) and the Minister in the implementation of the further Subdivision and Development of the undeveloped lease areas in accordance with such provisions; and
- (c) the intent of the Master Developer to work co-operatively with the Council, and the Minister, with respect to Development Lease No. 2, to prepare and implement the Master Planned Community Development Process to the balance of its holding, integrated with the existing established areas within and adjacent to the DCP Area; and
- (d) the desirability of providing greater flexibility in the statutory provisions controlling such a large scale, comprehensively planned urban Development, to ensure the diversity of land use type, form and distribution essential to the creation of a fully integrated community which meets the needs of all its residents.

7.1.2 Application

The Master Planned Community Development Process set out below applies to all lands identified in DCP 1 Map 1 as being included in either the Urban or DPA designations.

7.1.3 Vision Statement

The following Vision Statement sets out the principles which will guide the future Development of the Kawana Waters Community Development Area through the Master Planned Community Development Process.

The Vision for the future of the Kawana Waters Community Development Area seeks to integrate:-

- (a) the community values to be incorporated in the aim to create a "complete community" with a strong residential emphasis and a "sense of place"; and
- (b) the market factors expected to govern and influence the rate, form and future growth of the area and Region; and
- (c) the need for the long-term economic viability of the Development.

To these ends, the future Development of the Kawana Waters Community Development Area is intended to be:-

- (a) undertaken in a structured, timely and cost-effective manner, which meets the needs of the community and the diverse markets expected to be attracted to the area; and
- (b) ensure a financially successful project; and
- (c) be characterised by:-
 - (i) quality in living environments, housing and all the diverse elements that constitute the community; and
 - (ii) variety of housing types and residential precincts, reflecting the diverse nature of the community; and

- (iii) affordability appropriate to the range of income levels in the community, with the emphasis on value for money; and
- (iv) safety in both housing, movement and community-wide activity; and
- (v) completeness in:-
 - active and passive open space and recreation areas and facilities; and
 - schools and educational facilities; and
 - shopping, commercial facilities; and
 - employment areas; and
 - community and child care facilities; and
 - health and welfare services and facilities; and
 - emergency services; and
 - communication and public transport; and
- (vi) accessibility in relation to open space, education and community facilities, and services; and
- (vii) connectedness, a feeling of relationship, linkage, and belonging in respect of both the physical and human elements of the community; and
- (viii) character, identity and vitality being factors which set the community apart and make it its own place, not a dormitory but an active, living and dynamic community.

7.1.4 Implementation

7.1.4.1 The planning, Subdivision and Development of the DPA's and Urban designated areas of the DCP Area is controlled by the Development Documents.

7.1.4.2 The Master Planned Community Development Process implements the vision and intent of the DCP utilising the Development Documents to achieve an integrated approach to the planning, Subdivision and Development of the DPA's and the areas designated Urban under the DCP.

7.1.4.3 Where an application for approval of a Master Plan, Subdivision, or Development is required to be lodged with and determined by the Council, the application may be:-

- (a) lodged separately, concurrently or sequentially with any other application notwithstanding the provisions of the Planning Scheme; and
- (b) determined by the Council in accordance with all relevant legislation (including subordinate legislation) separately, concurrently or sequentially.

7.2 Development of DCP Area

7.2.1 Development Rights

Notwithstanding any provision of the Planning Scheme, land designated DPA or Urban under the DCP shall not be Developed except for an Existing Use unless:-

- (a) the Master Plans as required to be prepared by the DCP have been approved in accordance with the Development Agreement and the DCP; and

- (b) where the Development involves Subdivision of the land, the Development is to be carried out on an allotment specifically identified and approved for that purpose by a Subdivision in accordance with section 7.3 of the DCP; and
- (c) the Development complies with:-
 - (i) the Development Documents; and
 - (ii) the approved Master Plans including the conditions of approval, Development Criteria, Urban Design Performance Criteria and Site Development Plan Design Parameters.

7.2.2 Permitted, Conditional Permitted and Permissible Development

The Planning Scheme provisions provide that land:-

- (a) designated Urban or DPA 10 under the DCP can be Developed for:-
 - (i) a Permitted Development in the Residential A zone where the purpose is Developed on an allotment specifically identified and approved for that purpose by a Subdivision in accordance with section 7.3.1 or 7.3.2 of the DCP; and
 - (ii) a Conditional Permitted Development in the Residential A zone where the purpose is specified on a Precinct/Estate Plan approved in accordance with the DCP; and
 - (iii) a Permissible Development in the Residential A Zone;
- (b) designated as DPA under the DCP (other than DPA's 4 and 10) can be Developed for:-
 - (i) a Permitted Development in the Special Development Zone where the purpose is specified in column 1 of a Supplementary Table of Development; and
 - (ii) a Conditional Permitted Development in the Special Development Zone where the purpose is specified in column 2 of a Supplementary Table of Development; and
 - (iii) a Permissible Development in the Special Development zone where the purpose is specified in column 3 of a Supplementary Table of Development; and
- (c) designated as DPA 4 under the DCP can be Developed for:-
 - (i) a Permitted Development in the Open Space and Sport and Recreation Zones where the purpose is specified in column 1 of a Supplementary Table of Development; and
 - (ii) a Conditional Permitted Development in the Open Space and Sport and Recreation Zones where the purpose is specified in column 2 of a Supplementary Table of Development; and
 - (iii) a Permissible Development in the Open Space and Sport and Recreation Zones where the purpose is specified in column 3 of a Supplementary Table of Development; and
- (d) which is not designated Urban or DPA under the DCP can be developed for those purposes specified in the Table of Development applicable to the zoning of the land.

7.3 Subdivision of DCP Area

7.3.1 Freehold Land

Notwithstanding the provisions of the Planning Scheme, Freehold Land and Freeholded Lease Land which is within a DPA or designated Urban under the DCP shall not be Subdivided unless:-

- (a) in the case of Freehold Land, the Council has approved all Master Plans required by the DCP to be prepared in respect of the land; and
- (b) a Subdivisional approval is granted by the Council in accordance with the DCP; and
- (c) the Subdivision is to enable the Development of the land for a Permitted Development, Conditional Permitted Development or Permissible Development; and
- (d) the Subdivision complies with:-
 - (i) the Development Documents; and
 - (ii) the approved Master Plans including the conditions of approval, Development Criteria, Urban Design Performance Criteria and Site Development Plan Design parameters.

7.3.2 Development Lease No 2

Land which is within Development Lease No 2 which is designated as a DPA or Urban under the DCP shall not be Subdivided under the Land Act 1994 other than in accordance with the Development Agreement.

7.4 Preparation of Master Plans

7.4.1 Structure Plan

7.4.1.1 A Structure Plan must be prepared in respect of the DPA's (other than DPA's 3, 5, 6 and 8) and the Urban designated areas of the DCP Area shown on DCP 1-Maps 1 and 3.

7.4.1.2 The Structure Plan must:-

- (a) outline the broad intent and structure of the DPA's and Urban designated areas of the DCP; and
- (b) show in more detail the elements of the DCP including:-
 - (i) the extent and relationship between proposed neighbourhood areas in terms of neighbourhood boundaries and the principles on which those boundaries are based (such as community of interest, definable edges and community culture); and
 - (ii) the predominant and preferred land use opportunities described in the various elements of the DCP; and
 - (iii) spatial location and hierarchy of business and community facilities elements; and
 - (iv) movement network including the major arterial roads, subarterial roads and collector road access; and

- (v) open space system; and
 - (vi) shape, profiles and function of the water bodies that result from the reclamation work together with the urban design rationale used to determine the location and alignment of the water bodies; and
 - (vii) the physical urban infrastructure (other than the road network) that is required to service the Kawana Waters Community Development Area; and
- (c) accompanied by supporting data including:-
- (i) an urban design rationale which describes the principles, concepts and strategies underpinning and guiding the form, type and arrangement of land uses and describes compliance with the DCP; and
 - (ii) an education strategic analysis; and
 - (iii) a commercial opportunities plan; and
 - (iv) an employment analysis; and
 - (v) an impact assessment of flooding and drainage issues, water quality issues and construction and geotechnical issues; and
 - (vi) in addition to any requirements for traffic impact analysis under the Transport Infrastructure Agreement, a traffic and transportation network analysis; and
 - (vii) a physical urban infrastructure, capacity and network analysis; and
- (d) comply with the Development Documents; and
- (e) be prepared at a scale 1:10,000.

7.4.2 Neighbourhood/Village Plan

7.4.2.1 A Neighbourhood/Village Plan must be prepared in respect of DPA 10 and the Urban designated areas of the DCP shown on DCP 1 - Maps 1 and 3.

7.4.2.2 The Neighbourhood/Village Plan must:-

- (a) outline the general nature, form and extent and location of Development for an area of neighbourhood/village scale within the approved Structure Plan; and
- (b) show in more detail the elements of the DCP identified within the approved Structure Plan including:-
 - (i) the nature, location and density of Development; and
 - (ii) the centre hierarchy; and
 - (iii) the movement networks including the collector road and cycle and pedestrian system; and
 - (iv) open space system; and
 - (v) the shape, profiles and function of the water bodies; and

- (vi) the physical urban infrastructure (other than the road network) that is required to service the development of the neighbourhood/village area; and
- (c) control the form and extent of Development within the neighbourhood/village boundary through:-
 - (i) Development Criteria; and
 - (ii) Urban Design Performance Criteria if appropriate; and
 - (iii) Site Development Plan Design Parameters if appropriate; and
- (d) comply with:-
 - (i) the Development Documents; and
 - (ii) the approved Structure Plan including conditions of approval and Development Criteria; and
- (e) be prepared at a scale of 1:1,500.

7.4.3 Detailed Planning Area Plan

7.4.3.1 Detailed Planning Area Plans must be prepared in respect of DPA's 1, 2, 4, 7 and 9 shown on DCP 1 - Maps 1 and 3.

7.4.3.2 A Detailed Planning Area Plan to be prepared pursuant to section 7.4.3.1 must:-

- (a) outline the general nature, form, extent and location of Development for a DPA in the approved Structure Plan; and
- (b) show in more detail:-
 - (i) the elements of the DCP identified within the approved Structure Plan including those matters set out in 7.4.2.2(b); and
 - (ii) the land uses proposed in the DPA; and
 - (iii) the precincts and purposes for which those precincts will be Developed which require a Site Development Plan; and
- (c) control the form and extent of Development within the DPA through:-
 - (i) Development Criteria; and
 - (ii) Urban Design Performance Criteria, if appropriate; and
 - (iii) Site Development Plan Design Parameters, if appropriate; and
- (d) comply with:-
 - (i) the Development Documents; and
 - (ii) the approved Structure Plan including any conditions of approval and Development Criteria; and

- (e) be prepared at a scale of 1:1500.
- 7.4.3.3 Detailed Planning Area Plans must be prepared in respect of DPA's 3 and 5, shown on DCP-1-Maps 1 and 3.
- 7.4.3.4 A Detailed Planning Area Plan to be prepared pursuant to section 7.4.3.3 must:-
- (a) outline the general nature, form, extent and location of Development for DPA's 3 and 5 in the DCP; and
 - (b) show in more detail:-
 - (i) the elements of the DCP identified within the DCP including those matters set out in 7.4.2.2(b); and
 - (ii) the land uses proposed in the DPA; and
 - (iii) the precincts and the purposes for which those precincts will be Developed which require a Site Development Plan; and
 - (c) control the form and extent of Development within the DPA through:-
 - (i) Development Criteria; and
 - (ii) Urban Design Performance Criteria if appropriate; and
 - (iii) Site Development Plan Design Parameters; and
 - (d) comply with Development Documents; and
 - (e) be prepared at a scale of 1:1,500.
- 7.4.4 Precinct/Estate Plan
- 7.4.4.1 A Precinct/Estate Plan must be prepared for the whole or part of an approved Neighbourhood/Village Plan except in the case of Currimundi North (being the land contained within Plan No 49-2780-10A dated 5/6/95) and the Upstream Island (being the land contained within Plan No 3-2780-13B dated 30/3/89) where Plan Nos 49-2780-10A and 3-2780-13B or any subsequent amendment approved by the Minister or the Council shall be deemed to be the approved Precinct/Estate Plans for the purposes of the DCP.
- 7.4.4.2 The Precinct/Estate Plan must:-
- (a) show the following:-
 - (i) the Subdivision layout with lot boundaries; and
 - (ii) the purposes for which each lot may be Developed under the Planning Scheme; and
 - (iii) the lots which require a Site Development Plan; and
 - (iv) movement networks including cycle and pedestrian linkages; and
 - (v) open space provision; and
 - (vi) water bodies; and

- (b) comply with:-
 - (i) the Council's Subdivisional requirements; and
 - (ii) the Minister's Subdivisional requirements where the Precinct/Estate Plan relates to land within Development Lease No 2; and
 - (iii) the Development Criteria applicable to any purpose shown on the Precinct/Estate Development Plan; and
 - (iv) the approved relevant Neighbourhood/Village Plan including any conditions of approval, Development Criteria and Urban Design Performance Criteria and Site Development Plan Design Parameters; and
 - (v) the relevant conditions of approval of the Structure Plan including any Development Criteria; and
 - (vi) the Development Documents; and
- (c) be prepared at the scale required by the Council and Minister.

7.4.5 Site Development Plan

7.4.5.1 A Site Development Plan must be prepared in respect of:-

- (a) DPA's 6 and 8 shown on DCP 1 - Maps 1 and 3; and
- (b) those parts of DPA's 1, 2, 3, 4, 5, 7 and 9 shown on DCP 1 - Maps 1 and 3 which are identified by the Detailed Planning Area Plan as requiring a Site Development Plan; and
- (c) those parts of the Urban designated areas within the DCP Area which are identified by a Precinct/Estate Plan as requiring a Site Development Plan.

7.4.5.2 The Plan of Development approved in respect of DPA 6 shall be deemed to be the Site Development Plan for that DPA for the purposes of the DCP.

7.4.5.3 The Site Development Plans that are required to be prepared in respect of DPA's 6 and 8 must:-

- (a) show:-
 - (i) the Subdivision layout with lot boundaries; and
 - (ii) the purpose for which each lot may be Developed; and
 - (iii) the movement network including cycle and pedestrian linkages; and
 - (iv) where appropriate, having regard to the size of the lot or nature of the Development, the following:-
 - (A) building envelopes and set backs; and
 - (B) indicative or detailed building layouts; and
 - (C) private open space; and
 - (D) access and parking provision; and

- (E) any boundaries on which the walls of the Building or associated Structures (other than fences up to 1.8 metres high) are proposed to be erected; and
- (b) comprise a Supplementary Table of Development which is consistent with the provisions of the DCP relevant to the particular DPA; and
- (c) comply with the following:-
 - (i) the Council's Subdivisional requirements; and
 - (ii) the Minister's Subdivisional requirements where the DPA comprises land in Development Lease No 2; and
 - (iii) the Development Criteria applicable to any purpose shown on a Site Development Plan; and
 - (iv) the Development Documents; and
- (d) be prepared at a scale required by the Council.

7.4.5.4 The Site Development Plans that are required to be prepared in respect of DPA's 1, 2, 3, 4, 5, 7 and 9 must:-

- (a) show the matters set out in Section 7.4.5.3(a) as well as:-
 - (i) open space provision; and
 - (ii) water bodies; and
- (b) comprise a Supplementary Table of Development which is consistent with the provisions of the DCP relevant to the particular DPA; and
- (c) comply with the matters set out in section 7.4.5.3(c) as well as:-
 - (i) the approved relevant Detailed Planning Area Plan including any conditions of approval, Development Criteria, Urban Design Performance Criteria and Site Development Plan Design Parameters; and
 - (ii) for DPA's 1, 2, 4, 7 and 9 the conditions of approval of the Structure Plan including any Development Criteria; and
- (d) be prepared at a scale required by Council.

7.4.5.5 A Site Development Plan that is required to be prepared in respect of the Urban designated areas of the DCP Area that are identified in a Precinct/Estate Plan must:-

- (a) show the matters set out in section 7.4.5.3(a); and
- (b) comply with the matters set out in section 7.4.5.3(c) as well as:-
 - (i) the approved relevant Precinct/Estate Plan including any conditions of approval and Development Criteria; and

- (ii) the relevant conditions of approval of the Structure Plan and Neighbourhood/Village Plan including any Development Criteria, Urban Design Performance Criteria and Site Development Plan Design Parameters; and
- (c) be prepared at a scale required by the Council.

7.5 Application for Approval of Master Plans

7.5.1 Requirement to Apply

An application must be made to the Council for approval of:-

- (a) that part of the Structure Plan, Neighbourhood/Village Plans, Detailed Planning Area Plans and Precinct/Estate Plans that relates to the Freehold Land; and
- (b) that part of all Precinct/Estate Plans which relate to Conditional Permitted Development that relates to land within Development Lease No 2; and
- (c) all Site Development Plans irrespective of whether they relate to the Freehold Land or Development Lease No 2.

In accordance with the Development Agreement, applications must be made to the Minister for approval of that part of the Structure Plan, Neighbourhood Village Plans, Detailed Planning Area Plans and Precinct/Estate Plans that relate to land within Development Lease No 2.

7.5.2 Sequencing of Applications

An application to the Council for approval of a Master Plan shall not be approved by the Council pursuant to the DCP until any higher order Master Plan required by the DCP has been approved.

7.5.3 Form of Application

The application for approval of a Master Plan shall be:-

- (a) in writing; and
- (b) specify:-
 - (i) the Master Plan for which approval is sought; and
 - (ii) the street address, property description and area of the land to which the Master Plan relates; and
 - (iii) the full name and postal address of the applicant; and
 - (iv) that part of the Freehold Land and Development Lease No 2 to which the application relates; and
- (c) signed by the applicant; and
- (d) authorised in writing by the owner where the application is made by a person other than the owner; and
- (e) accompanied by six (6) copies of the Master Plan for which approval is sought; and

- (f) accompanied by the Prescribed Fee.

7.5.4 Service of Application

Where application is made to the Council for approval of a Structure Plan pursuant to section 7.5.1, the application and accompanying Structure Plan must be submitted to State Government Departments within two (2) working days in accordance with this section and the Development Agreement.

7.5.5 Review of Structure Plan

Where an application for approval of a Structure Plan is submitted to State Government Departments pursuant to section 7.5.4, the State Government Departments may lodge a submission with the Council on the Structure Plan within twenty (20) days of the receipt of the Structure Plan.

7.5.6 Application for Amendment of Approved Master Plan

An application for amendment of an approved Master Plan shall be made and determined in the same manner as an application for approval of a Master Plan.

7.6 Consideration of Master Plan

7.6.1 Requirement to Consider

The Council shall consider in accordance with the requirements of section 7.6, an application pursuant to section 7.5.1 for approval of the Master Plan made to the Council.

7.6.2 Further Particulars

The Council may within fourteen (14) days of the lodgement of the Master Plan with the Council request the applicant to provide such further particulars as are necessary to determine the Master Plan.

7.6.3 Making of Application

An application is to be taken not to be duly made until:-

- (a) all the provisions of section 7.5.3 have been complied with; and
- (b) the Master Plan submitted with the application has complied with the relevant provisions of section 7.4; and
- (c) the applicant has provided the particulars requested pursuant to section 7.6.2.

7.6.4 Timing of Determination

The Council shall determine an application for approval of:-

- (a) a Structure Plan:-
 - (i) within ninety (90) days after the application is taken to be duly made pursuant to section 7.6.3; or

- (ii) such further period not exceeding thirty (30) days as notified by the Council to the applicant in writing prior to the expiry of the time period in section 7.6.4(a)(i); and
- (b) a Neighbourhood/Village Plan or Detailed Planning Area Plan:-
 - (i) within sixty (60) days after the application is taken to be duly made pursuant to section 7.6.3; or
 - (ii) such further period not exceeding twenty (20) days as notified by the Council to the applicant in writing prior to the expiry of the time period in section 7.6.4(b)(i); and
- (c) a Precinct/Estate Plan:-
 - (i) within forty (40) days after the application is taken to be duly made pursuant to section 7.6.3; or
 - (ii) such further period not exceeding twenty (20) days as notified by the Council to the applicant in writing prior to the expiry of the time period in section 7.6.4(c)(i); and
- (d) a Site Development Plan in respect of:-
 - (i) a Permitted Development in the Residential A Zone within twenty (20) days after the application is taken to be duly made pursuant to section 7.6.3; and
 - (ii) Other Development within forty (40) days after the application is taken to be duly made pursuant to section 7.6.3.
- (e) Subdivision or Development in accordance with the Act; and
- (f) more than one of the above applications within the time period specified for that application which has the longest time period pursuant to section 7.6.4(a) - (e).

7.6.5 Council's Determination

The Council may in respect of an application for approval of a Master Plan lodged with the Council pursuant to section 7.5.1:-

- (a) approve the application; or
- (b) approve the application subject to conditions; or
- (c) refuse the application.

7.6.6 Notice of Determination

The Council shall give written notice to the applicant and the Minister of its determination under section 7.6.5 within ten (10) working days of making its determination.

APPENDIX 1

COMMUNITY RECREATION & OPEN SPACE MODEL

The Community Recreation & Open Space Model presented below identifies and sets out an appropriate basis for the consistent assessment of the open space needs and requirements of communities of varying size and nature, in order to provide guidance to the urban designers and developers in the planning and development of parkland in parallel with the broader community development process.

The model for the Open Space Hierarchy is theoretical, in that the area contained within the Development Control Area is subject to physical constraints which influence parkland placement and size and location of population catchments, as well as visibility and access opportunities. What it does do, is set out the recreational intent of the various types of park as a brief for the Urban Designer, as well as for Council in its role as planning assessor and custodian of the open space network.

In addition to prescriptive size and service standards which act as "deemed to comply criteria", the model identifies performance parameters, based on interdependent variables which control demand and/or use patterns. These include:-

1. Population catchment or likely user numbers;
2. Travel distance relative to travel mode expected;
3. Type of recreational opportunity expected.

It is essential to note that the order of parks is not a reflection of their importance to the community in meeting their recreational demand. Rather, it is a reflection of the size of the population catchment needed to support the recreational use and the degree of specialisation necessary to also perform the recreational functions (passive as well as active) over the range of parkland types and sizes.

The open space components proposed within the model are indicative only of the minimum land requirements at the Master Planning stage and where "deemed to comply criteria" are not to be followed an accompanying report is to specify departures and the reasons therefore. What is important, however, is the provision of open space in close proximity to all dwellings (within 500 metres), with larger or more specialised areas occurring less frequently.

PEDESTRIAN PATHS & CYCLEWAYS

Intent: To link or connect the surrounding residential and other active areas.

DEEMED TO COMPLY CRITERIA:

Catchment Population: Precinct Area

Access Mode: Pedestrian and Bicycle

Travel Distance or Time: Within 200 to 300 metres safe walking/bicycling distance of precinct resident population.

Minimum Requirements:

- Minimum width of linear system is to be 4m to accommodate a 2m paved pedestrian/bicycle path (1.2 metre width if only a pedestrian pathway required).
- The routes are to be designed to maximise pedestrian and rider safety.
- Bikeway routes to be designed to minimise the number of vehicular conflict points.

Minimum Service Requirements:

- Route identification signage
- Pedestrian rider slow points or controlled access and crossing areas to minimise conflict with vehicle traffic.

LINEAR PARKS

Recreational Intent: To link or connect focal parkland areas and other community activity areas and facilitate public access from the surrounding residential areas.

To contribute to the recreational experience of the journey to recreational facilities, to work, school, etc.

DEEMED TO COMPLY CRITERIA:

Catchment Population: Neighbourhood Area

Access Mode: Pedestrian and Bicycle

Travel Distance or Time: 5 - 10 minute safe walking distance of resident population.

Minimum Recreational Requirements:

- Minimum width of linear system is to be 4m.
- Rest spots are to be provided at approximately 500m intervals along routes. Ideally this function would be provided by a Precinct or higher order Park. In the event that such a focal park area is not available, a shaded seating area, with drinking fountain, is to be provided beside, but not obstructing, the pathway route.
- The routes are to be designed to maximise pedestrian and rider safety. Where possible, routes are to be visible to public observation for security against criminal and vandal activity as well as being adequately lit.

Minimum Service Requirements:

- Park and Route Identification Signage.
- Water connections for maintenance and Park Users.
- Pedestrian/Rider slow points or controlled access and crossing areas to minimise conflict with vehicle traffic.
- Rubbish bins at each defined entry point.

DESIRABLE ADDITIONAL RECREATIONAL OPPORTUNITIES:

- A 2m paved pedestrian/bicycle path and some landscaping/shade planting to the sides.

PRECINCT PARKS

Recreational Intent: To supplement private open space provisions and actively encourage social interaction within individual precincts.

DEEMED TO COMPLY CRITERIA:

Catchment Population: Precinct Area

Access Mode: Pedestrian and Bicycle

Travel Distance or Time: To be located within 500m safe walking distance of resident population within the subject precinct.

Minimum Recreational Requirements:

- Seating/small group meeting area catering for 2 to 6 persons.
- Informal play/running space, clear of vegetation or other obstacles but within view of the seating area. The space is to have a generally flat topography to enable greatest utilisation and visibility. Sizes should generally be at least 1000 sq. m. in area but smaller, more frequently distributed and visible areas down to 400 sq. m. in area could be acceptable where part of a linked network of such spaces designed to enhance residential amenity throughout precinct areas generally.

Minimum Service Requirements:

- Park Identification Signage.
- Water tap connection for Park maintenance.
- Drinking Fountain/Tap for Park Users.
- Rubbish Bin at each entry point.

DESIRABLE ADDITIONAL RECREATIONAL OPPORTUNITIES:

- Recreational Opportunities:
- Playground equipment to accommodate 5 to 10 children at any given time.
 - A Communal BBQ and or picnic table/shelter,
- Services:
- Lighting for night time use and pedestrian safety.

NEIGHBOURHOOD PARKS

Recreational Intent: To provide an area for social and active recreation interaction of residents within the Neighbourhood.

For the purposes of this section of the criteria, Neighbourhood is described as

"a residential dwelling cluster that provides a livable space that has appropriate pedestrian linkages to a neighbourhood focus, where the pedestrian has to walk no more than say 400 metres or 15 minutes walking time to the focus, planned and designed to achieve a recognisable identity".

This park system recognises the topography, the natural open space and water bodies to be created and public access opportunities as of significant value in the neighbourhood recreation experience. Where in Birtinya, lakes with generally continuous linear park access, will dominate the recreation experience and in Parrearra the Canal/lake with navigable access will also dominate the recreation experience where the system of parks will provide each neighbourhood with appropriate soft edge access to the waterway.

Subject to the foregoing criteria being met, and where practicable, Neighbourhood parks shall be located adjacent to esplanades and canals.

DEEMED TO COMPLY CRITERIA:

Catchment Population: Neighbourhood Area

Access Mode: Pedestrian or bicycle, public or private transport.

Travel Distance or Time: 400m or 5 minute drive.

Minimum Recreational Requirements:

- Within each neighbourhood area, at least one such park area of not less than 4,000 sq. m., reasonably centrally located as to access and visibility within the neighbourhood, is to include the following space allocations for the following purposes:-
 - toilets;
 - Playground equipment;
 - Pathways;
 - Garden/Tree planting areas;
 - Shelter shed/Pavilion;
 - Informal play areas to be 1,200 sq.m. minimum which can also be used as a more formalised meeting/seating area for up to 10 people, which has an overflow capacity of up to 40 or small spectator crowd to support the open space area if required.

Such park to include the provision of:-

- A playground area with appropriate equipment to accommodate 10 children at any one time.
- A Shelter Shed/Pavilion (minimum of 10m² shade area)
- Pathways appropriate to provide edges to the play space and linkages to the Neighbourhood residential min 2 metres wide and 60 metres in length.
- 2 BBQ and picnic tables.

Minimum Service Requirements:

- 20m Frontage to Collector Road.
- Provision of indented parking within the road reserve.
- All Precinct Park Level Services.

DESIRABLE ADDITIONAL RECREATIONAL OPPORTUNITIES:

Service Requirements:

- Public Toilet Block.
- Public Telephone. (Subject to the Communications Providers Policy on the provision of such facilities.)
- Bus Stop and Shelter.
- Bike Racks for 12 to 15 bicycles

Recreational Opportunities:

- Playground Area / Equipment to accommodate up to 20 children at any one time.

Services:

- Adequate lighting for night time use and pedestrian safety.

VILLAGE PARKS

Recreational Intent: In addition to encouraging social and recreational interaction at the neighbourhood level, these parks are to be specifically located and designed to support the community and civic function and amenity of the Village Centre.

For the purposes of this section of the criteria Village is described as "the cluster of neighbourhoods that comprise a population catchment of up to 10,000 persons".

- This park system recognises the topography, the natural open space and water bodies to be created and public access opportunities as of significant value in the neighbourhood recreation experience. Where in Birtinya, lakes with generally continuous linear park access, will dominate the recreation experience and in Parrearra the Canal/lake with navigable access will also dominate the recreation experience where the system of parks will provide each neighbourhood with appropriate soft edge access to the waterway.

DEEMED TO COMPLY CRITERIA

Catchment Population: Village or Expanded Neighbourhood Area.

Access Mode: Public Transport, private vehicle or bicycle.

Travel Distance or Time: 10 minute drive.

Minimum Recreational Requirements:

- All minimum recreational requirements of Neighbourhood Level Parks except the informal oval area clear of vegetation and with a flat free draining topography of at least 2ha.

- Within the Park System for each Village Area there needs to be at least one larger park area set aside to accommodate "village" scale recreational events. Such a park should contain informal oval areas clear of vegetation and with generally flat free-draining topography, and of a size and dimension of approximately 5,000m² with no club facilities permitted.

Due to the scale of such a facility it may not be appropriate to locate it adjacent to the Village Centre. Such a park shall, however, have a clearly defined pedestrian/cycle access route linking it to the Village communities.

Where such a facility is located away from the Village Centre, there needs to be alternative open space areas provided adjacent to the Village Centre of at least 3,000m² in areas, and developed for either "Civic" or less formal recreational activities appropriate to a community recreation area of a Village nature.

- Parks adjacent to the Village Centre are to demonstrate a direct

relationship (physical as well as visual) with the Village Centre. The design is to express a degree of "ornamentation" that can be viewed as an expression of community identity. Such design elements are to be in concert with the architectural and landscaping style developed within the Village Centre. Ideally these spaces should perform the traditional function of the "Village Green".

- At Bokarina however specific criteria is attached to the makeup of the land for parks and community facilities and as such it is important to recognise those particular criteria in that detail design may determine that the park size will relate to its location and function. Such facilities may therefore be less than the areas quoted above but will total the areas described in DPA No. 2.
- A fenced Playground Area with appropriate equipment, to accommodate up to 20 children at any one time.

Minimum Service Requirements:

- All minimum service requirements for Neighbourhood Level Park, however where possible such services should be integrated for shared use with the Village Centre.
- On-site parking for a minimum of 15 spaces to be provided for Village Parks.

DESIRABLE ADDITIONAL RECREATIONAL OPPORTUNITIES:

Recreational Opportunities:

- Retail and or food outlets should be encouraged, where appropriate, within or adjacent to parkland areas to encourage patronage.
- 2 to 3 BBQ and or picnic table/shelters.

Services:

- Adequate lighting to encourage night time use.

DISTRICT PARKS

Recreational Intent: To provide for specialised recreational and sporting facilities which are accessible to and utilised by all Neighbourhood Units collectively.

DEEMED TO COMPLY CRITERIA:

Catchment Population: All Neighbourhood Units/District.

Access Mode: Public Transport and Private Vehicles.

Travel Distance or Time: 10 to 15 minutes

Minimum Recreational Requirements:

- All requirements of a Neighbourhood Level Park, ideally separated as a readily accessible and unencumbered section of the overall complex to facilitate use by the general public.
- Providing an attraction or level of specialised facilities which are unique within the District, and therefore unable to be provided for by lower level parks. Such proposals need to be assessed on their individual merits, size and service requirements.
- Upgrading and expansion, or addition to existing District Level Park facilities - such as the Kawana Sports Complex, to continue to cater for the projected population increase of about 25,000.

DESIRABLE ADDITIONAL RECREATIONAL OPPORTUNITIES:

Minimum Service Requirements:

- Not less than 40m frontage to either a major collector or sub-arterial road.
- All other Neighbourhood Park Level Services.

Recreational Opportunities:

- 3 to 4 BBQs and/or picnic table/shelters.

Services:

- Local Taxi Call Box and Rank.
- Underground Service Boxes to allow the informal oval or other parts of the site to accommodate visiting attractions such as Circus or Local Trade Shows to set up.
- The Park is to be well serviced by Public Transport with adequate provision and parking for not less than 4 buses on-site.
- On site parking should be increased to not less than 30 permanent car spaces on site with opportunity of using the informal oval to act as overflow parking areas when required for special events.

REGIONAL PARKS

Recreational Intent: To provide extremely specialised facilities or unique attractions for recreational and sporting activities servicing the Sunshine Region as a whole.

DEEMED TO COMPLY CRITERIA:

Catchment Population: Regional Area of the Sunshine Coast and nearby Hinterland.

Access Mode: Public Transport, Chartered Bus and Private Vehicles.

Travel Distance or Time: 45 minutes to 1 hour (depends on event)

Minimum Recreational Requirements:

- Providing an attraction or level of specialised facilities which are unique within the Region, and therefore unable to be provided for by lower level parks. Such proposals need to be assessed on their individual merits, size and service requirements.
- Expansion and addition to the district level facilities such as provided by the Kawana Sports Complex will overlap to provide for a Regional Level Venue for Inter District Sporting Competition. Given the proximity to Brisbane and size of the Regional Population, this combining of District and Regional Level function is to be encouraged in preference to developing isolated facilities. Equally, development of such facilities west of the existing Kawana Sports Complex may yield opportunities to integrate it with and establish a physical link to the existing, neighbouring National Park. Clearly, with appropriate access and service provisions, the National Park could be promoted as a unique and natural attraction for the Region.

Minimum Service Requirements:

- Must be accessed from Major Arterial Routes via a sub-arterial road and be adequately serviced by Public Transport and private Charter Bus Services.

DEVELOPMENT CONTROL

PLAN 2

GOLDEN BEACH

Gazetted - 8 August 1997

DCP 2 - GOLDEN BEACH

This Development Control Plan applies to the area shown on the Development Control Plan map marked "Development Control Plan - Golden Beach Map 1" and to any other areas included by way of amendment and should be read in conjunction with the Planning Scheme for the City of Caloundra.

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1.00 INTRODUCTION

The intent and the implementation measures of this Development Control Plan have been determined in relation to the following principal aims:-

- to provide clear guidelines for the development of the Development Control Plan area, recognizing the essential assets of the Golden Beach foreshore and extensive sheltered waters of Pumicestone Passage and its Marine Park.
- to provide for high quality residential and associated development with foreshore access to an internal system of lakes and canals which also accommodates flood storage requirements.
- to preserve both the existing peaceful character and the future tourism potential of the area by providing buffers and open space networks of existing forest and heath resources.
- to ensure that development of the area includes appropriate environmental controls and that development does not adversely impact upon the long term ecological sustainability of Pumicestone Passage Marine Park and its environs.

The Development Control Plan area is characterised by a continuous residential area extending from Caloundra Road to the mouth of Bells Creek adjacent to Pumicestone Passage.

In order to ensure the continued growth of the area into a viable community with all necessary support services the Development Control Plan:-

- (a) indicates the proposed future land uses of the undeveloped portions of the Development Control Plan Area;
- (b) provides design guidelines for new areas; and
- (c) specifies performance standards for such developments and improvements.

The DCP provides for residential development to accommodate approximately 22,500 persons in the DCP area, land uses necessary to adequately service that population such as shops, schools, passive and active open space areas as well as a major open space facility namely a 27 hole golf course. In addition, it is considered necessary:-

- . to promote best practice environmental planning and management for new development in the area so as to afford adequate long term environmental protection to Pumicestone Passage Marine Park and its environs;
- . to ensure the remaining unique natural features, particularly foreshore, heath, forest and wetland habitats are protected and maintained;
- . to maintain the amenity of existing residential areas; and
- . to create a "sense of place" within the area.

This will be achieved by the application of urban design principles and the appropriate location and distribution of land uses which this Development Control Plan seeks to encourage and which are embodied within the provisions of the Development Control Plan.

Approvals

This Development Control Plan applies to all forms of development requiring planning approvals in the Development Control Plan area. It is also a requirement that the planning and design principles detailed herein will be considered in applications for building approval.

Relationship with the Planning Scheme

The provisions contained in this Development Control Plan are applicable in addition to the planning scheme which should be read in conjunction with this Development Control Plan.

2.00 ELEMENTS OF THE PLAN

This Development Control Plan indicates preferred dominant land uses within the Development Control Plan Area. In addition it identifies Special Design Precincts where natural and functional conditions encourage the use of special planning techniques aimed at comprehensive land use, building and landscape design.

The elements of the plan are as follows:-

"Low Density Residential"

This designation identifies those areas zoned Residential A and indicates those areas which are developed generally for single detached dwelling houses on standard suburban allotments generally ranging in area between 650 sq m and 800 sq m. The use includes minor retail, community and recreation facilities and the like which are normally associated with but are subsidiary to such residential uses.

"Medium Density Residential"

This designation identifies those areas which may be developed for duplex dwellings and which are included in the Residential B Zone.

Minor convenience uses such as local stores, and Child Care Centres may be included in this designation provided they comply with the requirements of this Development Control Plan and the Planning Scheme.

"High Density Residential"

This designation identifies those areas which may be developed for Multiple Dwellings, Accommodation Buildings and the like and which are generally included in the Tourist Residential Zone. Minor convenience uses such as local stores, restaurants, minor shops, etc. may be included in this designation provided they comply with the requirements of this Development Control Plan and the Planning Scheme.

Special Design Precincts

SDP1 - This precinct will be developed for predominantly low to medium density residential with public activity areas focussing onto waterfront land.

SDP2 - This precinct will be developed for predominantly low residential development with public activity areas focussing onto waterfront land.

SDP3 - This precinct will be developed predominantly for low density residential development to complement existing residential areas located to the east. An area of medium density development is provided in the southwestern corner of this SDP. There is an option available for a high school to be located within this precinct.

SDP4 - This precinct will contain major retail, commercial, entertainment and tourist activities. Appropriate, associated recreational activities are also envisaged. Uses to be located within this precinct include:-

- i) in the central parts of the precinct adjacent to the proposed (canal) lake -
retail and commercial uses, hotel/tavern, motel, high and medium density residential, tourist/recreation facilities, small-boat mooring facilities and other similar associated purposes;
- (ii) in the southern part of the precinct adjacent to SDP5 -
low to medium density residential, in support of the central commercial uses;
- (iii) in the central part of the precinct -
tourist resort development, linked with the retail, commercial and entertainment uses within the central part of this precinct;
- (iv) within the northern part of the precinct adjacent to SDP1 -
tourist and recreation facilities and community facilities, adjacent to Porter Park and higher density residential, in support of the central commercial uses.

SDP5 - This precinct will be developed for low density residential development with areas of medium density development and major parkland in the northern part of this precinct. A major open space facility namely a 27 hole golf course which will include significant areas of remnant vegetation that has high conservation significance will be located generally within the western area of this precinct. There is an option for a combined primary school and preschool to be located in this precinct.

SDP6 - This precinct will be developed for low density residential development.

SDP7 - This precinct provides for medium density accommodation and associated uses.

SDP9 - This precinct provides for residential development and tourist accommodation.

SDP10 - This precinct provides for resort-type tourist accommodation and associated uses.

SDP 11- This precinct provides for limited educational, recreational and tourism related development being an educational establishment (limited to a primary and/or secondary school), camping ground, holiday cabin accommodation, park and related recreation and eco-tourism uses.

" Environmental Protection" - This designation includes areas of natural vegetation retained on both sides of the arterial road and areas of natural vegetation located adjacent to Bells Creek.. Council's preferred development in this area must be consistent with environmental protection and may include appropriate forms of ecotourism development. A preferred location for ecotourism is in the vicinity of the intersection of Nelson Street and the Bells Creek Arterial as indicated by symbol on Map 1.

"Northern Buffer" - This designation includes significant areas of existing vegetation located within the north of the plan area. The intention is to provide for the retention of this area as natural bushland and as such is proposed for inclusion in the Environment Protection Zone.

"Southern Buffer" - This designation which is adjacent to Bells Creek and the proposed esplanade and existing esplanades and parks is intended to provide a natural buffer for mosquito and midge control between the residential areas to the north and rural and natural areas to the south.

"Foreshore Area/Esplanade" - This designation includes the foreshore and esplanade areas adjacent to Golden Beach and esplanade areas adjacent to part of Bells Creek.. This area will be retained and enhanced as a significant holiday/tourist area with recreational facilities associated with Pumicestone Passage.

"Public Open Space" - This designation includes major active and passive recreation areas providing amenities of greater significance than those of small local parks or linear parks within the local open space network, and includes:-

“Village Park” - Two village parks are identified within the DCP area. These are intended as major areas for social and leisure interaction for the community both within the DCP area and also the broader community.

“ Neighbourhood Park” - Several areas designated for neighbourhood parks which are intended as focal points within the neighbourhood for social and leisure activities. One of the designated areas is also identified as having playing fields for sports activities.

"District Shopping" - This symbol represents the preferred location for the district shopping centre within the Development Control Plan area. Such shopping facilities will also cater for themed tourist shopping commensurate with the overall concept of the commercial precinct.

"Neighbourhood Shopping" - This symbol represents the preferred location for neighbourhood shopping centres within the Development Control Plan Area.

"Community Facilities" - This designation includes the preferred location of the principal node accommodating community facilities and public utilities. This node is located in proximity to other associated activities within the commercial precinct. This designation also includes the preferred locations of primary and secondary school facilities within the Plan Area.

"Tourism Development" - This symbol identifies localities within the Development Control Plan Area where tourist accommodation and attractions with appropriate support facilities are considered desirable.

3.00 THE DEVELOPMENT CONTROL PLAN MAP

The Development Control Plan - Golden Beach Map 1 indicates those elements of the plan outlined in Section 2.00. The map also identifies, major roads and the boundary of the Development Control Plan Area. Major roads include arterial, sub-arterial and collector roads.

4.00 LOW DENSITY RESIDENTIAL

(1) Intent

This preferred land use covers areas predominantly zoned Residential A and presently developed primarily for single dwelling houses where the preservation and enhancement of residential amenity is of primary planning concern. It is not intended that the residential character of these areas be altered during the life of the Development Control Plan. However, Council may favourably consider minor non-residential uses provided they meet acceptable performance criteria as described in (2) (a) hereto.

(2) Implementation

- (a) In considering consent and rezoning applications for development within that part of the Development Control Plan area designated as "Low Density Residential", Council may require that traffic generated by the proposal shall not exceed that of an equivalent residential use unless the approved development has frontage to a Major Road as designated on the Development Control Plan - Golden Beach Map 1.

5.00 MEDIUM DENSITY RESIDENTIAL

(1) Intent

The intent of this designation is to delineate those areas currently zoned generally Residential B. Council does not envisage further intensification of use in this precinct through rezoning during the life of the Development Control Plan.

(2) Implementation

- (a) Council will give preference to Dwelling Houses and Duplex Dwellings, and Cluster Development consistent with the intent of this Development Control Plan on land indicated as "Medium Density Residential".
- (b) Council encourages the provision of a variety of dwelling unit types subject to the provisions of the Planning Scheme.
- (c) Council encourages the provision of active and passive recreation space within each development proposal.
- (d) Council encourages landscaping along road frontages in accordance with accepted design principles.
- (e) Council encourages the amalgamation of smaller sites to facilitate larger, integrated and comprehensive developments.

6.00 HIGH DENSITY RESIDENTIAL**(1) Intent**

The intent of this designation is to identify those areas currently zoned generally Tourist Residential.

(2) Implementation

- (a) Council will give preference to Multiple Dwellings, Accommodation Buildings and the like consistent with the intent of this Development Control Plan on land indicated as "High Density Residential".
- (b) Council encourages the provision of a variety of dwelling unit types within each area, subject to the provisions of the Planning Scheme.
- (c) Council encourages the provision of active and passive recreation space within each development proposal.
- (d) Council encourages landscaping along road frontages in accordance with accepted design principles.
- (e) Council encourages the amalgamation of smaller sites to facilitate larger, integrated and comprehensive developments.

7.00 SPECIAL DESIGN PRECINCTS

7.01 Special Design Precinct 1 (SDP1)

(1) Intent

The intent of this precinct is to allow for high amenity, residential development. Subdivision layout and road patterns will relate to the configuration of canals and lakes and allow for pedestrian linkage with waterfront open space.

(2) Implementation

- (a) Within the SDP1 area the ultimate population shall not exceed a total of 700 persons.
- (b) Applications for development in this Special Design Precinct are required to recognize the special requirements of the scheme relating to the DCP parameters of population and land use.
- (c) Waterways are intended to be introduced. Specific performance criteria to be met is to include maximum depth of canal or channel of 6 metres. Public open space shall be dedicated to ensure conformity with the public open space network of Section 14.00 Public Open Space.
- (d) Subject to the requirements of the Planning Scheme, and the requirements and specific limitations of this Development Control Plan, the following Table of Development will apply in this precinct:

TABLE OF DEVELOPMENT - SDP1

Column 1 Permitted Uses	Column 2 Permitted Subject to Conditions	Column 3 Council's Consent Required	Column 4 Prohibited Uses
Dwelling House Park	Duplex Dwelling * Home Occupation	Caretaker's Residence Display Home Duplex Dwelling other than that identified in Column 2 Local Store Multiple Dwelling * Public Utility Temporary Home and Land Sales Office Trade Storage	Any use not listed in Columns 1, 2 or 3
* Only in accordance with a Detailed Plan of Development submitted and approved as part of a subdivision application or with any other development application.			

- (e) In considering any consent, rezoning or subdivision applications within the SDP1 area, Council will require that development proposals appropriately satisfy the following urban design aspects:-
 - (i) development to provide for public waterfront open space areas.
 - (ii) development to provide for public pedestrian links between residential areas and public waterfront open space areas including walkways, bike paths, jetties and boat ramps.
 - (iii) building design to allow for appropriate orientation of dwellings to optimize sun control, breezes, views and privacy.
 - (iv) development to provide for adequate landscape buffer areas in accordance with Council's Landscaping and Screening Policy between residential development and non-residential uses located in SDP4 and major roads.
- (f) The linking of public open space within SDP1 with existing vegetation areas will be encouraged. Open space shall be provided in conformity with the open space network described in Section 14.00 Public Open Space. Bikeways to be designed to allow continuity of bikepaths with adjoining Special Design Precincts and existing residential areas.
- (g) Landscaping of public waterfront open space areas and streets to be in accordance with Council's Landscaping and Screening Policy.

7.02 Special Design Precinct 2 (SDP2)

(1) Intent

The intent of this precinct is to allow for high amenity, low density residential development. Subdivision layout and road patterns will relate to the configuration of canals and lakes and allow for pedestrian linkage with waterfront open space.

(2) Implementation

- (a) Within the SDP2 area the ultimate population shall not exceed a total of 1 000 persons.
- (b) Applications for development in this Special Design Precinct are required to recognize the special requirements of the scheme relating to the DCP parameters of population and land use.
- (c) Waterways are intended to be introduced. Public open space shall be dedicated to ensure conformity with the open space network of Section 14.00 Public Open Space.

- (d) Subject to the requirements of the Planning Scheme and the requirements and specific limitations of this Development Control Plan, the following Table of Development will apply in this precinct:

TABLE OF DEVELOPMENT - SDP2

Column 1 Permitted Uses	Column 2 Permitted Subject to Conditions	Column 3 Council's Consent Required	Column 4 Prohibited Uses
Dwelling House Park	Duplex Dwelling * Home Occupation	Caretaker's Residence Child Care Centre Display Home Duplex Dwelling other than that identified in Column 2 Local Store Public Utility Restaurant * Temporary Home and Land Sales Office Trade Storage	Any use not listed in Columns 1, 2 or 3
* Only in accordance with a Detailed Plan of Development submitted and approved as part of a subdivision application or with any other development application.			

- (e) In considering any consent, rezoning or subdivision applications within the SDP2 area, Council will require that development proposals appropriately satisfy the following urban design aspects:-
- (i) development to provide for public waterfront open space areas.
 - (ii) development to provide for public pedestrian links between residential areas and public waterfront open space areas including walkways, bike paths, jetties and boat ramps.
 - (iii) building design to allow for appropriate orientation of dwellings to optimize sun control, breezes, views and privacy.
 - (iv) development to provide for adequate landscape buffer areas in accordance with Council's Landscaping and Screening Policy between residential development and non-residential uses located in SDP4 and major roads.
- (f) The linking of public open space within SDP2 with existing vegetation areas will be encouraged. Open space shall be provided in conformity with the open

space network described in Section 14.00 Public Open Space. Bikeways to be designed to allow continuity of bikepaths with adjoining Special Design Precincts and existing residential areas.

- (g) Landscaping of public waterfront open space areas and streets to be generally in accordance with Council's Landscaping and Screening Policy.

7.03 Special Design Precinct 3 (SDP3)

(1) Intent

The intent of this precinct is to allow for predominantly high amenity, low density residential development. The precinct also includes an area of medium density accommodation development in the southwestern corner of the SDP adjacent to Nelson Street. There is also provision for a high school to the south of the existing primary school. Subdivision layout within SDP3 is to emphasise the provision of lakeside open space and pedestrian linkages. There will also be an open space buffer provided adjacent to the proposed Bells Creek Arterial and to the large public open space to the north of the precinct.

(2) Implementation

- (a) Within the SDP3 area the ultimate population shall not exceed a total of 1640 persons. The number of residential units accommodating this population shall be determined in accordance with the relevant requirements of the Planning Scheme.
- (b) Applications for development in this Special Design Precinct are required to recognize the special requirements of the scheme relating to the DCP parameters of population and land use.
- (c) Wetlands, waterways and lakes are intended to be introduced. Public open space shall be dedicated to ensure conformity with the open space network of Section 14.00 Public Open Space.
- (d) Subject to the requirements of the Planning Scheme and the requirements and specific limitations of this Development Control Plan, the following Table of Development will apply in this precinct:

TABLE OF DEVELOPMENT - SDP3

Column 1 Permitted Uses	Column 2 Permitted Subject to Conditions	Column 3 Council's Consent Required	Column 4 Prohibited Uses
Dwelling House Park	Duplex Dwelling * Home Occupation Multiple Dwelling*	Accommodation Building * Caretaker's Residence Child Care Centre Display Home Duplex Dwelling other than that identified in Column 2 Local Store Multiple Dwelling (other than that identified in Column 2) Public Utility Restaurant * Temporary Home and Land Sales Office Trade Storage	Any use not listed in Columns 1, 2 or 3
<p>* Only in accordance with a Detailed Plan of Development submitted and approved as part of a subdivision application or with any other development application.</p>			

- (e) In considering any consent, rezoning or subdivision applications within the SDP3 area, Council will require that development proposals appropriately satisfy the following urban design aspects:-
 - (i) development to provide for public lake-side open space areas.
 - (ii) development to provide for public pedestrian links between residential areas and public lake-side open space areas including walkways and bike paths.
 - (iii) building design to allow for appropriate orientation of dwellings to optimize sun control, breezes, views and privacy.
 - (iv) development to provide for adequate landscape buffer areas in accordance with Council's Landscaping and Screening Policy between residential development and major roads.
- (f) The linking of public lake-side open space within SDP3 with existing vegetation areas will be encouraged. Open space shall be provided in conformity with the open space network described in Section 14.00 Public Open Space. In particular, appropriate additional areas shall be preserved in their natural state, dedicated as public open space and included in the Natural Parkland Zone by way of addition of the adjoining Northern Buffer. Bikeways to be designed to allow continuity of bikepaths with adjoining Special Design Precincts and existing residential areas.

- (g) Landscaping of public lake-side open space areas and streets to be generally in accordance with Council's Landscaping and Screening Policy.
- (h) At the time of development of any part of SDP3 it will be a requirement of the developer that such works as are necessary, in the opinion of Council's Engineer and the Chief Environmental Health Officer, to control the spread of substances and leaching from the closed rubbish tips on Reserves R1000 and R1096 be carried out by the developer.
- (i) The area adjacent to Nelson Street has been identified for medium density accommodation and shall have an upper population limit of 250 persons. Height limits and site design controls shall be subject to the requirements of the Planning Scheme and the requirements and specifications of this DCP.
- (j) The open space area to the west of the Bells Creek Arterial and to the north of the intersection of Bells Creek Arterial and Nelson Street shall be dedicated as public open space following subdivision of land contained in SDP3.

7.04 Special Design Precinct 4 (SDP4)

(1) Intent

The intent of this precinct is to provide for the establishment of a retail, commercial, entertainment and tourist node supported by low density residential multiple dwelling development and recreation activities. Associated open space and recreation uses are intended to focus on the water and water related uses.

(2) Implementation

- (a) Within the SDP4 area the ultimate population shall not exceed a total of 3 000 persons.
- (b) It is intended to develop small boat mooring facilities and waterways, subject to the issue of the necessary Marine Park approvals or any other Government Legislation. Specific performance criteria to be met are to include maximum depth of small boat mooring facility, canal or channel of 6 metres and maximum boat length of 8 metres. Public open space shall be dedicated to ensure conformity with the open space network of Section 14.00 Public Open Space.
- (c) Applications for development in this Special Design Precinct are required to recognize the special requirements of the scheme relating to the DCP parameters of population and land use.
- (d) The detailed planning, design and development of these areas will be undertaken in accordance with a Development Plan. Council will require the preparation of a Development Plan for this precinct, showing the overall development intentions for the site before considering any detailed development proposal.

The Development Plan may identify separate stages or subprecincts within this Precinct. The stage proposed to be developed first shall be shown in detail on the Development Plan with regard to its development parameters of land use, points of access, building envelopes. The remaining stages or subprecincts will be shown in concept form only with clear identification of linkages and the relationship with other stages or subprecincts. Further detailed planning of the stages that are shown in concept form on the Development Plan shall be required to be approved by Council prior to the commencement of any works within those stages or subprecincts or any planning applications (whichever occurs first).

The Development Plan shall contain a Supplementary Table of Development setting out four columns with the specific uses listed under each of them in accordance with the principles stated in the following Table of Development:

TABLE OF DEVELOPMENT - SDP4

Column 1 Permitted Uses	Column 2 Permitted Subject to Conditions	Column 3 Consent Required	Column 4 Prohibited Uses
Those uses determined to be the preferred uses, either within the area as a whole, or where the Precinct area is comprised of a number of sub-precincts, within each of the sub-precincts, together with minor ancillary uses.	Those uses considered to be supplementary to the preferred uses either within the Precinct area as a whole or, where the Precinct area is comprised of a number of sub-precincts, within each of the sub-precincts, and where the use is such as to require the imposition of conditions to regulate its use.	Those uses, not otherwise listed either under Columns 1, 2 or 4 in respect of the whole of the Precinct area of, where the Precinct area is comprised of a number of sub-precincts, within each of the Sub-precincts, and which would be acceptable within the whole Precinct area of Sub-precinct area where it is adequately demonstrated that the use would be compatible with, the preferred uses.	Those uses determined to be inappropriate either within the Precinct area as a whole or, where the Precinct area is comprised of a number of Sub-precincts, within each of the Sub-Precincts.

- (e) Subject to the requirements of the Planning Scheme, Council will give preference to the following uses in the precinct:-
 - (i) a Shopping Centre providing district level and neighbourhood level facilities and which may include themed tourist retailing. Provision is to accord with Council's accepted retail hierarchy.

- (ii) Commercial Premises, and Service Industry uses.
 - (iii) Hotel/tavern and Restaurants and Food Outlets.
 - (iv) Indoor Entertainment and Sport and Recreation facilities
 - (v) Motel and Accommodation Buildings and a Caravan Park.
 - (vi) small-boat mooring facility
 - (vii) Multiple Dwellings.
 - (viii) waterfront open space and recreation and public toilets (and which may include a boat club house)
 - (ix) other associated uses including Child Care Centre, Veterinary Surgeon, Place of Worship, and Passenger Terminal.
 - (x) tourist resort accommodating no more than 1 200 persons.
 - (xi) community services including library, Child Care Centre, Health Care Premises, Places of Public Worship and a community hall.
 - (xii) public utilities including fire brigade, police, ambulance, etc.
- (f) In considering any consent, rezoning or subdivision applications within the SDP4 area, Council will require that development proposals appropriately satisfy the following urban design aspects:-
- (i) The design of buildings shall include appropriate relationships with the small boat mooring facility and canal.
 - (ii) Development shall not exceed three storeys in height with the exception of a focal tower which may be incorporated in the commercial, entertainment and recreation node. The height of such structure shall not exceed 12 storeys.
 - (iii) Linked, shaded open air facilities for shopping eating and sitting shall be integrated throughout the precinct.
 - (iv) Appropriate orientation of buildings to optimize sun control, breezes and views shall be adopted wherever possible.
 - (v) A pedestrian network shall be provided linking all development with the waterfront and with waterfront activities.
- (g) The linking of waterfront areas and open space with natural vegetation areas will be encouraged. Open space shall be provided in conformity with the open space network described in Section 14.00 Public Open Space.

- (h) Landscaping within the precinct to be in accordance with Council's Landscaping and Screening Policy.

7.05 Special Design Precinct 5 (SDP5)**(1) Intent**

The intent of the precinct is to allow for high amenity, low density residential development and development of a major open space facility namely a 27 hole golf course. The residential component of this precinct is located generally in the eastern portion and includes two areas of medium density accommodation development in the northern portion as well as a preschool/primary school site. The open space component of this precinct is located generally in the western portion and provides for a 27 hole golf course, clubhouse and associated facilities. The facility is to be designed so as to protect the environment integrity of Bells Creek and to not adversely affect flooding and drainage of the area. The establishment of a resort accommodation complex including hotel facilities may be appropriate in this Precinct adjacent to the golf course.

(2)(A) Implementation - Residential (Land zoned Special Residential)

- (a) Within the SDP5 area the ultimate population shall not exceed a total of 3350 persons.
- (b) Applications for development in this Special Design Precinct are required to recognize the special requirements of the scheme relating to the DCP parameters of population and land use.
- (c) Public open space shall be dedicated to ensure conformity with the open space network of Section 14.00 Public Open Space.
- (d) An application for rezoning to Special Facilities to permit the establishment of a Resort Accommodation and Hotel Complex in close proximity to the Golf Course may be favourably considered by Council subject to addressing to Council's satisfaction the environmental, infrastructure and traffic impact of the proposal.
- (e) Subject to the requirements of the Planning Scheme and the requirements and specific limitations of this Development Control Plan, the following Table of Development will apply in this precinct to those areas zoned Special Residential:

TABLE OF DEVELOPMENT - SDP5

Column 1 Permitted Uses	Column 2 Permitted Subject to Conditions	Column 3 Council's Consent Required	Column 4 Prohibited Uses
Dwelling House Park	Duplex Dwelling * Home Occupation Multiple Dwelling *	Caretaker's Residence Child Care Centre Display Home Duplex Dwelling other than that identified in Column 2 Multiple Dwelling other than that identified in Column 2 Public Utility Restaurant * Sports & Recreation Temporary Home and Land Sales Office	Any use not listed in Columns 1, 2 or 3
<p>* Only in accordance with a Detailed Plan of Development submitted and approved as part of a subdivision application or with any other development application.</p>			

- (f) In considering any consent, rezoning or subdivision application development within the SDP5 area, Council will require that development proposals appropriately satisfy the following urban design aspects:-
 - (i) development to provide for public pedestrian links between residential areas and public lake-side and esplanade open space areas including walkways and bike paths.
 - (ii) building design to allow for appropriate orientation of dwellings to optimize sun control, breezes, views and privacy.
 - (iii) development to provide for adequate landscape buffer areas in accordance with Council's Landscaping and Screening Policy between residential development and neighbourhood shopping facilities and major roads.

- (g) The linking of public lake-side and esplanade open space within SDP5 with existing vegetation areas will be encouraged. Open space shall be provided in conformity with the open space network described in Section 14.00 Public Open Space.

Bikeways to be designed to allow continuity of bikepaths with adjoining Special Design precincts and existing residential areas.

- (h) Landscaping of open space and buffer areas and streets to be in accordance with Council's Landscaping and Screening Policy.

(2)(B) Implementation - Major Open Space (Land Zoned Special Facilities - Golf Course)

- a) The golf course shall be designed so that its usage will have no adverse impact upon residential areas in its vicinity.
- b) Most of the existing remnant vegetation will be retained and reinforcement plantings with species indigenous to the site at the margins will be required so as to promote the long term sustainability of the remnant vegetation
- c) Such landscaping and planting shall be comprised of:
 - i) species indigenous to the site (70% minimum)
 - ii) species indigenous to the Sunshine Coast (20% maximum)
 - iii) species native to Qld. and unlikely to become weeds (10% maximum).
- d) Environmental management plans will be required which will provide guidelines for the use ,quantities and application guidelines for pesticide and fertilizer usage so that usage is minimized and is carried out in such a way that there is no adverse impact upon water quality in Bells Creek or of the environment generally.
- e) Ground logs will be retained and reinforced so as to provide habitat in the roughs of the golf course.
- f) There will be no clearing of areas below Highest Astronomical Tide.
- g) Irrigation, greens and tees will be designed so as to reduce surface flows beyond the fairways and to prevent water flow into Bells Creek.
- h) The golf clubhouse and associated facilities shall be so located that there will be minimal nuisance to nearby residents created by traffic, noise and lighting associated with the clubhouse and golf course.
- i) The golf clubhouse shall have a height limit of 3 storeys.
- j) Associated facilities will be licensed club, meeting rooms, function rooms, restaurant, night practice range and associated lighting, gymnasium and tennis courts.
- k) Night lighting of the tennis courts and night practice range shall be provided in such a manner so as to not create nuisance for adjoining residents.

7.06 Special Design Precinct 6 (SDP6)

(1) Intent

The intent of this precinct is to provide for high amenity, low density residential development. The precinct is also considered appropriate for motel accommodation and some special business type development within a Special Facilities zoning. It is intended that the special business development will be visually unobtrusive and will not detract from the entrance experience into the Caloundra urban area.

(2) Implementation

- (a) Within the SDP6 area the ultimate population shall not exceed a total of 1200 persons. The number of residential units accommodating this population shall be determined in accordance with the relevant requirements of the Planning Scheme.
- (b) Applications for development in this Special Design Precinct are required to recognize the special requirements of the scheme relating to the DCP parameters of population and land use.
- (c) Public open space shall be dedicated to ensure conformity with the open space network of Section 14.00 Public Open Space.
- (d) Subject to the requirements of the Planning Scheme and the requirements and specific limitations of this Development Control Plan, the following Table of Development will apply in this precinct to those areas zoned Special Residential:

TABLE OF DEVELOPMENT - SDP6

Column 1 Permitted Uses	Column 2 Permitted Subject to Conditions	Column 3 Council's Consent Required	Column 4 Prohibited Uses
Dwelling House Park	Duplex Dwelling * Home Occupation	Caretaker's Residence Child Care Centre Display Home Duplex Dwelling other than that identified in Column 2 Local Store Motel * Public Utility Temporary Home and Land Sales Office Trade Storage	Any use not listed in Columns 1, 2 or 3
* Only in accordance with a Detailed Plan of Development submitted and approved as part of a subdivision application or with any development application			

- (e) In considering any consent, rezoning or subdivision application within the SDP6 area, Council will require that development proposals appropriately satisfy the following design aspects:-
 - (i) building design to allow for appropriate orientation of dwellings to optimize sun control, breezes, views and privacy.
 - (ii) development to provide for adequate landscape buffer areas in accordance with Council's Landscaping and Screening Policy between residential development and major roads.
- (f) Landscaping of buffer areas and streets to be in accordance with Council's Landscaping and Screening Policy
- (g) Open space shall be provided in conformity with the open space network described in Section 14.00 Public Open Space.
- (h) Commercial uses as listed above may be permitted provided that the proposed developments are, in the opinion of Council, visually unobtrusive and will not detract from the entrance experience to the Caloundra urban area as viewed from the Bells Creek Arterial Road. Council may impose conditions of approval controlling site and building design, signage and the exclusion of bunting so as to promote a high standard of urban design at this location.
- (i) Signage associated with commercial uses including any installation of a signage tower shall be in accordance with Council's Sign Policy. Lighting for such a tower will be provided so as not to cause nuisance to residents or passersby in the vicinity of the tower.

7.07 Special Design Precinct 7 (SDP7)

(1) Intent

The intent of this precinct is to provide for medium density accommodation and associated facilities. Attractive landscaping and the retention of existing vegetation along the Caloundra road frontage is to be a feature of any development on this site.

(2) Implementation

- (a) Within the SDP7 area the ultimate population shall not exceed a total of 1 100 persons. The number of residential units accommodating this population shall be determined in accordance with the relevant requirements of the Planning Scheme.
- (b) Council will give preference to consent or rezoning applications providing for the following uses:- Accommodation Building, Duplex, Multiple dwelling, Restaurant and Local Store.
- (c) Applications for development in this Special Design Precinct are required to recognize the special requirements of the scheme relating to the DCP parameters of population and land use.

- (d) Council will require preservation of native vegetation along the Caloundra Road frontage, and a dense landscape buffer along the frontage of North Street. Landscaping along Caloundra Road frontage should integrate existing native vegetation with mature tree plantings as a major landscaping theme leading into Caloundra.
- (e) Access should be restricted to one main access from Caloundra Road, preferably at the western corner of the precinct in the form of a shared access for the recreation reserve adjoining the development within the precinct.

Secondary service access may be permitted from North Street.

7.09 Special Design Precinct 9 (SDP9)**(1) Intent**

The intent of this precinct is for family-orientated low rise residential and tourist accommodation, and may include a retirement community.

(2) Implementation

- (a) Within the SDP9 area the ultimate population shall not exceed a total of 250 persons. The number of residential units accommodating this population shall be determined in accordance with the relevant requirements of the Planning Scheme.
- (b) Council will give preference to consent or rezoning applications providing for the following uses:

Accommodation building, Motel, Multiple dwelling, Restaurant and Retirement Community.
- (c) Applications for development in this Special Design Precinct are required to recognize the special requirements of the scheme relating to the DCP parameters of population and land use.
- (d) The height of buildings should not exceed 3 storeys and should be restricted to a maximum of 2 storeys adjacent to the western boundaries of the precinct.
- (e) Vehicular access should be restricted to North Street.
- (f) The precinct should be extensively landscaped with a dense buffer adjacent to the southern boundary in accordance with Council's Landscaping and Screening Policy.

7.10 Special Design Precinct 10 (SDP10)**(1) Intent**

The intent of this precinct is to provide for family orientated low rise residential development, including tourist accommodation and associated uses. The area lends itself to development of central lakes.

(2) Implementation

- (a) Uses within the precinct are restricted to accommodation, tourist and service uses specified in the Special Facilities Zone applying to the precinct.

- (b) Applications for development in this Special Design Precinct are required to recognize the special requirements of the scheme relating to the DCP parameters of population and land use.
- (c) The height of buildings should not exceed 3 storeys, and should be restricted to a maximum of 2 storeys adjacent to the southern boundary of the precinct.
- (d) Vehicular access should be restricted to North Street.
- (e) The precinct should be extensively landscaped, with a dense buffer adjacent to the southern boundary and in accordance with Council’s Landscaping and Screening Policy.

7.11 Special Design Precinct 11 (SDP11)

(1) Intent

The intent of this precinct is to provide for limited educational, recreational and eco-tourism related development being an educational establishment (limited to a primary and/or secondary school), camping ground, holiday accommodation, park and related recreation and eco-tourism uses. The site is located to the west of Pelican Waters Boulevard, south of Nelson Street, and east and adjacent to the proposed Bells Creek Arterial Road.

(2) Implementation

- (a) Development within this precinct must be restricted to an educational establishment (primary and/ or secondary school), camping ground and holiday cabin accommodation, park and related recreation and eco-tourism uses.
- (b) Subject to the requirements of the Planning Scheme and the requirements and specific limitations of this Development Control Plan, the following table of development will apply in this precinct;

Column 3	Column 4	Column 5	Column 6
Park	Camping Ground Holiday Cabin Accommodation Educational Establishment (limited to a primary and/or secondary school)	Eco-tourism* Educational Establishment(other than a primary and/or secondary school)	Any purpose other than those referred to in Columns 3, 4 and 5

*Eco-Tourism means the use or intended use of premises for a purpose that:

- (a) primarily involves nature based recreation; and
- (b) primarily involves persons who are not residents of the Planning Scheme area.

- (c) development within this precinct must comply with the following requirements and specific limitations:
- (i) Any development application must demonstrate that in the course of the development of the design for the proposed development that the applicant has sought to avoid or minimise the clearance or disturbance of any existing vegetation that is identified as having significance by the Council or the State Government. Particular attention must be paid to the protection of regionally significant vegetation and adjacent vegetation of good condition located in the northern part of the site.
 - (ii) The adjacent 40m environmental buffer designated environmental protection between the site and the land reserved for the proposed Bells Creek Arterial Road and CAMCOS (Caboolture to Maroochydore Transport Corridor Study) rail link must not be disturbed in association with the development of the site. Disturbance within this environmental buffer shall be limited to the mounding and landscape screening and planting required by Section 8.1(2)(e) and (f) in association with development of the above transport corridor.

Retention of this natural vegetation buffer will assist in providing an extensive natural park setting for the future arterial approach road to southern Caloundra, assist retention of biodiversity values, and help provide a noise buffer between future road and rail activity within the corridor and the development of the site.
 - (iii) The 5,837m² reserve for environmental purposes located adjacent to the southern boundary of the site and required by existing development approvals to be set aside for open space purposes must remain undisturbed by the development on the site, and available for general public recreation.
 - (iv) Development within this precinct must be screened from nearby residential development. This shall be achieved by the implementation of appropriate landscaping and planting along the eastern boundary of the precinct.
 - (v) In lieu of the preservation of the site for environmental protection, development of the site must:
 - (a) Revegetate with appropriate locally endemic species those areas of the site not required for development purposes,
 - (b) Reinforce the existing vegetation within the 40 metre environmental buffer zone between the site and the CAMCOS transport corridor and Bells Creek Arterial Road with appropriate native species,
 - (c) Revegetate the existing cleared areas opposite SDP 11 west of the proposed Bells Creek Arterial Road and adjacent to Shuttleworth Lake and must enhance the lake both in terms of its nutrient (and acid sulfate) polishing function and value as an ecological area by conversion to a wetland area.

- (vi) Any development application must contain measures (including the adoption of environmental remedial and awareness programmes) for achieving the remediation and enhancement of the areas referred to in paragraph (c)(v).
- (vii) Earthworks associated with development involving excavation or other disturbance of acid sulfate soils must be managed in order to avoid any adverse effects on water quality and downstream fisheries. Any disturbance of acid sulfate soils must be managed in accordance with Council's Local Planning Policy 5.8/01 and Draft State Planning Policy "Planning and Managing Development involving Acid Sulfate Soils" placed on public display on 10 November 2001.¹
- (viii) Any development application must address development layout and operation, including building placement and design, and necessary measures to attenuate the potential noise on the development from the future Bells Creek Arterial Road and the CAMCOS Transport Corridor, as well as attenuate noise generated by activities on other residential development. Noise must be attenuated to achieve the relevant objectives and standards of the Environmental Protection (Noise) Policy 1997, the Noise Abatement Act, and Australian Standards.
- (ix) Any application for development approval for the precinct should be accompanied by an Environmental Management Plan (EMP) which addresses issues such as vegetation management and protection, fauna protection, acid sulfate soil management and treatment, erosion, siltation, stormwater and nutrient management.

¹ With the adoption of the draft SPP, the adopted SPP will apply independently to this Planning Scheme under section 3.5.13(5) and 3.3.14(4) of the Integrated Planning Act 1997.

8.00 ROAD NETWORK - Major Roads**8.01 Major Arterial****(1) Intent**

It is intended that provision is made for the preferred alignment of the Bells Creek Arterial Road which will link the Bruce Highway with Caloundra. The preferred alignment includes a natural buffer which shall provide an extensive natural park setting for the arterial approach road to Southern Caloundra. The buffer is part of a larger environmental protection area.

(2) Implementation

- (a) In general, it is envisaged that the Arterial Road route will have a minimum width of approximately 140 metres. Within this, existing vegetation communities shall be retained in their natural state, wherever possible. A minimum of sixty (60) metres width is intended as road reserve, the remainder shall be retained as parkland.
- (b) Appropriate methods of construction of the arterial road shall be adopted to minimize degradation and visual disruption of vegetated areas and to implement appropriate flooding and drainage controls.
- (c) Embankments and areas disturbed by earthworks associated with the construction of the arterial road will be replanted with native species comprising 70% local indigenous species, 20% species indigenous to Sunshine Coast, 10% species native to Queensland and unlikely to become weeds and in accordance with Council's Landscaping and Screening Policy and relevant guidelines.
- (d) Roadside planting should be designed to enable occasional views from the road to adjacent Melaleuca forests and sedgelands to be retained.
- (e) Areas within the Arterial Road route adjoining developed areas will be mounded to two metres and densely planted to provide effective screening. Such planting will comprise 70% local indigenous species to the site, 20% species indigenous from the Sunshine Coast, 10% species native to Queensland and in accordance with Council's Landscaping and Screening Policy and relevant guidelines.
- (f) Planting species within the parkway shall be 70% local indigenous species to the site, 20% species indigenous to the Sunshine Coast, 10% species native to Queensland and unlikely to become weeds and in accordance with Council's Landscaping and Screening Policy and relevant guidelines.

8.02 Subarterial, Collector

(1) Intent

It is intended that these roads be recognised according to their place in Caloundra's road hierarchy, and that particularly these roads present a tree lined boulevard appearance comprising predominantly native species and designed and planted in accordance with Council's Landscaping and Screening Policy and relevant guidelines.

(2) Implementation

- (a) The implementation of the subarterial and collector road network will be determined by the Main Roads Department in the case of roads under that Department's control, and the lesser roads by the Council, either by direct acquisition, or at the time of subdivision under the provisions of the Council's Subdivision of Land By-law.
- (b) The hierarchy of roads shall be in accordance with Development Control Plan - Golden Beach Map 1

9.0 OPEN SPACE

There are several categories of Open Space identified on the Development Control Plan map 1. These are:

- Environmental Protection
- Northern Buffer
- Southern Buffer
- Foreshore/Esplanade
- Public Open Space

These categories are addressed in the following Sections 10 to 14 inclusive.

10.0 ENVIRONMENTAL PROTECTION

(1) Intent

It is intended that areas designated Environmental Protection shall be retained in their natural condition with minimal development.

(2) Implementation

Areas Designated

- a) Environmental Protection areas are located in those parts of the DCP Area which are regarded by Council to possess significant natural environmental values.

- b) Reinforcement plantings comprising 100% local indigenous species may occur to assist in the retention of the identified significant natural environmental values.
- c) There will be no clearing of vegetation in the Bells Creek Esplanade areas that are designated Environmental Protection other than minimal clearing and ground level site disturbance associated with the construction of pathways, boardwalks or interpretative focal points, which are subject to the preparation of an environmental management plan by Council in conjunction with the Department of Environment.
- d) There will be no clearing of vegetation in those area adjacent to the proposed Bells Creek Arterial Road and designated Environmental Protection other than minimal clearing and ground level site disturbance associated with the construction of pathways, boardwalks or to accommodate the eco-tourism focal point as identified on Map 1 of the DCP and biological wetlands, filter lakes and drainage lines associated with the development of the Golf Course and the residential areas, which are subject to the preparation of an environmental management plan by Council in conjunction with the Department of Environment.

11.00 NORTHERN BUFFER

(1) Intent

It is intended that this area be retained in its natural state to preserve Melaleuca communities and provide a visual buffer to areas to the north.

Retention of this natural vegetation buffer will provide a visual and functional termination to the northern extent of the residential area as well as providing a valuable link in the overall vegetation network. In addition the buffer would accommodate, in part, flood flows of Lamerough Creek.

(2) Implementation

- (a) The northern buffer area has been excluded from all forms of urban development. It is to be achieved by dedication at the subdivision stage.
- (b) Use of the buffer area shall be shall be the protection and enhancement of the remaining areas of natural vegetation.
- (c) Controlled pedestrian access through the buffer area by way of pedestrian trails and boardwalks may be permitted if it can be demonstrated that there will be no adverse impact on natural vegetation.
- (d) The educational values of the buffer area shall be enhanced through the implementation of appropriate interpretive programmes.

12.00 SOUTHERN BUFFER**(1) Intent**

It is intended that this area preserve the existing riparian vegetation extending along Bells Creek as a valuable environmental and recreational resource and to provide a biting insect control buffer for the residential community of Golden Beach. Retention of this significant, riparian buffer is intended to provide a visual and functional termination to the southern extent of the residential area.

(2) Implementation

(a) The southern buffer area has been excluded from all forms of urban development. The purpose of the buffer is as an impact minimization control measure for biting insects. The buffer shall include, where appropriate, the esplanade, open space and road. The width of the buffer shall be determined following further studies of biting insects in the area and prior to any subdivision approval for lots in the southern portion of SDP5.

Sites of cultural heritage significance shall be included in the buffer and provided with appropriate buffering and security measures such as fencing so as to protect their long term integrity.

(b) No further canal openings to Bell's Creek will be supported by Council other than as specified in this document.

(c) Council may not always seek to have land dedicated to public ownership, provided that there is some alternative means of ensuring the conservation of the visual character and natural vegetation of the land, for example, through appropriate design or development conditions on a consent permit, or through inclusion in the Public Open Space zone. In such situations, however, public access way through the land may be sought as a condition of development, in order to maintain the continuity or opportunity for continuity of an open space or recreational corridor.

(d) Council will encourage the provision of controlled pedestrian access into the buffer area by way of pedestrian trails and boardwalks. Such access shall be provided in such a manner so as to minimise adverse environmental impacts to the area.

(e) The educational values of the buffer area shall be enhanced through the implementation of appropriate interpretive programmes.

(f) Landscape plans for any development bordering the Southern buffer are to be submitted indicating existing landscape and natural vegetation elements and be in accordance with Council's Landscaping and Screening Policy and relevant guidelines.

13.00 FORESHORE AREA AND ESPLANADE**(1) Intent**

It is intended that this area protect the beach profile, low remnant dunes and vegetation and to provide public pedestrian and vehicular access for recreational purposes on Golden Beach as well as remaining riparian areas of part of Bells Creek.

(2) Implementation

- (a) In considering any rezoning, consent or subdivision application for areas adjacent to the foreshore area or esplanade, Council will require development to be designed and sited to minimize impact on low remnant dunes, existing vegetation and beach profile and remaining vegetation of that part of Bells creek identified by this designation.
- (b) Any development in the areas adjacent to the foreshore area shall be accordance with the requirements of relevant legislation such as the Coastal Protection and Management Act, Beach Protection Act and Harbours Act.

14.00 PUBLIC OPEN SPACE**(1) Intent**

The intent of this designation is to show major public open space areas developed for recreation purposes and includes sports fields, neighbourhood and village parks and the like.

(2) Implementation

- a) This Section of the DCP identifies the preferred network of recreational open space areas in the large undeveloped portions of the DCP area. This network is integrated with the existing open space facilities in other parts of the DCP area. This Section shall be used in determining recreational open space provision at subdivision stage;
- b) Public Open Space provision will be assessed in accordance with the following general performance criteria:-
 - (i) wherever possible open space should be provided in such a fashion as to maximise its visibility to, and ability to be recognised as open space offering access to recreational opportunities by, both the resident and visiting population. In particular, selection of park areas shall be encouraged to be based upon proximity to key focal points such as lakes, canals, golf course and existing esplanades and parks;
 - (ii) open space must be convenient to its intended user, both in terms of ease of access and in meeting the user's recreational and amenity needs;

- (iii) wherever possible open space should be planned and designed for multifunctional usage, affording a range of recreational opportunities and a standard of landscape amenity satisfactory to cater for a wider user population, and provide flexibility to meet changes in future usage;
 - (iv) open space may be used as a protective buffer to environmental conservation areas and for specific environmental control of mosquitoes and biting midge, or as a buffer between incompatible land uses provided it satisfies the performance criteria related to its recreational function;
 - (v) Council also recognises the significance of the man made waterways in providing recreational opportunities, and will ensure that this is maximised through the provision of suitable areas and facilities to enable public access;
 - (vi) all open space is to be provided in accordance with Council's relevant policies and guidelines dealing with open space.
- c) It is the intent of Council to continue to develop the northern parts of the plan area, designated as public open space, for formal recreation areas and playing fields;
- d) the following criteria for recreational open space provision are provided to allow assessment of recreational open space needs for any new residential development.

the types of parks are as follows:-

- linear (not shown on DCP Map)
- local (not shown on DCP Map)
- neighbourhood
- village

LINEAR PARKS

Recreational Intent: To link or connect focal parkland areas to facilitate public access from the surrounding residential and other activity areas.

Deemed to Comply Criteria:

Access Mode:	Pedestrian and Bicycle.
Travel Distance or Time:	Generally 5-10 minute safe walking distance of precinct resident population.
Minimum Width	4 Metres

Requirements:**Minimum Recreational Requirements:**

- Rest spots are to be provided at 500m intervals along routes. Ideally this function would be provided by a higher order focal park. In the event that such a focal park area is not available, a shaded seating area, with drinking fountain, is to be provided beside, but not obstructing, the pathway route.
- The routes are to be designed to maximise pedestrian and rider safety. Where possible, routes are to be visible to public observation for security against criminal and vandal activity as well as being adequately lit.

Minimum Service Requirements:

- Park and Route Identification Signage.
- Water connections for maintenance and Park Users.
- Pedestrian/Rider slow points or controlled access and crossing areas to minimise conflict with vehicle traffic.
- Rubbish bins as required.

Desirable Additional Facilities/Recreational Opportunities:

- A 2m paved pedestrian/bicycle path and some landscaping/shade planting to the sides in accordance with Council's Landscaping and Screening Policy and guidelines.

LOCAL PARKS

Recreational Intent: To supplement private open space provisions and actively encourage social interaction within the local area.

Deemed to Comply Criteria:

Access Mode: Pedestrian and Bicycle

Travel Distance: To be located generally within 500m safe walking distance of resident population which it serves.

Minimum Recreational Requirements:

- Seating/small group meeting area catering for 2 to 6 persons.

Informal play/running space, substantially clear of vegetation or other obstacles but within view of the seating area. The space is to have a generally flat topography and be developed in accordance with Council's Landscaping and Screening Policy and Open Space Policy and guidelines.

Minimum Service Requirements:

- Park Identification Signage.
- Water tap connection for Park maintenance.
- Drinking Fountain/Tap for Park Users.
- Rubbish Bin as required by Council.

Desirable Additional Facilities/Recreational Opportunities:

Recreational Opportunities:

- Playground equipment to accommodate 5 to 10 children at any given time.

- A Communal BBQ and/or picnic table/shelter.

Services:

- Lighting for night time use and pedestrian safety.

NEIGHBOURHOOD PARKS

Recreational Intent: To encourage social and leisure interaction of residents within the Neighbourhood.

Deemed to Comply Criteria

Access Mode: Public Transport link, private vehicle or bicycle.

Area: Not less than 1ha.

Location: As shown on DCP Map (to be determined accurately at subdivision stage).

Minimum Recreational Requirements:

- Informal oval area, substantially clear of vegetation and with a generally flat, free draining topography, of not less than 5,000m² and providing for informal recreational activities.

Minimum Service Requirements:

- Accommodate private vehicle parking for not less than 5 cars on-site.
- All local Park Level Services and be developed in accordance with Council's Landscaping and Screening Policy and Open Space Policy and guidelines

Desirable Additional Facilities/Recreational Opportunities:

Service Requirements:

- Public Toilet Block
- Drinking Fountain
- Public Telephone
- Bus Stop and Shelter
- Bike Racks for 12 to 15 bicycles

Recreational Opportunities: Playground Area/Equipment to accommodate up to 20 children at any one time.

- Other recreational equipment.
- 2 BBQ and/or picnic table shelters.

Services:

- Adequate lighting for night time use and pedestrian safety.

VILLAGE PARKS

Recreational Intent: In addition to encouraging social and leisure interaction at the neighbourhood level, one park is to be specifically associated and designed to support the function and amenity of the commercial Precinct in SDP 4 and the other park is to provide multiple recreation opportunities adjacent to Jensen Park to service the broader community.

Deemed to Comply Criteria:

Catchment Population:	Village or Expanded Neighbourhood Area
Access Mode:	Public Transport, private vehicle or bicycle
Area:	Not less than 2ha
Travel Distance:	3 kilometres
Minimum Recreational Requirements:	<ul style="list-style-type: none"> All requirements for Neighbourhood Level Parks except the informal area substantially clear of vegetation and with a generally flat, free draining topography of at least 1 ha. Parks are to demonstrate a direct relationship (physical as well as visual) with the Commercial Precinct in SDP 4. To express a degree of “ornamentation” that can be viewed as an expression of community pride and identity. A fenced Playground Area/Equipment to accommodate up to 20 children at any one time.
Minimum Service Requirements:	All requirements for Neighbourhood Level Park and be developed in accordance with Council’s Landscaping and Screening Policy and Open Space Policy and guidelines.

Desirable Additional Facilities/Recreational Opportunities

Recreational Opportunities:	<ul style="list-style-type: none"> Kiosk for food or hiring of recreational equipment outlet. 2 to 3 and/or picnic table/shelters.
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Services:

Adequate lighting to encourage night time use.

15.00 RETAIL FACILITIES

(1) Intent

This designation covers existing and future retail facilities including district, neighbourhood and local shopping within the Development Control Plan Area. It is intended to establish a hierarchy of retail facilities to cater for the requirements of both residents and visitors.

(2) Implementation

- (a) The provision of retailing facilities within the plan area shall be generally as depicted on the Development Control Plan - Golden Beach Map 1 and in accordance with Section 4.03 of the Planning Study
- (b) The provision of additional retailing facilities or expansion of existing facilities may be permitted provided there is demonstrated demand for such facilities and provided such development does not cause significant detriment to the local amenity.
- (c) Council recognizes the existing and continued future role of the Caloundra Central Business District in providing for highest order, regional retail and commercial functions, and will take this into account in considering any applications/proposals in the plan area.
- (d) Council supports the establishment of a combined district level and neighbourhood level facility centrally located in the plan area within the commercial precinct (SDP4). This facility shall be developed in accordance with the intent of that precinct.

16.00 COMMUNITY FACILITIES

(1) Intent

It is intended that the Development Control Plan area be serviced by appropriate community and public facilities necessary to ensure the proper functioning of this urban area.

(2) Implementation

- (a) Council would support the establishment of the following community facilities within the plan area:-

- library, child care centre, medical centre, community hall, church, art gallery, fire brigade station, police station ambulance and such similar facilities.

These facilities would preferably be located within SDP4 as an integrated node in proximity to the central commercial area along major road corridors as indicated on the Development Control Plan - Golden Beach Map 1.

- (b) Council would support the establishment of additional educational facilities within the plan area, as generally indicated on the Development Control Plan - Golden Beach Map 1, including:-
- primary school/pre-school
 - high school

17.00 TOURISM DEVELOPMENT

(1) Intent

It is intended that tourism development be encouraged at certain locations in the Development Control Plan area, where advantage can be taken of the natural and man-made attractions of the area.

Whilst certain locations are identified on the Development Control Plan - Golden Beach Map 1 as being suitable for tourism development, other small scale development may be approved by Council elsewhere, subject to the requirements of the Planning Scheme and this Development Control Plan.

(2) Implementation

- (a) Council will give preference to consent and rezoning applications for tourist attractions and visitor accommodation at locations indicated on the Development Control Plan - Golden Beach Map 1.
- (b) Council may favourably consider applications for tourism development elsewhere in the plan area if it can be shown that such development does not adversely affect the amenity of the area.
- (c) Council may favourably consider applications for ecotourism subject to application of environmental management to satisfaction of Council.

18.00 DEVELOPMENT REQUIREMENTS APPLYING TO ALL AREAS

(1) Landscaping

- (a) Council will require a landscape plan, prepared by a suitably qualified practitioner, to be submitted in respect of any applications for development within the plan area.

The landscape plan shall be aimed at protecting existing vegetation wherever possible and shall give preference to local native species and shall be in accordance with Council's Landscaping and Screening Policy and guidelines.

- (b) The implementation of a landscape plan with a requirement for twelve months successful (in Council's opinion) maintenance before hand over to Council may be a condition of any approval within the plan area.

(2) Open Space

- (a) Open space shall be provided throughout the plan area in such a way as to effect the establishment of a comprehensive, integrated open space network as detailed below and be in accordance with the provisions contained in Council's Open Space Policy and Guidelines.

- (b) The provision of an open space network including the retention of vegetation communities at existing levels is based on the broad design principles listed below. The application of such principles must have regard for general constraints, opportunities and construction requirements.

- the creation of a sophisticated identifiable character to which future development can relate.
- the establishment of soft vegetation massing to complement future urban areas and create a sense of seclusion.
- extension of the ambience of existing vegetation areas into the built environment
- maintenance of valuable wild flower resources and wild life habitats.
- maintenance of the scientific, educational, recreational and tourism potential of existing vegetation areas.

The major components of the vegetation network in accordance with these broad design principles are set out below:-

- maintaining the link in the regional chain of Melaleuca forest extending across the plan area.
- providing substantial buffers between incompatible land uses.
- providing substantial buffers between residential areas and major roads.
- providing a tree-lined boulevard appearance to arterial, subarterial and collector roads.
- providing a major natural vegetation buffer extending along Bells Creek.

- establishing major canal and lake water features including surrounding complementary planting within residential areas for active and passive recreation uses.
- designing and locating all open space within the plan area to establish a continuous open network.

To encourage wild life and to provide refuge habitat, islands of natural vegetation at existing levels shall be provided where practical within lakes at the southern end of the plan area.

(3) Urban Design

- (a) In considering applications for development within the plan area, Council may require submission of details of external building materials, colours, orientation and such like.
- (b) It will be a requirement of any development approval within the plan area that appropriate evidence be provided to Council to demonstrate that such development will not detrimentally affect the local drainage patterns or flooding characteristics within, or in the vicinity of the plan area.
- (c) It will be a requirement of any development approval within the plan area that appropriate evidence be provided to Council to allow the Council to take into consideration whether any deleterious effect on the environment would be occasioned by the implementation of the proposal.
- (d) In considering applications for development of a commercial or retailing nature in the Plan area, Council may require setbacks of buildings sufficient to allow landscaping and car parking areas to be effectively and efficiently located and to promote pedestrian safety and security.

(4) Bikeways

Council adopted a Bikeway Plan in 1991 and this Plan is included in the Planning Study which supports this DCP. Where development applications over land which has a frontage to a proposed bikeway shown on Council's Bikeway Plan is contained within such land, Council will require the provision and construction by the applicant of a bikeway(s). Such bikeway(s) is to be provided and constructed in accordance with the Bikeway Plan and the Subdivision of Land provisions in the Planning Scheme.

(5) Height of Buildings

Notwithstanding the height limits specified in Section 3.7 of the Scheme for Residential A, B and Special Residential, Development in the DCP Area is not to exceed in storeys the maximum as indicated on the Development Control Plan - Golden Beach Map 2. Except as indicated on the map the heights are not to exceed the number of storeys stated on the map. "Storey" is as defined in the Planning Scheme.

DEVELOPMENT CONTROL

PLAN 3

CALOUNDRA

Gazetted - 2 August 1996

DCP 3 - CALOUNDRA

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1.0 INTRODUCTION

1.1 Intent of the Development Control Plan (DCP).

The Strategic Plan for the City of Caloundra designates the preferred dominant land use for land within the DCP area as Urban. The main aim of this DCP No. 3 is to guide the nature and extent of future development in the Caloundra North and Caloundra West areas included within the DCP. The Central Caloundra area is not covered by this DCP. DCP No. 8 – Caloundra Regional Centre applies to this area.

Provisions contained within this DCP are intended to comply with the objectives and implementation statements contained in the Strategic Plan.

The DCP aims to provide the necessary guidance to future development by:

- identifying preferred land uses throughout the DCP area;
- providing detailed statements of intent for land use elements and the means of implementation through which this intent will be achieved;
- identifying the major components of an integrated circulation network throughout the area and the means by which the overall network will be implemented; and
- identifying general development requirements to apply throughout the DCP area.

1.2 Application of the DCP

The provisions of this DCP apply to all applications made to Caloundra City Council pursuant to the Local Government (Planning and Environment) Act. In addition Council will have regard to the provisions of this DCP in considering applications for building approval.

1.3 Relationship to Remainder of Planning Scheme

The provisions contained in this DCP are additional to those contained in the remainder of the Planning Scheme for the City of Caloundra. Accordingly, this document should be read in conjunction with the other Planning Scheme documents. In particular it is noted that the Development Control Plan does not confer use rights which are conferred only through the zoning maps and associated general planning scheme provisions.

2.0 ELEMENTS OF THE PLAN

The Development Control Plan indicates preferred land uses and major elements of the circulation network within the Development Control Plan area.

Descriptions of these elements of the plan are provided below:-

"Low Density Residential" - this is the predominant residential designation throughout the DCP and it accommodates both existing "Residential A" and "Special Residential" zoned areas and areas preferred for these zones in the future. It provides for low rise (2 storeys with a third storey possible with the consent of Council) residential development.

Non-residential uses which are normally associated with and are compatible with (but are subsidiary to) residential uses may be permitted to establish in these areas. Examples of appropriate non-residential uses include recreation and community facilities and local shops intended to meet the day-to-day needs of the surrounding population.

"General Residential" - this residential designation accommodates existing and proposed Residential B zoned areas and provides for a mixture of residential styles including dwelling houses on both standard and small lots, duplexes and other forms of low-rise (maximum 2 storeys - with a third storey possible with the consent of Council) residential development.

Non-residential uses which are normally associated with and are compatible with (but are subsidiary to) residential uses may be permitted to establish in these areas. Examples of appropriate non-residential uses include recreation and community facilities and local shops intended to meet the day-to-day needs of the surrounding population.

"Medium Density Residential" - this designation provides for medium density multiple dwelling development in the form of townhouses or walk-up apartments up to 3 storeys in height. This form of development would normally be accessible from higher order roads and located in the vicinity of major commercial or tourist activities.

Non-residential uses which are normally associated with and are compatible with (but are subsidiary to) residential uses may be permitted to establish in these areas. Examples of appropriate non-residential uses include recreation and community facilities and local shops intended to meet the day-to-day needs of the surrounding population.

"Tourist Residential" - this designation provides for high density multiple dwelling development which would normally be utilised extensively for tourist accommodation. In addition to the ancillary non-residential uses acceptable in the General Residential and Medium Density Residential designations, these areas may also include tourist uses (e.g. shops and restaurants) which are compatible with the nature of the adjoining residential areas.

"Open Space - Recreation" - this designation covers major active and passive open space areas providing recreational opportunities for residents and visitors to the area. The designation incorporates all levels of open space provision from those meeting regional requirements to local parks. It also includes buffer strips along roads and separating uses.

"Open Space - Natural" - this designation covers areas of environmental significance and/or scenic value which should be preserved predominantly in their natural state. Controlled public access and appropriate management is considered desirable in these areas. It also includes buffer strips along major arterial roads where the aim is to protect and enhance natural vegetation in the buffer area.

"Open Space Linkages" - this symbol indicates where links between the various categories of open space will be required so as to implement Council's Open Space Strategy.

These linkages may include existing vegetation, drainage paths, waterways and ridge lines. They will be dedicated as park to be used as a natural corridor between areas of open space and natural parkland. In this manner a continuous and integrated open space network will be progressively developed throughout the study area providing for a diversity of uses including walking paths, cycleways and wildlife movement and habitat.

"Neighbourhood Centre" - this designation provides for centres to provide a limited range of retailing services to serve discrete neighbourhoods of up to 6,000 persons. Such centres would normally be limited to a maximum gross floor area of approximately 1,500m².

"Employment Area" - this designation covers land considered suitable for a range of employment generating activities. A variety of industrial and related (e.g. warehouse) uses may establish in this area subject to the provisions of this Development Control Plan and the planning scheme, provided however that Noxious, Offensive or Hazardous industries are not permitted in the Development Control Plan area.

"Non Urban" - This designation covers that part of the flood plain that is predominantly used for rural activities. It is zoned "Rural" and is not available for urban development. Rezoning for urban development will not be supported within this designation.

"Service Stations" - this designation indicates the existing and preferred future locations for this use.

"Community Facilities" - this designation indicates the major community facilities and includes the following existing and proposed uses:

- Hospitals
- Schools
- Churches

"Public Utilities" - this designation indicates the sites of major existing and proposed public utility installations.

"Tourism Development" - this designation broadly indicates areas which are intended to be developed as focal points for tourist activity within the City. They are intended to provide accommodation, shopping, entertainment, recreation or similar facilities for use mainly by visitors holidaying in or passing through the area.

"Uncommitted Areas" - this designation indicates significant sites for which Council has not nominated a specific preferred dominant land use. The designated sites may be suitable for a range of uses subject to specified planning requirements.

"Arterial Roads" - this designation identifies existing and proposed arterial roads which serve a regional function and pass through the DCP area. These are limited to the Notional Multi Modal Transport Corridor, Caloundra Road and the Nicklin Way.

"Sub-Arterial Roads" - this designation identifies the next lower group of roads in the road hierarchy. Sub-arterial roads link to the arterial roads and provide access from them into the DCP area.

"Collector Roads" - collect traffic from local catchment areas and convey it to the arterial and sub-arterial road network. Collector roads should be appropriately designed to limit their use by through traffic. For the purposes of this DCP these collector roads are divided into major and minor collector roads.

"Bikeways/Pedestrian Links" - this designation indicates the major pedestrian and bikeway linkages which are intended to be incorporated in the planning and development of the DCP area.

3.0 THE DEVELOPMENT CONTROL PLAN MAPS

The following maps form part of this Development Control Plan:

- Map 1 - identifies preferred land uses.
- Maps 2A & 2B - identify maximum heights for development in the DCP area.
- Map 3 - identifies major elements of the circulation network including bikeways.

4.0 LAND USE ELEMENTS - INTENT AND IMPLEMENTATION CRITERIA

(Refer to Map 1 - Preferred Land Uses)

4.1 Low Density Residential

(1) Intent

This preferred land use designation identifies land which is intended to provide for low rise single dwellings on normal sized or smaller sized lots. Generally the expected range of development density would be between 10-25 dwelling units per gross hectare. The designation covers both the Residential A and Special Residential zones and uses such as duplexes which may be allowed in designated areas. Ancillary uses such as general stores and minor recreation and community facilities may be allowed in this area with the approval of Council.

(2) Implementation

Council will encourage the development of this area for residential and other ancillary purposes consistent in nature with the intent of the designation, subject to the provision of normal urban infrastructure in accordance with Council's development standards.

4.2 General Residential

(1) Intent

This preferred land use designation identifies land which is intended to provide a variety of residential accommodation styles in a low-rise format up to 2 storeys in height. Generally the expected range of development density would be between 10-25 dwelling units per gross hectare. Ancillary uses such as general stores and minor recreation and community facilities may be allowed in this area with the approval of Council.

(2) Implementation

- (a) Council will encourage the development of this area for residential and other ancillary purposes consistent in nature with the intent of the designation, subject to the provision of normal urban infrastructure in accordance with Council's development standards.
- (b) With respect to redevelopment and infill development opportunities in existing residential areas Council may approve applications for duplex dwellings and other forms of low rise residential development which can be demonstrated to Council's satisfaction to be unlikely to have detrimental impacts on the amenity of the surrounding area. Matters to be taken into consideration by Council in assessing development applications will include the following:-
 - (i) the form of the proposed development (building height, bulk and setbacks) and its compatibility with the nature of development existing in the area;
 - (ii) the amount of traffic likely to be generated by the development;
 - (iii) the nature of existing development in the locality and its potential for redevelopment in the short or medium term.

4.3 Medium Density Residential

(1) Intent

The intent of this designation is to identify those localities where medium density residential use up to 3 storeys in height is the preferred form of development. Residential development densities are expected to be in the range of 25-100 dwelling units per site hectare. Uses which are ancillary to the predominant residential use and are considered by Council to be compatible with existing and likely land use in the vicinity may also be considered in this designation.

(2) Implementation

- (a) Council is likely to favourably consider development applications for medium density residential use in designated localities which complies with the above intent subject to the provision of normal urban infrastructure in accordance with Council's development standards. These applications will normally involve use of the Residential C zone. However, Council will also consider use of the Special Residential zone to facilitate integrated residential developments incorporating a mix of dwelling unit types provided the development complies with the general intent of this designation.

4.4 Tourist Residential**(1) Intent**

The intent of this designation is to identify those areas where high density residential use suitable for tourist accommodation purposes is the preferred form of development. These areas are located in proximity to natural or man-made attractions (e.g. beaches, or tourist activity nodes).

Ancillary uses such as small scale tourist facilities, restaurants, cafes, take-away food shops etc. will also be favourably considered by Council.

(2) Implementation

- (a) Council is likely to favourably consider development applications for high density residential development in the areas designated on DCP Map 1. The appropriate zone for development of this nature is the Tourist Residential zone.
- (b) Council is unlikely to give favourable consideration to applications to rezone land to the Tourist Residential zone in locations which are not appropriately designated in this DCP.
- (c) The maximum heights permitted for development in the Tourist Residential designated areas at Bulcock Beach are indicated in DCP Map 2. A maximum height limit of 4 storeys applies to the Tourist Residential designated area at Moffat Beach.

4.5 Open Space - Recreation

(1) Intent

The intent of this designation is to identify major existing and preferred areas of active and passive open space which meet the open space requirements of residents and visitors to the area. These open space areas are to form part of an integrated and interlinked hierarchical open space system.

(2) Implementation

- (a) When assessing development applications Council will require the developer to provide recreational open space facilities in accordance with the requirements of the planning scheme. In calculating the quantum of recreational open space to be provided Council will not have regard to areas of natural open space such as environmental parks and esplanades required to be provided beside natural waterways or bikeways required to be provided under this D.C.P. Open Space requirements are to be calculated on the basis of gross site area exclusive of any internal waterways.
- (b) DCP Map 1 identifies the preferred Open Space network in the newly developing areas of West Caloundra. Council will require development in these areas to provide the identified Open Space linkages in accordance with the design criteria set out below.
- (c) Council will require open space provided in conjunction with development in the DCP area to comply with the following design criteria and any other requirements as set out in Council's Open Space Policy:
 - (i) comprise Neighbourhood parks of not less than 4,000m² in area (where the gross area of the land to be developed results in an open space provision less than this requirement, Council may agree to such lesser area subject to the area being integrated with other adjoining open space areas to conform with the minimum 4,000m² area requirement);
 - (ii) comprise precinct parks of at least 1,000m² in area and which are located within 500 metres safe walking distance of resident population in the precinct;
 - (iii) comprise Linear Parks as part of a linked open space network. The open space components of adjoining developments shall be appropriately integrated to provide functional linkages to and between major activity centres e.g. shopping centres, schools, large scale parks.

- (iv) ensure that each residential allotment in a subdivision is within 500 metres safe walking distance (i.e. without having to cross a sub-arterial or arterial road) of an existing or proposed precinct or Neighbourhood Park;
 - (v) the open space network should, wherever possible, incorporate existing natural elements such as creeks, attractive timbered areas and the like.
- (d) The open space designation is also used to identify buffer zones between incompatible land uses. The design of adjacent areas should maximise the utility of these areas by including them in larger, functional open space areas or integrating them into a linear open space/walkway system. If this objective is not achieved the buffer areas not so integrated will not be assessed as part of the open space contribution.
- (e) Land at the eastern corner of the Caloundra Road - Sugar Bag Road intersection has been designated for Open Space - Recreation purposes. This elevated area provides scenic ocean and city views and should be developed as a lookout park to provide an attractive entry to the City. Council will require approximately 4,000m² to achieve this and will consider acquisition of that portion which is not obtained as park contribution during the development process.

4.6 Open Space - Natural

(1) Intent

The intent of this designation is to identify those portions of the development control plan area which are considered to have significant environmental value and which should be retained in their natural state as part of an overall network of natural open space.

(2) Implementation

- (a) DCP Map 1 identifies the areas which fall under this designation and which Council intends to protect through the development control process. This designation includes frontal dune areas, creek esplanades and part of the Mooloolah River floodplain.

- (b) In recognition of the Mooloolah River floodplain's significance for flood storage purposes, and the presence of significant vegetation communities, part of the flood plain not cleared for farming, has been included in the Natural Open Space designation. Council is unlikely to favourably consider applications for development in these areas which result in any clearing of natural vegetation or diminution of flood storage capacity. Any development applications over this area must be accompanied by appropriate Environmental and Engineering studies which demonstrate that these requirements have been met.
- (c) This designation also includes buffer strips along major arterial roads in locations where it is proposed to protect and enhance natural vegetation in the buffer area.

4.7 Neighbourhood Centres

(1) Intent

The intent of this designation is to identify existing neighbourhood centres and appropriate locations for future neighbourhood centres which are intended to provide a limited range of retailing services at the neighbourhood catchment level of up to 6,000 persons.

(2) Implementation

- (a) The preferred locations for additional neighbourhood centres within the DCP area are indicated diagrammatically on DCP Map 1. Council is likely to favourably consider applications for neighbourhood shopping centre developments in these locations subject to compliance with the provisions of the Planning Scheme.
- (b) Any application to develop an additional neighbourhood centre to those indicated on DCP Map 1 shall be accompanied by a retail demand study which identifies a clear demand for the additional retail facilities and that the proposed additional facilities will not cause undue detriment to the viability of existing or preferred future neighbourhood centres as identified on DCP Map 1.
- (c) A site proposed for development as a neighbourhood centre should satisfy the following locational criteria:
 - (i) the site should have its primary frontage to a collector road;
 - (ii) the site should be directly accessible from the pedestrian/bikeway network;
 - (iii) the development will not have any undue adverse impacts on existing or likely future surrounding land uses.

4.8 Employment Area

(1) Intent

The intent of this designation is to identify those areas where employment generating activities especially service, light and general industries, warehouses and other compatible uses will be encouraged to establish within the DCP area. Industrial activities will be limited to the areas indicated on DCP Map 1. Noxious offensive or hazardous industries or similar uses will not be permitted within the DCP area.

(2) Implementation

- (a) Council is likely to favourably consider applications for all forms of industrial and warehouse development (other than noxious, offensive or hazardous industrial uses) within the Employment designated areas, subject to compliance with the provisions of the Planning Scheme.
- (b) Council may, at its discretion, require the installation of oil and silt arresters on stormwater drainage outlets at the time of development to ensure there is no pollutant runoff to adjacent waterways.
- (c) Council will ensure a high level of amenity and traffic safety and efficiency along Caloundra Road by limiting direct access from Caloundra Road for all new development. Wherever possible development proposals will be required to obtain access from secondary roads.
- (d) Council will ensure adequate buffering of developing employment areas from adjoining uses by requiring buffers as indicated on Map 1 and by requiring noise attenuation measures where this is deemed necessary by Council to reduce the impact on adjoining development.

4.9 Service Stations

(1) Intent

The symbols for Service Station shown on DCP Map 1 indicate the preferred locations for service stations throughout the DCP area.

(2) Implementation

Council is likely to favourably consider applications for service station purposes in these locations subject to the requirements of the planning scheme. Council will also consider applications for service station purposes where the service station will be integrated with a neighbourhood or higher order commercial centre.

4.10 Community Facilities

(1) Intent

DCP Map 1 indicates by various symbols the location of existing community facilities and the preferred location of additional facilities which are expected to be required to meet the demands of the growing community as development proceeds in the western part of the DCP area.

The proposed facilities have been indicated to ensure that their future provision is taken into consideration during the detailed planning and design of future development areas. Community facilities should be so located as to optimise their efficiency and benefit to the public.

(2) Implementation

- (a) The proponent of any application to develop an area which contains, or is adjacent to, the preferred location for a community facility as indicated on DCP Map 1 shall be required to liaise with the appropriate provider agency and Council and ensure that their detailed site and locational criteria are met.
- (b) In considering any particular rezoning or subdivision application, Council may, at its discretion, require the applicant to provide an overall conceptual layout plan of a broader area indicating the proposed locations of any required community facilities and the proposed linkages from the area of the subject application to the proposed community facilities.
- (c) In general Council will require the site of a proposed community facility to comply with the following locational criteria:-
 - (i) have at least one frontage to a collector road;
 - (ii) be conveniently linked to the surrounding area's pedestrian/bikeway network;
 - (iii) be co-located with other activity generating activities e.g. parkland, neighbourhood shops.

4.11 Public Utilities

(1) Intent

This designation indicates sites occupied by major public utility installations such as water supply reservoirs, water pollution control works, electricity sub-stations and the like. These are identified for information purposes only.

4.12 Tourism Development

(1) Intent

There are a number of existing nodes of tourism activity in the DCP area including Dicky Beach, Moffat Beach and Bulcock Beach. Council wishes to encourage the consolidation of tourism and related activities into existing centres to ensure a lively, mixed use environment and to preserve the residential amenity of other areas. This designation is intended to identify those areas where such activities will be encouraged by the Council. Appropriate activities in these areas include but are not limited to tourist accommodation and related commercial activities and entertainment and recreational facilities. Council will ensure that these activities are consistent with the current level of amenity in areas which are already developed.

(2) Implementation

- (a) Council is likely to favourably consider applications for tourism development in the designated areas, subject to their complying with other relevant provisions of this DCP and the Planning Scheme. Uses which are likely to be favourably considered by Council include tourist accommodation, tourism-related retail and commercial activities including craft shops, restaurants, cafes, take-away food shops and entertainment and recreational facilities.
- (b) Mixed use developments accommodating tourist-related commercial activities on the lower levels and tourist accommodation above will be encouraged by Council in the designated areas.
- (c) The maximum height of development in the Tourism Development designated areas will be compatible with the maximum heights permitted in the general locality as follows:

<u>Location</u>	<u>Maximum Height (storeys)</u>
Dicky Beach	2
Moffat Beach	3
Bulcock Beach	4

4.13 Uncommitted Area

(1) Intent

This designation has been applied to two large sites within the DCP area:

- (a) The West Caloundra Site - this site of about 40 hectares is located between the West Caloundra Industrial Estate and Sugar Bag Road;
- (b) The Sugar Bag Road Site - this site of about 8 hectares is located on Sugar Bag Road immediately west of and adjacent to Council's Water Pollution Control Works.

Each of the sites has significant development potential and would be capable of accommodating a range of land uses. Council does not wish to constrain this development flexibility unnecessarily by designating a preferred land use for the sites. However Council does want to achieve a high standard of development which is sympathetic to its surroundings.

(2) Implementation

Council will consider a range of development proposals for these sites subject to their meeting the planning and design requirements set out below in respect of each site.

(a) West Caloundra Site

Planning and design requirements applying to this site shall be as follows:

- (i) a continuous landscaped or natural buffer strip shall be provided to the Sugar Bag Road frontage of the site;
- (ii) generally low-medium rise form of development (i.e. not exceeding 3 storeys in height);
- (iii) provide an open space/cycleway link through the site generally as indicated in DCP Maps 1 and 3;
- (iv) ensure that the internal road layout discourages industrial traffic from accessing Sugar Bag Road;
- (v) provides appropriate treatments at the interfaces between the proposed development and the adjoining land uses.

(b) Sugar Bag Road Site

Planning and design requirements applying to this site shall be as follows:

- (i) a natural open space buffer should be provided to the Caloundra-Noosa Road frontage of the site;

- (ii) the development should provide an attractive landscaped appearance to Sugar Bag Road complemented by a low-rise building format (maximum 2 storeys along the frontage). The building height could increase towards the rear of the site taking advantage of the natural gradients on the site;
- (iii) the number of vehicular access points to Sugar Bag road should be limited and integrated with the Golf Club access which should be maintained (or alternative access provided) through the site;
- (iv) Council is unlikely to favourably consider residential development or other uses that require people to remain on the site for extended periods due to its proximity to Council's Water Pollution Control Plant.

4.14 Non-Urban

(1) Intent

This designation has been applied to an area in the Mooloolah River flood plain that is cleared and used for farming purposes. It is intended that this area remain rural in character.

(2) Implementation

Council will not favourably consider development applications for urban uses and/or activities that would allow residential uses to establish in the flood plain.

5.0 CIRCULATION NETWORK - INTENT AND IMPLEMENTATION CRITERIA

5.1 Arterial Roads

(1) Intent

The intent of this designation is to identify existing and proposed major arterial roads and associated interchanges in the DCP area. The arterial roads are the Notional Multi Modal Transport Corridor, the Caloundra-Noosa Road and Caloundra Road and these are indicated on DCP Map 3.

(2) Implementation

- (a) The Department of Transport has identified its preferred notional route for the proposed Multi-Modal Transport Corridor as indicated on DCP Map 3. This corridor is planned by the Department of Transport to provide a future north-south arterial road and public transport link. The Department will

progressively acquire the right-of-way for this route as development pressures and land releases dictate.

- (b) Council is unlikely to approve development applications which are inconsistent with the Department of Transport requirements relating to arterial roads, and associated interchanges.
- (c) The design of all development adjoining arterial roads is to have regard to the function of these roads in terms of access and landscaping.
- (d) Wherever possible, applications for development which have frontage to a designated arterial road will be required to obtain access from an alternative secondary road.

5.2 Sub-Arterial Roads

(1) Intent

This level of road in the road hierarchy is primarily intended to move traffic rather than provide access to individual properties, these roads provide a link between the arterial roads and the rest of the road hierarchy.

(2) Implementation

- (a) The preferred sub-arterial roads are indicated on DCP Map 3.
- (b) In assessing applications for rezoning and subdivision, Council will ensure that these roads are provided to appropriate design standards.
- (c) Direct access from individual allotments to the designated sub-arterial roads will not normally be permitted. Wherever possible, Council will require access to allotments with a sub-arterial road frontage to be from an alternative secondary road. The layout and design of subdivisions should take this requirement into account.

5.3 Collector Streets

(1) Intent

The intent of identifying these elements is to ensure that the detailed design of new areas incorporates an efficient road network which is appropriately linked to higher order roads in the overall road hierarchy. The collector streets are intended to provide for local access and local traffic movement and should not be capable of use by traffic passing through the local area.

(2) Implementation

- (a) DCP Map 3 indicates notional preferred alignments for major and minor collector streets in undeveloped areas.
- (b) In assessing applications for rezoning and subdivision approval, Council will ensure that collector roads are provided in general conformance with the notional preferred alignments indicated on Map 3. In particular Council will ensure that, wherever possible, the minor collector streets do not provide a direct link between higher order roads in the network which would encourage through traffic to use the collector streets in preference to a designated arterial or sub-arterial road.

5.4 Bikeways/Pedestrian Links

(1) Intent

This designation indicates in broad terms a network of bikeways and pedestrian paths which is planned to connect residential areas with major activity nodes including schools, shopping facilities, sporting facilities, open space and foreshore areas.

(2) Implementation

- (a) The preferred routes of the bicycle/pedestrian network are indicated on DCP Map 3.
- (b) In assessing applications for development approval, Council will ensure that the relevant elements of the bikeway/pedestrian network are incorporated in the design.
- (c) Council will require the developer to provide the land and construct those elements of the bikeway/ pedestrian network contained within the development area. Council will progressively implement the bikeways in existing developed areas as part of its overall bikeways strategy.

5.5 Public Transport Routes

(1) Intent

Council wishes to ensure that the potential for urban areas of the City to be provided with a public transport service in the future is recognised in the design and layout of development proposals.

(2) Implementation

- (a) In assessing applications for rezoning and subdivision approval, Council will ensure that roads of an appropriate design standard to accommodate possible future bus traffic are provided. Bus routes will generally use collector streets and higher-order roads in the road hierarchy.

6.0 MISCELLANEOUS PROVISIONS APPLYING THROUGHOUT THE DCP AREA

6.1 Landscaping to Arterial and Sub-Arterial Roads

- (a) Landscaping plans are to be submitted with development applications for sites which have a frontage to any road designated as an arterial or sub-arterial road in this DCP as required in the Planning Scheme:
- (b) The landscaping plans are to ensure that the development presents an attractive appearance from the arterial or sub-arterial road and to this end should appropriately address the following requirements:
 - (i) Compatibility with and enhancement of adjoining streetscape elements including landscaping treatments of adjoining sites and any footpath treatments;
 - (ii) Provision to Council's satisfaction, of visual screening to any unsightly areas (e.g. service areas, parking areas, loading bays and the like) within the site;
 - (iii) provision and/or maintenance of appropriate levels of privacy for users of the subject site or adjacent sites.
- (c) Visual and acoustical screening to Council's satisfaction is required along arterial and sub-arterial roads so as to minimise the impact on residential amenity.

Ameliorative measures are to be incorporated into the architectural form for properties involving medium-density or commercial/residential development, at the building approval application stage.

Ameliorative measures shall not be required along road frontages to open space, lake or esplanade area or non-residential development.

6.2 Use of Reflective Glass on External Walls

Reflective glass which forms all or part of any external wall of a building shall not exceed:-

- (i) 60 percent of the total area of such wall.
- (ii) a maximum degree of reflection of both heat and light of 20 percent; and

For the purposes of assessing compliance with this provision, Council may require an applicant for development approval to submit details of the nature and characteristics of any reflective glass proposed to be used in connection with a particular development.

6.3 Landscaping of Basement Roof Areas

The roof of any basement area is to be landscaped to the Council's satisfaction. Appropriate landscape treatments of these roof areas may include lawn, planter boxes, planted moundings and tiling for use as outdoor terrace areas.

6.4 Navigation Aids and Communication Equipment

The Council in respect of any application for the erection of any premises will take into consideration whether the proposal if approved would cause or allow any premises to be erected in such a position as to constitute an interference to the proper functioning, operation or visibility of navigation aids or associated equipment for shipping used and/or operated by the Department of Transport or the Crown as indicated on DCP Map 1 and such application will be referred to the Department of Transport.

6.5 Aerodrome

In respect to any application for the erection or use of any premises Council will take into consideration whether the proposal, if approved, may cause or allow any premises to constitute an obstruction or potential hazard to aircraft moving in the vicinity of an aerodrome or whether such premises may be adversely affected by noise or other nuisance caused by the movement of aircraft. Council will require an assessment of noise exposures to be submitted at the time of lodgement of development applications in the vicinity of the airport. Notwithstanding any other height controls on buildings or other structures in the vicinity of Caloundra aerodrome, the position and height of any building may be limited so as not to project through the optical limitation surface shown on Department of Aviation Drawing No. BS 8377/H or as amended. Council will also have regard to the requirements of State Planning Policy 2/92 "Planning for Aerodromes and other Aeronautical Facilities" and associated Guidelines and to the relevant Noise Exposure Forecast Plan.

6.6 Height of Buildings

Notwithstanding the height limits as shown on Maps 2A and 2B, if a building existing or approved on the appointed day is destroyed or demolished so as to require re-building, then the replacement building may be permitted to be built to the same height (in metres, measured from original ground level) as the building it is replacing, provided that all other current requirements of the DCP and the Scheme are complied with.

6.7 Environmental Management and Conservation Strategy

- (i) In considering any applications for development Council will have regard to its Conservation Strategy for the City – relevant environmental management provisions contained within the Planning Scheme and Planning Scheme Policies, and applicable environmental legislation.
- (ii) It is the responsibility of each applicant and developer to incorporate Best Management Practices in the construction and conduct of the particular use or subdivision, of the land the subject of the application and development.

Best Management Practices for the purposes of this Scheme are described as:-

- The best available, economically viable, management practice which minimises potentially adverse impacts of an activity on the environment.
- (iii) Best Management Practices will be required to be incorporated in:-
 - subdivision - construction and conduct of the use of works in general and in particular stormwater drainage;
 - drainage and waste water management;
 - development - construction and conduct in general and in particular stormwater and waste water management.
 - (iv) Best Management practices will be required to be incorporated in the construction and conduct of land uses and will be required as conditions placed on applications on an individual assessment of merit basis and in accordance with Council and State Government requirements.

6.8 Noise

In considering any applications for development for the purposes of industry and commercial/business uses Council will require the applicant to undertake such works and take such measures as are necessary to ensure that noise levels generated by, in or from the premises do not exceed those recommended noise limits published by the Department of Environment and Heritage (or such other Government bodies as are responsible for the time being for the administration of laws relating to noise pollution).

In considering the design and layout of buildings, structures or development for industry and commercial/business uses Council will have regard to whether the proposed building, structure, or development has the following features:-

- designed such that doors and windows of noisy premises face away from residential areas or future residential areas;
- designed such that delivery and service bays are inside building complexes so that the building acts as a noise barrier/buffer; and

Subject to other legislation Council may also:-

- set conditions on a planning approval relating to noise limits; and
- require the proposed development to be separated from residential areas by a buffer area so as to achieve the above requirements.

In considering the design and layout of buildings and buffers/barriers in relation to the foregoing, Council will have regard to other relevant legislation particularly with regard to the handling of hazardous/dangerous materials.

6.9 On-Site Vehicle Parking Areas

Parking areas provided in association with non-residential developments shall be kept open and freely accessible to the public during the hours of operation of the activities on the site. No mechanical devices, barriers or signage shall be erected which could impede or otherwise discourage access to parking areas on the site by the general public during these hours.

DEVELOPMENT CONTROL

PLAN 4

SIPPY DOWNS

Gazetted - 18th December 1997

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S U M M A R Y

CONTEXT OF STUDY

SUNSHINE COAST UNIVERSITY

A new university has been created on a 100ha greenfield site, near the intersection of the Sunshine Coast's two major road systems, in the heart of the Sunshine Coast, 10km from Maroochydore and 15km from Caloundra.

The establishment of the Sunshine Coast University is a very important milestone in the growth and development of the region. It will result in significant academic, cultural and economic advancements for the region. The impact of the new university is already being felt with proposals for a number of residential and commercial developments on all land adjoining the university. A number of schools and other community facilities are also being proposed or are under construction.

In a sense, all these developments occurred in an ad hoc manner. There has been little consideration given to the overall form and structure of the emerging urban development, to the physical interrelationships between the various land use components or to the need to create or preserve an identity or sense of place for the benefit of the whole community.

These land use and design issues may not be considered critical were it not for the probable longevity of the university, the ability of the university to generate regionally significant economic and cultural outcomes, as well as the significant social, land use and transportation externalities of the ultimate population of students, academics and associated workforce, working and living in the Sippy Downs area. Their presence would suggest a quite different mix of housing, retail and business, social and recreation facilities, and the need for quite different transport arrangements than is likely to result from the normal development process.

SIPPY DOWNS PLANNING STUDY

A Steering Committee was formed to address a wide range of planning issues for the Sippy Downs area. This Steering Committee comprised representatives from Maroochy and Caloundra Councils, a number of State Government agencies, and the [Sunshine Coast University](#).

Recognising the importance of getting things right early in the area's development, the Steering Committee prepared a study brief to examine a wide range of issues affecting the development of Sippy Downs and the Sunshine Coast. Kinhill Cameron McNamara, in association with a number of specialist consultants, were appointed to prepare a plan for the Sippy Downs area which would result in a cohesive and vibrant community, supporting the university, emphasising its regional significance.

The resulting Sippy Downs Planning Study is a three volume report, which builds on an extensive, international literature review (Volume 3), a range of development and conservation options for the university, the Sippy Downs area, and the Sunshine Coast (Volume 2), and encapsulates a vision, identifies an appropriate urban structure and details a set of performance based guidelines for all development within the defined area (Volume 1).

THE CONCEPT

A NEW UNIVERSITY TOWNSHIP

The primary outcome of the Planning Study is the production of a legislative framework which will result in the emergence of a discrete, significant, vibrant and sustainable township at Sippy Downs, focusing on and enhancing the [Sunshine Coast University](#), and resulting in a richer and more diverse quality of life for the university, the Sippy Downs community and the Sunshine Coast.

The primary development focus is the university township of Sippy Downs and, in particular, the development of a main street town centre. This is to be located on either side of the cruciform formed by Sippy Downs Drive and Stringybark Road, extending onto the university site. The town centre will comprise major retail, civic and commercial offices, and community facilities to be supported by university uses, medium density residential development, and a major public transport interchange.

Land uses within the town centre will be of a fine grain. All buildings and spaces will be of a pedestrian scale, with buildings providing a mostly continual frontage to the street punctuated by local streets, arcades and malls. The building forms and streetscapes should reflect and be responsive to the subtropical environment.

The town centre will cater for a residential population of 25,000 in Sippy Downs and a university population in excess of 20,000 by the year 2015.

Around the town centre, mixed uses (mixing business and residential activities), school and community facilities, and residential uses are encouraged. All these uses are within walking distance of the town centre, the university and the public transport interchange.

A major point of discussion has been the encouragement of a whole range of business and residential activities within the university site, breaking down the physical separation and more fully integrating the community and the university. Such activities will be permitted around the university core, maximising business and research synergies providing student and residential accommodation and encouraging further after hours activities on site. Such uses will develop in parallel with the university itself, complementing the university in location, design and activity.

TRANSPORT OPTIONS

Neither the form and intensity of development being encouraged, nor the proposed university growth will be possible without the provision of an appropriately located and designed road network, maximising connectivity into and through the town centre and university, linking major land uses and encouraging circulation for public and private transport. A number of entry points need to be provided. A replacement interchange will be needed on the Sunshine Motorway.

Without wishing to pre-empt more detailed studies, rail options were considered and provision made for rail adjacent to the Bruce Highway and Sunshine Motorway. A contemporary bus/rail interchange [is proposed to be](#) located in the town centre, providing rail access to the university for a catchment between Landsborough and Maroochydoore.

Connectivity will be further enhanced by a network of safe and convenient bikeways and pedestrian paths, utilising local streets as appropriate, and enhanced by appropriate lighting, vegetative planting and street furniture.

RESOURCE PROTECTION

Through the principles which have been adopted in formulating the plan and the guidelines for proposed developments, environmentally responsive and environmentally responsible forms of development are encouraged, in building form, the desire for rail, the establishment of bus networks, and the retention of critical conservation areas, as well as a broad range of representative habitats linked by vegetated corridors.

Underpinning the proposed structure plan are the principles of containment of the urban areas and protection of areas of good quality agricultural land.

The proposed development control plan is an innovative document, extending the role statutory plans have traditionally assumed. This innovation is due to the combination of the urban design emphasis with comprehensive social, cultural, economic and environmental strategies. This will provide the foundations for more detailed planning for the area.

VOLUME 1: DEVELOPMENT CONTROL PLAN

This volume provides the legislative mechanism for implementing the outcomes of the Planning Study. This is in the form of a development control plan (DCP) covering land located within the Sippy Downs Planning Study area. This DCP is the result of a series of investigations variously reported in a number of interim reports, and discussed in Volumes 2 and 3 of the Planning Study.

It is intended that this document be used in conjunction with the provisions of existing planning schemes and other policy documents for Maroochy and Caloundra Councils to flesh out appropriate design solutions for a whole range of public and private works. For development requiring planning approval, the emphasis will be on the provisions of the detailed structure plan to determine the appropriateness of proposed land uses and road standards, while the development control principles will be relied on to influence site layout and design.

However, an underlying assumption on which the DCP is based is that private sector actions on their own will not result in the cohesive, vibrant community which is being sought at Sippy Downs. To this end, a whole range of predominantly public sector strategies have been developed which commit the Local Governments, a range of State Government agencies, the university and the community to work towards stated economic, social, cultural and environmental objectives.

In this DCP, the very strong urban design focus is supported by a range of strategies holistically marrying the physical form, structure and land use relationships with a range of social, economic and environmental strategies.

Underpinning this holistic approach to community planning is the vision, articulated by key stakeholders during the preparation of the Planning Study, and extended to embrace the principles upon which the plan is founded and the outcomes of the supporting information document.

The vision, structure plans and development principles provide just that, a qualitative and structural basis for more detailed planning. While the resulting DCP is likely to be very durable, optimal solutions for individual sites will require a continuing commitment by the relevant local governments, state government agencies, the university and the community, to undertake more detailed planning, to implement the stated strategies, to negotiate quality outcomes, to monitor the performance of this DCP, and to review further development options, to the longer term betterment of the university, the Sippy Downs community, and the Sunshine Coast.

C H A P T E R O N E

I N T R O D U C T I O N

1.1 AREA

The area to which this Development Control Plan (DCP) applies is shown on Figure 1.1. The DCP area is a lesser area than the study area shown on Figure 1.2 but is wholly contained within that area.

The DCP area can be described as:

- areas of development potential between the escarpment on the south side of Buderim and the motorway, and including areas of rural residential development, industry and other land uses;
- west of the Mooloolah River from Mountain Creek to Glenview and including the Mooloolah River National Park, the Palmview Conservation Park and extensive areas of cane land; and
- land west of the Bruce Highway on either side of Sippy Creek and including the Ettamogah Pub.

A number of areas contained within the study area have not been included within the DCP area. These areas are:

- some steeper land on the south side of Buderim;
- much of Tanawha on both sides of the Bruce Highway;
- Glenfields estate at Mountain Creek;
- Glenview and Mount Sippy; and
- Palmview park residential area.

These areas are either recently developed, have limited development potential or are geographically removed from the influence of the existing and proposed land uses at Sippy Downs.

1.2 PURPOSE

During the preparation of this DCP, the first stage of building and site development of the [Sunshine Coast University](#) was completed and the first academic year begun. This is a very important milestone in the short history of European settlement on the Sunshine Coast, and one which is not only significantly influencing the pattern of urban settlement but also promoting the academic, cultural and economic advancement of the region.

This DCP is one of a number of documents which make up the Sippy Downs Planning Study, the purpose of which was to:

- ensure an integrated development (for the study area) which takes advantage of opportunities that the university and region provide;
- provide a framework for coordinated decision-making by all stakeholders; and
- provide a legislative mechanism (in the form of a DCP) for the resolution of development conflicts in the study area.

Like all DCPs, the Sippy Downs Planning Study DCP addresses future development issues for all land within the defined area.

However, unlike many other similar documents, this one is also required to embrace a range of socio-cultural and physical infrastructure issues in the broader sense within the study area as well as the cultural and economic linkages between the university, the Sippy Downs Planning Study area and the Sunshine Coast.

1.3 SIPPY DOWNS PLANNING STUDY

The major findings of the Sippy Downs Planning Study are contained in three volumes, of which this DCP is Volume 1.

Volume 2 provides information as to how the project came about and on the methodology which was adopted, and discusses a range of issues and possibilities, at three levels: the university; the Sippy Downs Planning Study Area; and the Sunshine Coast region. Reference will need to be made to this volume in order to interpret and find support for certain aspects of this DCP.

Volume 3 contains the results of the literature review undertaken to determine best university practice as well as to identify possible business, social and cultural linkages between the university and the community. While this information is of direct interest to the university, there is a range of implications which impact on the appropriateness of land uses and urban design of land parcels, particularly in the vicinity of the university.

C H A P T E R T W O

S T R U C T U R E A N D I M P L E M E N T A T I O N O F D C P

2.1 COMPONENTS

2.1.1 Vision

Chapter Three of this DCP contains a statement in which an ideal for the [Sunshine Coast University](#) and for Sippy Downs has been articulated along with a vision of their relationship to the Sunshine Coast.

2.1.2 Structure Plans

The District Structure Plan contained in Chapter Four provides the conceptual framework for the Sippy Downs DCP area, indicating the arrangement of preferred dominant land uses, and providing an integrated transport network.

[A number of](#) geographical areas within the DCP area have been examined in greater detail than that provided by the District Structure Plan.

2.1.3 Development Guidelines

General development guidelines have been established which are specific to the Sippy Downs DCP area and intended for all development requiring planning consideration. These are contained in Chapter Five.

2.2 IMPLEMENTATION

As shown on Figure 1.1, the area to which this DCP applies falls within the jurisdiction of Maroochy Council (for the area north of Sippy Creek), and Caloundra Council (for the remainder).

Each Council shall be responsible as lead agency for the implementation of this DCP for that part of the area within its jurisdiction.

Where relevant, a review of the planning documents for Maroochy and Caloundra Councils, including the Planning Schemes and Strategic Plans, will be undertaken.

2.3 RELATIONSHIP TO PLANNING SCHEMES

This DCP shall form part of the Planning Schemes for the Councils of Maroochy and Caloundra in accordance with the provisions of the Local Government (Planning and Environment) Act. This Plan shall be read in conjunction with the respective Planning Schemes, [Local](#)-laws and other pertinent documents.

Nothing in this Plan shall be construed to confer any additional rights to use land. Such rights remain vested in the provisions of the Schedule and Scheme Maps in the respective Planning Schemes.

However, this Plan provides a vision, a structural framework and a set of development principles providing:

- for the developer, some certainty of outcome, and a basis for determining appropriate solutions of a high quality;
- for government, the means for assessing the suitability of individual development applications.

This Plan also provides, through the District Structure Plan provisions, a basis for the formulation of public sector programmes and the framework for other community based initiatives.

Further, the successful implementation of this document relies in part on acceptance and implementation of a whole range of recommendations contained in Volume 2, Chapter Seven. These recommendations are the result of a number of studies undertaken as part of the Planning Study.

2.4 INSTITUTIONAL ARRANGEMENTS

The effective implementation of this DCP will require ongoing arrangements for intergovernmental co-operation, community consultation, the monitoring of change, and the evaluation of outcomes. This can be achieved by establishing appropriate roles for local government and the Sippy Downs Steering Committee.

The lead agency role of development control and statutory plan making remains with the relevant local government as stated in Section 2.2.

There are a number of roles which require the involvement of the Steering Committee. These include:

- Providing a single voice in seeking Commonwealth, State and Local Government expenditure for the purpose of implementing those components requiring public sector capital expenditure;
- Providing a forum for cross-border issues, the interpretation of provisions, the views of developers and the community;
- Monitoring change and discussing appropriate responses.

It should also be noted that, like all other members of the community, the Steering Committee reserves the right to respond to development applications and amendments to Planning Schemes in the legislated manner.

CHAPTER THREE

VISION

3.1 SUNSHINE COAST UNIVERSITY

3.1.1 The Central Focus of the University

The [Sunshine Coast University](#) has stated, through its Mission Statement, an intention to:

“... become the major focus for the academic, cultural and economic advance of the region: a higher education organisation which is responsive to its community, but also pursues high international standards of scholarship in teaching and research, including their application to regional issues.”

As witnessed by the community and business contacts made to date, and the programs and opportunities being established, the university is clearly establishing itself as an interactive community-based institution.

Over time, this community focus will be given a geographic centrality within the proposed Sippy Downs township. This geographic focus will be enhanced by its relationship to the town centre, and supported by a network of streets linking the university to major retail and commercial facilities, the transportation interchange and residential areas.

3.1.2 The University as Economic Catalyst

This central focus for the university will manifest itself as a major catalyst for the enhancement of economic growth on the Sunshine Coast. This growth will occur through:

- the recognition of the university as the dominant focus of tertiary education on the Sunshine Coast;
- the fostering of the dynamic, expanding knowledge based sectors of the economy by encouraging appropriate forms of business and employment associated with the university's activities and research programs;
- the rapid growth of the university student population and staff, and encompassing a range of complementary retail and commerce, business and employment opportunities.

3.1.3 Enhancing Quality of Life

The University will significantly contribute to the quality of life for its own students and staff, the Sippy Downs community and the Sunshine Coast.

To this end, the university has actively distanced itself from the development of an ivory tower image and instead, promoted itself as a community-based university. This is to be achieved by:

- physically integrating the university with the community through the arrangement of land uses (by providing an appropriate and continual pattern of uses and activities), by maximising transport and access connectivity (by optimising vehicular and pedestrian connections onto and through the site), and the commencement of a building and landscape program to encourage the development of a local identity and sense of place;
- establishing strong economic and cultural linkages with the community including the provision of on-campus building and research opportunities, the establishment of a

strong telecommunication network, with administrative and academic support systems, and the delivery of community relevant educational, cultural, recreational and sporting programs, with all sectoral groups within the community;

- facilitating a wide range of quality services, both on campus and within the community, sufficient to attract a high number of students and a high calibre of academic staff.

3.1.4 A Model of Community and Cultural Development

The intention of the University is to be a model of community and cultural development within Sippy Downs and the Sunshine Coast, leading the community in learning and information sharing through a range of activities and programs which respond to the regional and local community needs.

3.1.5 A Model of Environmental Sustainability

The University is to be a model of ecologically sustainable development, leading and informing the community on good land management practices and energy efficiency through environmentally sound building practices.

This in turn, will provide a catalyst for environmentally appropriate new developments, industries and conservation and rehabilitation projects.

3.2 SIPPY DOWNS

3.2.1 A University Town

The Sippy Downs Planning Study area may ultimately comprise a number of discrete, but connected communities, each containing a diversity of housing types, a range of business retail and employment facilities, schools, parks, social and cultural facilities, all within easy walking distance.

Connectivity between and within communities will be assured by an appropriately developed street network, providing safe access for pedestrian and cyclists, as well as the efficient movement of vehicles and, in particular, public transport.

One such community will be the university township of Sippy Downs, comprising the university and its immediate environs. In order to maximise the potential of the proposed town centre, the level of interactions with and benefit from the university and viability of the transportation strategy, the township would best be characterised by:

- a wide range, and relatively 'fine-grain' mix, of uses with an emphasis on uses complementary to, and synergistic with, the university and serving the catchment area residents and employees;
- relatively high densities of development (particularly housing) and a wide range of housing types (including the provision of student accommodation), compared to previous development on the Sunshine Coast;
- high levels of accessibility for pedestrians, cyclists and public transport, and less reliance on private cars maximising connectivity within the site and to other areas;
- high levels of amenity in the public realm and individual developments;
- physical development which evokes the landscape character of the coast;
- vitality and evidence of enterprise and a rich social/cultural setting;

- a relatively high degree of self-sufficiency with respect to local retail, commercial, other forms of business and employment, and community services.

3.2.2 Efficient Transport Choices

The communities will be served by well designed, interconnected movement networks, increasing connections between local streets and with higher order roads to improve access to and movement of, in particular, public transport, pedestrians and cyclists.

The resulting network of streets, paths and cycleways are to be safe and interesting, allowing alternative routes and encouraging pedestrian and cycle use by the creation of more intimate spaces of a high calibre, defined by buildings, trees and lighting, avoiding walled roads, thereby allowing constant passive surveillance and discouraging high-speed traffic.

Without wishing to pre-empt further transportation investigations, the assumption has been made that a transportation interchange providing rail and bus interchanges for residents and students, and efficient connections to other Sunshine Coast communities (in particular, the key regional centre at Maroochydore) is to be located close to the town centre and within walking distance of the campus. The result will be a reduction in the use of private vehicles and negative ecological impacts.

This transport interchange will be supported by a mix of higher density residential, commercial and industrial uses within walking distance of the interchange and will increase the efficiency of public transportation.

3.2.3 Meeting Social, Community and Housing Needs

In keeping with the vision for a university township, residential areas will provide for a diverse range of housing needs, designed and located throughout the community to meet the specific needs of all socio-economic groups.

All areas are to have ready access to a range of human services and facilities integrated with other town facilities and appropriate to the community they serve.

3.2.4 An Ecologically Sustainable Network of Habitats

In order to protect the substantial and diverse habitats of ecological significance, the geographic extent of the Sippy Downs township has been clearly defined. The township is framed by a network of interlinked, ecologically and culturally significant habitats so as to protect local biodiversity.

This network of habitats, extending across the area, includes:

- the Mooloolah River National Park and the land currently owned by the Moreton Mill and located on the north side of the Sunshine Motorway;
- Palmview Conservation Park and environs;
- the Mooloolah River and creek systems;
- areas of remnant rainforest and interfaces between rainforest and open forest.

This proposed network of habitats will be supplemented by a finer grain recognition of existing habitat and the encouragement of rehabilitation and revegetation, thereby increasing the extent and biodiversity of the existing habitat.

In select places within the broad Mooloolah River floodplain, regional recreational uses may be provided, but in such a manner as to preserve the ecological integrity of the surrounding habitats.

3.3 SUNSHINE COAST

3.3.1 Maroochydore as a Key Regional Centre

Maroochydore is the key regional centre for the Sunshine Coast (as defined in SEQ2001, 1995), and includes a wide range of retail, commercial, recreational, community and cultural uses, and activities, providing a strong government sector and infrastructure provisions. It has been assumed that, in the future, Maroochydore will be serviced by fixed rail (including a major transport interchange providing access to employment and reducing the impacts of private vehicles), and geographically supported by a much greater number of high and medium density dwellings.

3.3.2 Sippy Downs, Complementing Maroochydore

The [Sunshine Coast University](#) will provide the focus for education, research and specialist cultural activities on the Sunshine Coast, complementing and supporting Maroochydore's role as a key regional centre by stimulating a range of related economic opportunities and activities.

Provision will be made for a range of specialist industrial and employment opportunities, in locations on campus, within walking distance of the town centre and campus, as well as in the home.

The knowledge-based sector will be targeted (complementing the more traditional and tourist-based economy centred around Maroochydore), working with the university adding technical, intellectual and market value to local products and services, and thereby providing employment for local residents, opportunities for the university and economic linkages to the regional centre.

Opportunities will also be available for retail and cultural activities, drawing on the particular requirements of the anticipated university day population and the daily needs of the anticipated population of the Sippy Downs township.

3.3.3 Intra-regional Connections

The locational advantage of Sippy Downs (being at the junction of the Bruce Highway and the Sunshine Motorway, and providing ready access to major populations, an existing supply of student housing stock, a wide range of facilities including excellent surfing beaches, recreation opportunities, and National Parks) will be maximised through the rationalisation of interchanges with the Bruce Highway and Sunshine Motorway.

A number of overbridges or underpasses will also be provided connecting uses and activities on either side of the major road network. From these points of interchange or access, a network of higher order roads and streets will provide good circulation through the area and allow for a flexible and efficient distribution of buses and increased pedestrian and cycling usage.

A significant component of the vision is the proposed rail/bus interchange tentatively located adjacent to the Sunshine Motorway and the Stringybark Road Overpass, integral to the town centre and close to the entry to the university. This interchange will provide access to other locations within and outside the Sunshine Coast.

3.3.4 An Extended Network of Habitats

A number of regionally significant ecological resources are located within or close to the study area. These resources, as well as the full range of existing habitats (including the eucalyptus open forest communities), will be encouraged to be protected, rehabilitated as required and managed to provide a network of biologically diverse habitats, defining not only the urban edge of the Sippy Downs Planning area, but extending well beyond its bounds, linking coastal habitats with the interior and areas north and south of the Sunshine Coast.

CHAPTER FOUR

STRUCTURE PLANS

The detailed structure plans presented in this chapter will assist relevant authorities to determine the appropriateness of proposed land uses and road standards for development requiring planning approval. Together with the vision presented in the previous chapter and the development principles presented in the following chapter, the structure plans provide a qualitative and structural basis for more detailed planning. An overview of the structure at district level leads into plans for [a number of specific](#) areas.

4.1 DISTRICT OVERVIEW

The district overview describes the following physical elements of the DCP:

- the preferred dominant land uses;
- a conceptual transport network.

4.1.1 Preferred Dominant Land Uses

In the District Structure Plan (Figure 4.1), preferred dominant land uses [have been](#) designated.

Urban (Maroochy)

A number of areas have been designated as Urban on Figure 4.1. They are the Sippy Downs township, the Crosby Hill Road urban area and the Kawana Estates land.

The urban designation within this DCP identifies areas suitable for residential development of varying densities but allows retail, commercial, community service and limited compatible industrial activities required to serve the day-to-day needs of local communities.

The urban designation may include land which is considered to have significant ecological value, and sensitive development options would be appropriate to adequately incorporate this land into the urban fabric with minimal impact. Development within the 'Urban' designation shall ensure that there are adequate buffers and separation distances between non-agricultural and agricultural uses.

Development within these areas is intended to be of a form and character which embraces the concepts of urban villages and transit oriented development; that is, the development of complete and integrated communities containing housing, shops, employment, schools, parks and civic facilities.

The focus of the community must be an easily identifiable central place containing retail, commercial, community facilities and civic spaces. An essential ingredient in the design of transit oriented development is the development of public transport options and the central location of a public transport interchange.

This central place and public transport interchange is to be supported by mixed uses and residential areas within a 400m radius of the centre (or about a five minute walk). In order to maximise the economic viability and vitality of the central place and the public transport options, and to minimise the use of private vehicles:

- the community must be provided with a high quality interconnective access network providing a choice of pedestrian friendly streets and focusing on the community centre and public transport interchange;
- there is a need to encourage higher densities of development throughout the community and an implied increase in intensity in land use towards the community centre and public transport interchange.

An attempt has been made to incorporate such concepts throughout the DCP. The assumption of a rail connection, the establishment of bus networks, the identification of 800m diameter nodes and the reliance on the AMCORD provisions, all result from the adoption of the urban village and transit-oriented development principles.

Park Residential (Caloundra)

An area of Park Residential is indicated on Figure 4.1. This designation indicates an area which is intended to accommodate larger residential allotments than are found in urban areas, but which still provide reasonable access to urban facilities.

Within this designation, consideration needs to be given to ensuring the residential development which is permitted is of a density and design which ensures ecological sustainability including the protection of significant habitats, the preservation of surface and groundwater resources (in as near as practicable to a pristine state), and the minimisation of aesthetic impact.

Complementary non-residential land uses may also be acceptable within the Park Residential designated areas which directly service the surrounding community.

Specific provisions in relation to this Park Residential designated area are contained in Section 4.5.

Rural (Maroochy)

The Rural designated area is a combination of identified good quality agricultural land (and therefore to be retained for agricultural purposes, protecting the viability of agriculture), as well as areas designated Rural or Valued Habitat on the Strategic Plan.

This designation includes land being used for agricultural purposes which may not have been identified as good quality agricultural land, land with limited rural capability, land identified as good quality agricultural land, which contains vegetation worthy of preservation and significant vegetation, and land which, at this time, has a preferred rural function.

While it is intended that rural uses and the retention of valued habitat should be the dominant activities, the Strategic Plan provides for a range of other uses suited to establishing in rural areas. These uses may include, but are not limited to, rural industries, tourist and accommodation facilities appropriate to a rural area and animal husbandry.

Rural (Caloundra)

This designation includes land being used for a range of rural uses (e.g. agriculture and grazing).

The designation incorporates a range of land types including good quality agricultural land and other areas not currently suited to closer settlement. In addition to preserving good quality agricultural land, the Rural designation is intended to preserve the existing rural amenity and provide a contrast to the closely settled urban areas. It is intended that land within this designation will be retained in large holdings permitting only sparse settlement.

Within this designation exists areas of significant vegetation and existing wildlife corridors and the retention of these areas in their natural state will be encouraged.

This designation also includes land below the Q100 flood level.

The Rural designation in this DCP also includes an existing tourist facility. While this centre will remain, consideration needs to be given to the impacts of further development on it.

Conservation (Maroochy)

Areas requiring environmental protection are included in the Conservation designation in both this DCP and on the Strategic Plan Map. Planning approvals will be restricted to legitimate environmental management activities.

Conservation (Caloundra)

Areas requiring environmental protection are included in the Conservation designation in Figure 4.1. Planning approvals within this designation will be restricted to legitimate environmental management activities.

Ecological Links (Maroochy/Caloundra)

Ecological links have been identified in Figure 4.1 based on corridors containing significant environmental and/or scenic value and which are worthy of protection.

These ecological links provide the opportunity for strategic habitat connections between the coastal lowlands and the hinterland areas which are of regional and sub-regional significance.

Council will encourage the retention and rehabilitation of these ecological links in a natural state as wildlife habitat to provide for the movement and dispersal of native animal and plant species and to protect the visual amenity.

Valued Habitat (Caloundra)

Areas which have been identified as containing elements of significant environmental value, including areas of remnant vegetation worthy of protection, are indicated in the Valued Habitat designation.

While it is recognised that rural use may continue in these areas, the retention of remnant vegetation and rehabilitation of habitats will be encouraged.

In assessing planning applications within this designation, consideration will be given to the potential impact of the proposed use on the remnant vegetation, water quality and the adjacent Conservation designated areas.

4.1.2 Transport Network

Road Network

In Figure 4.2, a conceptual road network is given. In order to facilitate the increase in trips, as well as accommodate buses, there is a need to provide a sufficient number of interconnective roads focusing on the new town centre and the university.

An essential component of this interconnective road network is the proposed interchange providing direct access from the Sunshine Motorway and Dixon Road to Sippy Downs Drive. Other features of the proposed network include:

- The establishment of a number of new connections, into and through the university, to accommodate peak traffic flows to and from the university, increasing connectivity to locations within and outside the study area and providing a safer pedestrian environment (by allowing casual after hours surveillance).
- A finer grain network of boulevards and local streets serving the town centre and the proposed public transport interchange.
- The existing interchange with the Sunshine Motorway at the west end of Sippy Downs Drive will become unworkable early next century and will become unsafe when the Sunshine Motorway has to be widened to four lanes. At that time, the Dixon Road interchange will need to be in place to provide access to Sippy Downs. The existing interchange ramps would be closed once the Dixon Road interchange was opened.
- Access to the Bruce Highway between the Sunshine Motorway and Caloundra Road interchanges is not in accordance with the National Highway planning guidelines. As traffic on the highway increases over time, the existing Palmview and Glenview ramps will need to be closed to maintain an acceptable level of service on the highway.

The local road network will need to be modified to provide appropriate local connectivity to meet the needs of residents, without using the Bruce Highway and Sunshine Motorway for local movements. This may require additional or modified connections between areas east and west of the Highway and north and south of the Motorway.

Road Hierarchy

For the purposes of this study (and excluding the Bruce Highway and Sunshine Motorway), the road network comprises a network of boulevards and local streets as shown on Figure 4.3.

While it is outside the brief for this study to provide detailed design details, a system of signalised intersections and roundabouts (as shown on Figure 4.3) is considered necessary. Further indicative cross-sections have been provided at Figure 4.4.

A feature of the proposed road layout through the town centre is the location of boulevards and local streets along current property boundaries, allowing construction of a two stage road and avoiding the issue of half roads during the interim period.

For urban design and traffic control purposes, most local roads through the town centre feature centrally located civic spaces, providing a sequence of open spaces serving recreational and civic functions. These are located across property boundaries ensuring a more equitable requirement on property owners for open space.

Road Character

Streets and boulevards, particularly through the town centre, need to develop the character of a vibrant subtropical town centre. This means that:

- road widths should be tight;
- off-street car parking should be partially hidden and not dominate the streetscape;
- vegetation planting on verges and in the median strip should be provided where possible.

This should be enhanced by appropriate building form and structure, street furniture and paving.

Public transport

Given the growth potential of the area and the character of that growth, an important feature of this plan is the provision of efficient public transport options, including the possibility for rail.

An indicative rail alignment is shown on Figure 4.3. Although designated as a rail alignment in this Planning Study, the corridor would enable any form of high speed intercity public transport. The rail alignment is to be accompanied by a public transport interchange indicatively located at about the level of the Motorway, where it is crossed by Stringybark Road. This proposed interchange is to contain local bus, taxi and car parking facilities, as well as an appropriate mix of uses to serve commuter needs. This location is one which supports the town centre and is within walking distance of the university, higher density residential uses and mixed use development on either side of the Motorway.

Pedestrian and Cyclist Facilities

A network of safe and convenient bikeways and pedestrian paths is to be provided to minimise private car usage within the area. These pathways should be in the form of direct links between major community focal points such as, the town centre, neighbourhood and local centres, the university and schools. Further connections are to be provided to appropriate locations outside the study area.

These networks are to utilise local streets and open spaces, as appropriate, and be enhanced by appropriate street lighting, vegetation, furniture and facilities. Pedestrian and cyclist facilities shall be designed to take into account the needs of people with disabilities.

4.2 SIPPY DOWNS TOWNSHIP

4.2.1 Structure

Location

The proposed Sippy Downs township is bounded by Sippy Creek to the south, Mountain Creek to the north, Mooloolah River National Park and Claymore and Dixon Roads to the east and the Bruce Highway and Crosby Hill Road to the west. This area is shown in Figure 4.2.

It comprises land for the new university and existing residential, educational and industrial uses, as well as land allocated for the proposed town centre facilities, business and employment, residential, recreation, conservation, open space and rural uses.

Precincts and Dominant Uses

The future Sippy Downs township is intended to evolve in staged developments within a number of precincts as shown on Figure 4.2. These precincts are intended to accommodate a wide range of uses, densities and types of buildings. Generally, new development is intended to be compatible with, and complementary to, that in adjacent precincts.

Street patterns and development are to be integrated and connected within each precinct, as well as with adjoining precincts wherever reasonably possible.

The centre of the new township should be focused around the intersection of Sippy Downs Drive and Stringybark Road and the University core precinct. Adjacent precincts are to provide for the fullest possible range of supporting development appropriate to a new township, based upon a new university and situated in an attractive sub-tropical landscape. Other precincts are intended for residential and mixed uses. The predominant uses envisaged for the respective precincts are:

- Town centre precinct: Major retail, civic and commercial offices, key community facilities (e.g. community health centre, public library, etc.), university uses, medium density residential and public transport interchange in the vicinity of the Sunshine Motorway overpass.
- Mixed-use precinct: Mixed uses - businesses compatible with residential, showrooms and similar commercial uses.
- University core precinct: Academic and ancillary university uses as well as offices, consulting rooms, small scale retail and community uses.
- University frame precinct: Predominantly university uses plus university-related businesses, medium density residential, and recreational and community facilities.
- University park precinct: Passive and active recreation activities, habitat conservation and stormwater management.
- Schools and community precinct: Private and public primary and high schools, church and community facilities, and medium density residential.
- Chancellor Park neighbourhood centre precinct: Neighbourhood scale retail and complementary commercial and community uses with a maximum retail and commercial floor space of 5,500 m².
- Chancellor Park local centre precinct: A range of local scale retail and complementary commercial and community uses with a maximum retail and commercial floor space of 2,000 m².

- Chancellor Park residential area precinct: A range of residential types and densities. The average residential density should be 12 dwellings/ha or above.
- Chancellor Park west precinct: Mixed uses including businesses compatible with residential development, showrooms, service industries and similar commercial uses along the Bruce Highway frontage, sporting and recreational uses, tavern and medium density residential development.
- Stringybark Road east precinct: Mixed uses - businesses compatible with residential development, showrooms, service industries and similar commercial uses along Sunshine Motorway frontage, medium density residential development and local scale retail centre on Stringybark Road.
- Stringybark Road west precinct: A range of residential densities and types together with limited small-scale businesses and community uses along Stringybark Road and on land with a property boundary to the Sunshine Motorway.

Major Vehicular Access

The Sippy Downs township is adjacent to the Bruce Highway and is traversed by the Sunshine Motorway, Sippy Downs Drive, Stringybark Road and the partly completed University Way as shown on Figure 4.2. These roads and streets are intended to be the major vehicular access routes serving the Sippy Downs township together with additional new streets including:

- the new central boulevard and crescent forming the principal entry and street system for the university - to be extended to the south, west and east as the development of the university progresses;
- an upgrade of Dixon and Claymore Roads - which is to incorporate construction of a new interchange with the Sunshine Motorway and Sippy Downs Drive;
- a new street extending east from the University Way/Sippy Downs Drive intersection to Stringybark Road and Sippy Downs Drive;
- new north-south streets connecting the above new street to Sippy Downs and the university;
- a new street linking Stringybark Road to Dixon road;

Sippy Downs Drive and Stringybark Road, and the extension of Stringybark Road as the university's formal entry boulevard, are to develop as the 'main streets' of the new town centre. Traffic signals and other traffic management devices are required as indicated on Figure 4.3.

Major Public Transport Services

Public transport, in the short to medium term, is to be provided by bus services utilising the main street system as required to access all precincts in the Sippy Downs township, and especially the university, the Sippy Downs town centre and employment and residential areas.

In the medium to long term, it is anticipated that higher order public transport services, such as light or heavy rail, will be provided. The route(s), type and timing of such services are still to be determined. Nevertheless this DCP makes provision for:

- a possible future rapid transit corridor within the Bruce Highway and Sunshine Motorway corridors or adjoining their eastern and southern edges;
- a major possible public transport stop and bus interchange adjacent to the Sunshine Motorway and Stringybark Road overpass.

Major Pedestrian and Cyclist Paths

A network of paths is to be constructed to facilitate safe and attractive pedestrian and cyclist movement within the Sippy Downs township and to adjacent areas. This network is to comprise both exclusive paths and paths within the street system.

The preferred location and characteristics of these paths are to be determined by Council in consultation with landowners through further detailed studies prior to approval of any further development on the relevant land parcels.

Major Recreation Features

A range of significant public or semi-public open spaces are to be created in the Sippy Downs township which provide for a range of recreational and civic opportunities for the community, including:

- playing fields and passive landscaped areas within the university;
- school based sport and recreation opportunities;
- a variety of local parks within residential and mixed use precincts;
- a town square and a variety of urban spaces within the town centre and university;
- public access to waterways for passive recreation use, for example, through the use of public parks;
- linear parks connecting larger open spaces or major focal points.

The preferred location and characteristics of these spaces are to be determined by Council in consultation with landowners through further detailed studies prior to approval of any further development on the relevant land parcels.

Major Ecological Features

A number of areas which contribute to the ecological functioning and values of the area are to be conserved and enhanced in the Sippy Downs township, including:

- linear parks to protect the riparian corridors along Sippy Creek and Mountain Creek;
- local parks within the residential precincts which conserve remnant native vegetation, in particular, populations of swamp stringybark (*Eucalyptus conglomerata*);
- linear parks for stormwater management to protect local water quality in the township district, including systems of swales and vegetated buffers particularly adjoining the National Park (to intercept runoff and associated suspended materials), retarding basins and bio-filtration ponds.

4.2.2 Town Centre Precinct

Intent

This precinct is intended to become the centre for the Sippy Downs township and also serve residents and employees in nearby areas south of Buderim.

The town centre should develop the form, characteristics and qualities evident in traditional townships where incremental growth of a wide range of integrated uses and building types define an attractive and 'user-friendly' pattern of public and semi-public spaces of high amenity and accessibility. The arrangement and type of land uses, pedestrian spaces and scale of development evident in Hastings Street, Noosa is a more appropriate model than the large scale free-standing developments surrounded by car parking areas that typify many contemporary district and regional shopping centres. The latter are the antithesis of the intent of this town centre and should not be approved.

Uses

The town centre should contain a range of private and public sector uses which ensure that the Sippy Downs township community can be relatively self-contained with respect to access to services. The scale and range of uses in the town centre should complement those in the Maroochydore regional centre, which should be the focus of retail, commercial and government services and facilities for the region.

Major retail facilities and a wide range of smaller shops, as well as local markets, together with government and commercial offices, key civic and community facilities (e.g. community health centre, public library, etc.) and appropriate university uses should be situated in this precinct. Cultural and entertainment uses, child-care, tourist accommodation, restaurants, cafes and taverns are also appropriate.

Facilities with more than a local catchment should be located along the frontages of either Sippy Downs Drive or Stringybark Road and its extension into the university. This should promote their accessibility and reinforce the role of these streets as the two 'main streets' of the town centre. Most development along the southern side of Sippy Downs Drive is likely to be for university, school and community uses. However, compatible civic, retail and commercial uses should be encouraged on sites not required for educational facilities, to maximise the integration of the university with the town centre and contribute to a vital centre, especially after hours.

Uses abutting Stringybark Road should contribute to a lively and safe pedestrian axis linking the proposed public transport interchange adjacent to the Sunshine Motorway/Stringybark Road overpass or Stringybark Road over the Sunshine Motorway to the university. Some land adjacent to the Sunshine Motorway may be required for public transport purposes. A transition of uses should occur between the transit facilities and the University core precinct such that the intersection of Sippy Downs Drive and Stringybark Road becomes the focus of the town centre, flanked by the most important retail, civic and community uses.

Medium and higher density residential accommodation should be encouraged above and alongside other compatible uses in mixed-use developments wherever practicable.

Total retail floor space in the precinct should not exceed 20,000m² net leasable area. Existing industries which are incompatible with the desired future character of this precinct should gradually be replaced by more intensive and appropriate uses.

Access

Important aspects of access include:

- **Streets and traffic:** Sippy Downs Drive and Stringybark Road should be the main streets servicing the precinct. Additional local streets should be created at approximately 80m to 100m intervals to link Sippy Downs Drive and Stringybark Road to adjoining precincts.

Traffic signals should be installed at the intersections of Sippy Downs Drive and Stringybark Road, and selected other new streets, to facilitate safe and convenient access for traffic as well as pedestrians and cyclists. Large landscaped roundabouts should also be introduced along Sippy Downs Drive and Stringybark Road at their intersections with significant new streets to facilitate safe access.

- **Public transport:** A public transport interchange should be developed adjacent to the overpass of Stringybark Road over the Sunshine Motorway with convenient access from Stringybark Road and adjacent land. The design of Sippy Downs Drive and Stringybark Road should provide for bus stops and taxi ranks in suitable locations.
- **Pedestrians:** The design of streets and adjacent development should foster safe and convenient pedestrian access throughout the precinct.
- **Car parking:** Car parking should be provided in all public streets and in development sites as Council may require. Provision of car parking stations integrated with development which can serve a variety of nearby uses should be encouraged. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

Council at its discretion may require a financial contribution to a public car parking fund in lieu of provision of car parking on certain sites.

Townscape, Built Form and Landscape

Significant aspects of the townscape, built form and landscape include:

- **Streets:** Sippy Downs Drive and Stringybark Road should become attractive tree-lined streets with landscaped medians and high quality lighting, planting and street furniture. Other new streets should also incorporate avenue tree-planting on their verges.
- **Public and semi-public spaces:** A range of landscaped public and semi-public spaces such as small squares, courtyards, arcades and malls should be provided in the town centre to provide amenity and attractive linkages to adjacent developments. Any development on a site greater than 1 ha should incorporate some such facility(ies).
- **Siting and setbacks:** Sippy Downs Drive and Stringybark Road should be defined by relatively continuous building frontages punctuated by local streets, arcades or malls and access ways to internal car parking areas where necessary. Frontages should also incorporate appropriately designed wide verandahs, colonnades or awnings.

Buildings generally should be located along or very close to frontages to streets and public and semi-public spaces. A variety of small landscaped spaces may be provided between adjacent developments to facilitate access to prevailing breezes and contribute to the sub-tropical character of the town centre. Large car parking areas should not intrude onto the Sippy Downs Drive and Stringybark Road frontages.

- On-site landscaping and site coverage: Wherever reasonably practicable, examples of healthy existing trees should be retained and incorporated in the design of new development. Additional or supplementary planting should enhance the sub-tropical image and character desired for the town centre. A minimum of 15% of each site should comprise attractive landscaping. Preference should be given to low maintenance groundcovers over areas of lawn.

A site's ecological value needs to be ascertained prior to site development and site clearing. Some ecologically significant (including rare and threatened flora and fauna), and aesthetically significant stands of habitat remain. The retention of such areas may be successfully incorporated within the designated landscaping or within the civic spaces proposed for this precinct.

- Building height: Buildings and structures up to six storeys may be allowed.
- Building form: Buildings should demonstrate an intelligent and appealing response to the township's sub-tropical environment. They should also be designed to reflect their purpose and achieve a comfortable pedestrian scale.

4.2.3 Mixed-use Precinct

Intent

This precinct is intended to accommodate both a wide range of businesses and medium-density housing which will complement uses and developments in the adjacent Town Centre and university. The precinct should become a significant place of employment, particularly for uses which may benefit from proximity to the university and are compatible with housing. The precinct should be developed in accordance with transit-orientated development principles to establish a robust and legible urban environment.

Uses

The most desirable uses are those which are likely to have reasonably high levels of employees, a symbiotic relationship with the university and other uses in the township, and be compatible with medium-density housing and multi-unit development. Such uses include research facilities and certain types of laboratories and service or light manufacturing activities, offices and consulting rooms, studios, media production facilities, education-related uses and tourist and conference accommodation.

Development on land adjacent to the Sunshine Motorway may include showrooms, 'bulky goods' retailing and small scale service industries. Individual uses likely to generate large amounts of traffic should be located adjacent to the Sunshine Motorway or Sippy Downs Drive.

Small shops serving local residents and employees are appropriate, but the scale of retail facilities, other than bulky goods stores, should not exceed a total of 2,000m² in the precinct.

Medium-density housing in the form of apartments, terrace houses and unit developments should be encouraged throughout the precinct, except along the frontage to the Sunshine Motorway due to its likely noise impacts. Mixed-use developments incorporating residential and non-residential uses either vertically (e.g. apartments above offices) or horizontally (e.g. housing next to offices) are encouraged.

Existing industries which are incompatible with the desired future character of this precinct should gradually be replaced by more intensive and appropriate uses. Some land adjacent to the Sunshine Motorway may be required for public transport purposes.

Access

Important aspects of access include:

- **Streets and traffic:** Sippy Downs Drive will be the principal means of access to the precinct. This should be augmented by a new boulevard extending east from the intersection of University Way and Sippy Downs Drive to connect to Stringybark Road, then south-east to reconnect to Sippy Downs Drive, and another new boulevard within the University frame precinct. Additional local streets should be created at approximately 80m to 100m intervals to link to Sippy Downs Drive and Stringybark Road and to adjoining precincts. The pattern and design of streets should discourage heavy vehicles and through traffic in any predominantly residential streets.

As is evident from the arrangement of streets and land uses, no direct access to the Sunshine Motorway or the Bruce Highway is being contemplated.

- **Public transport:** The design of streets and adjacent development should enable provision of the proposed public transport interchange and corridor, and bus services along local streets if required.
- **Pedestrians:** The design of streets and adjacent development should foster safe and convenient pedestrian access throughout the precinct.
- **Car parking:** Car parking should be provided in all public streets and in development sites as Council may require. Provision of car parking stations integrated with development which can serve a variety of nearby uses should be encouraged. Council at its discretion may require a financial contribution to a public car parking fund in lieu of provision of car parking on certain sites. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- **Streets:** Sippy Downs Drive and the proposed new boulevard described above should be the most significant public streets in the precinct and be landscaped accordingly. Additional new local streets should be designed to incorporate high quality lighting and landscaped verges and medians (where desirable) and on-street car parking to provide flexibility for both business and residential uses.
- **Public and semi-public spaces:** A number of small landscaped squares and parks should be provided in the precinct to serve nearby employees and residents.
- **Siting and setbacks:** Buildings should be located along or very close to frontages to streets and public and semi-public spaces. A variety of small landscaped spaces may be provided between adjacent developments to facilitate access to prevailing breezes and contribute to the sub-tropical character of the township. Large car parking areas should not intrude onto street frontages but may be considered along the frontage to the Sunshine Motorway.

- On-site landscaping and site coverage: Wherever reasonably practicable, examples of healthy existing trees should be retained and incorporated in the design of new development. Additional or supplementary planting should enhance the sub-tropical image and character desired for the Town Centre. A minimum of 20% of each non-residential site and 35% of exclusively residential sites should comprise attractive landscaping. A landscaped buffer strip should be provided along the boundary to the Sunshine Motorway and the possible future public transport corridor.
- Building height: Buildings and structures up to four storeys may be allowed.
- Building form: Very large buildings, such as showrooms and warehouses, should generally be located adjacent to the Sunshine Motorway to act as barriers to traffic noise, thereby avoiding conflicts of scale with other developments, particularly multi-unit and medium-density development.

In assessing the suitability of development visible from the Sunshine Motorway and the Bruce Highway, consideration will be given to bulk, scale, design detail, colour and any proposed advertising.

4.2.4 University Core Precinct

Intent

This precinct is intended to be the focus of the university and tertiary education facilities and services on the Sunshine Coast. It should also be a significant focus of cultural and similar facilities which are likely to be extensively used by the university and the community. The precinct should develop in the manner of an 'urban village' with a distinctive image and character, generally in accordance with the Master Plan for the University. However, it should also be integrated with respect to uses, streets, paths and built form with development in adjoining precincts.

Uses

University academic and administration uses are intended to predominate together with ancillary university uses such as recreation facilities and student housing. Other uses which would serve both students and staff, as well as the wider community, should also be encouraged in appropriate locations. These include cultural and entertainment facilities, research facilities, consulting rooms, offices, a medical centre and child-care facilities, small-scale specialist shops (e.g. computer supplies and technology shop), cafes and a tavern. Additional uses which may be appropriate in certain locations include convention and visitor accommodation and medium-density housing.

Access

Important aspects of access include:

- Streets and traffic: The crescent or boulevard which presently forms the northern formal entrance to the university should be extended to the south and east to form the principal means of access to and within the university. This boulevard should be connected to adjoining precincts by a number of additional new streets or boulevards to establish a highly effective and flexible street system for vehicular traffic, public transport, pedestrians and cyclists.

The street system should be designed to discourage inappropriate behaviour by drivers whilst maintaining a high degree of accessibility between precincts and within the university.

- Public transport: Bus services should use the peripheral boulevard to access the precinct.
- Pedestrians: Pedestrian movement should have priority over vehicular traffic in the precinct. The design of streets and adjacent development should foster safe and convenient pedestrian access throughout the precinct.
- Car parking: Open street level car parking areas should be phased out and replaced by well-designed multi-level car parking stations (and parking below buildings where practicable) as the university matures. Car parking facilities should be shared between compatible uses wherever possible. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- Streets: Streets should be created in a manner generally consistent with the university master plan. The main boulevards should incorporate well-lit wide footpaths and facilities for cyclists, as well as high quality lighting, street furniture and planting.
- Public and semi-public spaces: A linear series of landscaped squares should form an axial focus for the university as indicated in the university master plan. The squares should establish a transition from a formal urban environment appropriate to the university's interface with the town centre to the informal landscaped environment of the university park to the south-east. A range of additional informal squares, courtyards and arcades should also be created to provide a variety of comfortable and attractive outdoor spaces.
- Siting and setbacks: Significant buildings should be located such that they define and enclose the principal open space axis of the university as indicated in the university master plan. As the university matures additional buildings should be developed along the frontages to the peripheral boulevard which forms the interface between the University core and frame precincts to create a significant 'sense of address' for the boulevard and the university. Infill buildings should link those defining the central open space axis to the peripheral development where appropriate.

Buildings should form relatively continuous frontages to the central open space and the peripheral boulevard being punctuated only by small scale pedestrian links and local streets except at the northern end of the axis where larger landscaped open spaces may be appropriate.

- On-site landscaping and site coverage: Sites intended for development should incorporate a high proportion of landscaped open space consistent with the university's master plan.
- Building height: Buildings abutting the central open space axis should be limited to four storeys. Buildings elsewhere within the precinct may be up to seven storeys provided they are consistent with the desired character of the university and do not impair the amenity of landscaped open spaces or adjacent development.
- Building form: Buildings should demonstrate an intelligent and appealing response to the university's sub-tropical environment. They should also be designed to reflect their purpose and achieve a comfortable pedestrian scale.

4.2.5 University Frame Precinct

Intent

This precinct is primarily intended for university facilities and services additional to those in the University core precinct. However, it should also accommodate a range of complementary uses and facilities which would generate mutual benefits and create both practical and symbolic connections to adjacent precincts and the wider community. This precinct should also develop in the manner of an 'urban village' with a distinctive image and character which is compatible with the core precinct and adjacent developments. This may require some refinement to the current Master Plan for the [Sunshine Coast University](#) but this should not be detrimental to the master plan's original intentions. Development in this precinct should be integrated with respect to the master plan's uses, streets and paths, and the built form integrated with development in adjoining precincts.

Uses

University academic uses together with ancillary uses such as intensive recreation facilities and student housing are intended in this precinct. Other uses which would serve both students and staff, as well as the wider community, should also be encouraged in appropriate locations. These include technology or similar business parks as well as cultural, recreation and entertainment facilities, offices, medical centre and child-care facilities.

Some small-scale shops may be appropriate (or necessary) in certain locations to provide nearby students, employees and residents with convenient access to day to day services. Convention and visitor accommodation facilities may also be appropriate in certain locations.

Provision of medium-density housing for students and more permanent residents should be encouraged to create appropriate transitional linkages to Chancellor Park, the Schools precinct and the Mixed-use precinct nearby.

Access

Important aspects of access include:

- **Streets and traffic:** The proposed peripheral boulevard serving the university core should become the principal means of access to the precinct. This boulevard should be connected to Chancellor Park, the Mixed-use precinct and Claymore Road by a number of additional new streets or boulevards to establish an efficient and flexible street system for vehicular traffic, public transport, pedestrians and cyclists.

The street system should be designed to discourage regional through traffic and inappropriate behaviour by drivers whilst maintaining a high degree of accessibility between precincts and within the university.

- **Public transport:** Bus services should use the peripheral boulevard to access the precinct.
- **Pedestrians:** Pedestrian movement should have priority over vehicular traffic in the precinct. The design of streets and adjacent development should foster safe and convenient pedestrian access throughout the precinct.

- Car parking: Well-designed multi-level car parking stations (and parking below buildings where practicable) are preferred forms of parking and should be utilised as the university matures. Car parking facilities should be shared between compatible uses wherever possible. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

Townscape Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- Streets: The main streets proposed within the precinct and to connect to adjoining precincts should be designed as attractive boulevards with landscaped medians and high quality lighting, planting and street furniture.
- Public and semi-public spaces: A variety of attractively landscaped squares, courtyards and parks should be provided to create amenity and serve people nearby as well as visitors.
- Siting and setbacks: As the university matures buildings should be developed along the frontages to the peripheral boulevard which forms the interface between the University core and frame precincts and the other proposed new boulevards and streets connecting to adjacent precincts. Buildings should generally be located relatively close to street frontages with some variations of setbacks to reflect different functions of developments and enhance interest and identity.
- On-site landscaping and site coverage: Sites intended for development should incorporate a high proportion of landscaped open space consistent with the university's master plan. Wherever reasonable, healthy existing vegetation, including trees, shrubs and groundcovers should be retained and incorporated into the design of new development. Supplementary plantings should include a high proportion of indigenous species. Preference should be given to low maintenance groundcovers over areas of lawn.
- Building height: Buildings on sites adjacent to Chancellor Park should be limited to four storeys. Buildings elsewhere within the precinct may be up to six storeys provided they are consistent with the desired character of the university and do not impair the amenity of landscaped open spaces or adjacent development.
- Building form: Buildings should demonstrate an intelligent and appealing response to the university's sub-tropical environment. They should be designed to reflect their purpose and achieve a comfortable pedestrian scale. Buildings on sites adjacent to Chancellor Park should display a residential character and scale.
- Water Management: The undergrounding of stormwater should be minimised by utilising permeable paving grassed swales and natural flow paths to retention lakes and bio-filtration ponds. Ponded stormwater should be used when practicable to irrigate planted areas.

4.2.6 University Park Precinct

Intent

This precinct is intended to be the principal open space and landscape resource for the university. It is intended to accommodate a wide range of university-related passive and active recreation and leisure facilities in a predominantly open but diverse landscape. The park and the majority of its facilities are intended to be used by the local and regional communities, as well as the university.

The park is also required to fulfil a critical role in the retention and treatment of stormwater from the university and some adjacent land and, through appropriate revegetation, landscaping and design, to retain and enhance its status as a fauna habitat.

Uses

The university park, should contain a variety of landscaped open spaces and facilities for leisure, recreational, educational and ecological uses. Such uses are expected to include university gardens, sports facilities, outdoor performance facilities, park and play areas and areas to be landscaped or planted for research and educational purposes.

In addition a lake, or series of lakes, is required for stormwater management purposes.

Access

Important aspects of access include:

- **Streets and traffic:** Access to the precinct should be primarily from the peripheral boulevards serving the university core and frame precincts and streets connecting these to Claymore Road and Chancellor Park. Vehicular access, except for maintenance purposes, should otherwise be limited to local streets and lanes serving specific facilities and areas.

Any possible long term reconstruction of Claymore Road should be designed to ensure that adverse ecological impacts on the Mooloolah River National Park are minimised. Strategies to be incorporated include:

- appropriate stormwater management techniques which ensure water quantity entering the National Park is maintained at current levels and that water quality is maintained or improved;
 - the facilitation of fauna movement between the university and the adjacent Mooloolah River National Park through appropriately designed fauna underpasses; the maintenance of the integrity of the park boundary through the provision of any infrastructure on the western side of Claymore Road.
- **Public transport:** Public transport should access the precinct using the peripheral boulevard and the streets connecting to Claymore Road and Chancellor Park.
 - **Pedestrians:** Pedestrian movement should have priority over vehicular traffic in the precinct.
 - **Car parking:** Large amounts of parking may be required for certain sports facilities. Wherever possible, parking facilities should be shared with nearby uses. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- **Streets:** Any new streets should be designed to complement the generally informal landscape character of the precinct.
- **Siting, setbacks and building form:** Buildings should generally be grouped in small clusters and designed as pavilions in a parkland setting. Buildings should not be developed in sensitive wetland areas. Particular attention should be given to facilitating safe pedestrian access and screening service areas from valued views.
- **On-site landscaping and site coverage:** Landscaping should be consistent with the university's master plan. Particular attention should be given to facilitating safe pedestrian access and screening service areas from valued views.
- **Building height:** Tall buildings and structures should not be located in areas where they may detract from the amenity of nearby residential land or the desired open landscape of the precinct.

4.2.7 Schools and Community Precinct

Intent

This precinct is intended to be the focus of primary and secondary education facilities serving the Sippy Downs area and also accommodating a range of other compatible uses.

Uses

State and private primary and secondary schools should be the predominant uses. The co-location of a private primary school with the State school and co-location of a State secondary school with the private secondary school should be encouraged. Appropriate additional uses include church and community facilities and medium-density housing.

Access

Important aspects of access include:

- **Streets and traffic:** Access should be available from Sippy Downs Drive (through part of the Town Centre precinct) and Scholars Way. Additional access should be provided through the adjacent university land where possible. Scholars Way should be designed and landscaped in a manner which ensures safe conditions for young pedestrians and cyclists, traffic and buses.
- **Public transport:** Bus access should be available along both Sippy Downs Drive and Scholars Way.
- **Pedestrians:** Pedestrian movement should have priority over vehicular traffic in the precinct.
- **Car parking:** Car parking facilities should be shared between schools where possible.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- **Siting and setbacks:** Buildings should be located relatively close to Scholars Way to assist access and casual surveillance and reinforce the image of the locality as an annex to the adjacent Chancellor Park local centre.

- On-site landscaping and site coverage: A variety of landscaped spaces should be developed to provide for students' needs. Existing stands of mature trees should be conserved and enhanced by new development.
- Building height: Buildings should not exceed three storeys.
- Building form: Clusters or groups of buildings arranged to define courtyards and open spaces are preferred.

4.2.8 Chancellor Park Neighbourhood Centre Precinct

Intent

This precinct is primarily intended to provide for the day-to-day shopping and personal services needs of Chancellor Park residents and nearby employees.

Uses

Shops, offices, a tavern, a small square or park, and community and recreation facilities are appropriate in the precinct. Residential accommodation above and near these facilities should be encouraged, provided development is designed to avoid unreasonable amenity conflicts. Tourist accommodation may also be appropriate.

Access

Important aspects of access include:

- Traffic: Traffic access should be primarily achieved via University Way and adjacent collector streets.
- Public transport: Buses should access the precinct from University Way.
- Pedestrians: Pedestrian movement should have priority over vehicular traffic in the precinct.
- Car parking: Wherever possible, parking facilities should be shared with nearby uses. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- Public and semi-public spaces: The design of the centre should incorporate a small public or semi-public square or park for the benefit of visitors and employees. This facility should be a focus of the centre. After hours use should be encouraged by the appropriate location of cafes and other suitable stores around the space.
- Siting and setbacks: Buildings should be located close to the University Way frontage.
- On-site landscaping and site coverage: Planting should enhance the sub-tropical image and character desired for the centre. A minimum of 15% of the site should comprise attractive landscaping. A landscaped buffer strip should be provided along the frontage to the Bruce Highway or possible future public transport corridor.
- Building height: Buildings should not exceed four storeys.

- Building form: Buildings should establish an attractive landmark at the formal entrance to Chancellor Park and be designed to create an intimate and 'user-friendly' centre.

4.2.9 Chancellor Park Local Centre Precinct

Intent

This precinct is primarily intended to provide for the day-to-day convenience shopping and personal services needs of nearby Chancellor Park residents.

Uses

Shops, offices, and community and recreation facilities are appropriate in the precinct. Residential accommodation above and near these facilities should be encouraged, provided development is designed to avoid unreasonable amenity conflicts. Small-scale tourist accommodation may also be appropriate.

Access

Important aspects of access include:

- Traffic: Traffic access should be primarily achieved via University Way and adjacent collector streets.
- Public transport: Buses should access the precinct from University Way.
- Pedestrians: Pedestrian movement should have priority over vehicular traffic in the precinct.
- Car parking: Wherever possible, parking facilities should be shared with nearby uses. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- Public and semi-public spaces: The design of the centre facilities should incorporate a small public or semi-public outdoor area for the benefit of visitors and employees. This should be a focus of the centre. After hours use should be encouraged by the appropriate location of a cafe and other suitable stores around the space.
- Siting and setbacks: Buildings should be located close to the University Way frontage.
- On-site landscaping and site coverage: Planting should enhance the sub-tropical image and character desired for the centre. A minimum of 15% of the site should comprise attractive landscaping.
- Building height: Buildings should not exceed four storeys.
- Building form: Buildings should establish attractive landmarks at the intersection of University Way and adjacent streets and be designed to create an intimate and 'user-friendly' centre.

4.2.10 Chancellor Park Residential Area Precinct

Intent

This precinct is intended to develop as an attractive, safe and socially integrated residential area with a high degree of amenity and a wide range of residential accommodation.

Urban development along Sippy Creek shall:

- be above the Q100 flood level;
- allow for adequate separation distances between non-agricultural and agricultural uses;
- allow for the riparian values of the creek to be protected.

The extent of the urban area may be varied slightly, subject to the satisfaction of the intent of the provisions of the DCP and the above requirements. Urban development south of Sippy Creek will not be permitted.

Uses

A wide range of dwelling types and densities should be provided within the precinct. Small lot housing should be allowed throughout the precinct and medium-density housing development should be located close to centres and public transport. Depending on the density and scale of residential development which is achieved, an additional school may be required in this area.

Access

Important aspects of design for access should be consistent with the provisions of the Australian Model Code for Residential Development (AMCORD 1995) including:

- Streets and traffic
- Public transport
- Pedestrians
- Car parking.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- Streets: The pattern and design of streets should be consistent with the provisions of AMCORD 1995.
- Public and semi-public spaces: Local parks and recreation facilities should be provided to enhance the character and amenity of the precinct and serve nearby residents. Linear open spaces should be developed to assist appropriate stormwater management and, in appropriate locations, provide walking and cycling trails.

The ecological and environmental functions and values of Sippy Creek should be protected and/or enhanced.

The location and design of open spaces should be consistent with the provisions of AMCORD 1995.

- Siting and setbacks: The location of buildings should be consistent with the provisions of AMCORD 1995.

- On-site landscaping and site coverage: On-site landscaping and site coverage should be consistent with the provisions of AMCORD 1995.
- Building height: Building heights should be consistent with the provisions of AMCORD 1995 but generally not exceed three storeys.
- Building form: Building form should be consistent with the provisions of AMCORD 1995.

4.2.11 Chancellor Park West Precinct

Intent

This precinct is intended to be a mixed-use area accommodating both housing and a range of businesses which will complement uses and developments in the town centre, the Mixed use precinct and Chancellor Park Neighbourhood Centre precinct. The precinct should contain a high proportion of residential development and may become a significant place of employment. The precinct should be integrated with adjacent developments.

Uses

Uses should comprise a range of dwelling types and densities, and business uses which are compatible with housing. These include research facilities, certain types of service and light manufacturing activities, offices, studios and tourist and conference accommodation.

On land adjacent to the Bruce Highway, preference will be given to uses which are not sensitive to traffic noise such as showrooms, 'bulky goods' retailing and service industries. Retail uses should be limited in the precinct, serving local residents and employees only.

Medium-density housing, in the form of apartments, terrace houses and unit developments, should be encouraged in the northern part of the precinct, except along the frontage to the Bruce Highway due to noise impacts. Mixed-use developments incorporating residential and non-residential uses either vertically (e.g. apartments above offices) or horizontally (e.g. housing next to offices) are encouraged, particularly in the vicinity of the Chancellor Park neighbourhood centre.

Some land adjacent to the Sunshine Motorway may be required for a public transport purpose.

Access

Important aspects of access include:

- Streets and traffic: Access should be achieved primarily from University Way and Bellflower Road. The pattern and design of streets should discourage heavy vehicles and through traffic in predominantly residential streets.
- Public Transport: Bus access should be provided for services using University Way.
- Pedestrians: The design of streets and adjacent development should foster safe and convenient pedestrian access throughout the precinct.
- Car parking: Car parking should be provided in all public streets and in development sites as Council may require. Large areas of open paved car park should be avoided in favour of groups of smaller landscaped facilities designed to minimise environmental and visual impacts.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- Streets: New local streets should be designed to incorporate high quality lighting and landscaped verges and medians (where desirable) and on-street car parking to provide flexibility for both business and residential uses.
- Public and semi-public spaces: A number of small landscaped squares and parks should be provided in the precinct to serve nearby residents and employees.
- Siting and setbacks: Buildings should be located close to frontages to streets and public and semi-public spaces. A variety of small landscaped spaces may be provided between developments to facilitate access to prevailing breezes and contribute to the sub-tropical character of the precinct. Large car parking areas should not intrude onto street frontages but may be considered along the frontage to the Bruce Highway
- On-site landscaping and site coverage: Wherever reasonably practicable, examples of healthy existing trees should be retained and incorporated into the design of new development. Additional or supplementary planting should enhance the sub-tropical image and character desired for the town centre. A minimum of 20% of each site and 40% of exclusively residential sites should comprise attractive landscaping. A landscaped buffer strip should be provided along the frontage to the Bruce Highway or possible future public transport corridor.
- Building height: Buildings and structures up to four storeys may be allowed.
- Building form: Very large buildings, such as showrooms and warehouses, should generally be located adjacent to the Bruce Highway to act as barriers to traffic noise and avoid conflicts of scale with other developments, particularly residential development.

4.2.12 Stringybark Road East Precinct

Intent

This precinct is intended to develop as a compact 'urban village' which takes advantage of its proximity to the town centre and university. The precinct should contain a high proportion of residential development and a range of compatible businesses. The precinct should be developed in accordance with transit-orientated development principles to establish a robust and legible urban environment which is integrated with adjacent developments.

Uses

Uses should comprise a range of dwelling types and densities, and business uses which are compatible with housing. These include research facilities, certain types of service and light manufacturing activities, offices, studios and tourist and conference accommodation. Depending on the density and scale of residential development which is achieved, an additional school may be required in this area.

Development on land adjacent to the Sunshine Motorway should comprise uses which are not sensitive to traffic noise such as showrooms and service industries. Individual uses likely to generate large amounts of traffic should be located adjacent to the Sunshine Motorway. Small shops serving local residents and employees are appropriate and a local centre is appropriate adjacent to Stringybark Road. However, the scale of retail facilities, other than bulky goods stores or showrooms, should not exceed a total of 1,000m² in the precinct.

Medium-density housing, in the form of apartments, terrace houses and unit developments, should be encouraged, except along the frontage to the Sunshine Motorway due to noise impacts. Mixed-use developments incorporating residential and non-residential uses either vertically (e.g. apartments above offices) or horizontally (e.g. housing next to offices) are encouraged. Land adjacent to the Mountain Creek linear park should be predominantly residential.

Should an additional school be needed, it should be appropriately located to serve the surrounding area. It should not be located close to the existing electricity transformer station (or any future electricity transformer station) or within 300 metres of any high tension electricity wires.

Access

Important aspects of access include:

- Streets and traffic: Access should be achieved primarily from Stringybark Road and Dixon Road and a new street connecting these roads. The pattern and design of streets should discourage heavy vehicles and through traffic in predominantly residential streets.
- Public transport: Bus access should be provided for services using Stringybark Road, Dixon Road and the proposed new connecting street.
- Pedestrians: The design of streets and adjacent development should foster safe and convenient pedestrian access throughout the precinct.
- Car parking: Car parking should be provided in all public streets and in development sites as Council may require. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- Streets: New local streets should be designed to incorporate high quality lighting and landscaped verges and medians (where desirable) and on-street car parking to provide flexibility for both business and residential uses.
- Public and semi-public spaces: A number of small landscaped squares and parks should be provided in the precinct to serve nearby residents and employees.
- Siting and setbacks: Buildings should be located close to frontages to streets and public and semi-public spaces. A variety of small landscaped spaces may be provided between developments to facilitate access to prevailing breezes and contribute to the sub-tropical character of the precinct. Large car parking areas should not intrude onto street frontages but may be considered along the frontage to the Sunshine Motorway.
- On-site landscaping and site coverage: Wherever reasonably practicable, examples of healthy existing trees should be retained and incorporated in the design of new development. A site's ecological values need to be ascertained prior to site development or redevelopment. Ecologically significant vegetation (in particular, swamp stringybark *Eucalyptus conglomerata*) is known to exist in the precinct. Such areas will need to be retained and incorporated in future development. A minimum of 20% of each non-residential site and 40% of exclusively residential sites should comprise attractive landscaping or ecologically sensitive areas. A landscaped buffer strip should be provided along the frontage to the Sunshine Motorway.
- Building height: Buildings and structures up to four storeys may be allowed.

- Building form: Very large buildings, such as showrooms and warehouses, should generally be located adjacent to the Sunshine Motorway to act as barriers to traffic noise and avoid unpleasant scale conflicts with other developments, particularly residential development.

4.2.13 Stringybark Road West Precinct

Intent

This precinct comprises relatively new detached housing on large allotments. Due to the proximity of the precinct to the town centre and university, and the anticipated future provision of good bus services along Stringybark Road and Crosby Hill Road, it is intended that further subdivision and infill development should be encouraged in the future to achieve a wider range of residential dwelling types and densities.

Uses

A range of residential dwelling types and densities together with limited small-scale businesses and compatible supporting community uses should be included in this precinct. Non-residential uses should be encouraged in appropriate locations along Stringybark Road and on land with property boundaries to the Sunshine Motorway.

Access

Important aspects of design for access should be consistent with the provisions of the Australian Model Code for Residential Development (AMCORD 1995) including:

- Streets and traffic
- Public transport
- Pedestrians
- Car parking.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- Streets: The pattern and design of any new streets should be consistent with the provisions of AMCORDER 1995.
- Public and semi-public spaces: Local parks and recreation facilities should be provided to enhance the character and amenity of the precinct and serve nearby residents. Habitat should be retained and areas of cleared land rehabilitated to assist appropriate stormwater management and provide walking and cycling trails.

The location and design of areas should be consistent with the provisions of AMCORDER 1995.

- Siting and setbacks: The location of buildings should be consistent with the provisions of AMCORDER 1995.

- On-site landscaping and site coverage: On-site landscaping and site coverage should be consistent with the provisions of AMCORD 1995. A site's ecological values need to be ascertained prior to site development or redevelopment. Ecologically significant vegetation (in particular, swamp stringybark *Eucalyptus conglomerata*) is known to exist in the precinct. Development on land adjacent to the Sunshine Motorway should incorporate appropriately designed and landscaped noise buffers.
- Building height: Building heights should be consistent with the provisions of AMCORD 1995 but generally not exceed three storeys.
- Building form: Building form should be consistent with the provisions of AMCORD 1995.

4.3 CROSBY HILL ROAD URBAN AREA

4.3.1 Structure

Location

The proposed Crosby Hill Road urban area has a principal frontage to Crosby Hill Road and the unformed Ironbark Road and secondary frontages to Greenwood Close and Stringybark Road as shown on Figure 4.5. The land is used for a number of low density rural related activities while the land within the Mountain Creek floodplain has been retained in a semi-natural state. The location on Crosby Hill Road, close to extensive areas of rural residential development and a large private school offers opportunities for convenience shopping and a range of residential and recreational activities. This area is shown on Figure 4.1.

Precincts and Dominant Uses

Three precincts appear appropriate to accommodate a range of uses, densities and types of buildings with new development being compatible with, and complementary to, that in adjacent precincts. Development is to be integrated and connected within each precinct as well as with adjoining precincts wherever reasonably possible. It is recognised that some steeper and vegetated parts of the site may be required for escarpment protection.

The local centre of the new urban area is intended to establish and mature with a focus to Crosby Hill Road and a new boulevard which will intersect with Crosby Hill Road. Additional precincts are to provide for the fullest possible range of supporting developments and be situated in an attractive sub-tropical landscape. The predominant uses envisaged for the respective precincts are as follows:

- Crosby Hill Road local centre precinct: A range of local scale retail and complementary commercial and community uses - with a maximum retail and commercial floor space of 2,000m².
- Crosby Hill Road residential area precinct: A range of residential types and densities. The average residential density should be 12 dwellings/ha or above.
- Mountain Creek precinct: The retention and rehabilitation of the creek corridor and associated floodplain including remnant native vegetation, and, if appropriately located, a pedestrian and cycle trail.

Major Vehicular Access

Crosby Hill Road will provide the primary point of access to the area. Given the vertical and horizontal alignments of Crosby Hill Road, great care will need to be taken to ensure the proposed intersection will function to a high standard for pedestrians, cyclists and public transport commuters as well as vehicular traffic. Provision will need to be given to signalling the proposed intersection. The proposed street network will include:

- a new central boulevard extending east from Crosby Hill Road forming the principal entry and developed as the 'main street' to the urban area;
- a new residential street connecting the proposed boulevard with Greenwood Close to be designed in such a way as to minimise any adverse impacts on Greenwood Close;
- an upgrade to Crosby Hill Road incorporating construction of a new interchange and a major bus stop.

Major Pedestrian and Cyclist Paths

A network of paths is to be constructed to facilitate safe and attractive pedestrian and cyclist movement within the Ironbark Road urban area and to provide suitable access between Crosby Hill and Stringybark Roads. This network is to comprise both exclusive paths and utilise the street system. Pedestrian and cyclist facilities shall be designed to take into account the needs of people with disabilities.

Major Recreation and Ecological Features

A range of significant public or semi-public open spaces are to be created in the area and a number of ecological values preserved or enhanced, including:

- a linear park along Mountain Creek;
- a linear park within the residential area precinct;
- passive landscaped areas at the interface of the local centre and residential area precinct with the Mountain Creek precinct.

In determining planning approvals within this area, consideration will be given to:

- retention and/or rehabilitation of remnant vegetation, in particular rainforest and eucalypt open forests and interface communities;
- protection of steep slopes and floodplain areas; and
- minimisation of impact of visual amenity

4.3.2 Crosby Hill Road Local Centre Precinct

Intent

This precinct is primarily intended to provide for the day-to-day convenience shopping and personal services needs of nearby residents.

Uses

Shops, offices, and community and recreation facilities are appropriate in the precinct. Residential accommodation above and near these facilities should be encouraged, provided development is designed to avoid unreasonable amenity conflicts.

Access

Important aspects of access include:

- Traffic: Traffic access should be achieved via Crosby Hill Road, the proposed new boulevard and adjacent residential streets.
- Public transport: A major bus stop should be located on Crosby Hill Road.
- Pedestrians: Pedestrian movement should have priority over vehicular traffic in the precinct.
- Car parking: Wherever possible, parking facilities should be shared with nearby uses. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- Public and semi-public spaces: The design of the centre facilities should incorporate a small public or semi-public outdoor area for the benefit of visitors and employees. This should be a focus of the centre. After hours use should be encouraged by the appropriate location of a cafe and other suitable stores around the space.
- Siting and setbacks: Buildings should be located close to the Crosby Hill Road and the new boulevard.
- On-site landscaping and site coverage: Planting should enhance the sub-tropical image and character desired for the centre. A minimum of 15% of the site should comprise attractive landscaping.
- Building height: Buildings should not exceed four storeys.
- Building form: Buildings should establish attractive landmarks at the intersection of Crosby Hill Road and the proposed new boulevard and be designed to create an intimate and 'user-friendly' Centre.

4.3.3 Crosby Hill Road Residential Area Precinct

Intent

This precinct is intended to develop as an attractive, safe and socially integrated residential area with a high degree of amenity and a wide range of residential accommodation.

Uses

A wide range of dwelling types and densities should be provided within the precinct. Small lot housing should be allowed throughout the precinct and medium-density housing development should be located close to the centres and the public transport. Any development of this Precinct shall be designed so as to minimise impacts on the surrounding rural residential areas.

Access

Important aspects of design for access should be consistent with the provisions of the Australian Model Code for Residential Development (AMCORD 1995) including:

- Streets and traffic
- Public transport

- Pedestrians
- Car parking.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- Streets: The pattern and design of streets should be consistent with the provisions of AMCORD 1995.
- Public and semi-public spaces: Local parks and recreation facilities should be provided to enhance the character and amenity of the precinct and serve nearby residents. Linear open spaces should be developed to Mountain Creek to assist appropriate stormwater management and provide walking and cycling trails.

The location and design of open spaces should be consistent with the provisions of AMCORD 1995.

- Siting and setbacks: The location of buildings should be consistent with the provisions of AMCORD 1995.
- On-site landscaping and site coverage: On-site landscaping and site coverage should be consistent with the provisions of AMCORD 1995.
- Building height: Building heights should be consistent with the provisions of AMCORD 1995.
- Building form: Building form should be consistent with the provisions of AMCORD 1995.

4.3.4 Mountain Creek Precinct

Intent

This precinct is primarily intended to provide protection for the important ecological values associated with Mountain Creek.

Uses

The retention and rehabilitation of an ecologically sustainable riparian corridor is required for this precinct. Passive and active recreational facilities should be encouraged where such uses are unlikely to undermine the environmental integrity of the riparian corridor.

Access

Pedestrian and cycling tracks will need to be incorporated for at least part of the corridor. Vehicular access points should be maximised and the interface of this precinct with adjoining precincts.

4.4 KAWANA ESTATES LAND

4.4.1 Structure

Location

The proposed Kawana Estates development is located west of the Mooloolah River, east and south of the Sunshine Motorway, and north of the proposed multi-modal transportation link. This area is shown on Figure 4.6.

Precinct and Predominant Uses

The Kawana Estates land, separated as it is from the coastal strip by the Mooloolah River and from the urban areas further north by the Sunshine Motorway, is intended to be developed as a largely self-contained urban community. It is anticipated that a number of precincts will be accommodated within the area providing for a wide range of uses, densities and building types all at urban densities.

A precinct plan has yet to be developed with Kawana Estates, but must be planned to include the following precinct and dominant uses:

- Local centre precincts: Several local scale retail centres with complementary commercial and community uses, with a maximum retail and commercial floorspace of 2,500m², and a public transport interchange.
- Mixed-use precinct: Mixed uses including businesses compatible with residential, industry, showrooms and similar commercial uses.
- Residential area precinct: A range of residential types and densities. The average residential density should be 12 dwellings/ha or above.

Major Vehicular Access

The major vehicular access to the site shall be in accordance with the Transport Infrastructure Agreement between the State Government, Kawana Estates and Buddina Estates.

Major Pedestrian and Cyclist Paths

A network of paths is to be constructed to facilitate safe and attractive pedestrian and cyclist movement. This network is to comprise both exclusive paths and utilise the street system. Pedestrian and cyclist facilities shall be designed to take into account the needs of people with disabilities.

Major Recreation and Ecological Features

A range of significant public or semi-public open spaces are to be created in the area and a number of ecological values preserved or enhanced, including:

- Suitable buffering to the Mooloolah River National Park
- Protection of the values of the Mooloolah River riparian corridor.

4.4.2 Local Centre Precinct

Intent

These precincts are primarily intended to provide for the day-to-day convenience shopping and personal services needs of nearby residents.

Uses

Shops, offices, community and recreation facilities are appropriate in the precinct. Residential accommodation above and near these facilities should be encouraged, provided development is designed to avoid unreasonable amenity conflicts. Small-scale tourist accommodation may also be appropriate.

Access

Important aspects of access include:

- **Traffic:** Each local centre is to be located at a node and be clearly legible within an interconnective network.
- **Public transport:** The design of streets and adjacent developments should enable provision of bus services and, at an appropriate location, public transport interchange.
- **Pedestrians:** Pedestrian movement should have priority over vehicular traffic in the precinct.
- **Car parking:** Wherever possible, parking facilities should be shared with nearby uses. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- **Public and semi-public spaces:** The design of the centre facilities should incorporate a small public or semi-public outdoor area for the benefit of residents and employees. This should be a focus of the centre. After hours use should be encouraged by the appropriate location of a cafe and other suitable stores around the space.
- **Siting and setbacks:** Buildings should be located close to the frontage.
- **On-site landscaping and site coverage:** Planting should enhance the sub-tropical image and character desired for the centre. A minimum of 15% of the site should comprise attractive landscaping.
- **Building form:** Buildings should establish attractive landmarks and be designed to create an intimate and 'user-friendly' centre.

4.4.3 Mixed-use Precinct

Intent

This precinct is intended to accommodate a wide range of businesses and medium-density housing. The precinct should become a significant place of employment and be developed in accordance with transit-orientated development principles to establish a robust and legible urban environment.

Uses

The most desirable uses are those which are likely to have reasonably high levels of employees and be compatible with medium-density housing and multi-unit development.

Development on land adjacent to the Sunshine Motorway and multi-modal link may include showrooms, 'bulky goods' retailing and small scale service industries.

Medium-density housing, in the form of apartments, terrace houses and unit developments, should be encouraged throughout the precinct except along the frontage to the Sunshine Motorway and multi-modal link due to its likely noise impacts. Mixed-use developments incorporating residential and non-residential uses either vertically (e.g. apartments above offices) or horizontally (e.g. housing next to offices) are encouraged.

Access

Important aspects of access include:

- **Streets and traffic:** The mixed use precinct is to be highly accessible with clear and direct connections to higher order roads and be served by a high quality interconnective network.
- **Public transport:** The design of streets and adjacent development should enable provision of bus services along local streets if required.
- **Pedestrians:** The design of streets and adjacent development should foster safe and convenient pedestrian access throughout the precinct.
- **Car parking:** Car parking should be provided in all public streets and in development sites as Council may require. Provision of car parking stations integrated with development which can serve a variety of nearby uses should be encouraged. Council at its discretion may require a financial contribution to a public car parking fund in lieu of provision of car parking on certain sites. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- **Streets:** Streets should be designed to incorporate high quality lighting and landscaped verges and medians (where desirable) and on-street car parking to provide flexibility for both business and residential uses.
- **Public and semi-public spaces:** A number of small landscaped squares and parks should be provided in the precinct to serve nearby employees and residents.
- **Siting and setbacks:** Buildings should be located along or very close to frontages to streets and public and semi-public spaces. A variety of small landscaped spaces may be provided between adjacent developments to facilitate access to prevailing breezes and contribute to the sub-tropical character of the township. Large car parking areas should not intrude onto street frontages but may be considered along the frontage to the Sunshine Motorway and multi-modal link.
- **On-site landscaping and site coverage:** Planting should enhance the sub-tropical image and character desired for the mixed use precinct. A minimum of 20% of each non-residential site and 35% of exclusively residential sites should comprise attractive landscaping.
- **Building form:** Very large buildings, such as showrooms and warehouses, should generally be located adjacent to the Sunshine Motorway and multi-modal link to act as

barriers to traffic noise, thereby avoiding conflicts of scale with other developments, particularly multi-unit and medium-density development.

4.4.4 Residential Area Precinct

Intent

This precinct is intended to develop as an attractive, safe and socially integrated residential area with a high degree of amenity and a wide range of accommodation.

Uses

A wide range of dwelling types and densities should be provided within the precinct. Small lot housing should be allowed throughout the precinct and medium-density housing development should be located close to centres and public transport.

Access

Important aspects of design for access should be consistent with the provisions of the Australian Model Code for Residential Development (AMCORD 1995) including:

- Streets and traffic
- Public transport
- Pedestrians
- Car parking.

Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- Streets: The pattern and design of streets should be consistent with the provisions of AMCORD 1995.
- Public and semi-public spaces: Local parks and recreation facilities should be provided to enhance the character and amenity of the precinct and serve nearby residents. Linear open spaces should be developed to assist appropriate stormwater management and provide walking and cycling trails.

The location and design of open spaces should be consistent with the provisions of AMCORD 1995.

- Siting and setbacks: The location of buildings should be consistent with the provisions of AMCORD 1995.
- On-site landscaping and site coverage: On-site landscaping and site coverage should be consistent with the provisions of AMCORD 1995.
- Building height: Building heights should be consistent with the provisions of AMCORD 1995 but generally not exceed three storeys.
- Building form: Building form should be consistent with the provisions of AMCORD 1995.

4.5 MOUNT SIPPY FOOTHILLS

4.5.1 Location

The District Structure Plan includes about 130 hectares of land between Mount Sippy and the Ettamogah Pub complex within the Park Residential designation. Most of this land has been identified in the supporting information document as having slopes greater than 10%, with areas where the slopes exceed 16%.

A form of low density residential development is proposed for this area given its topography, vegetation cover and location (separated from the urban fabric and adjacent to Mount Sippy and upstream of the Palmview Conservation Park). This area is illustrated in Figure 4.7.

4.5.2 Precinct and Predominant Use

A single precinct has been identified for this area which allows for limited and low density residential use of a form which will maintain the ecological integrity and aesthetic characteristics of the representative vegetation and is sensitive to the elevation and grade of the land.

This precinct is intended to become an enclave of low density Park Residential development making the transition between the urban growth on the coastal plain and the ecologically and aesthetically significant land associated with Mount Sippy and other steeper and more elevated areas, and the ecological values of the adjoining Palmview Conservation Park and Environs Precinct.

4.5.3 Uses

Uses within this precinct should be exclusively residential and of a very low density, and designed in such a way as to ensure ecological sustainability, including the retention and protection of significant habitats, the preservation of surface and groundwater resources in as near as practicable to a pristine state, and the minimisation of aesthetic impact for land within the precinct, the Palmview Conservation Park and as viewed from other vantage points.

Given the biophysical constraints of the site, allotment sizes shall range in size from 1,500m² to over several hectares. A variety of allotment sizes shall be provided with the optimal allotment size being determined by a consideration of slope, soil and geology, ecological and aesthetic values. This means that, while 1,500m² is the minimum size required, most sites will be much larger. An allotment size in the vicinity of 4,000m² is anticipated for most lots.

4.5.4 Access

A collector road through the site is anticipated with access to both the service road to the Ettamogah Pub complex, at a point close to but south of the complex, and a second point of access to Martin Road.

Access throughout the precinct should be by way of one or more looped collector roads, forming a direct and pleasant network which increases the level of safety (in case of bushfire or some other event), interest and the potential for social interaction. The use of cul-de-sac should be kept to a minimum.

Streets should be designed for use by cyclists and pedestrians, as well as vehicles. They should foster safe and convenient access throughout the precinct.

4.5.5 Townscape, Built Form and Landscape

Significant aspects of townscape, built form and landscape include:

- Streets: All streets throughout the precinct should be attractive, be lined by trees and incorporate appropriate street lighting. Natural vegetation should be retained on either side of the carriageway and within median strips where possible.
- Public and semi-public spaces: A centrally located park or lookout should be provided, adding interest to the precinct and allowing a meeting place for the community. This space should be landscaped as required and contain appropriate lighting and street furniture.

A limited number of points of access should be provided to the adjoining conservation area to be designed to allow a range of informal activities in a way which is unlikely to infringe on the ecological integrity of the conservation areas.

- Siting and setbacks: Preference is given to residential development which addresses the street, providing a level of casual surveillance and allowing a greater level of social interaction.

Residences will be encouraged to be constructed away from side and rear boundaries (i.e. over 5 metre setback) to allow for a network of vegetation linkages to be retained and enhanced.

The protection of remnant vegetation will be encouraged, although adequate fire breaks will be permitted around residences.

- Building design: The preferred character of buildings is for a maximum of two storeys above ground. Large obtrusive buildings which dominate the skyline, unnecessarily intruding on the privacy or amenity of others, or which are inconsistent with the dominant environmental aesthetic of the area, will be discouraged.

The use of colour, texture and building materials employed for residences within the precinct, which are earth or forest colours will be encouraged. In particular, the use of non reflective roofing materials will be encouraged. Consideration shall be given to alternatives where their use may be considered environmentally responsible.

4.5.6 Ecological and Aesthetic Features

Appropriate plans of layout and forms of development are ones which acknowledge and preserve the essential ecological and aesthetic qualities of the environment. The principal ridgelines, steeper slopes and gullies will be preserved in a natural state. Where possible property boundaries shall be aligned with those on adjoining properties and with boundaries across a road reserve. An adequate buffer of not less than 10m from the top of the bank should be retained in its natural state along each side of watercourses.

In assessing the suitability of any development, due regard shall be given to the development's potential impacts on any adjacent or downstream natural areas, including potential impacts of domestic animals, exotic plant species, and the potential decline in water quality and aquatic habitats, as a result of effluent disposal, the use of fertilisers and chemicals, effects of land clearing, runoff, erosion and sedimentation.

In determining allotment layout and the adequacy of buffers and setbacks, consideration shall be given to the intent of the State's guidelines relating to separation distances to agricultural land.

All roof water shall be collected in domestic water tanks. Runoff from tanks is to be directed to an approved watercourse. Where such runoff is likely to contain sediments or contaminants, a system of retardation basins and silt traps shall be provided. These may include the use of non-invasive plants which have the proven capacity to absorb nutrients and pollutants and to slow down the passage of sediment.

Each site will be provided with a waste water treatment and disposal system which results in minimal and acceptable risks of contamination of ground water and overland flows and has regard to the bio-physical and aesthetic values of each site. In any case, a best practice approach will be adopted assuming the area will not be serviced with a reticulated sewage system.

4.6 PALMVIEW RURAL AREAS

4.6.1 Location

This precinct is located south of Sippy Creek, east of the Bruce Highway and to the north of the Mooloolah River, including the floodplains of the Mooloolah River and Sippy Creek. It includes an area of rural land south of the Mooloolah River National Park (see Figure 4.8).

4.6.2 Predominant Use

The precinct is currently used for a range of rural uses, with a large portion of this identified as good quality agricultural land and/or under assigned cane. It is intended that this land remain as farming land for both agricultural and grazing for an indefinite period.

The precinct contains areas of significant vegetation and wildlife habitat worthy of protection, in particular, adjacent to the drainage lines. The retention and rehabilitation of these areas of ecological value will be encouraged. Further, the protection of water quality and aquatic ecosystems in both the Mooloolah River and Sippy Creek through the retention of riparian vegetation and the use of innovative means of nutrient and sediment retention will be encouraged.

Within this precinct there may well be opportunities for the establishment of active or passive recreation facilities, although the suitability of such ventures will need to be assessed on the basis of the bio-physical characteristics of the site and the existing or intended use of adjoining areas.

4.6.3 Access

Given the rural intent of this land, access through the precinct should be restricted.

4.7 SIPPY CREEK WEST

4.7.1 Location

This precinct is located west of the Bruce Highway, north of Mount Sippy and includes the Ettamogah Pub complex. It includes the southern part of Tanawha and parts of Glenview and Palmview. Sippy Creek dissects this area. This area is shown on Figure 4.9.

4.7.2 Predominant Use

This precinct is intended to be used primarily for rural uses, with the exception being the Ettamogah Pub complex.

Within this precinct there may well be opportunities for the establishment of active or passive recreation and/or tourist facilities, although the suitability of such ventures will need to be assessed on the basis of the bio-physical characteristics of the site and the potential impact on the existing or intended use of adjoining areas.

In assessing any planning applications within this precinct, consideration should be given to the existing eucalypt open forest and the protection of ecological valuable elements. In particular, the protection and enhancement of ecological connections to the Sippy Creek corridor and natural habitat areas to the west, which form part of a regional habitat corridor from the coastal lowlands to the hinterland ranges, will be encouraged.

4.7.3 Access

Given the rural intent for this land, access through the precinct should generally be restricted. There is however, likely to be a need for a local connection road running parallel to the Highway, when access on and off the highway becomes more limited.

4.8 MOOLOOLAH RIVER NATIONAL PARK AND ENVIRONS

4.8.1 Location

This precinct includes the 675ha Mooloolah River National Park and an area of 277ha comprising several parcels of land currently owned by Moreton Mill. Also included within the precinct are the Maroochy Shire Council Reserve (Lot 101) east of the Mooloolah River National Park and Lot 1 on RP 166382 north of the Moreton Mill land. The precinct results in a substantial physical separation between the Sippy Downs township and the coastal development. This area is shown on Figure 4.10.

4.8.2 Values of Moreton Mill Land

This area is a large and intact example of coastal lowland, once typical of the Sunshine Coast, but now increasingly rare because of clearing for development. Surveys have revealed the land contains in excess of 280 plant species, a high number for a coastal lowland site.

A number of these plant species are rare or threatened, with the most endangered being the swamp stringybark (*Eucalyptus conglomerata*). Found only at ten locations between Beerwah and Kin Kin, this species has just 1,200 plants surviving in the wild. Plants are spread over the Moreton Mill land. All populations of this plant must be protected if this species is to survive.

Vulnerable species identified on the site include the tiny wattle (*Acacia baueri*) and *Acacia attenuata* (no common name), while rare Christmas bells (*Blandfordia grandiflora*) and Wide Bay boronias (*Boronia rivularis*) have also been found.

Fauna surveys have been undertaken for the National Park with the results indicating an area of high diversity, including eighty species of birds and seven species of mammals.

Species of conservation interest include:

- Richmond birdwing butterfly (vulnerable);
- a species of acid frog (including *Crinia tinnula*) (vulnerable);
- grey kangaroo which is locally threatened due to habitat loss;
- short-beaked echidna.

The area provides potential habitat for the ground parrot (*Pezoporus wallicus*).

As well as individual plant and animal species, the site is home to rare and threatened 'ecosystems': groups of plants, animals, air, water, etc., which operate together as a whole. Three are endangered: banksia woodlands, the swampy paperbark forests and the wet heath. These ecosystems were once widespread on the Sunshine Coast, but today, less than 5% of their original area survives south of the Noosa River, mostly in isolated pockets, many of which are currently not protected.

A further two ecosystems are also of concern: the tall blackbutt forests and the scribblygum forests, sizeable stands of which occur on the land. Again, these forests were once common in south-east Queensland, but now, less than 30% of their original coverage survives.

4.8.3 Management

Both the National Park and the Moreton Mill land should be managed in a manner which:

- provides, to the greatest possible extent, for the permanent preservation of the area's natural condition and the protection of the area's cultural resources and values;
- presents the area's cultural and natural resources and their values;
- ensures that the only use of the area is nature-based and ecologically sustainable.

To this end, the primary goal for management of land within the precinct will be nature conservation. Management will be specifically aimed at protecting species diversity, populations of wildlife (particularly species listed as rare or threatened), rare or threatened bio-regional ecosystems and habitat values.

4.8.4 Uses

In relation to the National Park and the Moreton Mill land, the management objectives will be best achieved by the exclusion of most forms of development from this precinct. Educational and scientific uses may be permitted along with uses connected with fire management and ecosystem monitoring.

Lot 101 and Lot 1 on RP 166382 are intended to remain rural in nature. However, Lot 101 is also recognised in the Maroochy Shire Strategic Plan as a potential Water Pollution Control Works.

Lot 101 contains areas of significant vegetation. Where possible, the ecological values of Lot 101 should be retained and the need to protect water quality and aquatic eco-systems recognised.

4.8.5 Access

Access should be extremely limited and mostly confined to the perimeter of the precinct, and on either side of the Sunshine Motorway.

The Kawana Transport Infrastructure Agreement provides for a new interchange to link the Kawana sub-arterial road with the Sunshine Motorway. This interchange will impact on the south-east corner of this precinct. The detailed design of this interchange will need to take into account the environmental values of the precinct and aim to minimise impacts on those values.

4.9 PALMVIEW CONSERVATION PARK AND ENVIRONS

4.9.1 Location

This precinct includes the 109ha Palmview Conservation Park, as well as part of [Portion 214](#) (see Section 4.5). This precinct is located in the south-west corner of the DCP area bordering the Glenview and Palmview rural residential communities.

This area is shown on Figure 4.11.

4.9.2 Values

The [Palmview Conservation Park](#) protects a diversity of vegetation communities, including:

- wet heath;
- Melaleuca quinquervia forest associated with the drainage line;
- very tall open forest dominated by blackbutt (*Eucalyptus pilularis*) with turpentine (*Syncarpia glomulifera*).

The forest communities have a well developed understorey layer which contains a high diversity of species indicating high conservation integrity and that past disturbances, such as frequent fire regime and weeds, have been minimal.

The coastal heath and Melaleuca open forest/woodland communities are considered to be endangered regional ecosystems.

The conservation park conserves species of conservation interest, including:

- swamp stringybark (*Eucalyptus conglomerata*) - endangered;
- *Acacia attenuata* - vulnerable;
- *Acacia oshanesii* - uncommon on the coastal plains.

The precinct contains areas of significant vegetation worthy of protection, including significant lowland rainforest vegetation areas, in particular, the aesthetically spectacular palm grove of piccabeen palms (*Archontopheonix cunninghamiana*) located adjacent to the highway.

While there is limited fauna data available, the conservation park is known to provides suitable habitat for a diversity of arboreal mammals, macropods (kangaroos and wallabies), nectar and insect feeding birds, acid frogs and insects.

4.9.3 Uses

Most forms of development should be excluded from this precinct. Planning approvals within this designation will be generally restricted to monitoring and scientific uses.

4.9.4 Access

Access should remain restrictive.

4.10 VALUED HABITAT AREAS

4.10.1 Location

This precinct includes areas of significant ecological value adjacent to Palmview Conservation Park and Environs Precinct. These areas are shown in Figure 4.12.

4.10.2 Uses

This precinct contains areas of significant vegetation and wildlife habitat worthy of protection and provides a valuable buffer to the Palmview Conservation Park and Environs Precinct. The retention and rehabilitation of these areas to maintain and enhance the ecological values will be encouraged.

Within this precinct rural uses may continue to occur, although planning approvals within this designation will be limited to uses which enhance the ecological values of the site.

In assessing any planning applications within this precinct, consideration should be given to protection of ecological valuable elements. In particular, the protection and enhancement of an adequate buffer to the conservation areas and the maintenance of ecological connections between the Mooloolah River corridor and natural habitat areas to the west, to form part of a regional habitat corridor from the coastal lowlands to the hinterland ranges, will be encouraged.

4.10.3 Access

Because of the environmental objectives for this land, access to and through this precinct should be very restrictive.

4.11 ECOLOGICAL LINKS

4.11.1 Location

Ecological links have been indicated along the Mooloolah River and Sippy Creek within the DCP area, as illustrated in Figure 4.13.

4.11.2 Intent

These ecological links provide the opportunity for strategic habitat connections between the coastal lowlands and the hinterland areas.

The intention of this designation is to protect water quality and the aquatic ecosystem within the Mooloolah River and Sippy Creek.

The retention and rehabilitation of these ecological links in a natural state as wildlife habitat to provide for the movement and dispersal of native animal and plant species and to protect visual amenity will be encouraged.

In assessment of any planning application for development adjacent to these identified ecological links, the potential impacts of the proposed development on the existing riparian vegetation, water quality and the aquatic ecosystem will need to be considered. Where appropriate as a condition of planning approval rehabilitation of the riparian corridor, utilising natural and locally native plantings and/or use of devices to minimise the impacts of the proposed development on water quality may be required.

4.11.3 Access

Access across and/or adjacent to these ecological links should be minimised.

C H A P T E R F I V E

GENERAL DEVELOPMENT CONTROL PRINCIPLES

5.1 URBAN CHARACTER AND SENSE OF PLACE

5.1.1 Objectives

The creation of urban areas, neighbourhoods and localities which have a distinctive and attractive character, and a sense of place appropriate to their environmental and cultural contexts.

5.1.2 Principles

Development, public works and landscaping should evoke and complement desirable urban, landscape and community characteristics and cultural associations of their setting.

Development should contribute to the creation of settlements and localities which have a distinctive and specific character and sense of place appropriate to the needs of their emerging communities.

Development should:

- acknowledge and respond to existing topographic and landscape conditions (through the sensitive disposition of roads, open space, centres and development areas) to create new communities which fit comfortably and interestingly within their environments and take advantage of their natural attributes;
- acknowledge the cultural heritage of community associations with the land and its natural and built features as a reference point for new development;
- locate and design roads and streets, access routes and transport corridors such that they create attractive views and vistas and offer a diversity of landscape and urban spatial experiences;
- locate centres and public open space where they are not only highly accessible to users but are able to take advantage of distinctive ecological and landscape features, new development ensuring application of appropriate landscaping programs to create such features and high levels of amenity, if they do not exist;
- locate and design significant buildings, especially public, semi-public, cultural and institutional buildings, such that they are highly visible and accessible and form attractive and memorable landmarks;
- use landscaping themes and species suited to the local sub-tropical conditions and typical to the area, incorporating features and specimen plantings to provide distinction and emphasis, particularly where associated with centres, community facilities and major streets and open spaces;
- retain remnant rural buildings, roads and significant natural and introduced vegetation, wherever reasonably practicable, and creatively incorporate these in the new urban fabric and open space and environmental networks, both for their intrinsic value and as landmarks and references for the establishing community;
- record and assess the land use implications of places of Aboriginal cultural significance;
- create appropriate transitions from, or edge conditions between, existing and new urban development such that both a sense of arrival can be experienced in new

settlements and any sense of isolation or segregation avoided, through the careful location of spaces and facilities which will encourage social integration;

- ensure the pattern, location, design, management and phasing of development facilitates a sense of completeness as much as reasonably practicable at any stage of development;
- design streets and open space such that they are not only safe, convenient and legible but provide interest, amenity and opportunities for adjacent developments to make a positive impact on their character, identity and role as places for social interaction.

The planning and design of new areas, large residential and mixed use sites, and the redevelopment of existing areas should:

- ensure the provision of a range of comfortable, attractive and safe public and semi-public spaces which foster social interaction and cultural activity;
- encourage social mix and not discriminate against any particular socio-economic group in the community;
- establish a wide range of housing types and tenures to provide choice and encourage integration of a diverse and vital community.

Major roads and transportation corridors should be designed and landscaped so that they enhance rather than devalue adjacent areas and:

- minimise segregation of urban areas and residential neighbourhoods;
- provide a visually interesting experience for travellers;
- create, wherever practicable, continuous flora and fauna corridors;
- become significant and attractive features of the regional landscape.

Development should incorporate building forms and architectural expression appropriate to its era and setting. Development should be compatible with prevailing townscape characteristics where applicable. However, the mimicry of historic architectural styles should be avoided, particularly in new urban areas.

Development fronting a public street or space should respectfully address such spaces through appropriate composition of built form and facades, location of clearly defined points of entry and complementary landscaping.

Development on corner sites should address all frontages with emphasis given to the most public frontage.

Development on prominent corner sites should reflect the significance of their locations and also contribute to the legibility of their environs by establishing attractive and interesting landmarks of a scale appropriate to their respective locations.

5.2 ACCESSIBILITY

5.2.1 Objectives

The objectives related to access are to achieve:

- a high degree of accessibility and connectivity within urban areas and between adjacent urban areas for all sections of the community and all levels of mobility;
- low dependence on private cars for daily personal travel and high patronage of public transport;
- urban neighbourhoods designed to promote significant change in travel habits so that there is a substantial increase in local trips made by pedestrians and cyclists.

5.2.2 Principles

Land use strategies, transportation systems and development patterns should promote:

- opportunities for business enterprises and employment in neighbourhood, district and regional centres and mixed use areas;
- mixed use development which is socially and economically sustainable;
- a high degree of public transport use and low dependence on private cars for daily personal transport needs;
- safe and convenient access for pedestrians and cyclists to centres, community facilities and public transport.

Safe and convenient cyclist routes should be provided within the street network and open space systems, and also within transport corridors and arterial roads wherever reasonably practicable.

Development adjacent to pedestrian and cyclist paths should be designed to enhance their amenity and facilitate casual surveillance to help reduce risks and fear of crime.

Street widths should be appropriate to their function. Overly wide road reserves which segregate neighbourhoods should be avoided.

The planning and design of local streets should recognise their role as multiple use public spaces which should offer high standards of safety and amenity, and help create a 'sense of address' for adjacent development.

5.3 LEGIBILITY

5.3.1 Objective

The objective related to legibility is to achieve urban areas, facilities, streets and paths which are easily recognisable and navigable by residents, visitors and employees alike.

5.3.2 Principles

The pattern, design, landscaping and signage of streets, public open space and the design and use of adjacent developments, should clearly indicate their respective purposes and enable convenient and safe access.

Thematic street tree planting should be used to express and complement the functional role of streets.

Significant public, community and commercial buildings should be sited in prominent locations and designed to be attractive and memorable to assist 'way-finding'.

Development should be designed so that the siting, form, composition and materials of buildings are appropriate to, and express, their intended use. In particular:

- main entrances and public areas should address adjacent street frontages and be clearly distinguishable from private spaces and service areas;
- signage, lighting, access paths and car parking areas should be designed in a complementary manner.

Access to and within centres and community facilities, streets, car parking areas and public spaces should be obvious, safe and convenient.

5.4 HUMAN SCALE

5.4.1 Objective

The objective related to human scale is to achieve urban areas, centres and facilities which are comfortable and do not overwhelm people by their scale.

5.4.2 Principles

Development should be designed, detailed and furnished such that it is pleasant and interesting to view and comfortable for people to use.

Development should be compatible with the scale and massing of existing development in its locality, unless area specific development policies prescribe otherwise.

Very large buildings, and particularly those of an institutional nature which conflict dramatically with the predominant scale and character of their localities, should generally be avoided in favour of groups of smaller buildings wherever reasonably practicable.

If very large buildings are the only means to satisfy specific functional requirements, then their scale, visual and micro-environmental impact should be ameliorated by sensitive composition, massing and articulation of building forms and appropriate use of architectural elements, design features, building materials, colours and landscaping particularly at street level.

Very large areas of open-lot car parking should be avoided in favour of smaller more discrete landscaped car parking areas or attractively designed and landscaped car parking stations located reasonably close to the facilities they serve.

Business and employment uses adjacent to public streets and spaces should contribute to their clear definition, amenity and vitality. In particular, free-standing buildings in large plazas or landscaped grounds should be avoided in favour of development situated close to or abutting street frontages.

If free-standing buildings are necessary then the disposition and design of buildings, car parking, service areas and landscaping should enhance the principal street frontage.

5.5 RICHNESS, DIVERSITY AND CHOICE

5.5.1 Objective

The objective related to richness, diversity and choice is to achieve urban areas of high amenity where the lives of their residents, employees and visitors are enriched by a diverse range and choice of activities and experiences.

5.5.2 Principles

Urban areas should provide a wide mix of accessible activities to serve the needs of, and provide choices for, their communities.

The design and development of urban areas and facilities should generate a variety of spatial and other sensory experiences through:

- the patterning of streets, parks and open spaces;
- the sensitive composition of townscapes, streetscapes and individual buildings;
- the creative design of landscaping and selection of plant species;
- the strategic location of landmark buildings, uses and facilities;
- ensuring appropriate and plentiful opportunities are provided for self-expression and individual 'ownership' of housing and private space and community 'ownership' of public places and spaces;
- providing a robust development fabric which can attract, or take advantage of, facilities or events which may not be expected but would be beneficial to the community;
- incorporating building forms and architectural details which are interesting and attractive rather than bland, and a variety of complementary building materials;
- providing suitably designed squares, parks and 'main streets' and fostering cultural and artistic activities and entertainment and spontaneity particularly in major public spaces in centres;
- fostering community participation in, and ownership of, the planning and development process.

5.6 SAFETY AND SECURITY

5.6.1 Objective

The objective related to safety and security is to achieve urban areas and facilities which are perceived to be, and are, safe, secure and comfortable for residents and visitors alike.

5.6.2 Principles

The design and management of urban areas and development should clearly distinguish public spaces and facilities from those which are private.

Development should be designed to ensure a high degree of casual surveillance (from near-by residents, employees or passing traffic) of public spaces, pedestrian/cyclist paths, car parking areas and building entrances and exits.

Landscaping should be designed and maintained so that it creates amenity but does not prevent casual surveillance of such spaces and facilities.

Activities should be located so that incompatible uses or user groups are separated and complementary uses are integrated.

Activities which operate for extended hours should be highly visible and accessible, and key contributors to the casual surveillance of their environs.

The pattern, design and landscaping of streets should accommodate necessary traffic and facilitate safe and convenient pedestrian movement, particularly for the young, aged and less-mobile members of the community.

Urban areas should be planned and developed to encourage safe and convenient pedestrian and cyclist movement and reduce dependence on use of private cars.

Security floodlighting should be used to illuminate buildings and areas which may be susceptible to criminal activity but should be designed to avoid 'light spill' which would detract from the amenity of nearby development or contribute to hazardous traffic conditions.

Effective and practical lighting should be provided in public streets and spaces, along pedestrian and cyclist paths, and car parking areas and located so that mature planting does not reduce its effectiveness.

Street furniture and building materials should be durable, robust and practical as well as attractive and functional.

Safe pathways should be provided within and between places such as public transit stops and education facilities which are used by vulnerable groups in the community.

5.7 RECREATION AND OPEN SPACE

5.7.1 Objectives

The objectives are to:

- achieve a wide range of high quality, useable recreational and civic areas offering a variety of environments and activities;
- achieve an equitable distribution and accessibility of such areas;
- achieve areas which have distinctive landscape characteristics which enhance their environs;
- achieve areas which are safe;
- encourage joint community use of sport and recreation facilities;
- promote ease of access to recreation opportunities through the creation of non-motorised transport corridors;
- promote a range of opportunities (competitive and passive);
- promote community use of public waterways where appropriate, for example, public parks within the 'Urban' areas along Sippy Creek or the Mooloolah River.

5.7.2 Principles

Urban areas should provide a wide range of recreational areas and open space including, but not limited to:

- linear networks and habitat areas incorporating, where appropriate, rivers or creeks and remnant vegetation which is significant or worthy of protection;
- parks of various sizes and types for both casual and organised recreation and catering for all age groups;
- formally and informally landscaped parks and gardens;
- urban squares, courtyards and malls particularly within centres and areas of mixed use development;
- streets and pathways.

Recreational areas and open space should be equitably distributed within urban areas and offer choices to their surrounding communities. In addition they should be designed to:

- meet the needs of the groups in the community most likely to, or intended to, use the areas, particularly young people, and be furnished with amenities and facilities which will support the most likely and desirable activities;
- enable simultaneous and comfortable use by several groups;
- be readily accessible to carers and children, older people and those with disabilities;
- encourage casual social interaction and accommodate or generate, where appropriate, community events and activities;
- facilitate casual surveillance both from adjacent streets and development and from within to reduce risks of crime.

The design of recreational areas and open space should complement the townscape and landscape characteristics of their settings and add value and amenity to adjacent areas. In addition they should be designed to:

- clearly convey a message that they are available and meant to be used;
- be beautiful and engaging from the outside and within;
- incorporate existing landscape features and vegetation of value, and remnant buildings or artefacts of significance;
- incorporate public art;
- create a variety of attractive, interesting and comfortable landscaped spaces with seating, shelter, signage, water features and other appropriate amenities;
- take into account applicable Australian Standards, such as sports lighting, disabled access and sports surfaces.

Screening reserves or buffer areas adjacent to activities which are likely to impair the amenity of their localities should constitute no more than 5% of any statutory open space requirement, unless it can be demonstrated that such reserves create places or amenities which are either required and likely to be used by the community, or achieve the conservation of valued habitats.

5.8 HERITAGE AND CULTURAL IDENTITY

5.8.1 Objectives

The objectives are to achieve:

- the maintenance of historic continuity and a reflection of cultural values in urban and rural areas;
- the conservation and enhancement of areas, places and items of Aboriginal or European historic and cultural heritage significance.

5.8.2 Principles

Development should conserve and enhance areas, places and items of historic and cultural significance and reflect the values and priorities of the local community.

Development should record and acknowledge earlier occupiers and uses, and incorporate appropriate elements of landscape, built form, patterns of access or uses in a manner which informs future communities of their predecessors.

More detailed planning should have regard to Aboriginal heritage and Aboriginal cultural significance. Development outcomes should reflect the values and priorities of the Aboriginal community.

Development should retain, and recycle for new uses as appropriate, buildings of heritage and cultural significance with minimal disturbance to the original building fabric wherever reasonably practicable. Retention and recycling of the front facade only of such buildings should be avoided in favour of recycling all of the building.

Where alterations or additions are proposed to a building of heritage significance, they should:

- provide a sensitive visual distinction between the original building and new work;
- maintain the visual prominence of the original fabric;
- ensure mechanical plant and other new services make minimal impact on the appearance and integrity of the building.

In circumstances where the conservation of items of historic or cultural significance is not possible, replacement development should incorporate appropriately designed and presented signs and interpretive material in public or semi-public areas recording the nature and significance of the item and its context.

5.9 RESIDENTIAL AREAS

5.9.1 Objectives

The objectives are to achieve residential areas which:

- provide a wide range of housing choices with respect to type, density, tenure and affordability;
- are safe and offer high levels of amenity;
- foster casual social interaction and a sense of community;

- have convenient access to good public transport, retail/commercial and community services and facilities.

5.9.2 Principles

Development should be consistent with the provisions of AMCORD (1995) and also have particular regard to the following principles.

The design and mix of uses within neighbourhoods should establish a pedestrian-friendly environment which facilitates the use of public transport and minimises dependence on private cars.

Neighbourhood street systems should be clear, formalised and interconnected. They should offer a multiple choice of routes and shortest and direct paths, especially for pedestrians and cyclists to access public transport, centres and community facilities.

Residential development in areas within 400m of public transport stops should generally be of a higher density than development in areas more remote from such facilities.

Opportunities should be provided for people to work in, or close to, their residential neighbourhoods and the arbitrary segregation of uses or development of large tracts of single uses should be avoided unless absolutely necessary for environmental, functional or economic reasons.

Opportunities should be encouraged and created for residents to participate in informal passive recreation pursuits at residential parks or community centres to enhance a sense of community.

Residential areas should include a mix of dwelling types, densities and public, community and private tenures and include appropriately scaled retail, commercial and community facilities.

Non-residential development in residential areas should be of a type and scale which would not threaten the viability of neighbourhood centres or be detrimental to the character and amenity of nearby residential development.

5.10 CENTRES

5.10.1 Objectives

The objectives are to achieve centres which:

- are viable and vital, and provide a wide range of facilities appropriate to their intended catchment populations;
- are equitably distributed to serve urban and rural populations;
- are focal points of community and civic as well as commercial facilities and activities;
- are well served by good public transport and conveniently accessible by pedestrians and cyclists;
- provide high levels of amenity and interest.

5.10.2 Principles

Street systems within centres should:

- facilitate direct public transport access from arterial and collector roads leading to other centres and residential neighbourhoods;
- foster the establishment of vital and viable centres with retail, commercial and public facilities and mixed use/residential developments reinforcing, or establishing, a 'Main Street' urban character wherever reasonable;
- be easily 'read' by pedestrians and vehicular traffic and safe for both groups of users;
- create a clearly defined public realm of high amenity;
- create prominent sites for centre development and public spaces.

Centres should be located on high frequency bus routes which also provide convenient access to the rail network and transit interchange wherever reasonably possible.

Development within a 400m radius of neighbourhood and larger scale centres and major public transport stops should predominantly consist of a wide range of dwelling types and tenures together with mixed use development compatible with an urban residential environment wherever reasonably practicable.

Centres should be designed so they evolve with an intimate town centre or village character appropriate to their role and urban setting and incorporate public spaces such as main streets, squares, parks and open air malls.

Centres should be designed to facilitate convenient and attractive access links between predominant nodes of activity. These should generally be defined by compatible use in relatively continuous built form and public or semi-public spaces of high amenity.

Development in centres should be staged and designed so that it contributes to the complexity, richness and diversity produced by traditional, relatively incremental, city-building processes.

Developments in centres should incorporate colonnades, verandahs, balconies and awnings which provide shelter and reduce the apparent mass or bulk of buildings.

Development in centres should foster casual, social and business interaction through the provision of safe and attractive public streets and spaces. These should be edged with a mixture of shops, commercial, entertainment, cultural and community facilities including some which operate for extended hours.

Development adjacent to public and semi-public open spaces in centres (such as squares, malls, plazas and parks) should contribute to the physical definition, enclosure, character and amenity of these spaces by:

- establishing relatively continuous edges of built form of compatible height and design;
- ensuring that developments open on to and 'address' these spaces;
- providing adequate shelter for pedestrians;
- ensuring that car parking structures, building plant and service areas are screened from these spaces by suitable development or landscaping and that blank walls, facades and areas of potential crime hazards are avoided wherever reasonably possible.

5.11 ECOLOGICAL SUSTAINABILITY

5.11.1 Objective

The objective is to achieve urban and rural development and activity which contributes to ecological sustainability and the long-term protection and maintenance of biological diversity.

5.11.2 Principles

Development should contribute to the quality of the environment by ensuring that clean air and water, and visual quality, are maintained. Resources should be managed so as to minimise waste and maximise biodiversity.

The planning, design and management of development and new urban areas should ensure that:

- development improves the total quality of life, both now and in the future, in a way which maintains the ecological processes on which life depends;
- facilities for safe and convenient pedestrian and cyclist movement are incorporated and their use is encouraged, particularly to access centres, community facilities, employment, public transport and public open space;
- dependence on private cars for local travel is minimised;
- adequate public transport is provided and its patronage facilitated;
- waste water and effluent are recycled whenever reasonably practicable;
- stormwater is harvested and used for irrigation wherever reasonably practicable;

Development should be designed to be compatible with and take advantage of the Sunshine Coast's sub-tropical climate and minimise reliance on non-renewable energy sources for heating, cooling or ventilation.

Industrial, commercial and institutional developments should incorporate energy cogeneration and sharing wherever reasonably practicable. Preference should be given to those developments which show a commitment to maintaining clear air and water, and to minimising noise pollution. Energy efficiency and the use of renewable energy, such as solar power, should be promoted.

Landscaping of public and private open spaces should establish a sensible balance between amenity needs and ecological considerations and should not be overly dependent on mains water. The extensive use of high maintenance, water and nutrient hungry exotics should be discouraged in favour of appropriate indigenous plant species.

Large areas of hard surfaces (such as car parks) should be avoided in favour of smaller areas, linked or broken up by landscaping to reduce stormwater runoff and assist irrigation and recharge processes.

Development should be designed to take advantage of solar energy and incorporate facilities for rain water storage and use.

The use of large areas of highly reflective building materials externally should be avoided. Adequate shade structures (natural or man-made) should be utilised to reduce temperatures in high use areas. Vegetation and aquatic features may be used to assist with maintaining comfortable micro-climates.

The provision of recreational facilities, such as bikeways and parks within public owned sections of the open space, should recognise the need to conserve and protect the functioning of the riparian corridors in terms of bank stability, water quality maintenance and terrestrial and aquatic habitat protection.

Activities on private land which aim to incorporate protection of the riparian corridors and its function through the revegetation of bank slopes and adjacent areas, and fencing to exclude stock, which can reduce soil erosion and river bank instability, will be encouraged.

CHAPTER SIX

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The following texts are referred to in this DCP and will be consulted as required in the formulation of any development proposal and in the assessment of any application:

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Maleny and Environs Development Control Plan



May, 2000

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5.16	Scenic Routes

1.0 INTRODUCTION

Over the past 10 years Maleny and Environs has experienced considerable growth due to an increase in both residents and tourists visiting the area. As a result of the pressures of growth and in response to community requests, Council has prepared a Local Area Plan (LAP), which includes this Development Control Plan (DCP).

The purpose of the DCP is:-

- to identify the major issues for the area;
- to develop a vision for the future of the area; and
- to guide development and assessment of applications.

The DCP will enable the character and qualities which are most valued by the community to be retained for Maleny & Environs.

The DCP contains the statutory provisions to ensure that along with the Action Plan (non statutory provisions), the vision for Maleny and Environs is implemented.

The Maleny and Environs DCP is a planning tool which provides a local approach to planning for the future of the Maleny area. The plan presents a vision for the future of the area, and addresses a range of issues which the community has identified as being important. The DCP provides a range of strategies, objectives and implementation criteria to address these issues.

The DCP also aims to give local meaning to a number of city wide planning initiatives, which are contained within the Caloundra City Strategic Plan.

1.1 Local Area Plan

The Local Area Plan comprises:-

Volume 1 - The Overview

This Overview document provides a bridging document and executive summary, for the LAP and, includes :-

- ◆ an outline of the vision statement; and
- ◆ summary of the strategies.

Volume 2 - The Development Control Plan

The Development Control Plan (DCP):-

- a) provides a vision statement and broad intent for the future of Maleny & Environs; and
- b) includes an integrated set of strategies, objectives and implementation criteria designed to achieve the vision.

The DCP outlines the statutory provisions which will be used in assessing development applications.

Volume 3 - The Action Plan

The Action Plan outlines various recommended actions to be undertaken by Council, the community, and other bodies to ensure the implementation of the LAP.

The Action Plan will provide guidance for the allocation of resources within the area by Council.

Volume 4 - The Planning Study

The Planning Study provides background information, including an assessment of the range of physical, environmental, economic, social and demographic issues, considered in the preparation of the LAP.

In addition, the Planning Study contains:-

- a set of discussion papers prepared on the major issues;
- consideration of alternative options for the future growth of Maleny and Environs;
- population projection calculations; and
- summary of the community consultation outcomes.

1.2 The Planning Study

The DCP is based on a Planning Study, which includes an assessment of the range of physical, environmental, economic, social and demographic issues. These issues were considered in the preparation of the DCP. The DCP should be read in conjunction with the Planning Study.

2.0 STUDY AREA

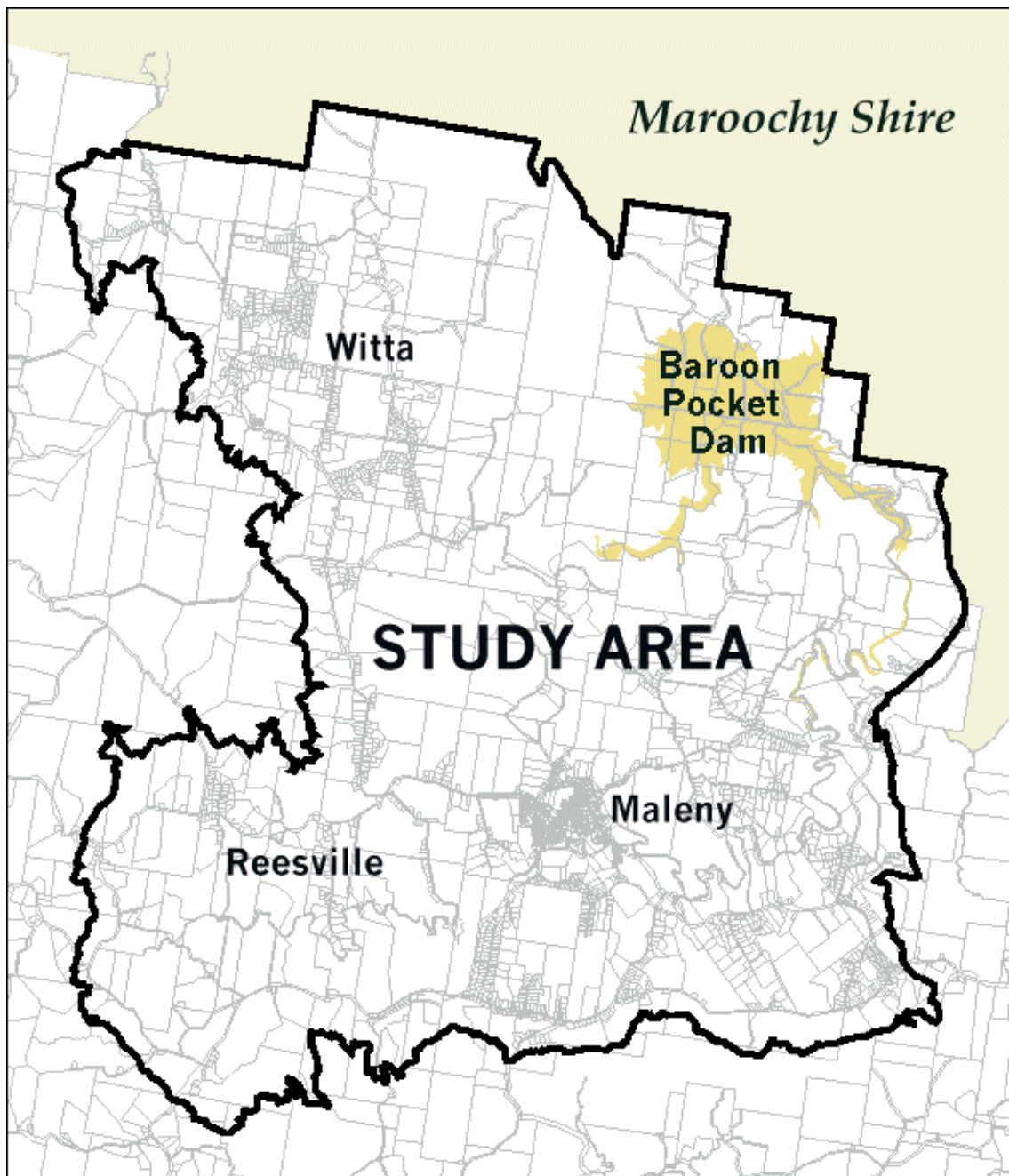
Maleny and Environs is located in the western part of the Caloundra City, with the locality being centred on the town of Maleny, but also includes the surrounding rural and rural living areas.

(Refer: Figure 2.1 - Regional Locality)

The Study Area to which the DCP relates includes the areas of Maleny, North Maleny, Witta, and parts of Reesville and Wootha and is generally described as follows:

- the northern boundary follows the local authority boundary between Caloundra City and Maroochy Shire; and
- the eastern, southern and western boundaries follows the escarpment of the Blackall Range.

The Study Area comprises all of the catchment of Baroon Pocket Dam within Caloundra City.



3.0 THE VISION

A vision statement describes what an area should be like in the future, and provides long term goals for an area which, ideally, the community would like to see achieved.

3.1 The Vision for Maleny and Environs

The following vision statement of community aspirations for the future of Maleny and Environs has been developed based on community feedback.

Maleny and Environs of the future will be an area:

- **in which the unique rural character and desirability as a place to live and visit is effectively retained and enhanced;**
- **where development is managed to ensure a balance between environmental and infrastructure capacities and housing needs in accordance with the principles of ecologically sustainable development;**
- **where the retention of agricultural land is encouraged and rural pursuits are promoted;**
- **where the Maleny township remains a vibrant hinterland service centre, in which a village atmosphere and a sense of community exists;**
- **where the environmental values are protected and enhanced, and the water quality within the catchment is maintained and improved;**
- **where an integrated pedestrian and vehicular network is expanded; and**
- **in which adequate access to employment opportunities and commercial, community, cultural and recreational facilities and services is provided.**

3.2 Broad Intent of the Local Area Plan

3.2.1 Role and Function

It is intended that Maleny and Environs will retain and enhance its attractiveness and rural character, through balanced development and encouragement of rural activities. In addition, opportunities to expand the areas' tourist function, while maintaining the attractive qualities of the area, will be encouraged.

Further, it is intended that Maleny will retain its role as the business and community focus centre for the range area of the City, and the area will support a vibrant urban and rural settlement community. The urban community will be concentrated in and adjacent to the township area, predominantly with detached housing, with areas close to the town centre comprising semi-detached and attached residential development.

The Study Area, if fully developed in accordance with the DCP could accommodate a population of approximately 7,600 persons. It must be noted that these projections assume full development of all areas. It is acknowledged that this potential is unlikely to be achieved in the next 25 years or in fact ever be achieved.

The areas outside of the town have three major functions, namely:-

- to preserve land for its agricultural use, rural character, open space, environmental and/or scenic qualities;
- to provide specific areas which are suitable for rural settlement, for a range of rural living on large allotments lifestyles; and
- to provide opportunities for tourism and rural business activities associated with the value adding of rural produce.

The Study Area serves a range of recreational roles, for both the local hinterland residents and visitors to the area. Provision is made for the consolidation and future expansion of recreation facilities to service the expected population, and increasing visitor numbers. Recreational facilities will be focused on the showground and Witta recreational node.

The retention and expansion of significant areas of native vegetation and the protection of important ecological linkages will be encouraged.

As the majority of the Study Area is within the catchment of Lake Baroon Dam, which provides the water supply to the coastal area, the primary goal is to ensure the protection of water quality within natural watercourses entering the dam.

3.2.2 Convenience, Accessibility and Servicing

The town of Maleny provides significant business, retail, tourist and administrative roles servicing the Maleny and Environs area, and the western hinterland areas of Conondale and northern areas of Montville (in Maroochy Shire). Specifically, the town of Maleny provides:-

- local convenience shopping and financial services;
- community services, including both a primary and secondary school;

- a range of medical services, including a hospital; and
- a wide range of businesses.

There will be significant economic and community service activities conducted within the Study Area, focused on the Maleny township as the principal business centre on the range, servicing the surrounding rural and rural living community. Opportunities for business activity in the rural areas associated with value-adding of rural produce and tourist facilities will be encouraged.

All parts of the Study Area have moderate to high levels of convenience and accessibility to the economic and community services within the Maleny Township, via the road network. There are moderate levels of convenience and accessibility to the coastal urban areas, via the Landsborough- Maleny Road. Limited public transport exists, due primarily to the relatively large distances and low population densities.

Under policies established by the Department of Main Roads, main roads (ie. State-Controlled Roads), need to be protected and upgraded to provide a high level of useability. Therefore access points to these roads will be limited and reduced over time.

Water supply is available to the town of Maleny, with the area currently served able to be expanded to service some growth within the town area. It is not intended to reticulate water outside of the town area, with these areas to be supplied via rainwater collection.

The central parts of the town of Maleny are serviced by reticulated sewerage. The expansion and upgrading of the sewerage treatment plant, located to the north-east of the town, will provide for an extended area to be serviced. It is likely that this extended area will be developed for urban purposes. Sewerage will not be provided outside of the town area, with these areas required to utilise on-site disposal systems.

3.2.3 Communities

The Study Area supports both rural and urban based communities, each of which provide a different lifestyle opportunity and exhibit a particular character.

These communities focus on the town of Maleny's vibrant hinterland village atmosphere.

The town centre of Maleny covers the area from the intersection of Obi Obi Creek and the main street (Maple Street) running along a ridge, providing the focus for a country town servicing the surrounding farming area, with country town facades and predominantly low rise building forms.

Maleny's role as a service centre for the rural hinterland, is evidenced in the town's administrative, economic and community functions of the past and present. The character of the town is evidenced through the predominance of Queensland vernacular architecture, displayed in domestic buildings, and the relative consistency of the facades/shopfronts and awnings, as well as in significant buildings of the past such as the community centre and the police station.

The Maleny urban residential areas are characterised by their open and uncrowded form, and the predominance of traditional building styles. The traditional built form of the town will be retained, with new development being encouraged to complement traditional streetscapes and building forms.

The surrounding rural and rural living areas are characterised by productive farming and grazing lands, undulating countryside dominated by dairy pastures and bushland settings.

Rural living allotments are scattered throughout the Study Area, providing tranquil living environments supporting a casual, outdoor lifestyle. Several rural living communities exist within the Study Area, which are characterised by the benefits of large lot living, with rural vistas and privacy, yet with ready access to the Maleny township.

The rural living areas are popular for retirees (including early and partial retirement) and in some areas, where the land prices are comparable with coastal urban areas (parts of Witta) for young families.

In addition, due to the significant scenic qualities, rural vistas and environmental qualities, the area has become a popular tourist destination for both daytrippers and short stays. A range of tourist accommodation, restaurants, art galleries and other tourist facilities have been established to service the increasing tourist demands.

4.0 DEVELOPMENT OF STRATEGIES

A series of strategies have been developed to ensure that the vision outlined in Section 3.0 is achieved, and the major issues raised by the Community are adequately addressed.

The strategies, objectives and implementation criteria have been developed in response to the community's concerns and consideration of the key planning issues.

Two main types of strategies have been developed, namely:-

- specific designation/landuse type strategies (eg. *Low Density Residential Area Strategy*); and
- Study Area wide strategies (eg. *Environmental Management Strategy*).

The specific designation related strategies are:-

- Low Density Residential Areas Strategy (*conventional residential/housing areas*);
- Medium Density Residential Area Strategy (*semi-detached and attached dwellings*);
- Rural Settlement Areas Strategy (*selected areas with concentrations of dwelling houses on large lots*);
- Small Rural Lots Strategy (*existing dispersed dwelling houses in rural areas*);
- Agricultural Areas Strategy (*consideration of areas used for agriculture and other rural uses*);
- Business Areas Strategy (*commercial nodes within the Study Area*);
- Industrial Areas Strategy (*identification of industrial land within the Study Area*);
- Community Uses Strategy (*identification of community uses*); and
- Open Space Strategy (*consideration of recreational and ecological uses*).

(Refer: Figure 4.0 - Strategic Designations)

The Study Area wide strategies are:-

- Tourism Strategy;
- Road Network and Circulation Strategy;
- Infrastructure Provision Strategy;
- Rural Character Strategy;
- Environmental Management Strategy;
- Streetscape Strategy; and
- Scenic Routes Strategy.

Several other major issues raised by the Community in the LAP process, are being addressed as City wide issues, including:-

- *advertising signs are being addressed in an advertising signs policy, which is under preparation; and*
- *cultural heritage issues are being addressed, building on the draft Cultural Landscape Study, which was recently undertaken.*

In relation to these above issues, only broad comments are included within the DCP at this stage.

Each of the strategies outlines:-

- the aim of the strategy;
- the intent;
- the objectives; and
- the implementation criteria.

Strategies have been prepared:-

- for defined areas which exhibit similar characteristics;
- for areas used for or having potential for a specific use (eg. residential); and
- to address broad issues (eg. environmental management).

5.0 STRATEGIES

The strategies outlined in this section, indicate what needs to be done to achieve the vision outlined in Section 3.0.

5.1 Low Density Residential Areas Strategy

Low Density Residential areas are defined as existing and potential future areas for use for predominantly dwelling houses, located within the Maleny township area. The Low Density Residential areas are located close to urban services, community and recreation facilities.

Aim:

To provide urban detached housing areas which:-

- will accommodate the projected future population;
- will exhibit high levels of amenity consistent with Maleny's rural township character; and
- are adequately provided with reticulated water supply, sewage disposal, road access and stormwater drainage management.

Intent:

The existing and preferred future residential areas, are/will be characterised by:-

- low rise residential accommodation, predominantly detached dwelling houses of one or two storeys, similar to the existing development;
- a range of residential allotment sizes from approximately 800 - 2,000m², to allow for a diversity of lifestyles and maintain the character of the area;
- a maximum residential density of no more than 10 dwellings per hectare;
- the retention of native vegetation, where possible to maintain the leafy appearance within the town area;
- the retention of riparian corridors along natural waterways;
- installation of underground electricity supply; and
- connection to reticulated water supply, sewage and stormwater disposal systems (with the use of rain water tanks to be encouraged).

(Refer: Figure 5.1 - Low Density Residential Areas)

5.1.1 Maleny West Precinct

Description:

Maleny West Precinct comprises the land to the west of town bounded by Macadamia Drive, Dixon Ave, Obi Obi Creek and to the west of Ash Street. This precinct includes recently developed residential estates and has the potential for residential expansion in the future.

(Refer: Figure 5.1.1).

Objective:

To enable the development of a detached housing area with high levels of amenity, environmental protection of Obi Obi Creek, and accessibility to the town centre and community facilities.

Implementation Criteria:

(i) Development in this precinct is required to:-

- be in accordance with the conceptual precinct layout plan;
- notwithstanding the Subdivisions Provisions of the Planning Scheme, provide a mixture of allotment sizes with a minimum of 1,200 m², with the majority of allotments being over 1,500 m², to provide an open feel and transition between the town and adjoining rural areas;
- develop an interconnected internal road system, which minimises the access points to Macadamia Drive and provides a system of loop roads, rather than lengthy cul-de-sacs. The main access points to Macadamia Drive will need to be upgraded (ie. Dixon Avenue) or constructed to ensure safe sight distances;
- provide adequate linkages from developments to the adjoining properties in the precinct to ensure the potential for an interconnected road system is maintained;
- provide or make a contribution to an interconnected park system, which links the new residential areas to a centrally located neighbourhood park (approximately 2 hectares) and to the linear park along the Obi Obi Creek flood plain. The open space system is important both for amenity and recreation and for access to the showground and town centre;
- develop a stormwater drainage system, draining towards a treatment area, located adjacent to Obi Obi Creek, to minimise the impacts of development in this precinct on water quality entering Obi Obi Creek. This stormwater treatment area should be an extension of the buffer area, not within the minimum allocated buffer area;
- provide an adequate buffer to the adjoining rural uses, in particular along the western boundary and in the south west corner of the precinct (in accordance with the 'Planning Guidelines: Separating Agricultural and Residential Land Uses'), to minimise the potential impacts on the adjoining rural uses; and
- connect to the reticulated water supply and sewerage systems.

(ii) Within this Precinct, opportunity exists for:-

- a local shop/general store provided a need can be demonstrated;
- an equestrian trail along Dixon Ave and within the rural buffer and Obi Obi Creek flood plain, providing access to the showgrounds;
- pedestrian links to the town centre along Obi Obi Creek; and
- cluster development in the area to the south of Hilltop Crescent.

Where Cluster development is proposed lesser lot sizes than outlined above will be permitted as long as the density not exceed the maximum number of persons potentially achieved on the entire parcel if developed for conventional subdivision in accordance with the provision (i) above.

If in the future, the Council water treatment plant area is not required for Council use, purpose, the land is suitable for a range of community uses and parkland.

(iii) Any development within this precinct will be required to contribute to the upgrading of:-

- Dixon Avenue and Macadamia Drive intersection;
- Macadamia Drive, Bean Street and Cedar Street intersection; and
- Cedar Street and Bean Street intersection,

as these intersections have limited existing capacity to accommodate increased vehicle movements.

Any development utilising Dixon Avenue for access will be required to contribute to the upgrading of Dixon Avenue.

Any development with access from Hilltop Crescent or the Southern portion of Dixon Avenue will be required to contribute towards the upgrading of the Hilltop Crescent and Dixon Avenue intersection.

5.1.2 Maleny Central Precinct

Description:

This Precinct comprises the established residential area, adjoining the town centre to the west and including lots fronting Cedar, Beech, Ash, Miva, Tulip and Coral Streets. This area predominantly comprises detached dwelling houses constructed of timber, raised on stumps, with iron roofs of varied pitches and verandahs.

(Refer: Figure 5.1.2)

Objective:

To maintain and enhance the historical residential character of this precinct.

Implementation Criteria:

(i) Any development within this precinct will be characterised by:-

- Detached houses and, notwithstanding the Subdivisions Provisions of the Planning Scheme, have a minimum allotment size of 800m²;
- Limited development will be permitted within the southern portion of the precinct due to the steep topography, flooding potential and the need to retain an ecological link along Obi Obi Creek;
- The use of character features such as timber construction and varied rooflines in the redevelopment, restoration and renovation of buildings within this precinct, in particular along Beech Street which is part of an entrance to the town;
- Limited redevelopment will be permitted to the north of Beech Street, due to the steep topography and limited road access capacities in this area;
- Contribution to the provision of an appropriate level of open space or parkland; and
- Limited access will be permitted via Beech Street, particularly if alternative road access is available (eg. via Cedar Street).

5.1.3 Maleny South Precinct

Description:

This precinct comprises the land bounded by Cudgerie, Bunya, Tallowwood Streets and fronting Centenary Drive. This precinct comprises existing residential areas and potential future residential areas.

(Refer: Figure 5.1.3)

Objective:

To maintain the character of the existing residential area and enable the development of areas of detached housing, with high levels of amenity and accessibility to the town centre and community facilities.

Implementation:

(i) This precinct has the potential for residential expansion, which will be characterised by the following:-

- development in accordance with the conceptual layout plan for the precinct;
- notwithstanding the Subdivisions Provisions of the Planning Scheme, a mixture of allotment sizes from 800m² to 1,000m², with the majority of allotments being over 900m², consistent with the existing residential areas;
- connection to the reticulated water supply and sewerage systems;
- the development of an interconnective internal road to be created linking Tallowwood Street, Bunya Street and Centenary Drive as a local connecting system;
- the adequate provision of linkages, from developments to the adjoining properties in the precinct, to ensure the potential for an interconnected road system is maintained;
- the provision of an open space network which provides links (ie. pedestrian and cycle) to the Obi Obi Creek flood plain area, the showgrounds and the state schools;
- the protection of areas of significant vegetation along Centenary Drive, both for its ecological value and as part of the entrance to the town area;
- the development of a stormwater drainage system, draining towards a treatment area, located adjacent to Obi Obi Creek, to minimise the impacts of development on water quality; and
- the provision of an adequate buffer (ie. both for visual and noise reduction) to Council's satisfaction, between the existing industrial/commercial area in Lawyer Street, and any new residential area, to ensure a high level of amenity in the new residential areas.

(ii) Potential exists for the resubdivision of allotments along Centenary Drive and

Tallowwood Street, as long as any redevelopment:-

- meets the area of land requirements;
- maintains and enhances the character of the area;
- responds to the topography and site characteristics;
- ensures adequate access to each allotment; and
- is connected to reticulated water supply and sewerage systems.

(iii) Development within the precinct will be required to contribute towards the upgrading of:-

- Bunya Street and Landsborough-Maleny Road intersection;
- Bunya Street and Tallowwood Street intersection;
- Tallowwood Street and Centenary Drive intersection; and
- Centenary Drive and Stanley River Road intersection,

as these intersections have limited existing capacities to accommodate increased vehicle movements.

(iv) No vehicular access to this precinct is to be via Cudgerie Street.

5.1.4 Maleny North Precinct

Description:

This precinct comprises the land fronting Palm Street, part of Bridge Creek Road and the northern side of Macadamia Drive and Tamarind Street, which includes existing residential areas and potential future residential areas.

(Refer: Figure 5.1.4)

Objective:

To maintain the character of the existing residential areas and provide for the development of detached housing areas, environmentally sensitive residential clusters and aged care accommodation, with high levels of amenity and accessibility to the town centre and community facilities.

Implementation Criteria:

(i) This precinct has potential for urban residential development, particularly to the north of the hospital, which will be characterised by the following:-

- development in accordance with the conceptual layout plan for the precinct;
- notwithstanding the Subdivisions Provisions of the Planning Scheme, a mixture of allotment sizes from 800m² to 1,000m² (larger sites may be required depending on the topographical constraints), with the majority of allotments being over 900m², to ensure the character of the precinct is consistent with the adjoining existing residential areas;
- the development of an interconnected internal road to service the land off Palm Street;
- limited access to Bean Street, Tamarind Street and Macadamia Drive;
- the provision of a centrally located neighbourhood park, with an area of approximately 1 - 2 hectares (to the west of Palm Street) and linkages to the adjacent significant vegetation areas;
- the adequate provision of linkages from developments to the adjoining properties in the precinct, to ensure the potential for an interconnected road system is maintained;
- the protection of areas of significant native vegetation, particularly along drainage lines to minimise the impacts on water quality;
- the development of a stormwater drainage system, draining towards a treatment area, located adjacent to a tributary of Bridge Creek, to minimise the impacts of development in this precinct on water quality entering Lake Baroon;
- the provision of an adequate buffer to the adjoining rural uses, in particular to the west of the precinct (in accordance with the 'Planning Guidelines: Separating Agricultural and Residential Land Uses') , to minimise the potential impacts on the adjoining rural uses; and
- connection to the reticulated water supply and sewerage systems.

(ii) Only limited potential exists for the redevelopment of existing allotments to the east of Palm Street due to the steep slopes, difficulty with access and areas of significant native vegetation. Opportunities exist for cluster developments which:-

- respond to the topography and site characteristics;
- ensure adequate access;
- are connected to reticulated water supply and sewerage systems; and
- have limited impact on the amenity of the surrounding area.

(iii) Opportunities exist (particularly on the edge of this precinct in Palm Street and Bridge Creek Road), to enable the design of environmentally sensitive residential subdivisions, and/or small scale tourist establishments where areas of significant natural vegetation are protected and/or transferred to Council ownership. These proposals will be assessed on a site by site basis, according to the following criteria:-

- ability to obtain a significant community benefit, (eg. protection of areas of significant vegetation);
- demonstrated suitability of the site for the proposed use;
- ability for the development to be connected to the reticulated water supply and sewerage system;
- ability to provide adequate access; and
- minimal impact on the amenity of the surrounding area.

Where Cluster development is proposed lessor lot sizes than outlined above will be permitted as long as the density not exceed the maximum number of persons potentially achieved on the entire parcel if developed for conventional subdivision in accordance with the provision (i) above.

(iv) Potential also exists for the establishment of a nursing home, and/or retirement village within this precinct, with the preferred site being the land to the north of the hospital. Any aged care accommodation facility will be required to:-

- be connected to reticulated water supply and sewerage systems;
- have adequate access; and
- be designed and landscaped to minimise the impacts on the adjoining residential areas.

(iv) Any development within this precinct will be required to contribute to the upgrading of:-

- the Palm Street and Bridge Creek Road intersection;
- the Bean Street and Palm Street intersection;
- the Macadamia Drive and Bean Street intersection;

- the Tamarind and Teak Street intersection; and
- the Teak and Maple Street intersection,

as these intersections have limited existing capacity to accommodate increased vehicle movements.

5.1.5 Maleny East Precinct

Description:

This precinct comprises the land fronting part of Tamarind Street and North Maleny Road, and includes an existing residential area and a large parcel of land, with the potential for future residential development.

(Refer: Figure 5.1.5)

Objective:

To maintain the character of the existing residential areas, and provide for the development of detached housing areas, with high levels of amenity and accessibility to the town centre and community facilities.

Implementation Criteria:

(i) Minimal resubdivision will be permitted along the northern side of Tamarind Street and North Maleny Road. Resubdivision of existing lots will only be permitted if it is demonstrated that:-

- appropriate direct road access and reticulated water and sewerage services can be provided to all lots;
- appropriate buffers to rural uses can be achieved within lots; and
- adverse impacts on the existing landform can be minimised.

(ii) The parcel of land to the south of North Maleny Road and extending to Obi Obi Creek has the potential for residential development. Any proposed development of this site would require extensive public consultation to ensure the potential impacts of the development are effectively minimised. As well as this, the proposed development will require:-

- an internal road system, which minimises the access points to North Maleny Road;
- a park system which links the new residential areas to the linear park along the Obi Obi Creek flood plain and to the town centre;
- a pedestrian, bikeway (and desirably a vehicular) link over Obi Obi Creek, particularly to provide access to the state primary school and town centre, to allow circulation and potentially reduce vehicle movements along Teak Street (to reduce the impact on traffic levels in the town centre);
- a stormwater drainage system, draining towards a treatment area, located adjacent to Obi Obi Creek, to minimise the impacts of development in this precinct on water quality entering Obi Obi Creek;
- an adequate buffer to the adjoining rural uses, in particular along the eastern boundary of the property (in accordance with the 'Planning Guidelines: Separating Agricultural and Residential Land Uses'), to minimise the potential impacts on the adjoining rural uses;

- notwithstanding the Subdivisions Provisions of the Planning Scheme, a mixture of allotment sizes with a minimum of 1,200 m² , to maintain the character of the area;
- an internal road system and subdivision layout which minimises the degree of cut and fill required (eg. scarring), particularly where visible from the Landsborough - Maleny Road; and
- connection with the reticulated water supply and sewerage systems.

(iii) Potential exists for an alternative development option for the parcel of land between North Maleny Road and Obi Obi Creek, which concentrates development within part of the site and is characterised by:-

- design and landscaping to minimise the visual impact of the development, particularly as viewed from the Landsborough-Maleny Road;
- a portion of the parcel to be designated for rural uses;
- use of a rural buffer to minimise the impacts on the adjoining rural uses;
- a density not exceeding the maximum number of persons potentially, achieved on the entire parcel if developed for conventional residential (in accordance with provision (ii) above);
- the development of a stormwater drainage system, draining towards a treatment area, located adjacent to Obi Obi Creek, to minimise the impacts of development in this precinct on water quality entering Obi Obi Creek;
- provision of an open space link along Obi Obi Creek and linkages to the town centre; and
- connection to reticulated water supply and sewerage systems.

(iv) Development within this precinct will be required to contribute towards the upgrading of the Tamarind Street and Teak Street intersection, and the Teak Street and Maple Street intersection.

In addition, development within the precinct shall be required to contribute towards the construction of an eastern road link along Obi Lane, (*this link will potentially reduce the vehicle movements within the town centre*) .

5.1.6 Erowal Precinct

Description:

This precinct comprises the Erowal retirement village, which provides aged care accommodation and has the potential for expansion, although it is constrained by the potential flood prone areas adjacent to Obi Obi Creek.

(Refer: Figure 5.1.6)

The existing and potential development of this precinct, will add to the range of housing choice within the Study Area.

Objective:

To recognise the existing use of this precinct, and allow for expansion of the facility to provide aged care accommodation in keeping with the character of the area.

Implementation Criteria:

(i) A master plan will be required outlining the overall concept for this precinct prior to or at the time of lodgement of any new development application for a material change of use. Any future expansion in this precinct will need to:-

- be designed and landscaped to minimise the visual impact of the development from the Landsborough-Maleny Road;
- be connected to reticulated water supply and sewerage systems;
- minimise the access points to the Landsborough - Maleny Road;
- ensure the retention and enhancement of native vegetation, particularly along the Obi Obi Creek flood plain;
- provide the development of a stormwater drainage system, draining towards a treatment area, located adjacent to Obi Obi Creek, to minimise the impacts of development in this precinct on water quality entering Obi Obi Creek;
- contribute towards the provision of an appropriate level of open space or parkland;
- be designed to ensure no development occurs below the Q100 flood level; and
- maintain the low rise style in keeping with the rural living character of the precinct.

5.2 Medium Density Residential Areas Strategy

Medium Density Residential Areas are those existing or future areas, suitable for semi-detached and attached residential development forms, including units, townhouses and duplexes.

Aim:

To allow for a range of housing types, both attached and detached dwellings, within areas adjacent to the town centre to meet the needs of a range of household types.

Intent:

To allow for a range of residential accommodation types, with higher density than in the Low Density Residential Areas designation, which exhibit high levels of accessibility to urban services and residential amenity, consistent with the character of the Maleny township.

Development within the Medium Density Residential Areas will be characterised by:-

- building heights up to 2 storeys from the original ground level (notwithstanding the Building Height Provisions of the Planning Scheme);
- connection to reticulated water supply and sewerage disposal systems;
- notwithstanding the Subdivisions Provisions of the Planning Scheme, have a minimum lot size of 1,200m² being required for the development of duplexes, triplexes and townhouses;
- a maximum density of 20 dwellings per hectare; and
- a mixture of dwelling types, including detached dwellings, zero lot line dwellings, semi-detached and attached dwellings and townhouses.

To ensure the character of the area is maintained and enhanced, the use of building forms which exhibit the following characteristics will be encouraged:-

- promote the concept and appearance of small separate buildings, rather than large single, bulky developments;
- respond to the topography and site characteristics (eg. use of stepped or pole type construction on sloping sites);
- are designed to minimise the need for cutting and filling;
- vary in line and plane; and
- reflect the Queensland vernacular designs, common in Maleny, by using elements such as pitched roofs with eaves, verandahs and sunhoods to windows.

(Refer: Figure 5.2 - Medium Density Residential Areas)

5.2.1 Fig Street Precinct

Description:

This precinct comprises the land to the south of Tamarind Street and to the north of the town centre. This precinct contains a mixture of detached dwellings, duplexes and unit developments and has the potential for expansion for residential development.

Access to this precinct is principally via Fig Street and Willow Lane.

(Refer: Figure 5.2.1)

Objective:

To provide semi-detached and attached residential accommodation, which enhances the character of the area and exhibits a high level of accessibility to urban services and amenity.

Implementation Criteria:

(i) Development of the greenfield sites within this precinct will be characterised by:-

- a range of residential housing types, including detached houses, semi-detached and attached dwellings and townhouses to accommodate the range of household types within and attracted to the area;
- the provision of a centrally located neighbourhood park and adequate pedestrian and cycleway linkages to the town centre and to the hospital (eg. where practical along the drainage lines);
- the adequate provision of linkages from developments to the adjoining properties in the precinct, to ensure the potential for an interconnected road system is maintained;
- the development of an adequate stormwater drainage system, draining towards a treatment area, located adjacent to the drainage line adjoining Willow Lane and contribution towards downstream drainage, to minimise the impacts of development in this precinct on water quality entering Obi Obi Creek;
- the adequate treatment of developments, adjacent to existing residential areas, to minimise the impacts on the amenity of the residential areas;
- connection to reticulated water supply and sewage disposal systems; and
- the need to contribute towards the upgrading of the Fig Street and Maple Street intersection, the Willow Lane and Teak Street intersection, and the Teak Street and Maple Street intersection.

(ii) Redevelopment of existing residential areas (ie. detached dwellings), in particular along Tamarind, Wattle, Cherry, Flame and Teak Streets will be characterised by:-

- design and landscaping to maintain and enhance the character of the area, and minimise the impact on the amenity of the adjoining residences;
- contribution towards the provision of open space in this area;

- contribution towards the upgrading of the Teak and Maple Streets, Teak Street and Willow Lane and Teak and Tamarind Street intersections;
- connection to reticulated water supply and sewerage systems;
- contribution towards a stormwater drainage system, and treatment adjacent to Willow Lane; and
- restricted access to Teak Street and Tamarind Street (due to the limited additional capacities of these streets), except where it is the only access available.

(iii) Any development which obtains access from Bean Street and/or the western section of Tamarind Street will be required to contribute towards the upgrading of:-

- Bean Street and Macadamia Drive intersection;
- Cedar Street and Beech Street intersection;
- Palm Street and Bean Street intersection; and
- Tamarind and Teak Street intersection.

5.2.2 Teak Street Precinct

Description:

This precinct comprises the land to the east of Teak Street and extending to Obi Obi Creek, including an existing strip of dwelling houses along Teak Street, (with potential for redevelopment) and a parcel of land adjoining Obi Obi Creek, with the potential for residential development.

(Refer: Figure 5.2.2)

Objective:

To provide semi-detached and attached residential accommodation, which enhances the character of the area, and exhibits a high levels of accessibility to urban services and amenity.

Implementation Criteria:

(i) Development of the parcel of land with frontage to Obi Obi Creek, within this precinct will be characterised by:-

- the potential for an integrated residential development (being one parcel of land);
- the provision of adequate linkages to the parkland, within the Obi Obi Creek flood plain and the town centre;
- the development of a stormwater drainage system, draining towards a treatment area, located adjacent to Obi Obi Creek, to minimise the impacts of the development on the water quality of Obi Obi Creek;
- a contribution towards the provision of open space in the area;
- contribution towards the upgrading of Teak Street, and the Teak Street and Maple Street, and Teak Street and Willow Lane intersections;
- connection to reticulated water supply and sewerage disposal; and
- the design of the buildings to be compatible with the character of the area.

(ii) Opportunity exists for redevelopment of land in Teak Street, which will have similar requirements to those outlined in 5.2.1 (ii) above.

5.2.3 Myrtle Street Precinct

Description:

This precinct comprises land fronting Myrtle Street and Miva, Tulip and Coral Streets and includes dwelling houses, townhouses and attached dwellings. This precinct is characterised by steep sloping land and timber dwellings raised on stumps. A townhouse development which reflects the original Queensland vernacular architecture is located in this precinct.

(Refer: Figure 5.2.3)

Objective:

To provide semi-detached and attached residential housing, which maintains and enhances the character of the area, exhibits a high level of amenity and is readily accessible to services and facilities. This precinct will form an integral part of the entrance to the town centre.

Implementation Criteria:

(i) Any redevelopment and/or major restoration in this precinct will be characterised by:-

- appropriate design of buildings and landscaping, which respond to the topography and site characteristics and maintain and enhance the character of the area and the entrance to the town;
- a contribution towards the provision of open space in this area including a pedestrian contribution between this precinct and the Central Park;
- access to the development will be preferred via Miva or Tulip Street, rather than from Myrtle Street (Maleny - Stanley River Road);
- a contribution towards the upgrading of Myrtle Street and the Myrtle and Maple Streets intersection; and
- connection to the reticulated water supply and sewerage systems.

(ii) Potential exists for the development of bed and breakfast/guest house establishments in this precinct, due to the location adjoining the town centre and views over the town. Any development will be required to:-

- demonstrate the suitability of the site for the proposed use;
- demonstrate the ability to obtain safe access to the site;
- provide design and landscaping which maintains and enhances the character of the area and responds to the site characteristics; and
- be connected to reticulated water supply and sewerage systems.

5.3 Rural Settlement Areas Strategy

Rural Settlement Areas are defined as concentrated areas (outside of the urban town area) of dwelling houses on large allotments, which maintain the semi-rural character of these areas, and allows for housing choice.

Aim:

To consolidate two fragmented rural living areas into nodes, while obtaining significant community benefits.

Intent:

Two Rural Settlement Areas have been identified. These areas comprise existing concentrations of rural living allotments and land suitable for consolidation. It is intended that these will comprise primarily large residential allotments and small scale rural activities.

These areas will be characterised by:-

- notwithstanding the Subdivisions Provisions of the Planning Scheme, allow for the creation of additional rural living allotments, with allotment sizes ranging from 3,000m² to several hectares, which respond to the site characteristics, in particular topography, soil absorption ability, access, and existing vegetation areas, and maintain and enhance the semi-rural character of the area;
- the semi-rural character of the area, with buildings being not more than one or two storeys in height or 8.4m above natural ground level, except for farm related structures (notwithstanding the Building Height Provisions of the Planning Scheme);
- site coverage shall ensure the semi-rural (open spaces feeling) is maintained;
- the roads should be designed with a semi-rural character, with curb and channelling, grass verges, yet able to safely accommodate the expected vehicular movements and allow for adequate stormwater drainage;
- all new habitable buildings shall not rely on ground water supplies. They will be required to provide rainwater storage tanks with a minimum capacity of 45,000 litres, as these areas will not be serviced by reticulated water supply;
- the provision of effective stormwater drainage systems, including treatment to minimise the impact on water quality;
- on-site provision for the effective disposal of sewage effluent and other waste water, as these areas will not be serviced by a reticulated sewerage system; and
- requiring contributions (primarily in the form of land) to obtain a significant community benefit, such as parkland, environmental reserves as outlined in the precinct requirements.

(Refer: Figure 5.3 - Rural Settlement Areas)

Opportunities may exist in these areas for the establishment of a range of home businesses, which will have minimal impact on the amenity of the surrounding area. (Provisions relating to home business are outlined in Section 5.6.6)

5.3.1 Walkers Creek Precinct

Description:

This precinct comprises the land to the south of the town, including land to the east of the allotments in Treehaven Way, north of Mountain View Road and extending east of the existing allotments in Avocado Lane. The precinct comprises a mixture of existing rural living allotments, agriculture and rural uses, with potential for expansion of rural living allotments located in close proximity to the town facilities.

(Refer: Figure 5.3.1)

Objective:

To allow for the development of this fragmented rural area, providing additional rural living allotments in close proximity to the town, while ensuring the protection of a riparian corridor along the western portion of Walkers Creek.

Implementation Criteria:

(i) Development within this precinct will comply with the concept plan and be required to:-

- notwithstanding the Subdivisions Provisions of the Planning Scheme, have allotment designs and sizes in excess of 3,000m², which respond to the site characteristics and maintain and enhance the character of the area;
- ensure allotment sizes are adequate for on-site disposal of sewage and sullage effluent, so that no adverse impact on the water quality of Walkers Creek results;
- provide a buffer to Walkers Creek in excess of 100m in width or to the Q100 line (whichever is the greater) and to minimise the impacts of development on the water quality in Walkers Creek, and to create a parkland area to service the precinct;
- protection of areas of significant vegetation;
- establish pedestrian and cycleway links along Walkers Creek, both as a recreational facility and to provide access to the town centre;
- contribute towards the provision an appropriate level of open space or parkland;
- provide an internal road system, which minimises access to Mountain View Road;
- provide an emergency vehicle access between Treehaven Way and Avocado Lane;
- contribute towards external road and intersection upgrading (including the Stanley River Road/Mountain View Road and Mountain View Road/Avocado Lane Intersections);
- provide road linkages from developments to the adjoining properties in the precinct, to ensure the potential for an interconnected road system is maintained;

- provide an effective rural buffer between agricultural and land uses (potentially within the rear of rural living allotments) in accordance with “Planning Guidelines: Separating Agricultural and Residential Land Uses” to minimise the impact on the adjoining agricultural uses, in particular, to the east of the precinct; and
- contribute to the development of a stormwater drainage system, draining towards a treatment area, located adjacent to Walkers Creek, to minimise the impacts on water quality in Walkers Creek.

(ii) Resubdivision of the existing rural living allotments, (ie. the allotments along Stanley River Road, Witham Road, Treehaven Way, Gibson Avenue, Mountain View Road, Avocado Lane and Walkers Drive), where the allotments are generally 3,000 to 5,000m² will not be supported, due to the potential impacts that such development will have on the character and amenity of the area. Only allotments with an area of over 1 hectare may be considered for resubdivision.

(iii) Any subdivision application will be required to identify proposed building envelopes for each allotment located to minimise the potential environmental and visual amenity impacts.

(iv) If a system of water quality testing in Walkers Creek determines that new development is adversely impacting on the water quality then prior to any further development being approved in this precinct effective methods will need to be developed to ensure that any further impacts are minimised.

5.3.2 North Maleny Precinct

Description:

This precinct is located to the north-east of the Maleny town, and includes land to the south of the existing allotments in Nadi Lane, east of North Maleny Road and Obi Lane, and north of Obi Obi Creek.

This precinct comprises a mixture of rural living allotments, agricultural use (eg. crops and grazing and other rural uses) and ecologically significant areas.

(Refer: Figure 5.3.2)

Objective:

To consolidate an existing fragmented rural area by allowing resubdivision to create additional rural living allotments, while preserving an ecological corridor along Obi Obi Creek, and contributing to the upgrading of Obi Lane and the construction of a bridge over Obi Obi Creek.

Implementation Criteria:

(i) Development in this precinct will be in accordance with the precinct plan and required to:-

- notwithstanding the Subdivisions Provisions of the Planning Scheme, provide for the new allotments created to have an area of not less than 5,000m², as most of the existing lots are large and there is a need to maintain the character of the area;
- provide an interconnected internal road system (creating a system of loop roads, rather than a series of cul-de-sacs, where practical);
- contribute towards the provision of an ecological corridor along Obi Obi Creek;
- be designed in response to the site characteristics and reflect the semi-rural character of the area;
- ensure allotment sizes are adequate to provide for appropriate on-site disposal of sewage and sullage effluent, to minimise the impact of water quality entering Obi Obi Creek;
- provide adequate linkages from developments to the adjoining properties in the precinct, to ensure the potential for an interconnected road system is maintained;
- contribute towards the provision of open space in the area;
- contribute to the development of a stormwater drainage system, draining towards a treatment area, located adjacent to Obi Obi Creek, to minimise the impacts of development in this precinct on water quality entering Obi Obi Creek; and
- be designed to provide effective agricultural buffers, in accordance with the "Planning Guidelines Separating Agricultural and Residential Land Uses" to minimise the impact on the adjoining rural uses.

(ii) Opportunities exist within this precinct (particularly adjoining Obi Obi Creek), to enable the design of environmentally sensitive residential developments, and/or small scale tourist establishments where areas of significant natural vegetation are protected and/or areas capable of sustainable agricultural production are retained. These proposals will be assessed on a site by site basis, according to the following criteria: -

- ability to deliver a significant community benefit, (eg. protection of areas of significant vegetation);
- demonstrated suitability of the site for the proposed use;
- ability to adequately dispose of sewage and sullage effluent on-site;
- the provision of adequate buffers to adjoining agricultural uses;
- ability to provide adequate access; and
- minimal impact on the amenity of the surrounding area.

Where Cluster development is proposed lesser lot sizes than outlined above will be permitted as long as the density not exceed the maximum number of persons potentially achieved on the entire parcel if developed for conventional subdivision in accordance with the provision (i) above.

(iii) All development in this precinct will be required to contribute to the upgrading of the major intersections:-

- North Maleny and Burgum Roads;
- Obi Lane and Gardners Lane; and
- North Maleny Road and Obi Lane.

and construction of a bridge over Obi Obi Creek. As the road upgrading will be required prior to any further development occurring in this precinct, development is unlikely to be supported in the short to medium term.

(iv) Any subdivision application will be required to identify proposed building envelopes for each allotment located to minimise the potential environmental and visual amenity impacts.

5.4 Small Rural Lots Strategy

Aim:

To recognise the existence of Small Rural Lots dispersed throughout the Study Area, (outside the Rural Settlement Areas Precincts) which provide for residential living in a rural setting.

Intent:

It is intended that these existing Small Rural Lots (generally under 3 hectares in size) will be principally for residential use, although a range of agricultural and other rural uses are also permitted (eg. hobby farms, small crops, tree crops, and grazing).

Opportunities may exist for these Small Rural Lots to be used for a range of home businesses, which will have minimal impact on the amenity of the surrounding area (the provisions relating to home businesses are outlined in Section 5.6.5).

It is not proposed to allow resubdivision of Small Rural Lots or additional small rural allotments to be created, as these potentially fragment good quality agricultural land, which may adversely impact on the rural character of the area.

(Refer: Figure 5.4)

Implementation Criteria:

Existing Small Rural Lots are recognised as having a primarily residential function. Therefore, in considering applications for development on or adjacent to these lots, the potential impact on the residential amenity of the surrounding area will be considered, and if negative impacts will result, then the application will not be supported.

(ii) Re-alignment of boundary will only be supported if:-

- no new allotment is created;
- an improvement on the existing situation results;
- consistent with the amenity and character of the area;
- provision of adequate on-site disposal on every allotment;
- provision of adequate access to every allotment, and where the land currently has direct access to a State-controlled road, the number of access points are minimised and are located for optimum safety and visibility;
- does not result in the fragmentation of good quality agricultural land; and
- the proposed building envelope on each allotment is located to minimise the potential environmental and visual amenity impacts.

5.5 Agricultural Areas Strategy

The Agricultural Areas comprise the majority of the Study Area, and are utilised for a range of agricultural and other rural uses (eg. dairy farming, grazing, small crops, tree crops, rural living, farm forestry and hobby farms). It is these productive agricultural uses which together forms the desirable rural character of the area.

The Agricultural Areas also comprise areas of significant native vegetation.

Aim:

To preserve those areas suitable for agricultural and/or grazing uses, and which are not suitable and desirable for closer settlement and to protect watercourse integrity and areas of significant vegetation.

Intent:

It is intended that Agricultural Areas will:-

- provide protection of good quality agricultural land, in accordance with State Planning Policy 1/92: Development and the Conservation of Agricultural Land;
- preserve and encourage the continuation of dairy farming and grazing lands;
- restrict further fragmentation within these areas; and
- encourage the amalgamation of properties and the continuation and expansion of agricultural uses; and
- protect areas of significant vegetation.

Potential exists within this designation for uses which assist and support agricultural and rural functions, in particular those which add value to farm produce will be encouraged.

Other uses which will be encouraged within the Agricultural Areas designation are:-

- farm forestry operations;
- a range of tourist operations, in particular establishments which add to the existing farming uses (eg. farm stays), and/or preserve significant areas of native vegetation (eg. cabins set in bushland); and
- small scale rural industries and home businesses, which do not impact on the amenity of the area or create a greater demand on the existing infrastructure greater than existing rural uses.

(Refer: Figure 5.5)

Implementation Criteria:

(i) Re-alignment of boundaries on farming properties to obtain a better outcome, with the productive farming land, included in one large parcel and the remaining titles located on the less productive land will be permitted and encouraged, subject to:-

- the amalgamation of good quality agricultural land into one large parcel;
- the provision of buffer areas in accordance with the 'Planning Guideline: Separating Agricultural and Residential Land Uses';
- the provision of adequate on-site disposal on every allotment;
- provision of adequate access to every allotment, and where the land currently has direct access to a State-controlled road, the number of access points are minimised and are located for optimum safety and visibility;
- the proposed building envelope for each allotment being located to minimise the potential environmental impacts; and
- where applicable, the provisions of Section 5.13 Rural Character Strategy.

5.6 Business Areas Strategy

Business Areas comprise those areas currently used for and/or areas with the potential for use for a range of retail, commercial, administration, service and community functions for the Study Area, and surrounding areas.

Aim:

To ensure an adequate amount of land is allocated for commercial purposes to service the projected growth in the area.

Intent:

To concentrate the commercial activities within the town centre, focusing on Maple, Coral, Myrtle, Bunya Streets and Bi-Centenary Lane. This designation is intended to accommodate a range of retail, commercial and community service activities to meet the requirements of the local resident and tourist population.

In addition, several commercial/tourist nodes will be required to provide local services and tourist facilities.

5.6.1 Town Centre Precinct

Description:

The Town Centre Precinct comprises land to the south of Willow Lane, east of Myrtle Street, north of Obi Obi Creek and also includes selected areas fronting Bunya Street.

The commercial focus of the town is along Maple, Coral and Bunya Streets and influences Myrtle, Fig, Lawyer and Teak Streets.

(Refer: Figure 5.6.1)

Aim:

To create a vibrant town centre with a mountain village character which provides a range of commercial, retail and community services to meet the demands of the existing and future residents and tourists in the surrounding area.

Intent:

The role of Town Centre precinct is to provide for the basic services for the township and surrounding area. Therefore, adequate land to accommodate a range of commercial, retail, services and community infrastructure functions within the town is required.

This precinct provides sufficient land for the future expansion of commercial and community facilities within the commercial focus of the town.

Maple Street will continue to provide a retail, commercial offices and medical services focus. In addition, Maple Street will provide a tourist and entertainment function (eg. restaurants, coffee shops and art galleries).

The Coral Street area currently provides for service industry (eg. mechanical repairs, farm produce supplies and trade supplies), and commercial premise function catering for the needs

of the surrounding hinterland, although new service industry in this precinct will be limited to uses ancillary to the retail use of land.

Commercial offices and showrooms will be encouraged to be established in Coral Street.

A local supermarket exists within the town precinct, and with the expected growth is likely to expand in the future. In order to maintain the town's role as a village, any new major retail facilities will be required to be located within this precinct.

Implementation Criteria:

(i) Development within this precinct will be required to:-

- maintain the character of the village, with new development being required to be in accordance with the streetscape design guidelines;
- not exceed 2 storeys fronting Maple Street, although the development may be multiple storey (up to 4 storeys) and stepped to the rear of the lots to take advantage of the topography of the land (notwithstanding the Building Height Provisions of the Planning Scheme);
- limit vehicular access to Maple Street, to reduce the pressure on Maple Street's function as a through road (ie. a State controlled road), or when the potential future road is in place;
- encourage rear of site parking and where properties have dual frontages, access is to be provided from streets other than Maple and Bunya Streets; and
- ensure adequate pedestrian linkages are established between Maple Street and Bi-Centenary and Willow Lanes.

(ii) Potential exists for flexibility to allow the service industry to exist within the commercial area, subject to the use not adversely impacting on the amenity and character of the surrounding area, and where the use is ancillary to the retail use of the land.

(iii) Potential may exist for the establishment of forms of accommodation including multiple dwellings above shops, motels, and guest house type developments within this precinct.

(iv) Development within Maple Street will be required to be in accordance with this provision of section 5.15 - Streetscape Strategy.

5.6.2 Witta Service Centre Precinct

Description:

This precinct comprises three allotments on the corner of the Maleny-Kenilworth Road and Gumland Drive, one of which is currently developed for a corner store and service station, and the others have been approved for commercial purposes.

(Refer: Figure 5.6.2)

Aim:

To provide local shopping facilities to service the Witta area.

Intent:

To concentrate the local shopping facilities in one node, which can be accessed by the Witta and surrounding community. Development for commercial uses in the Witta area will be limited to this precinct.

In order to maintain the semi rural character of the surrounding area, development in this precinct should be low-rise, of a domestic scale and generally incorporating traditional architectural elements and materials including verandahs, high-pitched roofs, and metal roofing.

Implementation Criteria:

- (i) Development in this precinct will be:-
- limited to that size of facility which is required to service the local convenience shopping and service needs of Witta and surrounding rural areas;
 - required to be designed to reflect the semi-rural character of the area;
 - required to adequately dispose of sewage effluent on-site;
 - required to provide adequate screening to the adjoining residential allotments, to minimise the impacts of the proposed development; and
 - required to provide adequate carparking designed in a low key manner and well landscaped, while giving appropriate attention to vehicular and pedestrian safety.
- (ii) Any new development shall not rely on ground water supplies, and will be required to provide sufficient rain water storage tanks for both potable water and fire fighting purposes.
- (iii) Advertising signs within this precinct should reflect the character of the area and be either harmonious or complementary to the overall colour scheme of the building, with moving and/or flashing signs being unacceptable.

5.6.3 Cairncross Corner Precinct

Description:

This precinct comprises a number of existing retail and tourist related activities at the intersection of the Landsborough-Maleny Road and Mountain View Road (leading to Mary Cairncross Scenic Reserve), and marks the entrance to the Study Area.

(Refer: Figure 5.6.3)

Aim:

To recognise the existing commercial/tourist uses as a commercial node.

Intent:

To recognised that the existing commercial uses in this location perform a function, both for visitors and local residents, and to limit further development at this location, due to:-

- traffic concerns at the intersection with Mountain View Road;
- potential adverse impacts on the scenic drive along Landsborough-Maleny Road and the limited ability to screen uses;
- limited parking potential; and
- limited ability to buffer the uses from the adjoining residential area.

Implementation Criteria:

(i) Only minor development (eg. change of use within existing buildings) will be supported in this precinct, due to the constraints on the site and unless major upgrading of the intersection of Mountain View Road and the Landsborough-Maleny Road (controlled by the Department of Main Roads) occurs.

(ii) Advertising signs within this precinct should reflect the character of the area and be either harmonious or complementary to the overall colour scheme of the building, with moving and/or flashing signs being unacceptable.

5.6.4 Maleny-Montville Road Precinct

Description:

This precinct comprises a cluster of existing commercial/community uses, located along the Maleny-Montville Road and Sinclair Lane.

(Refer: Figure 5.6.4)

Aim:

To recognise the existing commercial/community node.

Intent:

To recognise the existing node, which contains restaurants, craft shops, and a squash centre and encourage limited expansion for tourist related uses, which reflect the semi-rural character of the area and do not impact on the adjoining residential areas.

Implementation Criteria:

(i) Development in this precinct will be required to:-

- provide adequate stormwater drainage management, which ensures no impact on the water quality;
- ensure advertising signage be designed to achieve its purpose of advertising the facility while maintaining the semi-rural character of the area, and utilise colours which are either harmonious or complimentary to the overall colour scheme of the building;
- provide safe access preferably via Grandview Road, Clifford Street, Sinclair Lane or Glens Road and when such access is not available provide a common and safe access point to the Maleny-Montville Road, with adequate sight distances, acceleration and deceleration lanes in accordance with the Department of Main Roads standards;
- provide adequate car parking areas which are designed in a low key manner and well landscaped, while giving proper attention to vehicular and pedestrian safety; and
- provide a landscaped buffer/screen to the adjoining residential uses, to minimise the visual impact of the development.

(ii) Any new development shall not rely on ground water supplies, and will be required to provide sufficient rain water storage tanks for both potable and fire fighting purposes.

(iii) Advertising signs within this precinct should reflect the character of the area and be either harmonious or complementary to the overall colour scheme of the building, with moving and/or flashing signs being unacceptable.

5.6.5 Home Businesses

Aim:

To enable the establishment of home based business to provide employment, and which do not adversely impact on the amenity, character of the area and/or create a greater load on existing infrastructure.

Intent:

Potential exists for a range of home based businesses to occur within the Study Area, as a means of providing a wide range of employment opportunities and to aid the economy of the area.

Home based businesses are considered appropriate, provided the appearance of the dwelling remains residential in style, and the use does not adversely impact on the amenity and character of the surrounding area.

Implementation Criteria:

(i) The preferred type of home based businesses are office and studio type activities, where no retail occurs and the use does not result in significant volumes of public or client visitation. Uses which do encourage high visitation numbers such as, display and sale of arts and crafts will only be considered favourably in the identified tourist nodes.

(ii) Any application for home based businesses will be assessed in accordance with the following:-

- the potential impact on the amenity and character of the area, in particular the visual impact of the development;
- the compliance with recognised environmental standards, including noise levels, emissions and electrical interference;
- demonstration of the ability to adequately dispose of sewage and other waste water on-site;
- demonstrated ability to manage stormwater runoff to ensure no adverse impact on water quality;
- the provision of adequate, unobtrusive on-site vehicle parking areas (these may be gravel or grassed, as long as dust problems do not result); and
- the level of visitation by the public and clients.

(iii) Home based businesses may employ people other than the occupants of the dwelling house, as long as the impacts of the employees accessing the site do not adversely impact on the amenity and character of the area, and/or do not create a load on infrastructure which may not be expected in this location.

(iv) Signage of the business will be limited to one sign structure, (not exceeding 1m in surface area), which outlines the existence of a business and proprietors and which is so located to minimise the impact on the amenity of the area.

5.7 Industrial Areas Strategy

Aim:

To provide adequate industrial land to service the existing and projected demands.

Intent:

To designate existing and preferred future areas of industrial activity, where predominantly light industrial and service industry uses may occur.

It is not intended that heavy manufacturing uses will occur within the Maleny Area.

It is intended to focus the provision of these employment-related industries and service-related businesses in two separate precincts.

5.7.1 Lawyer Street Precinct

Description:

This Precinct comprises land in Lawyer Street, north of Cudgerie Street and south of Obi Obi Creek, which includes an existing industrial area.

(Refer: Figure 5.7.1)

Aim:

To recognise an existing industrial area and ensure development in that area does not impact on the quality of water entering Obi Obi Creek, or the amenity of the surrounding area.

Intent:

To allow for the establishment of light/service industries, which do not impact on Obi Obi Creek.

This precinct comprises an existing industrial estate, which provides for a range of service industry uses (eg. mechanical repairs, trade supplies, warehouses etc), with limited potential for expansion, except through the utilisation of the vacant allotments. The rear of some of the allotments in this precinct is constrained by flooding, which render them unsuitable for building.

Implementation Criteria:

(i) Any development in this precinct is required to:-

- be designed to reflect the site characteristics, with no construction to occur below the Q100 flood line or within 40m of Obi Obi Creek which ever is greater;
- be designed to incorporate stormwater drainage systems, to ensure no impact occurs on the water quality in Obi Obi Creek;

- be connected to the reticulated water supply and sewerage system;
- provide landscaping buffers to minimise the visual impact on the surrounding area; and
- provide adequate on-site parking, particularly as limited capacity for on-road car parking exists in Lawyer Street.

5.7.2 Obi Lane South Precinct

Description:

This precinct is located to the north of the Landsborough-Maleny Road, west of Obi Lane, south of Obi Obi Creek and adjacent to the sewerage treatment plant. Topographically, the precinct is screened from the Landsborough-Maleny Road, which allows access without traffic from the coastal area having to pass through the town centre.

This precinct provides for the short to medium supply of future industrial land.

(Refer: Figure 5.7.2)

Aim:

To provide an opportunity for future industrial land, located so as to minimise the impacts on the surrounding area, and for that land to be serviced by infrastructure.

Intent:

It is intended that this precinct be developed in accordance with the following criteria:-

- the precinct is to be adequately screened from the Landsborough-Maleny Road (both by topographic features and landscaping);
- access the site via Obi Lane (therefore not requiring the traffic to pass through the town centre);
- direct connection to the reticulated sewerage system; and
- effective separation from existing and proposed residential areas.

Within this precinct a range of service and light industrial uses (eg. manufacturing, processing, mechanical uses) will be encouraged.

Implementation Criteria:

(i) To ensure the impacts of future industrial development in the precinct are minimised, any development application within this precinct will be required to prepare a master plan which addresses the following:-

- provision of a variety of allotment sizes to accommodate a range of service and light industrial uses (ie. 1,000m² to 1 hectare);

- provision of an adequate water supply system;
- the design and construction of an appropriate road access to the precinct, and contribution towards the upgrading of the Obi Lane/Landsborough- Maleny Road intersection, to a standard suitable for industrial traffic;
- design and buffering of the precinct to minimise the impacts on the amenity of the area, in particular, the visual impact as viewed from the Landsborough-Maleny Road and the Obi Vale area of North Maleny;
- connection to the reticulated sewerage system;
- development of a stormwater drainage system, draining towards a treatment area located adjacent to Obi Obi Creek, to minimise the potential impacts of development in this precinct on water quality entering Obi Obi Creek;
- provision of an adequate buffer to Obi Obi Creek; and
- provision of appropriate buffers to the adjoining agricultural uses.

(ii) Development within this area will be required to:-

- provide an adequate buffer to ensure the site is not visible from Landsborough - Maleny Road and Obi Lane South, through the use of appropriate landscaping, mounding and retention of natural vegetation;
- utilise (one) sign advertising the location of the Maleny industrial estate and providing direction from the Landsborough - Maleny Road;
- utilise (one) sign advertising the entrance of Maleny industrial estate (located in Obi Lane South) providing space for the main businesses located within the estate, disguised so it is not visible from Landsborough - Maleny Road;
- provide landscaping areas throughout the industrial estate to break up the visual appearance of area, particularly when viewed from the surrounding area;
- ensure that the design and height of the buildings and structures minimises the visual impact as seen from the surrounding area;
- utilise colours and materials, in particular roofing colours, which minimise the visual impact on the surrounding area (ie. preferred use of non reflective green colourbond type material); and
- ensure advertising signs for particular businesses are unobtrusive and do not impact on the amenity of the surrounding area.

(iii) Land within this precinct will be reserved for industrial purposes by ensuring land use conflicts do not arise, with the establishment of inappropriate non-industrial uses.

5.7.3 Industry within the Agricultural Areas

Aim:

To allow in Agricultural Areas a limited range of industries which do not impact on the amenity of the surrounding area.

Intent:

It is intended to provide an opportunity for the establishment of a limited range of industrial uses within the designated Agricultural Areas.

Implementation Criteria:

(i) The establishment of industrial uses within designated Agricultural Areas will be subject to the following:-

- the proposed use will not impact on the existing uses and/or the amenity of the surrounding properties (visual, noise, dust, etc.) [ie. it will not be able to be seen, heard or smelt from a road or adjoining properties];
- the proposed use is not located on good quality agricultural land as defined by the State Planning Policy 1/92;
- provision of an effective buffer between the proposed use and adjoining agricultural uses;
- the proposed use is to be consistent with the character of the area;
- compliance with recognised environmental standards, including noise levels, emissions and electrical interference;
- demonstrated ability to adequately dispose of sewage effluent and other wastes;
- provision of adequate on-site water supply;
- demonstrated ability to manage stormwater runoff, to ensure no adverse impact on water quality;
- availability of safe and practicable access to the property for the proposed use;
- no greater load being placed on infrastructure requirements (roads), than the uses in the surrounding rural area; and
- signage of the business will be restricted to one sign structure, with an area not exceeding 1.0m², and required to be located so as to ensure impact on the amenity is minimised.

(ii) Council will not permit the subdivision of these rural industries, although leases may be permitted for periods of less than 10 years.

5.8 Community Uses Strategy

Aim:

To indicate land utilised for government and/or community uses.

Intent:

To indicate land utilised for a range of Commonwealth, State and Local Government uses, semi-government and community uses, which:-

- are on land which is inappropriate to be included within the commercial or residential designations;
- are required to be reserved for their existing uses, allowing for minor expansion; and
- illustrate the major community facilities within the area.

To ensure that the existing community facilities and services are maintained and expanded where necessary to meet the demands of the increasing population. The expected population of approximately 7,600 persons will enable the capacities of the existing facilities to be fully utilised.

The community uses are:-

- educational facilities (*state preschool, primary and high schools*);
- medical and emergency facilities (*hospital, ambulance station and police station*);
- infrastructure facilities (*related to the water supply, sewerage, waste disposal, electricity and telecommunications systems, carparking areas and the Council depot.*);
- community buildings (*the community centre, RSL hall, library, and the Old Witta School*);
- the showgrounds;
- the Witta cemetery;
- Scout and Girl Guides halls; and
- religious sites (*churches*).

The community facilities are concentrated in the Maleny town area and at Witta.

Implementation Criteria:

Any new development within these designations will be required to:-

- be for a public, community or government use;
- blend with the character of the surrounding area; and
- where possible provide a buffer to the Obi Obi Creek and other waterways, including land below the Q100 flood line.

(Refer: Figure 5.8 - Community Uses)

5.9 Open Space Strategy

Aim:

To establish a system of open space, which:-

- provides a range of recreational activities (both passive and active recreational activities);
- provides for pedestrian, cycleway and equestrian linkages between nodes;
- preserves and enhances areas of significant native vegetation and ecological linkages;
- recognises the importance of State Forests, National Parks, water storage and Council controlled land, as part of an open space system;
- includes buffers between existing and proposed conflicting uses;
- protects water quality; and
- protects native fauna habitats.

Intent:

To recognise that the Open Space designation indicates areas of environmental, conservation, recreational and/or scenic significance, as well as flood prone areas, and buffers to agricultural and other rural uses. The open space designation includes land both in private and public ownership.

(Note: Many community facilities also provide opportunity for recreational uses (eg. the community hall, RSL hall) and therefore this section needs to be read in conjunction with Section 5.8).

5.9.1 Recreational Activities

Objective:

To ensure a range of recreational opportunities are provided in the Study Area, to meet the needs of the existing and future population.

Implementation Criteria:

- (i) To ensure the most effective use of available resources, recreational facilities within the Study Area will be concentrated on:-
- the improved management and expansion of the Maleny Showgrounds area, to provide for a range of active and passive recreational opportunities;
 - the expansion of the Witta Recreation Node, to provide increased capacity for active recreational opportunities (eg. playing fields);
 - provision of neighbourhood parks in future residential areas;
 - the potential for the Education Department and community to utilise the recreational facilities (shared resources); and
 - recreation opportunity associated with the existing swimming pool.

(Refer: Figure 5.9.1)

- (ii) To encourage passive recreational activity which optimises the environmental, scenic and amenity values within the Study Area.

5.9.2 Pedestrian, Cycleway and Equestrian Linkages

Objective:

To provide a system of pedestrian, cycleways and equestrian linkages, to provide for recreational use and to enable access to the town centre, showgrounds, recreational facilities and schools.

Implementation Criteria:

The provision of a system of pedestrian and cycleways which provide linkages from the future residential areas to the town centre, showgrounds and schools is desirable. As part of development applications, linkages will be required in accordance with the conceptual circulation plan.

In particular, cycleways are suggested:-

- along Cooke Road, from Witta to the Witta Recreation Node;
- between the Witta Commercial nodes and the Witta Recreation Node;
- from Erowal to the Maleny town centre;
- from the Maleny West precinct to the showgrounds;
- connecting the showground to the Primary and Secondary Schools; and
- connecting the Maleny town area with Mary Cairncross Scenic Reserve and Gardners Falls Reserve (*recreational cycling*).

(Refer: Figure 5.9.2 (a&b)).

A system of equestrian trails, utilising road reserves and including un-made road reserves, to provide for recreational use and to provide access to the showgrounds (ie. for the Pony Club and Light Horse Brigade) is desirable.

In addition, the equestrian linkages should provide access from the Rural Settlement Areas and Agricultural Areas to the showgrounds, preferably using unmade road reserves.

As part of any development in the Rural Settlement Areas, Agricultural Areas and Small Rural Use Lots, the provision of easements and use of road reserves, to allow for equestrian linkages, may be required.

(Refer: Figure 5.9.2 (c)).

5.9.3 Ecological Areas and Ecological Linkages

Objective:

To encourage the retention and re-vegetation of areas of significant vegetation, and ensure that those areas are not adversely impacted as a consequence of development in or adjacent to that land.

(Refer: Figure 5.9.3)

Implementation Criteria:

In accordance with the Strategic Plan provisions, areas identified as significant vegetation are to be protected. The potential impacts on areas of significant vegetation are to be considered as part of any planning application.

The retention of the areas of significant vegetation identified in the Vegetation Study (included in the Planning Study) will be encouraged, through voluntary agreements, conditions of development approval and the acquisition of regionally significant sites.

The ecological links shall provide for the establishment of ecologically effective corridor links between areas of conservation value, utilising existing native vegetation where possible.

The protection of environmental areas will concentrate on the following:-

- the expansion of the Mary Cairncross Scenic Reserve, to ensure the Reserve's biological diversity and to preserve the regional values of the reserve;
- the escarpment for its ecological and scenic values;
- areas along Obi Obi Creek; and
- linkages along natural water course, road reserves and between the identified significant ecological areas.

The ecological links may be:-

- in private ownership via voluntary agreements;
- in public ownership comprising reserves and esplanades; and
- secured as part of a condition of development approval (in either public or private ownership).

In accordance with the Strategic Plan provisions, areas identified as significant vegetation are to be protected. The potential impacts on areas of significant vegetation are to be considered as part of any planning application.

All developments within the Maleny and Environs Area will need to be in accordance with the following:-

- where possible native vegetation and native fauna habitat, (especially areas of habitat significance and areas of large remnant trees such as Hoop and Bunya Pine which are

part of the Maleny rural character) should be retained and protected from clearance or degrading impacts from surrounding land uses.

(i) **Mary Cairncross Scenic Reserve**

Mary Cairncross Scenic Reserve requires expansion, to maintain its levels of biodiversity, and to better cater for the demands of visitors to this regionally significant, ecological and scenic area. Opportunities for expansion include:-

- the land to the south of the Reserve (south of Mountain View Road) which provides both the potential for expansion and the creation of a linkage from the reserve to the State Forest located to the south;
- the land to the north and north-east which provides the potential for expansion and creation of linkages to the escarpment and towards Obi Obi Creek (ie. revegetation will be required); and
- the land to the north-west which provides the potential for minor expansion, including a low lying area suitable for re-vegetation, which will assist in improving water quality in Fryers Creek.

The expansion of Mary Cairncross Scenic Reserve may be achieved through:-

- voluntary agreement with adjoining land owner;
- dedication of parkland as part of development applications; and/or
- acquisition of land.

(ii) **Escarpment Areas**

The protection of the escarpment areas will be encouraged through voluntary agreements and the education of the landowners.

(iii) **Obi Obi Creek and other waterways.**

The protection of native vegetation along Obi Obi Creek will be encouraged, particularly between Stanley River Road and Erowal, through the development process and expansion of the showgrounds.

The protection and re-vegetation of native vegetation along Obi Obi Creek and other major drainage lines is important to improve the water quality entering Lake Baroon and to provide ecological linkages for fauna movement.

(iv) **Linkages**

The protection and establishment of the following ecological linkages, to outside the Study Area, is required:-

- north of the State Forest, National Park and Water Board owned lands into Maroochy Shire;
- westward to the escarpment of the Mary River Valley;

- southward to the escarpment and State Forest land; and
- eastward to the escarpment.

(v) **Regional Trail**

An opportunity exists for the establishment of a regional recreational/ecological trail from Pumistone Passage to the Conondale Ranges with a section of this trail either:-

- coming up the escarpment to the east of the Study Area then linking into the land controlled by the Caloundra - Maroochy Water Supply Board, National Park land, State Forest land and following the ecological areas within the north of the Study Area; and/or
- travelling along the Southern Escarpment (to the south of the Study Area).

Opportunities may exist along the trail within the Study Area for the development of tourist establishments, which provide accommodation, services or attractions for persons using the trail.

5.9.4 Other Public Lands

Objective:

To recognise the importance of public lands as part of the open space system, and encourage increased usage of these lands for a range of recreational uses, consistent with the principal function of the land.

Implementation Criteria:

Public lands within the Study Area, which contribute to the open space system are:-

- State Forest;
- National Park;
- land controlled by the Water Board; and
- Council owned land (eg. land irrigation sites).

In addition to these areas, linkages between them, (both ecological and pedestrian), in particular to the State Forest and National Park in the north of the Study Area will be encouraged.

5.10 Tourism Strategy

Description:

Tourism, in the form of day trippers and for short term accommodation is playing an increasingly significant and valuable role in the local economy. Tourists are attracted to the area for its interesting rural character, views of the coastline and Glasshouse Mountains and pleasant climate.

Existing tourism nodes are located:-

- along the Montville - Maleny Road (near the squash courts);
- surrounding the Mary Cairncross Park and along Mountain View Road;
- along Reesville Road;
- to the north of Witta (near the City boundary);and
- on either side of Lake Baroon.

In addition, a range of tourist uses exist within the Maleny town area, including restaurants, art galleries and craft shops.

Aim:

To encourage the establishment of a range of tourist operations within the Study Area.

Intent:

To encourage tourist uses where they reflect and complement the character of the area and do not adversely impact on the environment and amenity of the area.

It is intended that tourist facilities will occur throughout the Study Area, although it is intended to limit those involving retail functions to the Business Area outlined in Section 5.6. It is not intended to support developments which encourage the concentration of large numbers of visitors in one location, where it will adversely impact on the environment and amenity of the area.

The types of tourism operations which will be encouraged include:-

- eco-tourism resorts;
- agricultural based tourism establishments;
- arts and craft centres; and
- small conference centres.

Implementation Criteria:

(i) The development of tourist uses within the Study Area may include bed and breakfast homestay establishments, guest houses, cabins, farm stays, motels and small scale resorts, and art and craft centres. These tourist uses will be required to:-

- be operations of a small scale, low key, low rise (preferably single storey and not exceeding two storeys) and low impact nature;
- enhance and protect areas of significant vegetation;
- complement the farming operations in the area;
- be designed to blend in with the character of the area, and be compatible with the form and line, colour and texture found in the existing landscape;
- provide landscaped buffers to minimise the visual impacts of the development, particularly when viewed from scenic routes and lookouts;
- demonstrate the ability to adequately dispose of sewage effluent and other waste water on-site (if outside the town area);
- provide an adequate potable water supply;
- demonstrate the ability to manage stormwater runoff to ensure no adverse impact on water quality; and
- provide adequate road access to accommodate the proposed use.

(ii) All applications for tourist development will be required to demonstrate the need for the proposed development (considering the existing and approved tourist establishments) including the economic demand for the use.

5.11 Road and Circulation Network Strategy

Aim:

To establish a road network which provides for the efficient circulation of vehicles within the Study Area, to meet both the existing and future demands.

Intent:

It is intended that the road and circulation network be maintained and upgraded to meet the needs of the community in, the following ways:-

- continued maintenance and upgrading of the road network;
- establishment of a cycleway and pedestrian system;
- encouragement of usage of public transport; and
- investigate options for traffic management within the Study Area.

5.11.1 Road Network

In order to meet the existing and future road network needs of the community, and in particular to relieve the pressure on Maple Street (as the only through route), the following issues need to be considered:-

- continued upgrading of existing road networks; and
- upgrading of the Obi Lanes, including the construction of a local traffic bridge over Obi Obi Creek.

(Refer: Figure 5.11.1(a))

In addition, access to State controlled roads in the Study Area will be limited in order to preserve the primary function of carrying through traffic between centres.

(i) Obi Lane Extension

In order to allow traffic to and from North Maleny (and the Lake Baroon area) to access the Landsborough-Maleny Road without having to travel through the town centre (ie. along Teak and Maple Streets), it is proposed to upgrade and link the Obi Lanes with a bridge crossing over Obi Obi Creek. In order to limit the use of the bridge for local traffic and not used by heavy vehicles, a weight limit may be required on the bridge. This linkage will further aid to reduce traffic congestion in the town centre.

Any upgrading of Obi Lane and bridge crossing will be required to be designed to minimise the impact on, and where possible complement the Gardners Falls reserve.

Any development in the vicinity of Obi Lane, or which generates additional traffic that is likely to utilise this linkage, will be required to contribute to its construction and the upgrading of the intersection with the Landsborough-Maleny Road. The development of the proposed industrial area along Obi Lane will also be required to contribute towards the upgrading of the Obi Lane and Landsborough-Maleny Road intersection.

(ii) Traffic Management

A traffic management study, examining options to reduce the congestion of Maple Street and Bunya Street will be required to be undertaken. The boundary for this study will be Cairncross Corner though to Kings Lane.

5.11.2 Cycleways and Pedestrian Access

Objective:

To provide a system of pedestrian and cycleways to service the community, and in particular, provide access to the town centre, showgrounds and the schools.

Implementation Criteria:

The provision of a system of pedestrian and cycleways, which provide linkages from the future residential areas to the town centre, showgrounds and schools is desirable. As part of development applications, linkages will be required in accordance with the conceptual cycleway and pedestrian plans.

(Refer: Section 5.9.2)

5.11.3 Public Transport

Although use of public transport in the Study Area is limited, it is important to encourage the provision of improved services through:-

- designation of bus stops and associated shelter sheds, parking areas, lighting and seating;
- provision of bus parking areas (including for tourist coaches); and
- community education.

In particular, the services which should be focussed on are:-

- a central terminal location within the town centre (eg. Willow Lane);
- services from Witta to the town centre;
- services to Landsborough and connections to the coastal area and Brisbane; and
- services to link nodes to the town centre.

5.12 Infrastructure Provision Strategy

Aim:

To ensure that adequate infrastructure is provided to service both the existing and proposed future developed areas within the Study Area.

Intent:

To determine strategies for each of the following infrastructure types:-

- water supply (both reticulated and on-site supply);
- sewerage and sullage disposal (both reticulated and on-site disposal);
- waste management (including waste minimisation and recycling strategies); and
- stormwater management (in particular runoff into Obi Obi Creek and within the Lake Baroon catchment).

5.12.1 Water Supply

Objective:

To ensure that all developments are provided with an adequate water supply.

Implementation Criteria:

(i) Town Area

The town areas will be serviced by reticulated water supply, which will involve either:-

- the upgrading of the existing water treatment plant and weir, or
- the construction of a water supply pipeline from Landers Shute Treatment Plant.

All new development within the town area will be required to connect to the reticulated water supply system, and contribute towards the upgrading of the system.

To reduce the pressure on the reticulated water supply system, all new residential developments will be required to have an on-site rainwater collection tank, with a capacity of at least 20,000 litres per dwelling unit.

(ii) Outside the Town Area

No reticulated water supply will be provided outside of the town area, therefore all new developments will be required to demonstrate that adequate on-site water supply via rainwater collection (not relying on ground water supplies), is available for the proposed use.

All new dwelling houses outside the town area will be required to provide rainwater collection tanks with a capacity of at least 45,000 litres.

5.12.2 Sewerage Disposal

Objective:

To ensure the effective disposal of sewage effluent so that the impact on water quality is minimised.

Implementation Criteria:

(i) Town Area

The town area will be serviced by a reticulated sewerage system, with all new developments in the town area required to connect to and contribute to the system.

The sewerage treatment plant will be required to be upgraded to meet increasing demands.

(ii) Outside the Town Area

Outside the town area effective on-site sewerage and sullage disposal will be required to meet Council and environmental requirements.

To ensure that the existing on-site disposal systems are operating effectively (not contaminating the water supply), through the introduction of a monitoring and enforcement program.

All new development outside the town area will be required to demonstrate the ability for on-site disposal, to ensure minimal impact on water quality.

Applications for development of less than 5 allotments or 15 equivalent person are required to:

a) Undertake an investigation of the site, including:-

- Permeability testing to determine the ability of the soil to absorb sewage. Testing shall be carried out in accordance with AS 1547 - 1994. A minimum of 3 representative tests per lot shall be performed. Where the soil permeability is less than 0.05 m/d, on-site sewage disposal shall not be approved.
- A description of the soil profile to a depth of 1.5 m.
- Calculation of the required setback distance from the proposed disposal area to any watercourse, within 200 m of this area, using the Beavers Gardiner setback method. However, the setback distance shall not be less than 45 m from a permanent watercourse or 25 m from an intermittent watercourse.

b) Meet the following requirements if efficient disposal is proposed by absorption trenches:-

- The soil shall have a minimum permeability of 0.09 m/d.
- The absorption trench shall be sized in accordance with AS 1547 - 1994.
- An equivalent sized area to the initial disposal area shall be set aside for a subsequent trench.

- Trenches on flat lands with clay soils shall be avoided.
 - The surface of trenches shall be mounded and compacted to minimise infiltration during wet weather.
- c) Meet the following requirements:-
- Where the water table is within 1.5 m of the surface, and the soil depth to impermeable strata ($P < 0.05$ m/d) is less than 1.35 m, on-site effluent disposal will only be approved pending sound groundwater hydraulic arguments.
 - Effluent disposal systems shall not be located on land that is prone to flooding more frequently than 10% annual exceedance probability.
 - In cases where effluent requires pumping, a duty and standby pump with a pump failure warning system such as an audible alarm or red flashing light is required.
 - To minimise the impact of overflows that may occur during periods of high rainfall, landscaping and earthworks shall be required in sensitive areas. Landscaping and earthworks features may include:-
 - A diversion / cut-off drain above the disposal area.
 - A raised earth bed which contains a mixture of loam sand, located on the contour below trenches so that runoff from the disposal area is intercepted.
 - The planting of nutrient and water tolerant species downslope of the absorption trench. Planting directly on top of the trench is not permitted.
 - Where satisfactory on-site disposal of effluent cannot be achieved, a holding tank, pumpout system may be required. Holding tanks shall be sized to accept all waste water from the development for the duration of the holding period.

(Lake Baroon Catchment Management Strategy, 1997)

Applications for development of more than 5 allotments or 15 equivalent persons are required to: -

- (a) (i) Prepare a development plan which includes -
- The allotment layout at the correct scale. The layout should indicate the location, area and volume of the waste disposal trenches;
- (ii) Contours at 1 m or 2 m intervals before and after development;
- (iii) Contours extending to a 50 metre radius downslope from the proposed area for waste disposal (for on-site sewage treatment and effluent disposal);
- (iv) Surface drainage channels;
- (v) Location of soil absorption, geological and any groundwater test sites;

- (vi) All existing predominant vegetation, especially riparian vegetation, should be located and drawn on the plan; and
- (vii) Zones of exclusion, ie where effluent disposal is prohibited on the area of land. This will include calculation of the setback distances from the disposal area to a watercourse, using the Beavers Gardiner Method. However, this zone should not be less than 45 metres from a permanent watercourse, and not less than 25 metres from an intermittent watercourse. Setback distance calculation are essential if the proposed area is within 500 m of Lake Baroon or 200 m of a permanent watercourse.
- (b) Prepare a report by a suitable qualified consultant that includes:-
- (i) A site geotechnical description including:-
- the presence of impermeable strata ($P < 0.05$ m/d) within 1.35 m of the surface;
 - highly permeable strata, eg. Fractured basalt ($P \geq 0.6$ m/d) within 1.5 m of the surface (refer to Figure 3.1 in AS 1547 - 1994);
- (ii) Results of all soil permeability test at the locations specified on the development plan;
- (iii) Certified soil phosphorus absorption test results (procedure of Warrell and Moody 1984). These tests may not be necessary depending on the on-site sewage treatment and effluent disposal method proposed;
- (iv) Presence of groundwater either on subject land or adjoining properties, eg. presence of bores, windmills or wells on subject land or within 1 km of subject land;
- (v) Description of soil profile to 1.5 m;
- (vi) Set back distance calculations using the Beavers Gardiner Method (from permanent or intermittent watercourses, or bores or wells);
- (vii) A water quality management plan that outlines the measures that will be taken to ensure there is no net increase in nutrients to the water supply. This may include any measures that will reduce nutrient inputs into watercourses;
- (viii) The recommended method for on-site sewage treatment and disposal, which should include:-
- An engineering plan with a technical description of the sewage treatment and effluent disposal process;
 - The EP loading for the waste disposal system (using flows provided in AS 1547 - 1994);
 - Calculations, based on the results of certified soil tests, of the site's capacity to absorb phosphorus (minimum of 15 years capacity required);
 - The recommended trench renewal procedure together with the measures necessary to minimise erosion and sediment loss when the trench requires renewal, following the exhaustion of the soil's capacity to absorb phosphorus;

- Method and rates of nitrogen removal;
- A maintenance handbook detailing all maintenance required for the continued operation of the system and reporting requirements for the system;
- Soil permeability tests should comprise at least three representative tests of the soils in the proposed site for the absorption trench (as required by AS 1547 - 1994). Soil absorption tests should follow the method set out in AS 1547 - 1994).

(c) The soil absorption trench should meet the following requirements:-

- The bottom of the trench should be at least 1.5 m above the highest groundwater level;
- An equivalent sized area to the initial trench should be set aside for a subsequent trench;
- Absorption trenches will not be approved where soil permeability is less than 0.09 m/d;
- Absorption trenches are not permitted on land that is prone to flooding more frequently than 10% annual exceedance probability. Trenches on flat lands with clay soils should be avoided; and
- To minimise infiltration during wet weather, the surface of trenches should be mounded and compacted.

(d) In cases where effluent requires pumping, a duty and standby pump with a pump failure warning system such as an audible alarm or red flashing light is required.

(e) For new developments in unsewered areas of the catchment, connection of dwellings to the town water supply is discouraged. In cases where connection is required, the on-site wastewater treatment and effluent disposal system should conform to AS 1547, ie. Capable of coping with large volumes of water (300 / L/Bedroom or minimum 900 L/Day/house). To minimise water usage, use devices with an Australian Water Conservation Rating of Triple A. Installation of low-flow shower roses should be encouraged.

(f) Surface or shallow sub-surface irrigation methods for effluent disposal are discouraged in Lake Baroon catchment. As the average annual rainfall exceeds average evaporation from December to July, a strategy is required for effluent disposal during periods of prolonged wet weather.

Where the water table is within 1.5 m of the surface, and the soil depth to impermeable strata is less than 1.35 m, developments will only be approved pending sound groundwater hydraulic arguments.

To minimise the impact of overflows that may occur during periods of high rainfall, landscaping and earthworks shall be required in sensitive areas. These are in addition to nutrient removal processes. Landscaping and earthworks features may include: -

- A diversion/cut off drain above the disposal area.

- A raised earth bed which contains a mixture of loam and sand, located on the contour below trenches so that runoff from the disposal area is intercepted. • Planting of nutrient and water tolerant species downslope of the absorption trench. Planting directly on top of the trench is not permitted.

(g) Pump out systems will not be allowed in the Study Area, except for existing uses or specifically approved commercial uses where satisfactory on-site disposal of effluent cannot be achieved. In such cases holding tanks shall be sized to accept all waste water from the development for the duration of the holding period.

(Lake Baroon Catchment Management Strategy, 1997)

5.12.3 Waste Management

Objective:

To ensure the effective management of waste and to encourage waste minimisation and recycling in the Study Area.

Implementation Criteria:

With the closure of the Witta refuse disposal site, there maybe a need to establish a transfer station for collection and recycling of waste in the Study Area, prior to transportation to the Caloundra rubbish disposal site.

5.12.4 Stormwater Management

Objectives:

- To ensure that all environmentally relevant activities are adhering to the requirements of the Environment Protection Act 1994;
- to control and minimise the adverse effects of stormwater runoff on the natural environment, public and private property, the water table and the drainage system;
- to establish a stormwater management system to minimise the impacts of development on water quality entering water catchment areas; and
- to control and minimise the adverse impact of stormwater runoff from development sites.

Implementation Criteria:

(i) Town Area

Development within the town area will be required to contribute towards the establishment of a stormwater drainage management system, primarily designed to minimise the impacts of development on the water quality in Obi Obi Creek, in accordance with the conceptual stormwater management plan.

(Refer: Figure 5.12.4)

All stormwater runoff is required to be in accordance with the Environmental Protection (Water) Policy 1997 or as amended, and Best Practice Environment Management Strategies.

Particular attention is required to ensure all Environmentally Relevant Activities are adhering to the requirements of the Environment Protection Act.

(ii) Outside the Town Area

Development outside the town area will be required to be designed and constructed to minimise the impact of the development on the water quality, in particular water entering Lake Baroon Dam.

5.13 Rural Character Strategy

Aim:

To retain and enhance the unique rural character (rolling green hills) of the area.

Intent:

To recognise and preserve the major elements which comprise the rural character:-

- the rolling green hills (views across undulating countryside);
- productive atmosphere (dairying, grazing, cropping, tree crops etc.);
- the openness (lack of structures, except scattered houses and rural structures);
and
- a backdrop of vegetation and vegetated hills.

To encourage the preservation of the dairy farming operations in the area, which provide an integral role in the retention of the unique rural character.

In order to retain and encourage the farming operations in the Study Area thereby retaining the rolling green hills, flexibility is required in relation to amalgamation and expansion of farms.

Implementation Criteria:

The following objectives need to be considered in relation to whether variation to the existing subdivision provisions may be supported:-

- whether an improved outcome for the community is achieved, which facilitates the retention of the rural use of the property;
- whether a significant community benefit results, such as dedication of a significant area of native vegetation to Council, or by other methods of protection; and
- whether ribbon development , fragmentation and loss of rural character will result.
- to minimise the potential for conflict between agricultural operations and residential and other uses;
- to preserve areas of significant vegetation; and
- to encourage and assist primary production operations to continue to remain viable.

In addition, to achieving the above, it is desirable:-

- to control development within preset limits;
- to preserve water quality, in particular entering Lake Baroon;
- to ensure long term land management practices are adopted and followed; and

- to minimise the encroachment of noxious and environmental weeds.

Implementation Criteria:

(i) Amalgamation of Farm Holdings

Each holding needs to be addressed individually, however basic standards need to be set to define minimums and maximums. A principal parcel should be defined for each holding and this will be the largest existing allotments within the holding. The holding may or may not consist of adjoining parcels.

As a minimum, each existing allotment (except for the principal parcel) should be able to be realigned to a smaller size. That is, no additional lots are created. This is achievable under the current subdivision policies.

The resulting small allotments may or may not be within the original holding.

If the allotments to be amalgamated are large, bonuses may be given in the form of additional allotment entitlements. This bonus should be calculated as follows.

$$\text{Additional lot entitlements} = \frac{\text{Area of good agricultural land to be amalgamated with principal parcel}}{15 \text{ hectares}}$$

The result should be rounded down to the nearest whole number and should be no greater than five. The area of good agricultural land excludes land unsuitable for primary production.

Approval of any of the above would be subject to:-

- An acceptable long term farm plan defining the principal parcel and other parcels in the holding. The plan will address vegetation, stability, topography, catchments, the total number of allotments achievable, and the normal requirements for proposal plans;
- Demonstration (to Council's satisfaction) that the owners principal source of income for the past five years has been from primary production on the land;
- The amalgamated land being suitable for farming;
- New allotments should not be located on good agricultural land and should be designed in accordance with the Planning Guidelines: Separating Agricultural and Residential Land Uses;
- The normal subdivision constraints such as flooding, stability, effluent disposal etc.

(ii) Expansion of farms

Each holding needs to be addressed individually, however basic standards need to be set to define minimums and maximums. A principal parcel should be defined for each holding and this will be the largest existing allotment within the holding. The holding may or may not consist of adjoining parcels.

If the expansion is substantial, bonuses may be given in the form of subdivision entitlements.

When large areas of land are purchased for expansion of primary production, a bonus may be given. This bonus could be calculated as follows.

$$\text{Additional allotment entitlements} = \frac{\text{Area to be amalgamated with principal parcel}}{\text{6 hectares}}$$

Approval of any of the above would be subject to:-

- Amalgamation of the primary farm holdings as described above, or in the situation where the primary farm holdings are made up of several allotments in more than one ownership, than amalgamation of the acquired land (being the expansion), with one or more of the allotments with the primary farm holdings is required;
- An acceptable long term farm plan defining the principal parcel and other parcels in the holding. The plan will address vegetation, stability, topography, catchments, the total number of allotments achievable, and the normal requirements for proposal plans;
- Demonstration (to Council's satisfaction) that the purchaser's principal source of income for the past five years has been from primary production on the primary farm holdings;
- The additional land being suitable for farming;
- New allotments should not be located on good agricultural land and should be designed in accordance with the Planning Guidelines: Separating Agricultural and Residential Land Uses; and
- The normal subdivision constraints such as flooding, stability, effluent disposal etc.

(iii) Off Farm Lot Option

It is preferred that newly created lots will be located off farm in areas which are already fragmented and of low agricultural significance.

The following may be allowed, subject to a formal application being conjointly lodged, approved and sealed:-

- Moving subdivision entitlements to an off farm location (transfer of titles to be done simultaneously); and/or
- Bona fide primary producers selling their subdivision entitlements to another party (to be attached to a nominated off farm parcel of land).

Approval of either of the above would be subject to:-

- Amalgamation of the farm holding as described above;
- An acceptable long term farm plan, defining the principal parcel and other parcels in the holding. The plan will address vegetation, stability, topography, catchments,

the total number of allotments achievable, and the normal requirements for proposal plans; and

- Demonstration that the farm owners principal source of income for the past five years, has been from primary production on the land;
- New allotments should not be located on good agricultural land and should be designed in accordance with the Planning Guidelines: Separating Agricultural and Residential Land Uses;
- The subdivision entitlements being attached to a parcel of unproductive land either:
 - not adjacent to the amalgamated farm area; or
 - land adjacent to amalgamated farm area (where ownership of adjacent land and amalgamated farm area differ).
- Subdivision design and other necessary information to demonstrate the capability of the off farm parcel of land to be further subdivided; and
- The normal subdivisional constraints such as flooding, stability, effluent disposal etc.

In special circumstances, performance bonding to ensure the transfer of entitlements, may be required.

(iv) Bonuses for Natural Assets and Public Land

Where Council wishes to protect a natural feature in the farm which may or may not involve dedication of public land, bonuses may be given in the form of subdivision entitlements. Guidelines are needed to limit the number of bonuses available to a farmer. The guidelines must also be flexible, to allow for proper negotiation and to cater for varying degrees of compensation.

(v) In relation to the above processes, a condition of approval will forego any further subdivision entitlements associated with the amalgamation or expansion.

In relation to the above processes all proposals for subdivision will be accompanied by a land resources assessment on the property which conforms to the standards documented in the Planning Guidelines: The Identification of Good Agricultural Land.

5.14 Environmental Management Strategy

Aim:

To encourage the consideration of a range of environmental management issues.

Intent:

To consider a range of environmental management issues, namely:-

- catchment protection including management of waterways;
- land slip;
- native vegetation protection and re-vegetation;
- management of effluent;
- fires;
- feral animals; and
- noxious, environmental and invasive weeds.

5.14.1 Catchment Areas

(i) Lake Baroon Dam Catchment

It is important to improve and maintain the water quality entering Lake Baroon, as the Study Area comprises the majority of the catchment area, which provides the water supply source for the reticulated areas of the City (excluding Maleny).

The potential impacts of new developments on water quality have been addressed in the previous sections.

In order to improve the quality of water entering the dam the following will be encouraged: -

- *compliance with best practice guidelines; and*
- *the retention of native vegetation and re-vegetation, in particular along waterways.*

(ii) Other Catchment Areas

In order to improve the quality of water entering:-

- Mary River;
- Stanley River; and
- Mooloolah River Catchment areas,

compliance with best practice guidelines will be encouraged.

5.14.2 Bushfire Prone Areas

The potential bushfire prone areas within the Study Area are illustrated in Figure 5.14.2 and the consideration of applications within these areas, will be required in accordance with the Local Planning Policy - Bushfire Prone Areas.

Bushfire prone areas exist adjacent to the Study Area (in particular the escarpment areas), which have the potential to impact on the Study Area.

5.14.3 Feral Animals

Feral animals result in the reduction of native species and loss of livestock. Methods to reduce the number of feral animals and to ensure pets are controlled will be encouraged, through community education and in accordance with the Caloundra City Pest Management Plan.

5.14.4 Noxious and Environmental Weeds

Noxious and environmental weeds are a major environmental issue which needs to be addressed within the Study Area.

Any development approval will require the appropriate removal of and ongoing management plan for any declared weeds as a condition of approval in accordance with the Caloundra City Pest Management Plan.

5.14.5 Landslip Areas

Within the identified potential landslip areas in the Study Area, the retention of existing vegetation and the re-vegetation of these areas will be encouraged.

Development within the identified landslip area is restricted.

If part of an allotment, the subject of a development application, contains landslip areas, revegetation of these areas may be a condition of approval.

(Refer: Figure 5.14.5)

5.15 Streetscape Strategy

Aim:

To maintain and improve visual appearance and create a rural village identity within the Study Area.

Intent:

It is intended that streetscaping and theme planting within the Study Area will be concentrated:-

- on the town centre, in particular Maple, Bunya and Coral Streets;
- on the entrances to the town centre along:
 - Landsborough-Maleny Road;
 - Stanley River Road/Myrtle Street; and
 - Maleny-Kenilworth Road, Macadamia Drive and Bean Street.
- on the entrance to the range along Landsborough-Maleny Road (to the east of Cairncross Corner);
- within the Witta community node along Witta Road; and
- within the Witta Commercial Centre.

It is intended to encourage the theme planting of trees in new residential developments (utilising native species and where possible corresponding with street names).

5.15.1 Town Centre

Objective:

To retain and improve the amenity of the town centre, while ensuring the rural village character is preserved.

To make provisions for safe pedestrian and vehicle circulation.

Implementation Criteria:

The streetscaping improvements within the town centre will focus on Maple Street and be characterised by:-

- building forms which include indentations, non-alignment between buildings, colonial styles and characteristics, the use of some street front vegetation in planters or gardens, single story street frontage with colonial style two storey components, and the use of natural or period materials. (Building components to be encouraged include verandah posts, cut-out facades, exposed gables, towers, dormer windows, timber joinery);

- use of muted and unostentatious colours;
- renovation and retro-fitting of existing buildings;
- maintenance of the function of Maple Street as a through road, with on-street carparking;
- provision of safe pedestrian footpaths along Maple Street and allowing for safe convenient crossings;
- provision of regularly spaced pedestrian accesses between Maple Street and Bi-Centenary and Willow Lanes;
- the use of landscaping, in particular trees which reflect the character of the area;
- the provision of street furniture which reflects the character, and indicates the history of the area (timber cutting, dairying industry etc.);
- the reduction in the number of power poles and the encouragement of use of underground power;
- the use of signage which reflects the character of the area; and
- the protection of historical buildings in Maple Street with historical character/features.

Attachment A provides illustrations and guidelines to achieve the above criteria.

5.15.2 Town Entrances

Objective:

To create a sense of interest in the town.

Implementation Criteria:

There are three major entrances to the town area, namely:-

- Landsborough-Maleny Road;
- Stanley River Road/Myrtle Street; and
- Maleny-Kenilworth Road;

All of these roads are controlled by the Department of Main Roads.

These road entrances will be characterised by:-

- theme planting, using native vegetation to clearly indicate the entrance to the town and create an avenue effect (while still retaining and focusing views of the countryside and maintaining visibility for traffic);
- use of consistent signage to announce the entrance to the town; and
- possible use of planting (clumps of trees) to highlight the entrance to the town.

Figures 5.15.2 (a-f) provide an illustration of:-

- the eastern entrance;
- the southern entrance;
- showground entrance; and
- the western entrance.

5.15.3 Entrance to the Range

Objective: -

To encourage a sense of entrance to the range along Landsborough-Maleny Road.

Figure 5.15.3 provide an illustration of the eastern entrance to the Study Area.

5.15.4 Witta Node

Objective: -

To identify the Witta commercial node through landscaping treatment.

Figures 5.15.4 (a&b) illustrates an option for the landscape treatment for the Witta Commercial node, which highlights the views of the Mary Valley.

5.15.5 Mary Cairncross Corner Node

Objective: -

To identify the Mary Cairncross Corner Commercial Node through landscaping treatment.

Figure 5.15.5 illustrates an option for the landscape treatment for the node.

5.15.6 Montville-Maleny Road Node

Figures 5.15.6 (a&b) provide illustrations of the landscape treatment options for the intersection of Montville-Maleny Road and the Landsborough-Maleny Road, and highlights the tourist node along Montville-Maleny Road.

5.15.7 Tree Planting Themes

Objective: -

To encourage a sense of community within the Study Area, theme planting of street trees will be required as part of new residential area developments and as part of Council's tree planting program.

The themes for street tree planting will preferably include the use of native trees and shrubs and where practical reflect the street names.

5.16 Scenic Routes and Viewpoints Strategy

Aim:

To identify and maintain scenic views along scenic routes.

Intent:

Scenic routes are primarily an element of city image, rather than a transport/road hierarchy issue. The intent of scenic routes is to manage the scenic quality and extent of natural and rural landscapes as seen along particular road corridors.

The function of the scenic route designation is therefore considered to:-

- maintain scenic views along identified road corridors (ie. views of the coastline, water bodies, mountains, ridgelines etc.);
- maintain the rural character of an area as viewed from road corridors;
- maintain the visual amenity along the major road corridor entrances to the main urban areas; and
- create a visual border between urban and rural areas.

In addition to the scenic routes, a number of scenic viewpoints and lookouts exist within the Study Area. The maintenance of these viewpoints and minimisation of the impact of new developments as viewed from these locations is desirable.

Implementation Criteria:

The scenic routes within the Study Area are:-

- along the Landsborough-Maleny road to the town area;
- along the full length of Mountain View Road;
- along the Stanley River road to the town area;
- along the Maleny-Montville Road within the Study Area;
- along the entire length of Reesville Road;
- along Landsborough-Maleny Road, between the Icebox and the existing informal lookout site (Hovard Road lookout);
- along the North Maleny Road from the town to Baroon Pocket Dam; and
- along the Maleny-Kenilworth Road within the Study Area.

Numerous scenic viewpoints and lookouts have also been identified.

(Refer: Figure 5.16)

In assessing developments along the scenic routes, the following criteria will apply:

- development should be unobtrusive when viewed from the road;
- a vegetated buffer that does not affect distance views may be required;
- important scenic views/panoramas shall not be obstructed;
- the proposed development does not constitute ribbon or strip development; and
- tourist developments along these roads will be required to be designed to minimise the impact on the visual amenity.

New development will also be assessed with regard to the potential impact on the visual amenity as seen from the identified viewpoints and lookouts.

6.0 CONCLUSION

The Strategies outlined in section 5.0, form a framework for the future development of the Study Area, which:-

- allows for controlled development;
- provides community benefits; and
- preserves the rural character.

REFERENCES

Australian Bureau of Statistics (1996) Census Data.

*Department of Local Government and Planning - Population Projection Unit (1996)
Population Estimates.*

*Lake Baroon Catchment Care Group Inc., Caloundra - Maroochy Water Supply Board In
Collaboration (1997) Lake Baroon Catchment Management Strategy.*

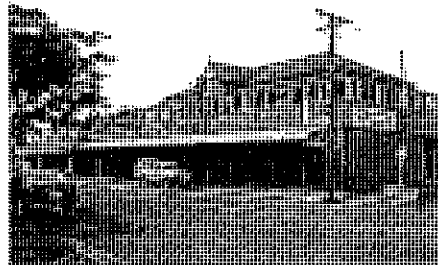
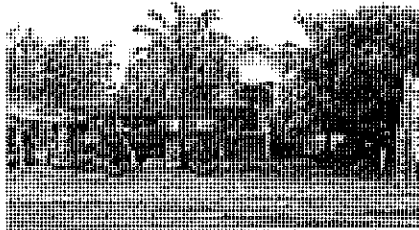
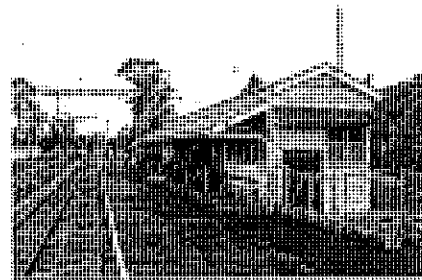
ATTACHMENT A

Character Appreciation

Young Architects were commissioned to prepare a character appreciation/design guidelines for the Maleny Street area.

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Landsborough and District



Development Control Plan



August, 2001

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1.0 The Development Control Plan

1.1 Intent of the DCP

1.1.1 Purpose of the DCP

1.1.1.1 The Development Control Plan (DCP) provides a planning framework for:

- a) achieving the vision for Landsborough and District; and
- b) the assessment of development applications.

1.1.1.2 The DCP is based on economic, environmental and social values and attempts to reach a balance between these values.

1.1.1.3 The DCP seeks to:

- a) protect the area's environmental assets;
- b) provide an attractive and livable place for residents and visitors; and
- c) maintain and expand the retail, service and industrial functions of Landsborough and District.

1.1.2 Statutory Context of the DCP

1.1.2.1 The DCP has been prepared under the recent introduced Integrated Planning Act, 1997.

1.1.2.2 The DCP forms part of the Planning Scheme for the City of Caloundra.

1.1.3 Application of the DCP

1.1.3.1 The DCP applies to that area included in the Landsborough and District Planning Area designation on Council's Strategic Plan Map.

1.1.3.2 For the purposes of the DCP the area to which the DCP applies is referred to as the 'local area'.

1.1.4 Location

1.1.4.1 The local area is situated in the south-west of Caloundra City, at the base of the Blackall Range (refer to Figure 2.0 – The Local Area and Figure 2.1 – The Planning Context).

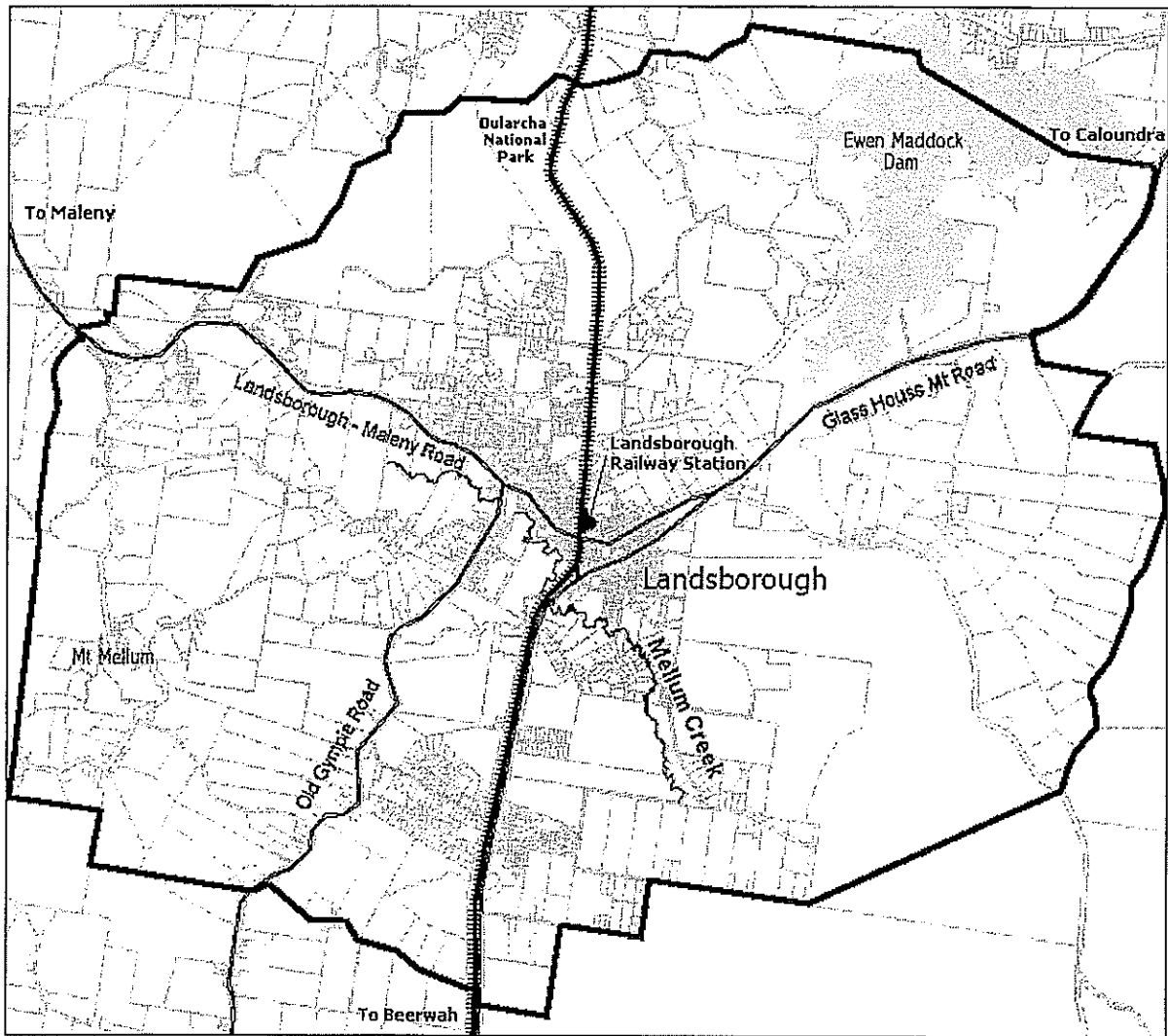
1.1.4.2 The local area is centred on the town of Landsborough and the mosaic of farming activities, forests and residential settlements which occur on the plains and undulations surrounding the town.

1.1.4.3 The Ewen Maddock Dam is located in the north-east portion of the local area. The Addlington, Mellum, Little Rocky and Bellbird Creek systems traverse the local area and form part of the catchment areas for the Ewen Maddock Dam (part of the Mooloolah River Catchment) and Pumicestone Passage.

1.1.4.4 The local area's boundaries are generally defined by:

- a) State Forest to the east;
- b) Dularcha National Park and State Forest to the north;
- c) Mt Mellum and foothills to the west; and
- d) agricultural areas and The Australian Zoo tourist facility to the south.

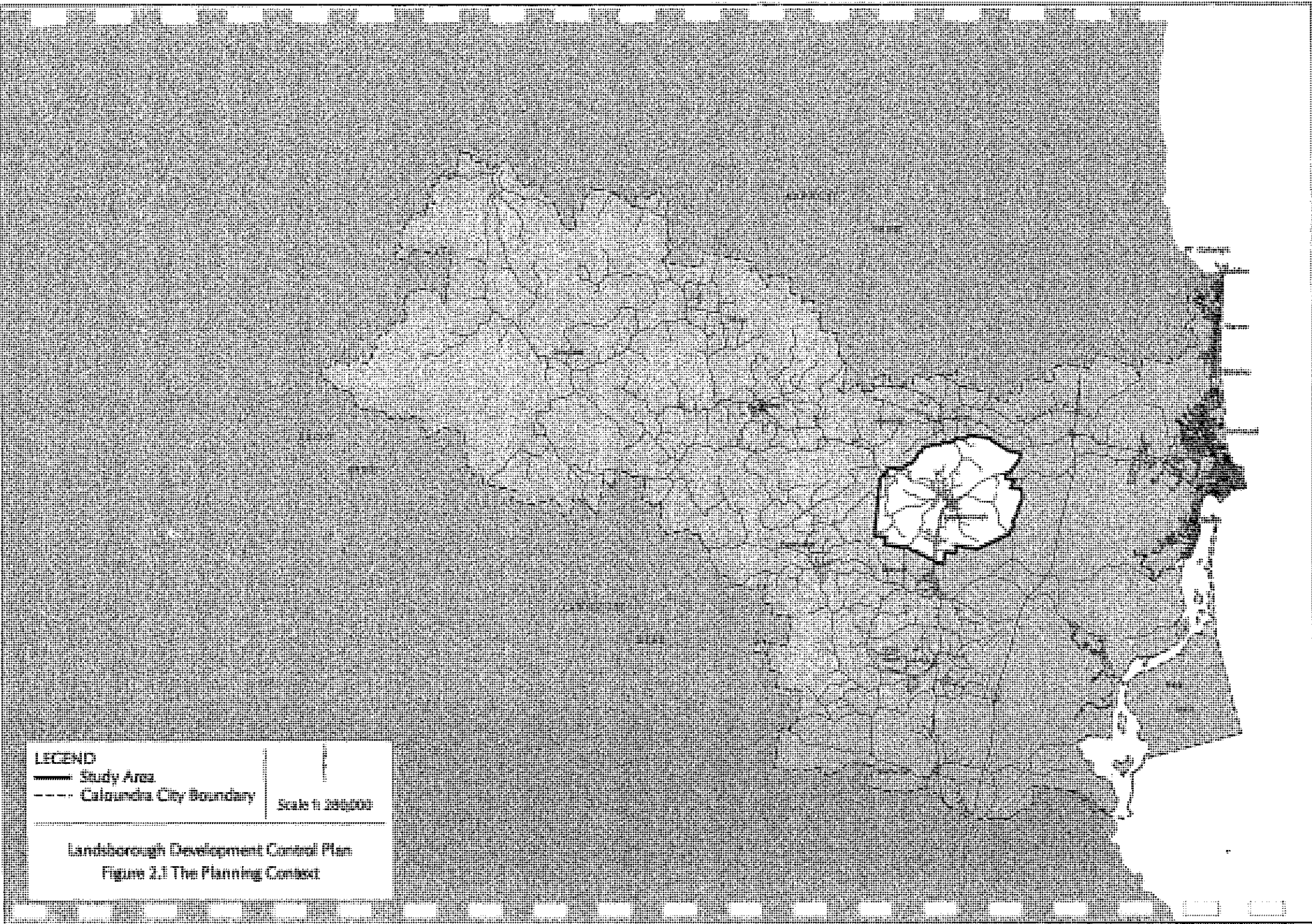
Figure 2.0: The Local Area



LEGEND
—— Study Area
---- Caloundra City Boundary

Scale 1:200,000

Landsborough Development Control Plan
Figure 2.1 The Planning Context



2.0 Structure of the Development Control Plan

2.1 The Vision

- 2.1.1 The vision for the local area is based on the results of an extensive community consultation process undertaken as part of a local area planning process.
- 2.1.2 The vision describes how the current community would like to see the local area in the future.

2.2 Overarching Strategies

- 2.2.1 To support this vision, the DCP includes a series of overarching strategies that will apply throughout the entire local area.
- 2.2.2 Each overarching strategy has a set of aims and examines the issues that need to be considered in the context of the local area. New development (requiring a development application) will be required to comply with the relevant overarching strategies.

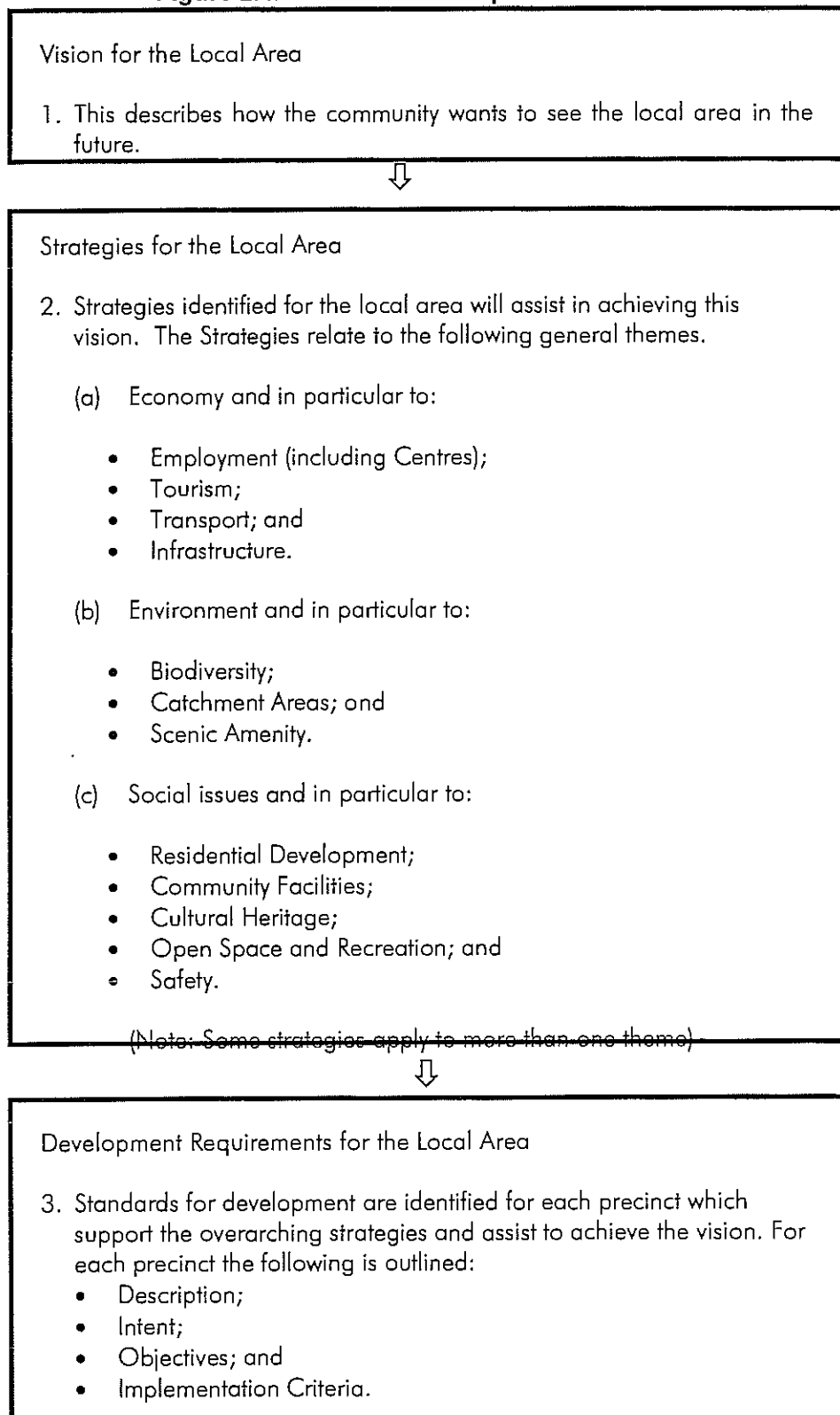
2.3 Precincts

- 2.3.1 The DCP identifies 15 precincts within the local area.
- 2.3.2 For each precinct, the preferred intent, objectives and implementation criteria are outlined.
- 2.3.3 New development (requiring a development application) will be required to comply with the intent, objectives and implementation criteria for the precinct within which the proposed development is located.

2.4 Structural Explanation of the Development Control Plan

2.4.1 Figure 2.4.11 – Structural Explanation of the DCP provides a brief outline of how the DCP operates and how the overall vision for the local area is to be achieved.

Figure 2.4.11 – Structural Explanation of the DCP



3.0 The Vision for the Local Area

3.1 Elements of the Vision

3.1.1 The Vision for the Local Area focuses on:

- a) Landsborough;
- b) Ewen Maddock Dam; and
- c) the local area as a whole.

3.2 Vision for Landsborough

3.2.1 Landsborough as a Gateway

3.2.1.1 It is intended that:

- a) Landsborough will be the gateway to the Blackall Range;
- b) Landsborough, nestled at the base of Mt Mellum, will continue to have a country town feel, located in a picturesque setting;
- c) Landsborough will provide a convenient range of goods and services to the residents of the town and surrounding residential and rural areas; and
- d) Visitors to Landsborough will want to enjoy the attractions the town has to offer.

3.2.2 Landsborough as a Transport Node

3.2.2.1 It is intended that:

- a) Landsborough will be an important public transport activity node centred on the railway station; and
- b) Landsborough will be linked internally, and to the hinterland and coastal areas by an efficient local bus service, pedestrian and cycle paths.

3.2.3 Landsborough as a Community Focus

3.2.3.1 It is intended that:

- a) Landsborough will continue to develop a strong community identity and local economy;
- b) Landsborough will have a service function, with areas of industry; and
- c) tourism will be encouraged, particularly in relation to the local area's historic importance, idyllic location and natural attributes.

3.3 Vision for Ewen Maddock Dam

3.3.1 It is intended that:

- a) the Ewen Maddock Dam will provide an important recreational facility and will be linked to Landsborough by a system of paths and trails.

3.4 Vision for the Local Area

3.4.1 It is intended that:

- a) areas of natural bushland will be preserved and a network of open space will provide for wildlife movement and protection;
- b) water entering Addlington, Mellum, Little Rocky and Bellbird Creeks will be of a high quality and buffers will protect these creek systems; and
- c) the local area will continue to be an attractive area to live and visit.

4.0 Strategies

4.1 Application of Strategies

4.1.1 Application to Local Area

The Strategies apply to the entire local area, except where the context implicates otherwise.

4.1.2 Application to Development Approvals

4.1.2.1 New development (requiring a development application) must comply with the applicable Strategies.

4.1.2.2 New development (requiring a development application) should not compromise the implementation of those actions that have been identified in the Action Plan.

4.1.3 Structure of Strategies

4.1.3.1 Each overarching strategy contains:

- a) an aim or series of aims that outlines the desired outcome to be achieved;
- b) a description of the intent of the Strategy; and
- c) where appropriate, implementation criteria that outlines mechanisms to achieve the intent and thereby the aim or aims.

4.2 Employment Strategy

4.2.1 Town Centre

Aim

- 4.2.1.1 It is an aim of the Employment Strategy to maintain existing uses and provide for the expansion of the Landsborough town centre.

Intent

- 4.2.1.2 Landsborough is to function as a neighbourhood centre which:

- a) supports a range of retail, government and community uses; and
- b) provides a convenient range of goods and services for the surrounding area, consistent with the hierarchy of centres for the City.

- 4.2.1.3 The hierarchy of centres for the City is as follows:

- a) Beerwah is intended to develop as the District Centre servicing the railway corridor and as such, is intended to provide for a wider range of goods and services to service the railway corridor.
- b) The Caloundra Regional Business Centre is intended to be the major retail, commercial and service centre for the City.
- c) Maroochydore is intended to develop as the Key Regional Centre servicing the Sunshine Coast for higher order goods and services.

- 4.1.2.4 Within the Landsborough town centre, a range of goods and services will be encouraged as well as a variety of tourist related uses (eg. art and craft centres, cafes, boutique shops and similar uses).

- 4.1.2.5 The Landsborough town centre will maintain a clearly defined edge and will have a country town feel based on its historical character and function as a transport node.

Implementation Criteria

- 4.2.1.6 Implementation Criteria are outlined in Section 5.2 – (Town Core Precinct) and 5.3 – (Town Frame Precinct).

4.2.2 Business and Industry

Aim

- 4.2.2.1 It is an aim of the Employment Strategy to provide for the expansion of existing and establishment of new business and industry activities.

Intent

- 4.2.2.2 Industry activities such as light and service industry, and industry associated with rural activity are intended:

- a) to develop in the Employment Areas Precinct;
- b) to be sympathetic and complementary to the ambience and character of the local area;
- c) to not cause environmental harm or a nuisance as defined in Local Law Number 7 (Public Health); and
- d) to be consistent with a sustainable economy.

- 4.2.2.3 A range of business activities are intended:-

- a) to develop within the Town Frame Precinct;
- b) to be sympathetic and complementary to the ambience and character of the local area
- c) to not cause environmental harm or a nuisance as defined in Local Law Number 7 (Public Health); and
- d) to be consistent with a sustainable economy.

Implementation Criteria

- 4.2.2.4 Specific provisions relating to business and industry activities are contained within Section 5.3 - (Town Frame Precinct) and 5.4 – (Employment Areas Precinct).

- 4.2.2.5 An opportunity for the establishment of a future industrial area adjacent to the Landsborough Sewerage Treatment Plant is outlined in Section 5.15 – (East Precinct).

4.2.3 Home-Based Businesses

Aim

- 4.2.3.1 It is an aim of the Employment Strategy to encourage the establishment of home-based businesses in the local area.

Intent

- 4.2.3.2** Home-based businesses will be encouraged within the local area if:
- a) the appearance of the dwelling unit remains a residential style suiting its particular context; and
 - b) the development does not adversely impact on the amenity and character of the local area.

Implementation Criteria

- 4.2.3.3** The preferred type of home-based businesses are those that:
- a) do not result in significant volumes of public or client visitation; or
 - b) if developed in the Town Core and Town Frame Precincts do encourage high visitation numbers (such as display and sale of arts and crafts).
- 4.2.3.4** Development applications for home-based business will be assessed having regard to Section 4.11 (Home Occupation) of the Caloundra City Planning Scheme.
- 4.2.3.5** Notwithstanding Section 4.11 (home occupation) and Part 8 of the Caloundra City Planning Scheme, the development of home-based businesses in the local area may include the employment of persons on the site other than the residents of the dwelling unit if:
- a) the number of persons employed who are not residents of the dwelling unit does not adversely impact on the amenity and character of the local area.

4.2.4 Good Quality Agricultural Land

Aim

- 4.2.4.1** It is an aim of the Employment Strategy to protect areas of identified good quality agricultural land for future agricultural production.

Intent

- 4.2.4.2** Viable rural landholdings in the local area must not be fragmented and adequate buffers must be provided between urban and rural activities.
- 4.2.4.3** Development must not:
- a) result in the loss of good quality agricultural land; or
 - b) adversely impact on adjacent or surrounding agricultural practices.

Implementation Criteria

- 4.2.4.4** Areas of good quality agricultural land are identified within the local area within the Southern Agricultural Precinct and North East (Tunnel Ridge) Precinct.

4.2.4.5 Development must comply with:

- a) State Planning Policy 1/92: Development and Conservation of Agricultural Land;
- b) Planning Guidelines: Separating Agricultural and Residential Use; and
- c) Planning Guidelines: Identification of Good Agricultural Land.

4.2.4.6 Development which is inconsistent with the documents (specified in Section 4.2.4.5) must demonstrate an overriding community need for the development.

4.2.5 Value adding of Agricultural Uses

Aim

4.2.5.1 It is an aim of the Employment Strategy to encourage the establishment of value adding to agricultural uses.

Intent

4.2.5.2 It is intended that a wider variety of activities which 'value add' to agricultural uses be developed within the local area.

Implementation Criteria

4.2.5.3 Development for a value adding activity will:

- a) not impact on the existing uses or the amenity of the surrounding properties, particularly in relation to visual, noise, dust nuisances;
- b) not be located on good quality agricultural land as defined by the State Planning Policy 1/92 Development and Construction of Agricultural Land except where it can be demonstrated that agricultural productivity will not be compromised;
- c) provide an effective buffer where necessary between the proposed development; adjoining agricultural uses, and other urban uses;
- d) be consistent with the character of the local area;
- e) comply with applicable environmental legislation;
- f) be able to adequately dispose of effluent on-site;
- g) be serviced by an adequate on-site water supply (or connection to reticulated water supply if available);
- h) ensure stormwater runoff is managed to ensure no adverse impacts on water quality;
- i) provide safe and practicable access to the site for the proposed development; and
- j) ensure that no greater load is placed on infrastructure requirements (such as roads), than the uses in the surrounding rural area (unless appropriate

contributions or upgrading works are provided).

- 4.2.5.4 Council will not permit the subdivision of these rural industries, although leases may be permitted for periods of less than 10 years.

4.2.6 Small-Scale Sustainable Forestry

Aim

- 4.2.6.1 It is an aim of the Employment Strategy to encourage small-scale sustainable forestry operations in the local area.

Intent

- 4.2.6.2 It is intended that small-scale sustainable forestry operations are developed within the local area.

Implementation Criteria

- 4.2.6.3 Development of small-scale sustainable forestry operations will be required to comply with the relevant Caloundra City Planning Scheme provisions and the relevant Department of Natural Resources Best Practice Guidelines.

4.2.7 Poultry Farming Industry

Aim

- 4.2.7.1 It is an aim of the Employment Strategy to protect and provide for the future expansion of the poultry farming industry.

Intent

- 4.2.7.2 Development must provide sufficient buffers between development for poultry farms and rural residential and residential development so as to:
- a) protect existing poultry farm operators; and
 - b) maintain the amenity of existing and proposed rural residential/residential development from expanding poultry farm operations.

Implementation Criteria

- 4.2.7.3 Poultry farms must only be developed in the Southern Agricultural Precinct.
- 4.2.7.4 The establishment, location and management of new poultry farms must comply with applicable legislation.
- 4.2.7.5 Development will be assessed in accordance with Section 4.1 of the Caloundra City Planning Scheme.

4.2.8 Forestry Operations

Aim

4.2.8.1 It is an aim of the Employment Strategy to encourage a range of uses within the State Forest, by encouraging:-

- (a) relevant supporting infrastructure; and
- (b) Multiple Use Management Plan.

Intent

4.2.8.2 The State Forest are currently used for and provide opportunities for a range of uses in addition to forestry.

Implementation Criteria

4.2.8.3 Uses which may occur in the State Forest include:

- Beekeeping and Honey Production;
- Catchment Protection and Water Production;
- Cultural Heritage;
- Ecotourism;
- Forest Production;
- Grazing;
- Military Training;
- Nature Conservation;
- Outdoor Recreation;
- Quarrying (with the permission of Council) ; and
- Scenic Qualities and Landscape Amenity.

[Note: Department of Natural Resources advises that the availability of all forest uses are subject to Government Legislation and Department Policy Guidelines and Multiple Use Management Plan.]

4.3 Tourism Strategy

4.3.1 Aim

- 4.3.1.1** It is an aim of the Tourism Strategy to encourage tourist activities which draw upon and complement the historic character and natural attributes of the local area.

4.3.2 Intent

It is intended that tourist facilities will be focused on the local area's natural features and attributes such as the Ewen Maddock Dam, Dularcha National Park, the views offered by Mt Mellum and the existing bushland; and

- 4.3.2.1** It is intended that tourist facilities will be:

- a) without a retail function unless developed in Town Core Precinct or Town Frame Precinct of the Landsborough Town Centre.

- 4.3.2.2** It is intended that Landsborough will be developed:

- a) as a tourist destination using its history and gateway location at the base of the Blackall Range to attract visitors to the local area; and
- b) comprising uses such as cafes, restaurants, arts and craft centres and speciality shops.

- 4.3.2.3** It is intended that the local area's natural assets will be used for low impact tourism uses. This could include recreational activities adjacent to the Ewen Maddock Dam and short-stay accommodation around the Dam, on Mt Mellum and in the Landsborough town centre.

- 4.3.2.4** It is intended that where appropriate, uses will promote and protect the cultural heritage values of the local area.

- 4.3.2.5** It is intended that uses will have the propensity to either attract people to the local area or alternatively provide an opportunity for them to stay longer.

- 4.3.2.6** The types of tourism uses that will be encouraged outside the Landsborough town centre include:

- a) eco-tourism facilities and activities;
- b) cultural tourism activities;
- c) agricultural based tourism establishments; and
- d) small conference centres.

- 4.3.2.7** Uses which establish associations with local produce, products and imagery will be encouraged.

4.3.3 Implementation Criteria

- 4.3.3.1** The development of tourist uses within the local area may include bed and breakfast, homestay establishments, guest houses, cabins, host farms, motels, small scale resorts and arts and crafts centres.
- 4.3.3.2** The development of tourist uses must:
- a) be of a small scale, low rise and low impact nature;
 - b) enhance and protect areas of significant vegetation;
 - c) be designed to 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;
 - d) be designed to minimise the inappropriate visual impacts of the development, particularly when viewed from scenic routes and lookouts (e.g. use of appropriate landscaping);
 - e) demonstrate the ability to adequately and appropriately dispose of sewage effluent and other waste water on-site (if outside the reticulated sewerage area);
 - f) provide an adequate potable water supply;
 - g) demonstrate the ability to manage stormwater runoff to ensure no adverse impact on water quality; and
 - h) provide adequate road access to accommodate the tourist use.
- 4.3.3.3** The development of theme parks which comply with the aim of this section, or expansion of existing major tourist facilities will be required to:
- a) obtain safe access from Glass House Mountains Road and Landsborough-Maleny Road;
 - b) minimise access points to Glass House Mountains Road and Landsborough-Maleny Road;
 - c) not detrimentally impact on adjacent or nearby residential areas or rural activities;
 - d) incorporate design elements, such as entrance statements that are sympathetic to their setting and context; incorporate a high standard of design quality; and contribute positively to the environment; and
 - e) comply with the requirements of Section 4.3.3.2 (d) – (h).
- 4.3.3.4** All development applications for tourist uses will be required to demonstrate the need for the proposed development (considering the existing and approved tourist establishments and the aim of the tourism strategy) including the economic demand for the tourist use (within a planning context).

4.4 Cultural Heritage Strategy

4.4.1 Indigenous Heritage

Aim

4.4.1.1 It is an aim of the Cultural Heritage Strategy to ensure that the local area's indigenous history is recognised and protected.

Intent

4.4.1.2 It is intended that sites of known or unknown aboriginal significance within the local area such as the axe-grinding site at Little Rocky Creek be recognised and protected. The location and the protection of sites of aboriginal significance will be key considerations in new development proposals.

Implementation Criteria

4.4.1.3 Development applications on sites having aboriginal significance must:

- a) not adversely impact on the aboriginal significance of the site;
- b) be supported by a Heritage Impact Assessment Report prepared by a suitably qualified Consultant; and
- c) have appropriate consideration of issues of Native Title.

4.4.2 European Heritage

Aim

4.4.2.1 It is an aim of the Cultural Heritage Strategy to protect heritage and character significance within the local area.

Intent

4.4.2.2 It is intended that the sites within the local area known to have heritage and character significance be protected.

Implementation Criteria

4.4.2.3 Any works associated with a development application for material change of use must complement those sites cultural heritage values through means such as:

- a) sympathetic design; and
- b) be supported by a Cultural Heritage Report undertaken by a suitably qualified Consultant.

4.4.2.4 Development application relating to a Material Change of Use of premises for sites known to have historical significance must comply with the intent in Section 4.4 (Cultural Heritage Strategy) of the DCP.

4.4.3 Protection of European Heritage

Aim

- 4.4.3.1** It is an aim of the Cultural Heritage Strategy to provide for the re-use of some sites of heritage and character significance where appropriate.

Intent

- 4.4.3.2** It is intended that sites of known and unknown heritage and character significance will be re-used where it is not detrimental to the intrinsic character of the sites.
- 4.4.3.3** The Council will have regard to the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) and its accompanying guidelines when assessing development application on or adjacent to sites suspected to have heritage and character significance.
- 4.4.3.4** Cultural heritage tourism uses will be encouraged within the local area.

Implementation Criteria

- 4.4.3.5** To encourage the protection of sites of heritage and character significance as part of any development application, relaxations may be granted with regard to:
- a) number of carparking spaces required;
 - b) landscaping requirements; and
 - c) buildings requirements (such as disabled access).
- 4.4.3.6** The re-use of sites of heritage and character significance shall be assessed on individual merit.
- 4.4.3.7** Development application relating to a Material Change of Use of premises for sites known to have historical significance must comply with the intent in Section 4.4 (Cultural Heritage Strategy) of the DCP.

Intent

- 4.4.3.8** It is intended that the sites within the local area known to have heritage and character significance be protected.
- 4.4.3.9** Sites identified as having very high heritage and character significance include, but are not limited to:
- a) the old Shire Chambers (Landsborough Historical Museum) (built 1924);
 - b) the School of Arts Hall;
 - c) Dyer House, Landsborough-Maleny Road; and
 - d) the Landsborough railway station building.

4.4.3.10 Sites identified as having high heritage and character significance include, but are not limited to:

- a) the Peace Gates at the Peace Memorial Park; and
- b) the Beach Cemetery.

Implementation Criteria

4.4.3.11 Development applications on or adjacent to sites identified in the Council's Heritage Sites Register as having heritage and character significance must:

- a) not adversely impact on sites of cultural heritage value; and
- b) shall be designed to:
 - i) complement the scale and massing of the existing building;
 - ii) provide a satisfactory relationship between the old and new fabric of the structures and its surrounds; and
 - iii) preserve any existing features of interest, including those within the site (trees, gardens, flagpoles, memorials etc) and contribute to the general enhancement of adjacent features.

4.4.3.12 Any works must complement those sites cultural heritage values through means such as:

- a) sympathetic design; and
- b) be supported by a Cultural Heritage Report undertaken by a suitably qualified Consultant.

4.4.4 Maintaining the Character of the Landsborough Town Centre

Aim

4.4.4.1 It is an aim of the Cultural Heritage Strategy to maintain the character of the Landsborough Town Centre.

Intent

4.4.4.2 It is intended that the Landsborough town centre display country town characteristics reminiscent of its history with:

- a) traditional building design which is typified by:
 - i) predominantly low rise and low impact scale;
 - ii) light weight construction;
 - iii) a timber frame;
 - iv) being raised above the ground on stumps;
 - v) verandah elements;
 - vi) sunhoods and awnings to window and wall openings; and
 - vii) simple gabled or hipped roof designs.

- b) typical use of materials such as:
 - i) timber for cladding; and
 - ii) corrugated iron roofs.
- c) readily identifiable public buildings which help define the town's character, such as:
 - i) the Landsborough Museum;
 - ii) the old Shire Chambers (Landsborough Historical Museum);
 - iii) the Police Station;
 - iv) the old Court House; and
 - v) the School of Arts Hall.
- d) continuous shop fronts in the commercial centre; and
- e) the railway being a central feature.

Implementation Criteria

4.4.4.3 The character of the Landsborough town centre will be maintained by:

- a) confining retailing business, administrative and community uses to the Landsborough town centre;
- b) ensuring that the character in the Landsborough town centre is consistent with the character in its immediate area;
- c) restricting the height of the development in the Landsborough town centre to a maximum of 2 storeys; and
- d) requiring landscape elements and building forms to be consistent with Queensland vernacular traditions common in the local area.

4.4.4.4 Development applications shall have regard to the Landsborough Urban Design Guidelines.

4.5 Environmental Management Strategy

4.5.1 Biodiversity

Aim

- 4.5.1.1 It is an aim of the Environmental Management Strategy to protect and enhance local biodiversity.

Intent

- 4.5.1.2 It is intended that the natural resources in the local area be protected including:
- a) its diverse landform and landscape;
 - b) the Dularcha National Park;
 - c) areas of State Forest;
 - d) the Ewen Maddock Dam and environs;
 - e) Mt Mellum and foothills;
 - f) Publicly owned environmental reserves;
 - g) other vegetated land in public and private tenure; and
 - h) the Addlington, Mellum, Little Rocky and Bellbird Creek systems as well as numerous unnamed drainage lines.
- 4.5.1.3 It is intended the areas listed above and the biodiversity values they support will be protected from impacting or degrading processes.

Implementation Criteria

- 4.5.1.4 New development is to have regard to potential impacts on the natural resources of the local area and incorporate appropriate measures to mitigate impacts.
- 4.5.1.5 Appropriate environmental management principles are to be incorporated into new development through conditions of development approval.
- 4.5.1.6 Any development adjacent to or adjoining Dularcha National Park will need to ensure no impacts occur on the ecology of the National Park, and the following may be required:
- a) buffering;
 - b) bushfire controls and/or fire breaks;
 - c) weed and pest control management;
 - d) stormwater management;
 - e) restructure of access to the National Park; and
 - f) restructure on keeping of domestic pets.

4.5.2 Protection of Significant Vegetation

Aim

4.5.2.1 It is an aim of the Environmental Management Strategy to protect areas of ecologically significant vegetation.

Intent

4.5.2.2 It is intended that areas of ecologically significant vegetation be protected (refer to Figure 4.5.2 – Ecological Areas).

4.5.2.3 Areas of significant vegetation include:

- a) areas of native forest within the State Forest and private lands in the eastern portion of the local area;
- b) large areas adjacent to Ewen Maddock Dam;
- c) Dularcha National Park and the land to the east of Tunnel Ridge Road;
- d) areas on Mt Mellum and its foothills; and
- e) along the main drainage lines, including Mellum, Little Rocky, Addlington and Bellbird Creeks and associated minor drainage lines.

Implementation Criteria

4.5.2.4 In accordance with the Strategic Plan, areas of identified significant vegetation must to be protected.

4.5.2.5 The potential impacts on areas of ecologically significant vegetation are to be considered as part of any development application.

[Note: A range of mechanisms, including vegetation protection orders, conservation agreement and land for wildlife programs, will be used to achieve the above objective.]

4.5.3 Protection of Fauna Habitat

Aim

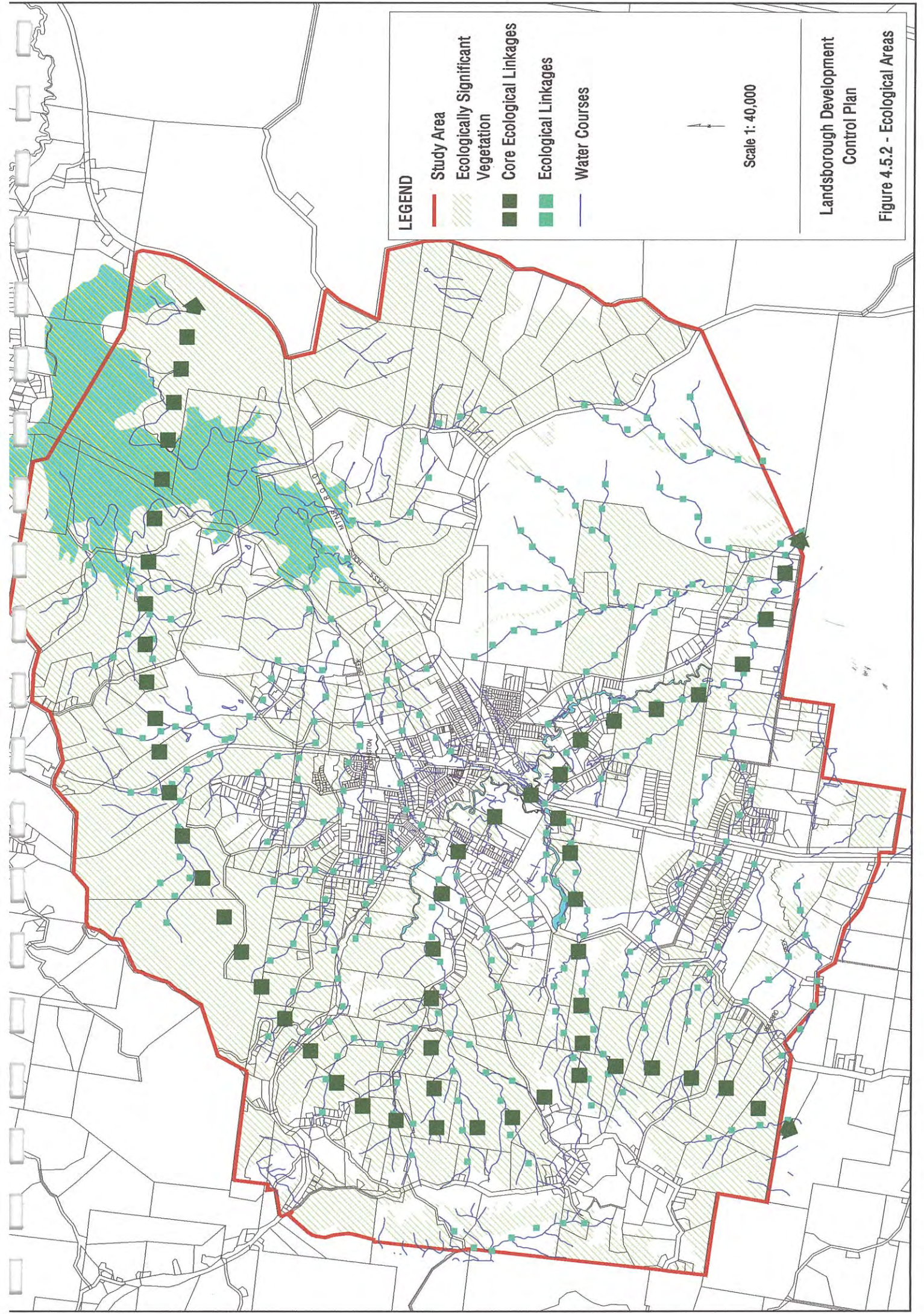
4.5.3.1 It is an aim of the Environmental Management Strategy to protect areas of fauna habitat.

Intent

4.5.3.2 It is intended that areas providing fauna habitat within the local area will be protected.

4.5.3.3 Significant fauna species in the local area include:

- a) rare endangered species such as the Richmond Birdwing Butterfly, Grey Goshawk and Glossy Black Cockatoo;
- b) locally significant, otherwise noteworthy and more common species such as the koala, grey kangaroo and a range of mammals and avifauna.



4.5.3.4 It is intended that the movement, dispersal, feeding and breeding needs of the local fauna will continue to be met through protection of fauna habitat.

Implementation Criteria

4.5.3.5 The potential impacts on fauna habitat is to be adequately assessed as part of any development application.

[Note: A range of mechanisms, including vegetation protection orders, conservation agreement and land for wildlife programs, will be used to achieve this objective.]

4.5.4 Restoration of Vegetation

Aim

4.5.4.1 It is an aim of the Environmental Management Strategy to enhance and increase local vegetation cover.

Intent

4.5.4.2 It is intended that the vegetation matrix (including mosaics, patches, strips, edges and core areas) will be expanded and restored.

4.5.4.3 The vegetation matrix is important to the local area and will provide for a variety of movement and dispersal needs of fauna.

4.5.4.4 It is intended, as part of any development application to retain and expand vegetation cover within the local area to ensure the maintenance of the sustainable ecological function and fauna needs. Where opportunities arise it is desirable to restore degraded areas, expand ecologically significant vegetation areas and re-establish previously cleared areas.

4.5.4.5 It is intended to protect the core and other ecological linkage to enable fauna movement.

Implementation Criteria

4.5.4.6 Ecologically significant areas must be protected and revegetated (refer to Figure 4.5.2 – Ecological Areas).

4.5.4.7 The potential impacts on ecologically significant areas must be considered in the assessment of any development application.

4.5.4.8 Core ecological linkages and ecological linkages as identified on Figure 4.4.1 must be protected and enhanced where possible.

4.5.5 Noxious and Environmental Weeds and Feral Animals

Aim

4.5.5.1 It is an aim of the Environmental Management Strategy to minimise the impacts associated with noxious and environmental weeds and feral animals.

Intent

4.5.5.2 It is intended that the impacts associated with noxious and environmental weeds and feral animals be minimised.

Implementation Criteria

4.5.5.3 All new development will be required to:

- a) comply with the Caloundra City Pest Management Plan; and
- b) where relevant and as a condition of approval to submit a site management plan detailing:
 - (i) the appropriate removal of and ongoing management of all declared weeds; and
 - (ii) methods to reduce the impact of feral animals and to ensure pets are controlled.

4.5.6 Bushfire

Aim

4.5.6.1 It is an aim of the Environmental Management Strategy to minimise the potential impact of bush fire on new development.

Intent

4.5.6.2 It is intended to minimise the potential impacts of bushfire on new developments within the local area.

Implementation Criteria

4.5.6.3 Development applications must comply with Local Planning Policy PDLPP 5.7/01 - Bushfire Prone Areas.

4.5.7 Landslip Areas

Aim

- 4.5.7.1** It is an aim of the Environmental Management Strategy to restrict development on identified landslip areas whilst encouraging the re-vegetation and stabilisation of these areas.

Intent

- 4.5.7.2** It is intended that landslip areas within the local area identified in the Planning Study (Figure 4.2.4) will:

- a) have their existing vegetation retained; and
- b) where appropriate, be re-vegetated and stabilised.

Implementation Criteria

- 4.5.7.3** Development applications within identified landslip areas must be supported by a Geotechnical Report undertaken by a person or persons deemed appropriately qualified by the Council.
- 4.5.7.4** If part of an allotment is the subject of a development application, containing landslip areas, re-vegetation and stabilisation of these areas may be required as a condition of approval.

4.6 Catchment Area Strategy

4.6.1 Ewen Maddock Dam Catchment

Aim

- 4.6.1.1 It is an aim of the Catchment Areas Strategy to ensure that development within the Ewen Maddock Dam catchment area does not adversely impact on water quality.

Intent

- 4.6.1.2 It is intended that the Ewen Maddock Dam be retained as an important environmental resource to support the diverse range of flora types, bird and aquatic life in the local area.
- 4.6.1.3 The catchment of the Ewen Maddock Dam is in turn a significant element of the broader Mooloolah River Catchment.

Implementation Criteria

- 4.6.1.4 All development applications within the Ewen Maddock Dam catchment area must:
- a) not adversely impact on the water quality of the catchment; and
 - b) comply with best practice management procedures.

4.6.2 Pumicestone Passage Catchment

Aim

- 4.6.2.1 It is an aim of the Catchment Areas Strategy to ensure that development within the Pumicestone Passage catchment area does not adversely impact on water quality.

Intent

- 4.6.2.2 It is intended that the Pumicestone Passage be preserved as;
- a) an important wetland area fringed with mangroves; and
 - b) a valuable nursery area for commercial and recreational fisheries.
- 4.6.2.3 The Pumicestone Passage catchment area includes:
- a) Mellum Creek;
 - b) Little Rocky Creek; and
 - c) Bellbird Creek.

Implementation Criteria

4.6.2.4 All development applications within the Pumicestone Passage catchment area must:

- a) not adversely impact on the water quality of the catchment; and
- b) comply with best practice management procedures in accordance with the Pumicestone Region Catchment Management Strategy.

4.7 Open Space and Recreation Strategy

4.7.1 Open Space

Aim

4.7.1.1 It is an aim of the Open Space and Recreation Strategy to provide a system of open space that is accessible to residents and visitors to the local area.

Intent

4.7.1.2 It is intended that a system of open space will be provided for the use and enjoyment of residents and visitors to the local area.

4.7.1.3 Opportunities for parkland in the local area include:

- a) areas that could be used for bushland/suburban parks, in particular along Mellum Creek and Little Rocky Creek;
- b) creating a link along Old Gympie Road south to Beerwah;
- c) areas along Old Landsborough Road;
- d) creating a link from the Town Centre to the bushland surrounding the Ewen Maddock Dam; and
- e) creating links which form part of the proposed regional trail from the Pumicestone Passage to the Conondale Ranges.

Implementation Criteria

4.7.1.4 Development applications for a Material Change of Use of premises, and/or Re-configuring a Lot, must provide for local parks and linkages to existing parkland in accordance with Planning Scheme Policy PDLPP 6.2/09 Open Space and Planning Scheme Policy PDLPP 6.2/07 Esplanades.

4.7.1.5 Local parks which form a community focal point will be encouraged.

4.7.2 Recreational Facilities

Aim

4.7.2.1 It is an aim of the Open Space and Recreation Strategy to provide a range of recreational facilities to the local community.

Intent

4.7.2.2 It is intended to:

- a) provide a wealth of recreational opportunities to local residents and tourists;
- b) make the Ewen Maddock Dam accessible to the public; and
- c) provide trails linking the Ewen Maddock Dam to Landsborough Town Centre.

- 4.7.2.3** All recreational activities must comply with the Ewen Maddock Dam Management Plan.

Implementation Criteria

- 4.7.2.4** The use of available resources for recreational facilities in the local area must be concentrated on:
- a) improving the management of Peace Park (including Mellum Creek Esplanade) to provide for a range of active and passive recreational pursuits;
 - b) maximising the opportunities of the Landsborough Sport Ground to provide an increased range of recreational pursuits within the environmental constraints;
 - c) providing recreational opportunities within the publicly owned land adjacent to the Ewen Maddock Dam; and
 - d) providing recreational linkages between areas of publicly owned land.

4.8 Residential Development Strategy

4.8.1 Residential Development within the Landsborough Town Centre

Aim

- 4.8.1.1** It is an aim of the Residential Development Strategy to provide for a mixture of housing types within the Landsborough town centre to meet the needs of existing and future residents.

Intent

- 4.8.1.2** It is intended to accommodate the changing profile of the average Australian household by providing, a range of housing types within the Landsborough town centre, including those catering for smaller families.
- 4.8.1.3** Housing will be located close to urban services and recreation facilities so as to ensure high levels of accessibility, convenience and servicing.
- 4.8.1.4** More intensive housing will be located within 800 metres of the Landsborough Railway Station.

Implementation Criteria

- 4.8.1.5** Implementation criteria to allow for a mixture of housing types within the Landsborough town centre are outlined in Sections 5.2 – (Town Core) and 5.3 – (Town Frame).

4.8.2 Residential Development outside of the Landsborough Town Centre

Aim

- 4.8.2.1** To provide opportunities for a mixture of residential housing and rural living outside of the Landsborough town centre.

Intent

- 4.8.2.2** It is intended that the local area outside of the Landsborough town centre will:
- a) retain its distinctive character;
 - b) be linked to the Landsborough town centre.

Implementation Criteria

- 4.8.2.3** Implementation criteria to allow for a mixture of housing types and rural living outside of the Landsborough town centre are outlined in Section 5.2 (Town Core Precinct) and Section 5.3 – (Town Frame Precinct).

4.9 Infrastructure Strategy

4.9.1 Water Supply

Aim

- 4.9.1.1 It is an aim of the Infrastructure Strategy to ensure all new development is serviced by an appropriate water supply.

Intent

- 4.9.1.2 It is intended that:

- a) all new development within the local area be serviced by an appropriate water supply; and
- b) the Landsborough reticulated area will be serviced by a reticulated water supply system.

Implementation Criteria

- 4.9.1.3 All new development within the Landsborough reticulated area must connect to the reticulated water supply system.
- 4.9.1.4 All development connecting to the reticulated water supply system must contribute towards its cost in accordance with Planning Scheme Policy PDLPP 6.2/01 Water Supply and Sewerage Headworks.
- 4.9.1.5 To reduce the pressure on the reticulated water supply system, all new residential uses within the Landsborough reticulated area will be encouraged to have on-site rainwater collection tanks, with a capacity of at least 20,000 litres per dwelling unit.
- 4.9.1.6 All new development outside of the Landsborough reticulated area must demonstrate that adequate on-site water supply via rainwater collection (not relying on ground water supplies of the Landsborough town centre), is available for the proposed use.
- 4.9.1.7 All new residential uses outside of the Landsborough reticulated area must have on-site rainwater collection tanks with a capacity of at least 45,000 litres per dwelling unit.

4.9.2 Sewage Disposal

Aim

- 4.9.2.1** It is an aim of the Infrastructure Strategy to ensure all new development is serviced by a sewerage disposal system that is appropriate to its location and intensity.

Intent

- 4.9.2.2** It is intended that:

- a) all new development within the local area be serviced by an appropriate sewerage system;
- b) the Landsborough sewered area will be serviced by a reticulated sewerage system; and
- c) a monitoring and enforcement program will be introduced to ensure new and existing on-site sewerage facilities are operating efficiently and not contaminating the environmental values.

Implementation Criteria

- 4.9.2.3** All new development within the Landsborough sewered area must connect to the reticulated sewerage system.
- 4.9.2.4** All development connecting to the reticulated sewerage system must contribute towards its cost in accordance with Planning Scheme Policy PDLPP 6.2/01 Water Supply and Sewerage Headworks.
- 4.9.2.5** All new developments outside of the sewered area must be able to demonstrate the ability to dispose of effluent on-site, ensuring no adverse impacts on environmental values in accordance with the provisions outlined in Attachment A.
- 4.9.2.6** Pump out systems will not be allowed in the local area, except for existing uses or specifically approved commercial uses where satisfactory on-site disposal of effluent cannot be achieved. In such cases holding tanks shall be sized to accept all effluent from the development for the duration of the holding period.
- 4.9.2.7** All new developments must consider the recommendations included in the Landsborough Park Residential Development Study - Final Report (October 1994).

4.9.3 Stormwater Management

Aim

- 4.9.3.1** It is an aim of the Infrastructure Strategy to ensure all new development employs appropriate stormwater management, in particular:
- a) to control and minimise the adverse effects of stormwater runoff on the natural environment, public (including roads) and private property, the water table and the drainage system;
 - b) to establish a stormwater management system to minimise the impacts of development on water quality entering waterways; and
 - c) to control and minimise the adverse impact of stormwater runoff from development sites.

Intent

- 4.9.3.2** It is intended to:
- a) control and manage stormwater runoff; and
 - b) establish a stormwater drainage management system.

Implementation Criteria

- 4.9.3.3** New development within the Landsborough town area must contribute towards the establishment of a stormwater drainage management system.
- 4.9.3.4** Stormwater runoff management must comply with Best Practice Environmental Management Strategies.
- 4.9.3.5** New development outside of the Landsborough town area must be designed and constructed so as to not have an adverse impact on the water quality of, the Ewen Maddock Dam and the Pumicestone Passage.

4.9.4 Waste Management

Aim

- 4.9.4.1** It is an aim of the Infrastructure Strategy to ensure the effective management of solid waste and to encourage recycling in the local area.

Intent

- 4.9.4.2** It is intended to expand the Beerwah Transfer and Resource Recovery Station and build a new transfer station at Caloundra both of which will service the local area.

Implementation Criteria

- 4.9.4.3** Establish effective transfer stations at Beerwah and Caloundra to cater for the demands of the Study Area.

4.10 Access and Circulation Strategy

4.10.1 Road Network

Aim

4.10.1.1 It is an aim of the Access and Circulation Strategy to develop a functional road hierarchy consisting of:

- a) State-controlled roads carrying traffic through the local area, namely:
 - (i) Glass House Mountains Road; and
 - (ii) Landsborough-Maleny Road.
- b) Council-controlled roads carrying traffic around the local area and to adjacent areas.

Intent

4.10.1.2 Figure 4.10.1 Road Network for Landsborough until 2004, illustrates the hierarchy and function of roads within the local area.

It is intended that the function of all roads will be maintained and will not be impacted by inappropriate land uses establishing adjacent to these roads.

Implementation Criteria

4.10.1.3 All development applications shall have regard to the Landsborough Integrated Local Transport Plan.

4.10.1.4 Development on Maleny Street and Railway Street will be required to provide on-site parking in accordance with the provision of Caloundra City Planning Scheme, as limited on-street parking is permitted.

4.10.1.5 New access points along Glass House Mountains Road will only be permitted where the spacing is less than the criteria set out in the ILTP for an arterial road.

4.10.1.6 Noise attenuation and visual buffers will be required as part of all new development along Glass House Mountains Road and Landsborough-Maleny Road to protect future residents.

4.10.2 Future Road Networks

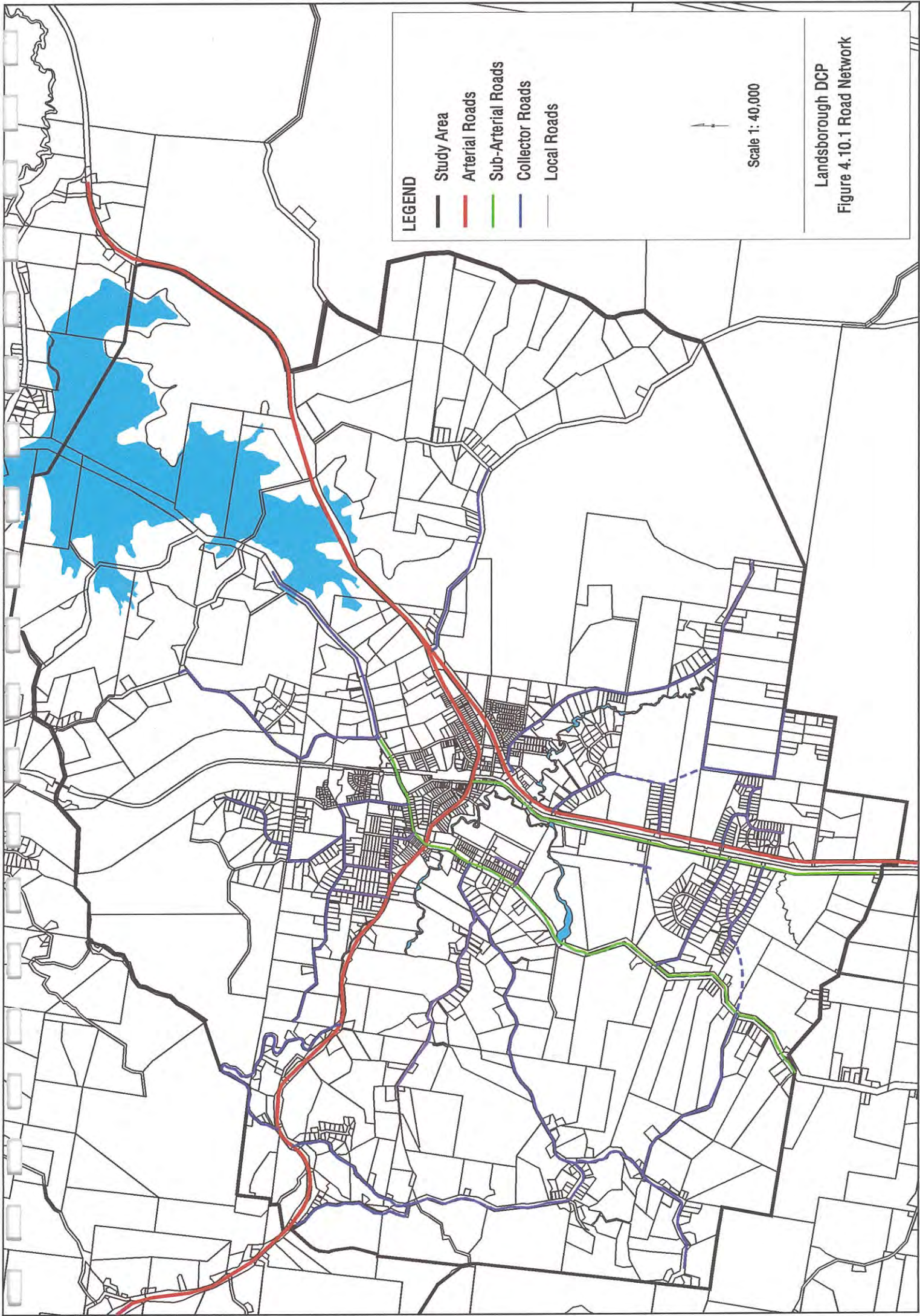
Aim

4.10.2.1 It is an aim of the Access and Circulation Strategy to investigate opportunities for future alternative road networks.

Intent

4.10.2.2 In accordance with the Landsborough Integrated Local Transport Plan and Social Plan it is intended that alternative road networks be investigated to:

- a) alleviate the predicted future traffic congestion in Landsborough-Maleny Road (Maleny Street);



- b) maximise the benefits of exposure to businesses (for example tourist traffic);
- c) make the Landsborough town centre safe and pedestrian orientated;
- d) consider the impacts and benefits of options in relation to employment, tourism, environment and quality of life issues; and
- e) allow for carparking in Maleny Street.

Implementation Criteria

4.10.2.3 Development applications must preserve opportunities for the future alternative road networks identified in the Landsborough Integrated Local Transport Plan.

4.10.3 Pedestrian and Cycle Paths

Aim

- 4.10.3.1** It is an aim of the Access and Circulation Strategy to provide a safe, interconnected system of pedestrian and cycle paths:
- a) throughout the Landsborough town centre; and
 - b) linking the Landsborough town centre to surrounding areas.

Intent

4.10.3.2 It is intended to encourage pedestrian and cycle movements for a range of users within the local area by linking key movement generators by a system of pathways.

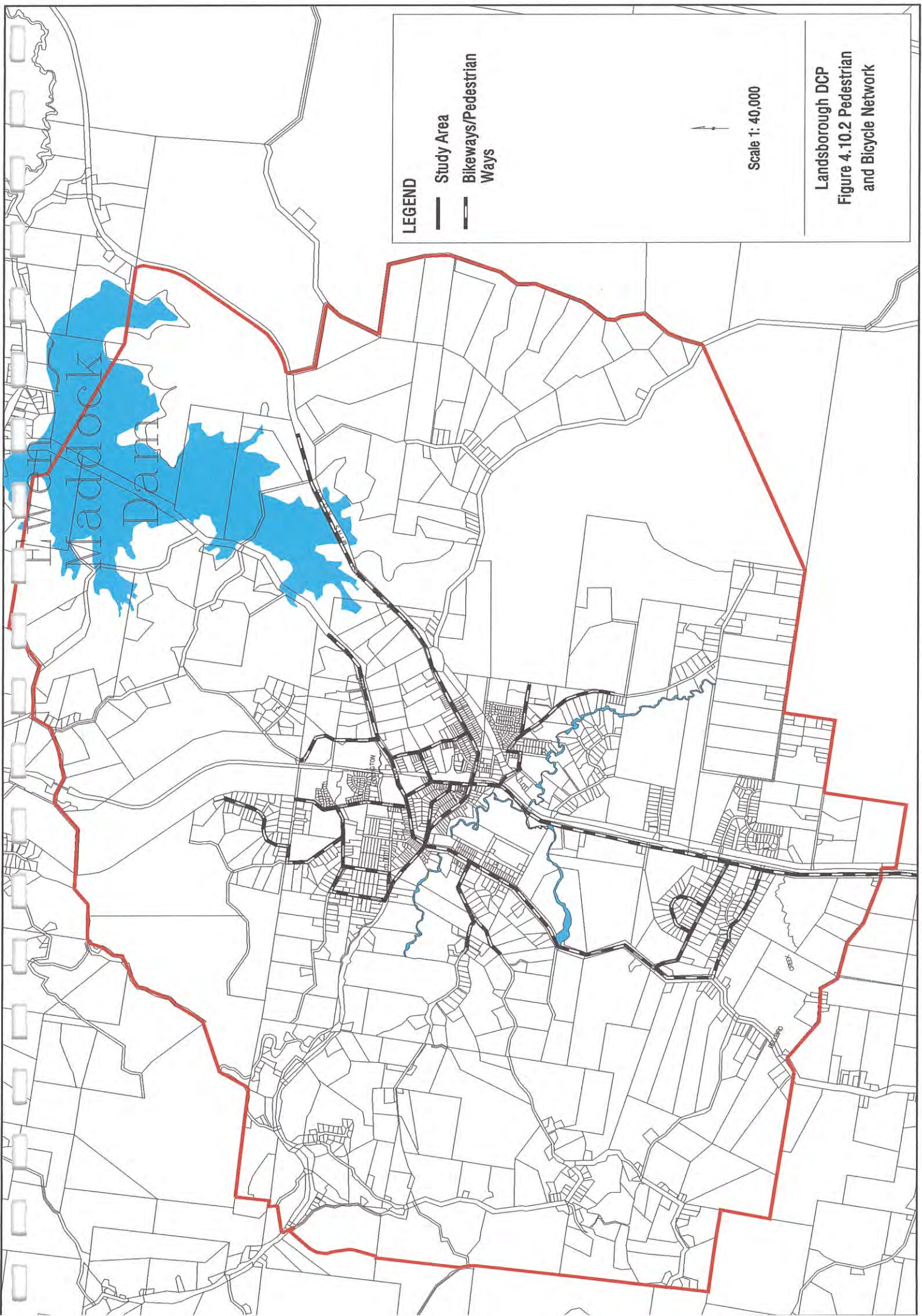
4.10.3.3 Key movement generators within the local area include:

- a) Landsborough town centre;
- b) Landsborough Primary School;
- c) sporting and recreational facilities;
- d) Ewen Maddock Dam;
- e) Dularcha National Park (pedestrian only); and
- f) outlying rural living and rural residential areas.

Implementation Criteria

4.10.3.4 All Material Change of Use and/or Reconfiguring a Lot development applications, must provide:

- a) appropriate linkages to; and/or
- b) construction of relevant sections of the pedestrian and cycle network as illustrated in Figure 4.10.2 – Pedestrian and Bicycle Network.



LEGEND

— Study Area

— Bikeways/Pedestrian Ways



Scale 1: 40,000

Landsborough DCP
Figure 4.10.2 Pedestrian
and Bicycle Network

4.10.3.5 The pedestrian and bicycle network will need to be constructed in accordance with AUSTROADS Guide to Traffic Engineering – Bicycles Part 14.

4.10.3.6 Where bicycle pathways are to be constructed on roads under the control of the Department of Main Roads the safety issues arising from a conflict with high speed vehicles and high vehicle numbers will need to be addressed in accordance with the AUSTROAD Guidelines.

4.10.4 Equestrian Paths

Aim

4.10.4.1 It is an aim of the Access and Circulation Strategy to provide for equestrian linkages linking key destinations in the local area.

Intent

4.10.4.2 It is intended to:

- a) provide equestrian trails linking key destinations in the local area; and
- b) focus the establishment of equestrian paths within and leading to the following areas (provided there are no adverse impacts on the environment or water quality):
 - (i) to and around the Ewen Maddock Dam;
 - (ii) through State Forests (with permit);
 - (iii) linkage between Ewen Maddock Dam and the State Forest to the west; and
 - (iv) to the Mooloolah Pony Club.

Implementation Criteria

4.10.4.3 The provision of equestrian paths to and around the Ewen Maddock Dam must:

- a) consider any potential adverse impacts on the natural environment and water quality; and
- b) be in accordance with the Ewen Maddock Dam Management Plan.

4.10.5 Public Transport

Aim

4.10.5.1 It is an aim of the Access and Circulation Strategy to provide a public transport service for the local area.

Intent

4.10.5.2 It is intended that:

- a) Landsborough have:
 - (i) an efficient rail service that links the town to Brisbane in the south and the rail towns in the north, particularly Nambour; and
 - (ii) an efficient bus service that links the town to the Caloundra Central Business District, Maroochydore and the hinterland.
- b) The Landsborough Railway Station:
 - (i) will be a public transport node;
 - (ii) public transport facilities will focus on this location; and
 - (iii) the existing public transport system that services the local area will be improved and co-ordinated.
- c) Upgrading better services as a result of the rail line to Landsborough (e.g. duplication).

Implementation Criteria

4.10.5.3 The public transport service for the local area must be developed with consideration to the Landsborough Integrated Local Transport Plan and consultation with the Queensland Department of Transport and Queensland Rail.

4.11 Community Facilities and Services Strategy

4.11.1 Community Facilities

Aim

4.11.1.1 It is an aim of the Community Facilities and Services Strategy to encourage access to a range of community facilities for local residents and visitors.

Intent

4.11.1.2 In accordance with the Landsborough Social Plan it is intended that additional community facilities be provided to service the town.

4.11.1.3 These additional facilities include (but are not limited to):

- a) a village green between the School of Arts and the Museum for use by residents and tourists;
- b) a skate park;
- c) a historical and cultural trail; and
- d) improving the RSL park.

Implementation Criteria

4.11.1.4 Council will generally support development applications for community activities which achieve the above intentions.

4.11.2 Community Focal Point

Aim

4.11.2.1 It is an aim of the Community Facilities and Services Strategy to encourage community facilities to establish within a community focal point.

Intent

4.11.2.2 It is intended that the co-location of facilities will increase access and encourage the multiple use of venues.

Implementation Criteria

4.11.2.3 Community facilities must be co-located in the Landsborough town centre, and desirably within Area C of the Town Frame Precinct.

4.11.3 Community Services

Aim

4.11.3.1 It is an aim of the Community Facilities and Services Strategy to encourage a range of community services to meet the needs of the local community.

Intent

4.11.3.2 In accordance with the Landsborough Social Plan it is intended that a range of community services be provided to meet the needs of the existing local community and future projected population

4.12 Scenic Amenity Strategy

4.12.1 Scenic Routes

Aim

4.12.1.1 It is an aim of the Scenic Amenity Strategy to maintain a high level of scenic amenity along the scenic routes in the local area.

Intent

4.12.1.2 It is intended that:

- a) the key landform and landscape characteristics of the local area will be maintained and not dominated by development.

4.12.1.3 The key land form and landscape characteristics of the local area include:

- a) the Glass House Mountains in the south;
- b) rural lands in the west; and
- c) the Ewen Maddock Dam in the north.

Implementation Criteria

4.12.1.4 Development applications for development adjacent to Glass House Mountains Road, Landsborough-Maleny Road, Mt Mellum Road, Lower Mt Mellum Road and Tunnel Ridge Road must comply with the following:

- a) development and signage, must be unobtrusive when viewed from the roads;
- b) a vegetated buffer is required in locations that doesn't affect distant views;
- c) development must not constitute or contribute to ribbon or strip development; and
- d) tourist or commercial development must be low key, both visually and in scale, so as not to detract from visual amenity.

4.12.2 Entrance Statements

Aim

4.12.2.1 It is an aim of the Scenic Amenity Strategy to encourage a sense of entrance to the Landsborough town area.

Intent

4.12.2.2 It is intended that the entrances to Landsborough local area and town centre be visually attractive and inviting to residents and visitors.

4.12.2.3 These entrances include (but are not limited to):

- a) Landsborough-Maleny Road (entering from the west);
- b) Caloundra Street;
- c) Tunnel Ridge Road;
- d) Railway Street;
- e) Old Gympie Road; and
- f) Old Landsborough Road.

Figures 4.11 (a – j) – Entrance Statements illustrate possible treatments of these entrance points.

Implementation Criteria

4.12.2.4 Development applications for land adjacent to the entrance to Landsborough will be required to contribute to the creation of entrance points by:

- a) theme planting, using native vegetation to clearly indicate the entrance; and
- b) the use of consistent signage to announce the entrance.

4.12.3 Landscape Elements

Aim

4.12.3.1 It is an aim of the Scenic Amenity Strategy to protect the landscape elements that provide an attractive backdrop to Landsborough.

Intent

4.12.3.2 It is intended that the topography and landforms within the local area provide for a range of views and vistas within and external to the local area be protected.

Implementation Criteria

4.12.3.3 All development applications, must ensure:

- a) they do not create a visual scar on the surrounding landforms, particularly on Mt Mellum and other elevated sites;
- b) that the landscaping of development sites builds on the natural landscape found in the local area and does not result in a landscape dominated by non-endemic plant species; and
- c) that signage is integrated with key landform, landscape and streetscape characteristics.

4.12.4 Urban Design Elements

Aim

- 4.12.4.1 It is an aim of the Scenic Amenity Strategy to encourage the creation and implementation of better streets and public spaces within the Landsborough town area.

Intent

- 4.12.4.2 The design of public spaces within Landsborough is as important as the design of individual buildings. Well designed spaces, parks and streets, defined by the buildings that surround them will help to create an attractive town with an appropriate sense of place and local identity.

Implementation Criteria

- 4.12.4.3 The development or re-development of any site will contribute to the definition and enhancement public spaces.
- 4.12.4.4 The external effects of any development on the urban environment will be considered so that new development reinforces local urban character and enhances the quality of the public realm.
- 4.12.4.5 Sites must not be considered in isolation but must be considered as part of the surrounding townscape.
- 4.12.4.6 Development applications shall have regard to the Landsborough Urban Design Guidelines.

4.13 Safety Strategy

4.13.1 Safety

Aim

4.13.1.1 It is an aim of the Safety Strategy to make Landsborough a safe place for its local residents and visitors.

Intent

4.13.1.2 It is intended that the design and layout of new development should address:

- a) people's perceived sense of safety and security; and
- b) the actual potential for crime.

Implementation Criteria

4.13.1.3 Development applications must:

- a) provide opportunities for casual surveillance;
- b) define boundaries between public and private space;
- c) provide a mix of complementary land uses that can extend the duration and intensity of activity in public areas;
- d) ensure lighting and landscaping allow for adequate surveillance; and
- e) use robust materials in situations where vandalism has occurred or is likely.

4.14 Preferred Hierarchy Strategy

4.14.1 Neighbourhood Centre

Aim

4.14.1.1 It is an aim of the Preferred Hierarchy Strategy to ensure that retail and commercial activities are of a scale consistent with the neighbourhood function of Landsborough.

Intent

4.14.1.2 It is intended that Landsborough will be a Neighbourhood Centre, providing retail and service functions for the local area.

Implementation Criteria

4.14.1.3 Retail and commercial uses must be appropriate to Landsborough's designation as a Neighbourhood Centre.

4.14.1.4 Retail and commercial uses must only be of a size and intensity to provide for the convenience needs of the local area.

4.14.1.5 Higher order retail and commercial uses that conflict with Landsborough's role as a local neighbourhood centre will not be favourably considered by the Council.

4.14.1.6 High traffic generating uses such as cafes, restaurants, art and craft shops and boutique shops will be encouraged to locate on Maleny Street, Caloundra Street and Cribb Street.

5.0 Precincts - An Explanation of How the Local Area is Divided

5.1 Application of Precincts

5.1.1 The Division of the Local Area into Precincts

5.1.1.1 The local area has been divided into fifteen (15) precincts (refer to Figure 5.0 - Precincts).

5.1.1.2 The local area has been divided into precincts having regard to:

- a) built environment, character and potential; and
- b) geographic features, natural assets, road boundaries, similar uses and character.

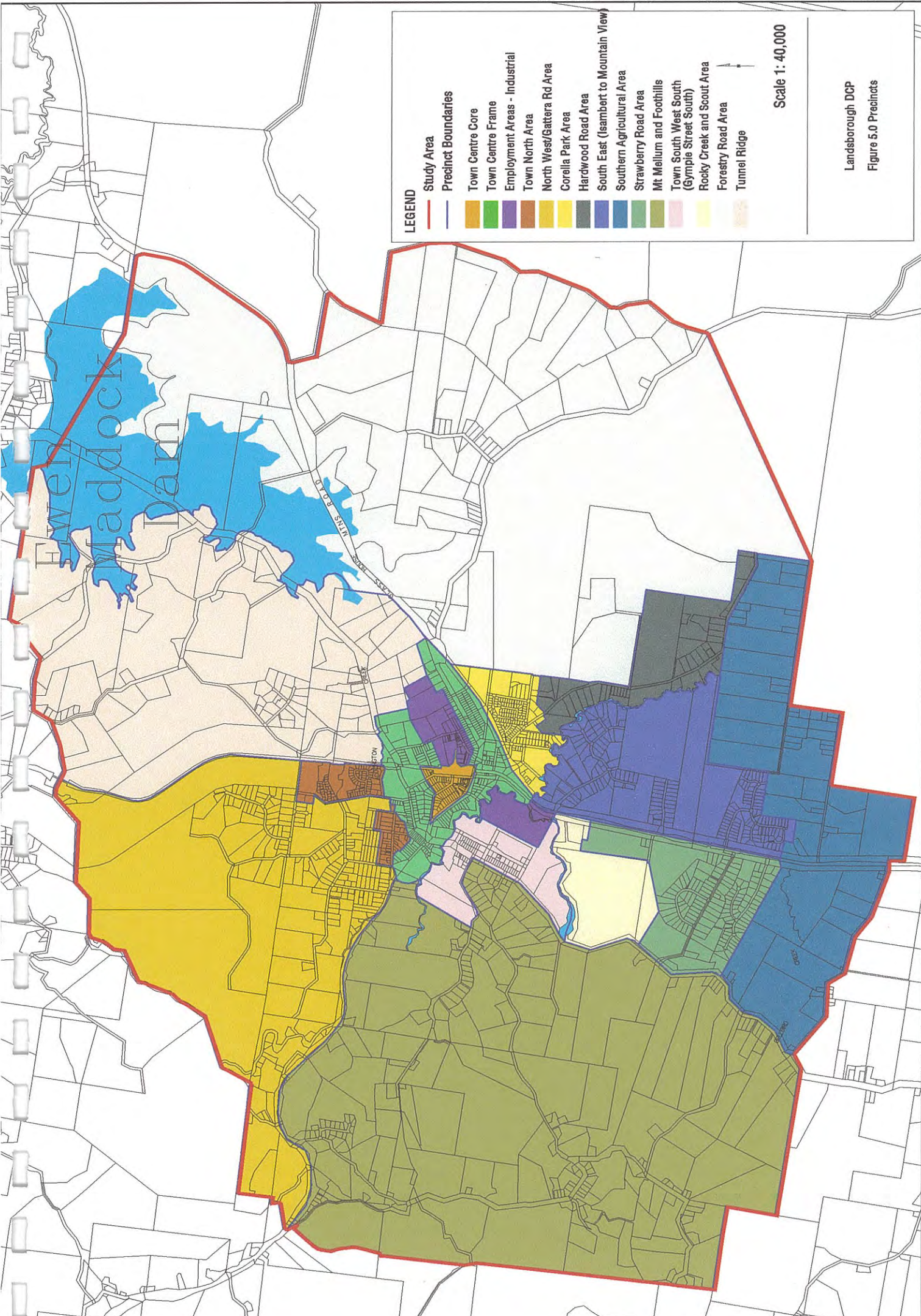
5.1.2 Structure of the Precincts

5.1.2.1 Each precinct contains:

- a) a description that provides a summary of the existing land uses and activities in the precinct;
- b) an intent that provides a vision for how the precinct will look in the future;
- c) objectives that outline desired outcomes to be achieved; and
- d) implementation criteria that:
 - (i) outline mechanisms to achieve the objective; and
 - (ii) are to be used in the assessment of development applications.

5.1.3 Planning Scheme

5.1.3.1 Where not inconsistent with this DCP the development requirements of the Caloundra City Planning Scheme apply.



LEGEND

- Study Area
- Precinct Boundaries
- Town Centre Core
- Town Centre Frame
- Employment Areas - Industrial
- Town North Area
- North West/Gattera Rd Area
- Corella Park Area
- Hardwood Road Area
- South East (Isambert to Mountain View)
- Southern Agricultural Area
- Strawberry Road Area
- Mt Mellum and Foothills
- Town South West South (Gympie Street South)
- Rocky Creek and Scout Area
- Forestry Road Area
- Tunnel Ridge

Scale 1: 40,000

Landsborough DCP
Figure 5.0 Precincts

5.2 Town Core Precinct

5.2.1 Description

The town core precinct contains:

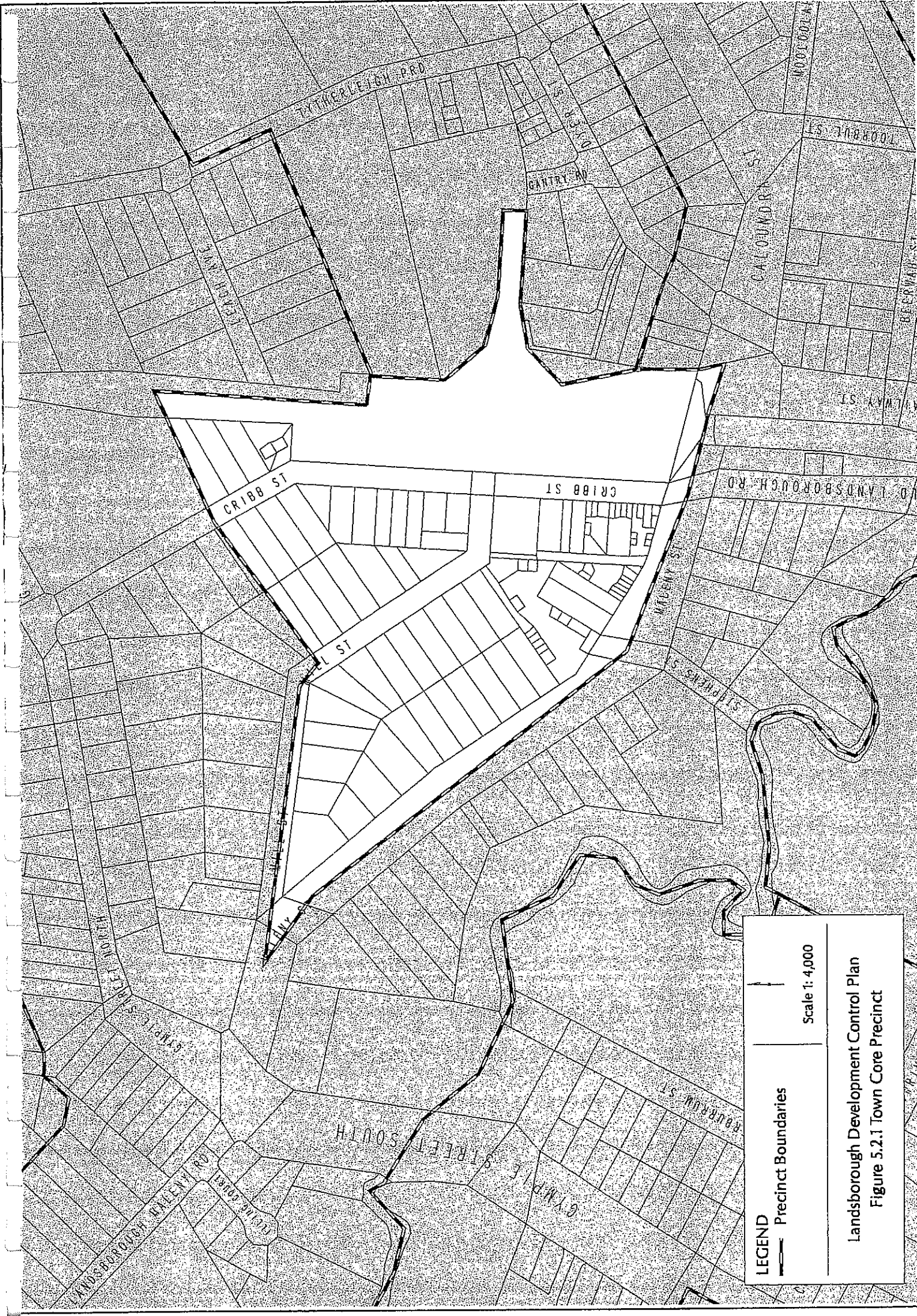
- a) the traditional shopping area of Landsborough;
- b) the railway station;
- c) a post office;
- d) a hotel;
- e) child-care facilities;
- f) home-based businesses;
- g) residential areas;
- h) a mixture of business, service, residential and community related uses; and
- i) a number of the town's older buildings.


5.2.2 The Town Core is illustrated in Figure 5.2.1. – Town Core Precinct

Intent

5.2.3 It is intended that:-

- a) the town core precinct will be focussed on Cribb Street, Maleny Street to Mill Street and the railway station;
- b) the retail and service function of the town core will be maintained and reinforced by new development and increased investment in the future;
- c) the town core precinct will provide a viable location for businesses and attract employment opportunities;
- d) mixed use premises (eg. shop, cafe or office with housing or guest house above/behind) will be encouraged;
- e) sites identified as having heritage and character significance will be protected and re-used in the town core;
- f) the town core precinct will have a distinct theme that reflects its historical country town character enhanced by landscaping and beautification works;
- g) vehicle and pedestrian access and circulation throughout the town core precinct will be improved by various means, including:
 - (i) creating links between Cribb Street and the railway station;
 - (ii) creating links between Maleny Street and Mill Street;
 - (iii) creating links to the Town Frame, in particular the Community node; and



LEGEND	
	Precinct Boundaries
Scale 1: 4,000	
Landsborough Development Control Plan Figure 5.2.1 Town Core Precinct	

- (iv) improving the co-ordination of pedestrian access.
- h) the town core precinct will also provide for limited residential development, principally along Mill Street.

Implementation Criteria

5.2.3.1 Any development application within the Town Core Precinct will be required to demonstrate that the proposed development is in accordance with the above intent.

5.2.3.2 New development will be encouraged to provide linkages between :-

- Cribb Street and the Railway Station; and
- Maleny Street and Mill Street.

5.2.3.3 Any new development (requiring a development application) within the town core will need to have regard to the Landsborough Urban Design Guidelines.

[Note: This may require consultation with the Queensland Department of Transport and Queensland Rail.]

5.2.4 Local Neighbourhood Centre

Objective

5.2.4.1 It is an objective of the town core precinct that retail and commercial activities in the town core precinct are of a scale consistent with the City hierarchy.

Implementation Criteria

5.2.4.2 Implementation criteria are outlined in Section 4.12 (Preferred Hierarchy Strategy).

5.2.5 Mixed Use Development

Objective

5.2.5.1 It is an objective of the town core precinct to provide for mixed use development, including residential and commercial uses.

Implementation Criteria

5.2.5.2 Premises may be used with the consent of Council for town house development within the town core precinct provided that:

- a) notwithstanding the provisions of the Planning Scheme the subject lot has a minimum area of 1,000m²; and
- b) the development does not exceed a maximum density of 40 dwellings units per hectare.

- 5.2.5.3** Town house development must be designed to minimise impacts on nearby or adjacent residential uses by:
- a) adopting a building scale which is consistent with that of the land adjoining and opposite the new development;
 - b) maintaining existing vegetation where practicable (in particular mature trees); and
 - c) providing mature landscaping which softens the visual impact of the built form.
- 5.2.5.4** Premises may be used with the consent of Council for shop-top housing, within the town core precinct.
- 5.2.5.5** New development will be designed to ensure no impact upon water quality (ie. Installation of stormwater drainage mechanisms).
- 5.2.5.6** New development will be required to :-
- a) provide on site car parking in accordance with the provisions of the Caloundra City Planning Scheme;
 - b) utilise joint access, in particular onto Maleny Street;
 - c) provide rear access to Mill Street when appropriate; and
 - d) provide external links between on-site carparking areas.

5.3 Town Frame Precinct

Description

5.3.1 The town frame precinct consists of an area that surrounds the core and contains uses such as:

- a) dwelling houses;
- b) businesses;
- c) community facilities (for example the School of Arts Hall); and
- d) the Landsborough Primary School.

5.3.2 The town frame precinct is divided into areas A - E. These areas are illustrated on Figure 5.3.1 – Town Frame Precinct.

Intent

5.3.3 It is intended that the town frame precinct will:

- a) support those uses in the town core precinct; and
- b) include a range of residential, commercial, tourism, community and recreational uses.

5.3.4 Desirable uses within the Town Frame precinct are outlined for each of the areas A – E.

5.3.5 Convenience retail uses (eg shops) are not intended to locate in the Town Frame.

Home-based businesses will be encouraged in the town frame precinct in accordance with the implementation criteria of Section 4.2.3 (Home-Based Businesses).

Objective

5.3.5.1 To encourage the establishment of appropriate employment generating uses, consistent with the precinct role as a mixed use area, and supportive of the function of the town core.

Implementation Criteria

5.3.5.2 Council will generally support proposals for employment generating uses which are consistent with Section 4.1 (Employment Strategy) of this DCP and which will not have an adverse impact on the development of the precinct as a mixed use area.

Objective

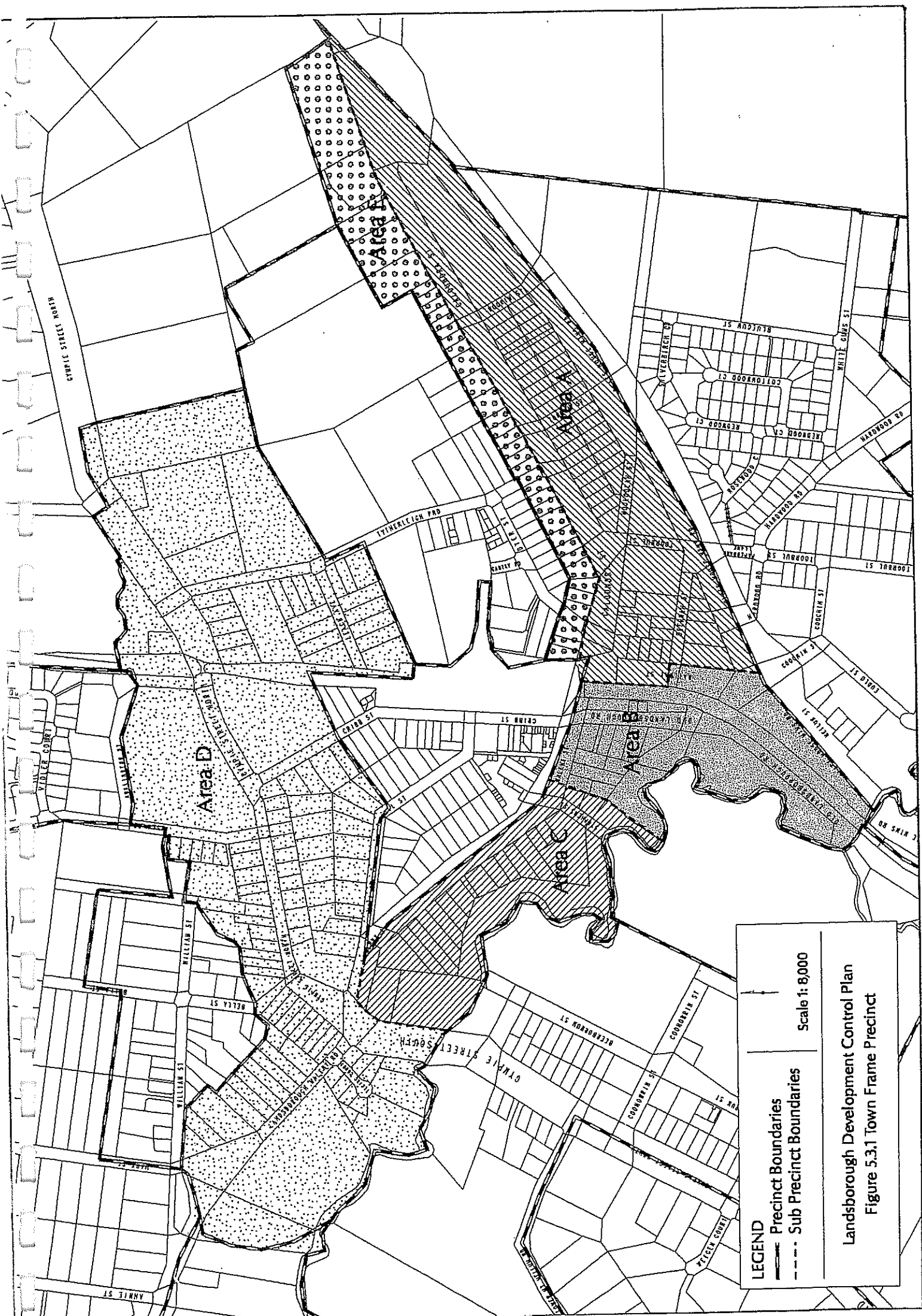
5.3.5.3 To provide for a range of residential dwelling types within close proximity with the Landsborough Railway Station.

Implementation Criteria

5.3.5.4 Council will generally support proposals for residential development in accordance with Section 4.7 (Residential Development Strategy).

Objective

5.3.5.5 To protect the country town and heritage feel and character of this Precinct.



LEGEND

- Precinct Boundaries
- - - Sub Precinct Boundaries

Scale 1: 8,000

Landsborough Development Control Plan
Figure 5.3.1 Town Frame Precinct

Implementation Criteria

- 5.3.5.6** The re-use of buildings of historical significance for a range of residential, commercial and tourist uses will be encouraged in the Town Frame Precinct in accordance with the implementation criteria of Section 4.4.3.
- 5.3.5.7** Any new development (requiring a development application) within the Town Frame Precinct will be required to be in accordance with the Landsborough Urban Design Guidelines.
- 5.3.5.8** All development within the Town Frame Precinct with frontage to Railway Street, Caloundra Street or Maleny Street will need to compliment the entrance statements along these roads in accordance with the Landsborough Urban Design Guidelines.
- 5.3.5.9** New development will be required to:
- a) provide on-site carparking in accordance with the provisions of the Caloundra City Planning Scheme;
 - b) minimise the number of access points on to Railway Street, Maleny Street, Caloundra Street and Landsborough-Maleny Road via the use of joint access points; and
 - c) provide internal links between on-site carparking areas.

Area A

Description

5.3.6 Area A comprises a mixture of uses.

5.3.7 Low Density Residential Development

Objective

5.3.7.1 It is an objective of the town frame precinct that Area A will provide for a range of low density residential development, including:

- a) detached dwelling houses;
- b) duplex dwellings; and
- c) home-based businesses.

Implementation Criteria

5.3.7.2 New residential development must:

- a) retain significant vegetation, particularly the mature trees adjacent to Glass House Mountains Road and Caloundra Street; and
- b) contribute to an attractive entrance statement to Landsborough, by way of landscaping treatment and building form, in accordance with the Landsborough Urban Design Guidelines.

5.3.8 Tourist-orientated ventures

Objective

5.3.8.1 It is an objective of the town frame precinct that Area A will encourage the establishment of tourist-orientated activities on the allotments fronting Caloundra and Railway Streets, that do not conflict with the retail function of the town core precinct.

Implementation Criteria

5.3.8.2 The Council will favourably consider proposals to establish uses in this area such as:

- a) arts and crafts centres;
- b) restaurants;
- c) retail nurseries;
- d) community facilities;
- e) galleries (eg. timber furniture); and
- f) other compatible uses that will provide visitors with a desire to visit Landsborough.

5.3.8.3 New development in Area A of the town frame precinct must:

- a) contribute to an attractive entrance statement to Landsborough, by way of landscaping treatment and building form;
- b) minimise impacts on road access and visibility to and from the development;
- c) minimise access points along Caloundra Street and Railway Street (through the use of joint access arrangements between adjoining properties); and
- d) minimise impacts on the amenity of existing and proposed residential uses.

5.3.8.4 New development applications shall have regard to the Landsborough Urban Design Guidelines.

Area B

Description

5.3.9 Area B includes:

- a) the Landsborough Museum;
- b) the School of Arts Hall;
- c) the Landsborough CWA Hall;
- d) Morris House;
- e) the Council Depot;
- f) some detached dwellings;
- g) a local store;
- h) an area of parkland; and
- i) public toilets.

5.3.10 Community Focal Point

Objective

5.3.10.1 It is an objective of the town frame precinct that Area B provide a community focal node for the local area.

5.3.10.2 It is intended that the community focal node will provide for a range of community, cultural, recreational, tourist information, parking and public amenity facilities.

Implementation Criteria

5.3.10.3 A wide range of community, cultural and recreational facilities and services will be encouraged to locate in this area in conjunction with existing community uses.

5.3.10.4 Council will encourage the relocation of the Council depot to a more suitable site within the local area.

5.3.10.5 Provide a safe pedestrian linkage across Old Landsborough Road between Morris House, CWA Hall, park area and toilet block to the School of Arts Hall.

5.3.10.6 Provide linkages to the Town Core Precinct and linkages along Mellum Creek Esplanade to Peace Park.

5.3.10.7 Provide for the establishment of educational and training facilities, which compliment the community node.

5.3.10.8 Provide for the retention of the existing local store on the corner of Old Landsborough Road and Maleny Street.

5.3.10.9 New development applications shall have regard to the Landsborough Urban Design Guidelines.

Area C

Description

5.3.11 Area C includes land fronting Maleny Street and backing onto Mellum Creek.

5.3.11.1 Low Density Residential Development

Objective

5.3.11.2 It is an objective of the town frame precinct that Area C will continue to provide for low density residential uses, such as dwelling houses.

Implementation Criteria

5.3.11.3 New residential development shall be predominantly detached dwellings.

5.3.12 Tourist Oriented Ventures

Objective

5.3.12.1 It is an objective of the town frame precinct that in Area C the establishment of tourist-orientated ventures and uses that do not conflict with the retail function of the town core will be encouraged.

Such uses may include but not necessarily be limited to:-

- a) tourist related businesses;
- b) art and craft centres;
- c) galleries and restaurants; and
- d) other compatible uses that will provide visitors with a desire to visit Landsborough.

5.3.12.2 It is an objective of the town frame precinct that in Area C new developments are encouraged to address a 'second frontage' along Mellum Creek and take advantage of the linear park and board walk along Mellum Creek.

Implementation Criteria

5.3.12.3 Tourism and associated commercial uses will be encouraged to locate along the south side of Maleny Street provided that these uses do not compete with uses in the town core precinct.

5.3.12.4 New development applications shall have regard to the Landsborough Urban Design Guidelines.

Area D

Description

5.3.13 Area D includes:

- a) residential accommodation;
- b) the Landsborough Primary School;
- c) Peace Park; and
- d) some historical buildings.

5.3.14 Low to Medium Density Residential Development

Objective

5.3.14.1 It is an objective of the town frame precinct that Area D provide a range of low to medium density residential development, including:

- a) detached dwelling houses;
- b) duplex dwellings;
- c) multiple dwellings; and
- d) home-based businesses.

Implementation Criteria

5.3.14.2 New development must predominantly comprise detached dwellings and some medium density development.

5.3.14.3 Multiple dwellings may only establish on sites:

- a) adjacent to the town core precinct, south of Gympie Street North;
- b) within an 800 metre convenient walking distance from the railway station; and
- c) where the maximum density does not exceed 40 dwellings units per hectare.

5.3.14.4 The implementation criteria for home-based businesses required to achieve this objective are contained in Section 4.1.3 – Home Based Businesses.

5.3.14.5 New residential developments will be required to contribute towards the provision of open space and footpath/cycling paths (primarily linking the primary school).

5.3.14.6 New development applications shall have regard to the Landsborough Urban Design Guidelines

5.3.14.7 New development will not adversely impact on water quality, in particular within Addlington Creek.

Area E

Description

5.3.15 Area E includes:

- a) residential accommodation;
- b) a church;
- c) commercial premises;
- d) the southern portion of the Energex Pole Yard; and
- e) retail nursery.

5.3.16 Mixed Use Development

Objective

- 5.3.16.1** It is an objective of the town frame precinct that Area E provide for a range of commercial, tourist and service industry uses.

Implementation Criteria

- 5.3.16.2** The Council may consider the establishment of uses, such as:

- a) child care centre;
- b) commercial premises
- c) cottage, craft and sales;
- d) educational establishment;
- e) function room;
- f) funeral parlour;
- g) health care premises;
- h) indoor entertainment;
- i) industrial retail premises;
- j) motel;
- k) nursery;
- l) place of worship;
- m) produce store;
- n) public utility;
- o) restaurant;
- p) service industry;
- q) showroom; and
- r) veterinary clinic.

In addition in the areas currently zoned for light industry additional uses may occur, such as:

- a) service industry; and
- b) vehicle repair station.

5.3.17 Maintenance of Streetscape

Objective

- 5.3.17.1 It is an objective of the town frame precinct that Area E maintain the entrance statement to the town centre along Caloundra Street.

Implementation Criteria

- 5.3.17.2 Any new development within Area E must:
- a) provide a landscape buffer to Caloundra Street to compliment the existing street tree plantings;
 - b) minimise access points to Caloundra Street and use of Dyer Street where appropriate; and
 - c) be in accordance with the Landsborough Urban Design Guidelines (in particular Section 3.4), such that:

General

- Development will not impact upon the transitional entry experience, presentation and character of the existing wide road verges and mature native vegetation associated with Caloundra Road; and
- Developments shall exhibit innovative architecture appropriate to the Landsborough Town Frame (replication of traditional building styles is not preferred although the renovation or relocation of existing character buildings will be encouraged).

Building Design

- Building façades shall contribute to established proportion, scale and rhythm (including sky-lining and silhouette) along Caloundra Road;
- Individual built structures shall have a maximum frontage length of no more than 50% of the length of the front boundary and be setback 3 metres from the front boundary, side and rear setbacks are to be 3 metres. Other uses are to be located behind with a minimum 15 metre setback from the road frontage.;
- Front façades are to be articulated with deeper setbacks to create areas for landscaping which will enhance the placement of buildings within the landscape;
- Entries to buildings are to face the street and be covered by an awning with a defined pedestrian route to the entry;
- Front facades and building elements are to have greater design consideration and may include wall articulation, pitched roof form, roof overhangs, cantilevered upper floors, recessed lower floors, prominent entrance treatments, awnings, verandahs and integrated signage;
- Industrial entrances (roller doors etc.) are to be orientated 'side-on', or if facing the street are to be setback a minimum of 15 metres from the front boundary;

- Building structures should be articulated on the site (for example offset office and storage, sales or warehouse structures and sheds);
- Developments are to exhibit consideration of energy efficiency principles as described in Section 2.5 of the Urban Design Guidelines; and
- Colour schemes shall be subdued and appropriate to location within an interface area between a rural and urban environment (predominantly natural colours and feature materials).

Signage

- Signage shall be integrated into the building structure.

Landscaping

- Appropriate and dense landscaping is to be variously applied to assist in highlighting entries, framing building facades and signage and to screen service and carparking areas (plant species specified are to be complementary to natural / rural context of the town);
- Opportunity for complementary landscaping is to be well considered during the initial planning and design stages of development; and
- Mature vegetation existing on sites that contributes to the established entry character and broken skyline, is to be retained and incorporated into new developments.

Car Parking

- Car parking in courts between or behind buildings is preferred;
- Car parking areas are to be setback at least 6 metres from the front boundary alignment and be well screened with dense landscaping; and
- Shade trees or structures are to be incorporated in all car parking areas.

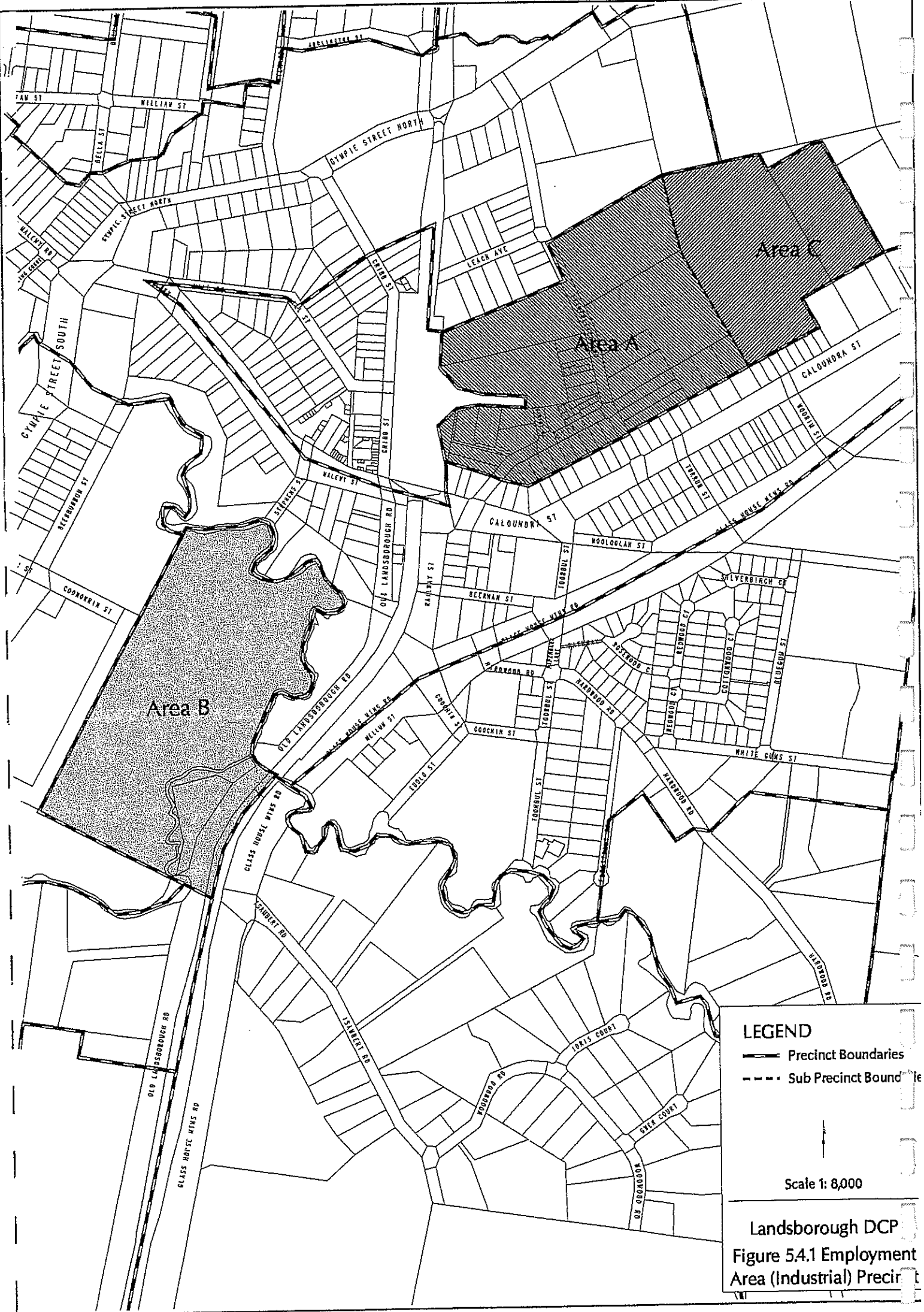
5.4 Employment Area (Industrial) Precinct

Description

- 5.4.1 The employment area (industrial) precinct accommodates a range of business and industrial uses.
- 5.4.2 The employment areas (industrial) precinct has been divided into 3 areas illustrated in Figure 5.4.1 – Employment Area (industrial) precinct and comprise namely:
- a) Area A which includes:
 - (i) the Energex pole yard; and
 - (ii) existing industrial and service uses centred on Dyer Street and Tytherleigh Avenue.
 - b) Area B which comprises the rendering plant site. Area B adjoins the town frame precinct and lies south of Mellum Creek.
 - c) Area C which comprises several allotments to the east of the Energex Pole Yard.

Intent

- 5.4.3 It is intended that the employment area (industrial) precinct will be used for employment generating uses, predominantly light and service industry, as well as the expansion of existing uses (provided environmental requirements are complied with), and the recognition of the rendering plant.
- 5.4.4 It is intended that Areas A and C of the employment area (industrial) precinct will be:
- a) an industrial estate;
 - b) not adversely impact on the amenity of the local area; and
 - c) serviced by Tytherleigh Avenue and Caloundra Street.
- 5.4.5 It is intended that Area B of the employment area (industrial) precinct will continue to be used for a rendering plant.



LEGEND

- Precinct Boundaries
- - - Sub Precinct Boundaries

↑
Scale 1: 8,000

Landsborough DCP
Figure 5.4.1 Employment
Area (Industrial) Precinct

Area A

5.4.6 Industrial Activities

Objective

5.4.6.1 It is an objective of the employment area (industrial) precinct that Area A provide for a range of industrial activities.

Implementation Criteria

5.4.6.2 A range of service and light industrial uses, in particular, agricultural value adding uses may locate in Area A.

5.4.7 Amenity

Objective

5.4.7.1 It is an objective of the employment area (industrial) precinct that new development in Area A does not adversely impact on the surrounding area.

Implementation Criteria

5.4.7.2 New development must:

- a) incorporate best practice environmental management measures;
- b) provide acoustic and visual buffering to residential areas;
- c) provide safe and efficient access;
- d) ensure that the design, height, colours and finishes of buildings and structures do not adversely impact on amenity;
- e) comply with relevant environmental legislation requirements;
- f) not adversely impact on the water quality of the Ewen Maddock Dam catchment area; and
- g) not impact on water quality within Addlington Creek or Ewen Maddock Dam.

5.4.7.3 New development applications shall have regard to the Landsborough Urban Design Master Plan.

Area B

5.4.8 Continued Operations of the Rendering Plant

Objective

- 5.4.8.1** It is an objective of the employment area (industrial) precinct to provide for the expansion of the rendering plant in accordance with relevant environmental requirements.

Implementation Criteria

- 5.4.8.2** Any expansion of the rendering plant (requiring a development application for Material Change of Use) will need to:
- a) address impacts of the proposed expansion on local traffic circulation and amenity. In this respect, any application should be supported by a Traffic Study prepared by a suitably qualified consultant demonstrating that the proposal will not worsen existing circumstances.
 - b) provide buffers to Little Rocky Creek and Mellum Creek;
 - c) ensure that water entering the Little Rocky Creek and Mellum Creek systems is of a high quality;
 - d) provide buffers to nearby residential areas; and
 - e) ensure that it does not cause any adverse impacts on amenity.

5.4.9 Closure of the Rendering Plant

Objective

- 5.4.9.1** It is an objective of the employment area (industrial) precinct that Area B be redeveloped if the rendering plant ceases to operate.

Implementation Criteria

- 5.4.9.2** In the event that the rendering plant ceases operation development will only be permitted in accordance with a Master Plan approved by Council.
- 5.4.9.3** Any redevelopment of Area B must ensure that:
- a) the scale and intensity of the proposed development does not adversely impact on amenity;
 - b) address impacts of the proposal on local traffic circulation and amenity. In this respect, any application should be supported by a Traffic Study prepared by a suitably qualified consultant, demonstrating that the proposal will not worsen existing circumstances;
 - c) there is demonstrated planning need for the proposed development; and
 - d) the proposed development incorporates measures to protect the environmental values of Little Rocky and Mellum Creeks.

Area C

5.4.10 Industrial Estate

Objective

5.4.10.1 It is an objective of the employment area (industrial) precinct that Area C provide for an industrial estate to accommodate a range of industrial activities.

Implementation Criteria

5.4.10.2 A range of service and light industrial uses may locate in Area C.

5.4.10.3 Activities such as value adding for agriculture or which have a tourist function will be encouraged.

5.4.11 Minimisation of Impacts

Objective

5.4.11.1 It is an objective of the employment area (industrial) precinct that new development in Area C does not adversely impact on the surrounding area.

Implementation Criteria

5.4.11.2 New development in Area C must :

- a) incorporate best practice environmental management measures;
- b) provide acoustic and visual buffering to residential uses; .
- c) provide safe and efficient access (where possible providing access to Tytherleigh Avenue and east/west connections);
- d) minimise access points to Caloundra Street utilising joint access points;
- e) ensure that the design, height, colours and finishes of buildings and structures do not adversely impact on amenity;
- f) not adversely impact on the water quality of Ewen Maddock Dam Catchment area;
- g) be connected to the reticulated sewerage system; and
- h) otherwise comply with relevant environmental legislation requirements.

5.4.11.3 New development applications shall have regard to the Landsborough Urban Design Master Plan.

5.5 Town North Area Precinct

Description

5.5.1 The town north area precinct contains:

- a) part of Addlington Creek;
- b) the Beech Road Cemetery Reserve;
- c) the Vidler Court and Forest Edge residential developments; and
- d) an area of established residential housing.

5.5.2 The town north area precinct is illustrated on Figure 5.5.1 – Town North Area Precinct.

Intent

5.5.3 It is intended that the town north area precinct will:

- a) be developed with low density residential development, generally characterised by detached dwelling houses on traditional sized allotments;
- b) be linked to the town centre and the primary school by a network of pedestrian and cycle paths;
- c) be buffered from the railway line; and
- d) have access to, and links through the State Forest and Dularcha National Park (to be negotiated with the Department of Primary Industries and the National Parks and Wildlife Service).

5.5.4 Maintain Character and Amenity

Objective

5.5.4.1 It is an objective of the town north area precinct that the high levels of amenity and accessibility to the town centre that are enjoyed by the existing residential area be maintained.



Implementation Criteria

5.5.4.2 Notwithstanding the provisions of the Caloundra City Planning Scheme, new residential development must:

- a) only comprise of dwelling houses;
- b) have a minimum lot size of 650m²;
- c) provide an easement for drainage purposes over Addlington Creek;
- d) be designed to protect areas of riparian vegetation adjacent to Addlington Creek;
- e) be flood free;



LEGEND

-  Precinct Boundaries
-  Study Area Boundary

↑
Scale 1: 5,000

Landsborough DCP
Figure 5.5.1 Town
North Area Precinct

- f) contribute to the provision of a network of cycleways and pedestrian paths, in particular between:
 - (i) Forest Edge Estate (at railway end of Addlington Creek reserve at rear of Vidler Court); and
 - (ii) The Vidler Court parkland;
- g) Provide a vegetated buffer and appropriate fencing to:
 - (i) Restrict the movement of domestic pets; and
 - (ii) Protect the natural values of Dularcha National Park; and
- h) Contribute to the provision of open space (eg. Park).

5.6 North West/Gattera Road Area Precinct

Description

5.6.1 The North West/Gattera Road area precinct contains:

- a) a residential area;
- b) an area of State Forest;
- c) a portion of the Dularcha National Park; and
- d) the Addlington Creek and tributaries.

5.6.2 The North West/Gattera Road area precinct has been divided into 2 areas (refer Figure 5.6.1 - North West/Gattera Road area precinct), and comprises:

- a) Area A, which is predominantly rural-residential; and
- b) Area B, which is predominantly rural.

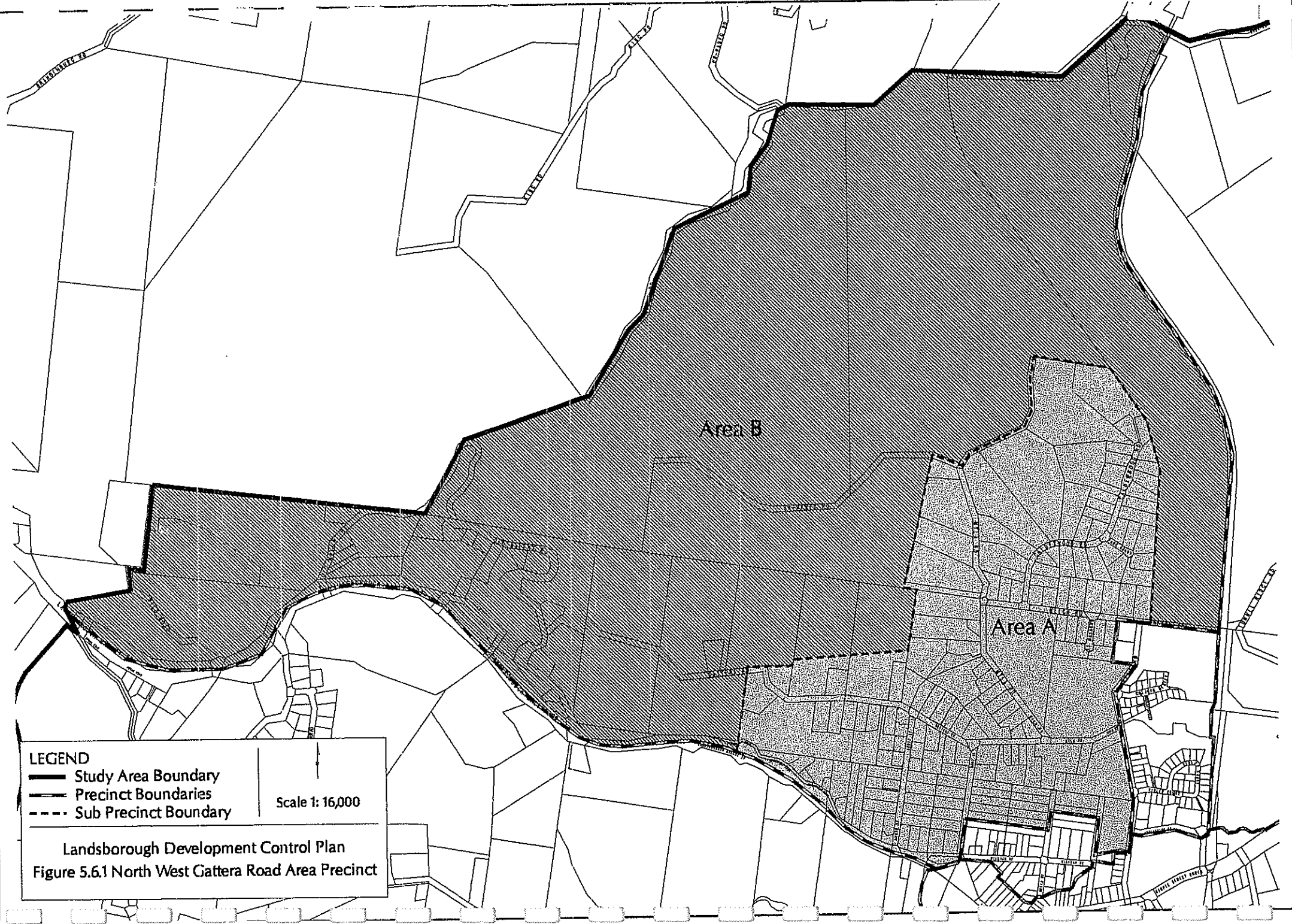
Intent

5.6.3 It is intended that the North West/Gattera Road area precinct provide for:

- a) rural living on a range of allotment sizes;
- b) the protection of Dularcha National Park and the State Forest area; and
- c) recreational activities in the State Forest, particularly:
 - (i) horse trails;
 - (ii) walking paths; and
 - (iii) cycleways.
- d) recreation and environmental education activities within Dularcha National Park;
- e) the preservation of the ecological features of the Precinct, including significant:
 - (i) flora and fauna species; and
 - (ii) areas of koala habitat.
- f) vegetated buffers to Landsborough-Maleny Road to maintain the residential amenity of the adjoining properties.

5.6.4 It is intended that:

- a) Area A will remain a rural-residential area and be linked to the town and Landsborough Primary School by a series of informal pedestrian and bicycle paths; and
- b) Area B will provide for limited rural living on larger sized allotments.



- LEGEND**
- Study Area Boundary
 - Precinct Boundaries
 - - - Sub Precinct Boundary

Scale 1: 16,000

Landsborough Development Control Plan
Figure 5.6.1 North West Gattera Road Area Precinct

Area A

5.6.5 Rural Residential Character

Objective

5.6.5.1 It is an objective of the North West/Gattera Road area precinct to maintain the inherent rural-residential character of Area A.

Implementation Criteria

5.6.5.2 In order to retain the rural-residential character of Area A:

- a) minimise lot size when reconfiguring a lot must not be less than 5000m². Larger lot sizes may be required depending on:
 - (i) the ability of the land to dispose of effluent on-site;
 - (ii) the ability to provide safe access;
 - (iii) the ability to retain all areas identified as priority one vegetation on Figure 4.6.2 in the Planning Study - Overview;
 - (iv) the need to avoid development on steep slopes (in excess of 1:3); and
 - (v) the need to avoid development in areas of high bushfire risk.
- b) cluster development will be permitted, where it can be demonstrated that it is the only viable means of minimising vegetation loss and the maximum density does not exceed 2 dwelling units per hectare;
- c) ecologically significant vegetation and existing vegetation on roadsides must be retained;
- d) grass swales, country style narrow roads and, narrow bridges will be retained;
- e) reticulated sewerage will not be provided (unless there is a demonstrated health risk); and
- f) provision of vegetation buffers to Landsborough-Maleny Road.

5.6.5.3 All Re-configuration of Lot applications must nominate building envelopes within lots which ensure maximum retention of existing vegetation cover.

Area B

5.6.6 Rural Living

Objective

- 5.6.6.1 It is an objective of the North West/Gattera Road area precinct to provide for rural living allotments which maintain the character of Area B.

Implementation Criteria

- 5.6.6.2 In order to retain the rural living character of Area B further subdivision will be limited in accordance with the provisions of the Rural zone in the Caloundra City Council Planning Scheme.

5.6.7 Small Scale Tourist Operations

Objective

- 5.6.7.1 It is an objective of the North West/Gattera Road precinct – Area B to provide for small-scale tourist operations.

Implementation Criteria

- 5.6.7.2 Tourism uses which are low rise and of a scale that reflects the rural character of the North West/Gattera Road area precinct, in particular those which compliment the natural environment, will be encouraged in Area B.
- 5.6.7.3 The implementation criteria required to achieve this objective are contained in Section 4.2 – Tourism Strategy.

5.7 Corella Park Area Precinct

Description

5.7.1 This Precinct contains predominantly:

- a) dwellings houses;
- b) a caravan park; and
- c) land that is currently vacant.

5.7.2 The Corella Park area precinct is illustrated in Figure 5.7.1 – Corella Park Area Precinct.

Intent

5.7.3 It is intended that the Corella Park area precinct will:

- a) be a distinct residential neighbourhood, characterised by predominantly dwelling houses;
- b) contain areas of parkland provided for use by all members of the community;
- c) have safe access to the town for pedestrians and cyclists; and
- d) be buffered from Glass House Mountains Road.

5.7.4 Residential Neighbourhood

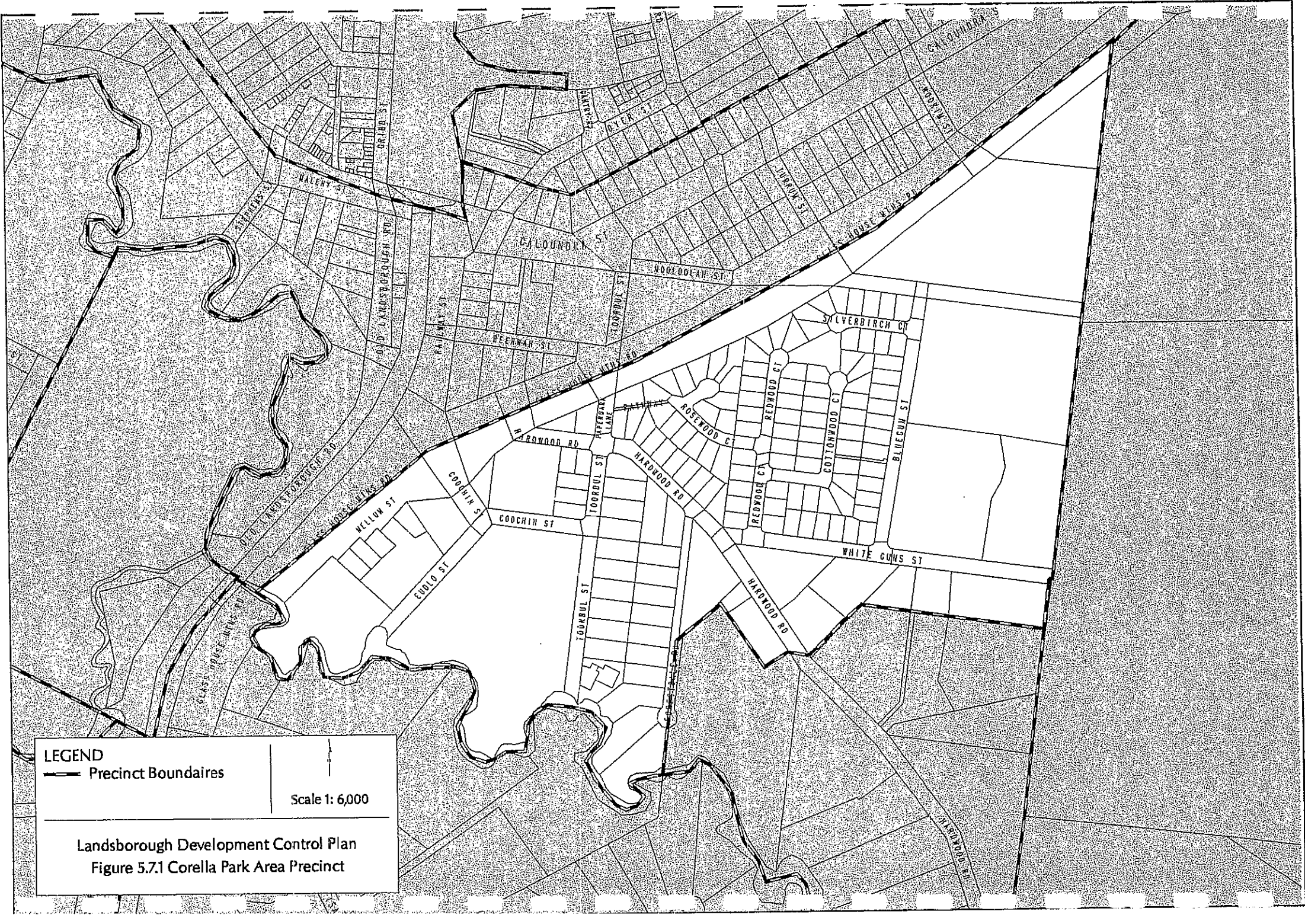
Objective

5.7.4.1 It is an objective of the Corella Park area precinct to provide for a distinct residential neighbourhood which has high levels of amenity and accessibility to the town centre.

Implementation Criteria

5.7.4.2 New residential development in the Corella Park area precinct must:

- a) provide for detached dwellings;
- b) have minimum lot sizes not less than 650m² (except if located south of White Gums Road and Hardwood Road and east of Toorbul Street at the interface of the Hardwood Road Precinct where allotment size must not be less than 1000m²);
- c) be designed to protect areas of riparian vegetation adjacent to Mellum Creek;
- d) contribute to the provision of a network of cycleways and pedestrian paths;
- e) provide noise attenuation and visual amenity buffers along Glass House Mountains Road to protect future residents; and
- f) not encroach on the buffer to the Landsborough Water Reclamation Treatment Plant.



LEGEND
 — Precinct Boundaries

Scale 1: 6,000

Landsborough Development Control Plan
 Figure 5.71 Corella Park Area Precinct

5.7.5 Landsborough Caravan Park

Objective

- 5.7.5.1** It is an objective of the Corella Park area precinct to provide for the continued operation of the Landsborough Caravan Park.

Implementation Criteria

- 5.7.5.2** Any development application to expand the Landsborough Caravan Park must:
- a) not adversely impact on the amenity of residential areas;
 - b) provide adequate buffers to protect the function and ecological values of Mellum Creek; and
 - c) be consistent with the predominant residential character of the Corella Park area precinct.

5.8 Hardwood Road Area Precinct

Description

5.8.1 The Hardwood Road area precinct comprises predominantly rural living allotments and a range of small-scale agricultural activities.

5.8.2 The Hardwood Road area precinct is illustrated in Figure 5.8.1. - Hardwood Road area precinct.

Intent

5.8.3 It is intended that:

- a) the Hardwood Road area precinct will remain an area for rural living and will have a rural character;
- b) rural pursuits such as small acreage farming and animal husbandry will be encouraged; and
- c) areas of ecologically significant vegetation will be protected.

5.8.4 Rural Living

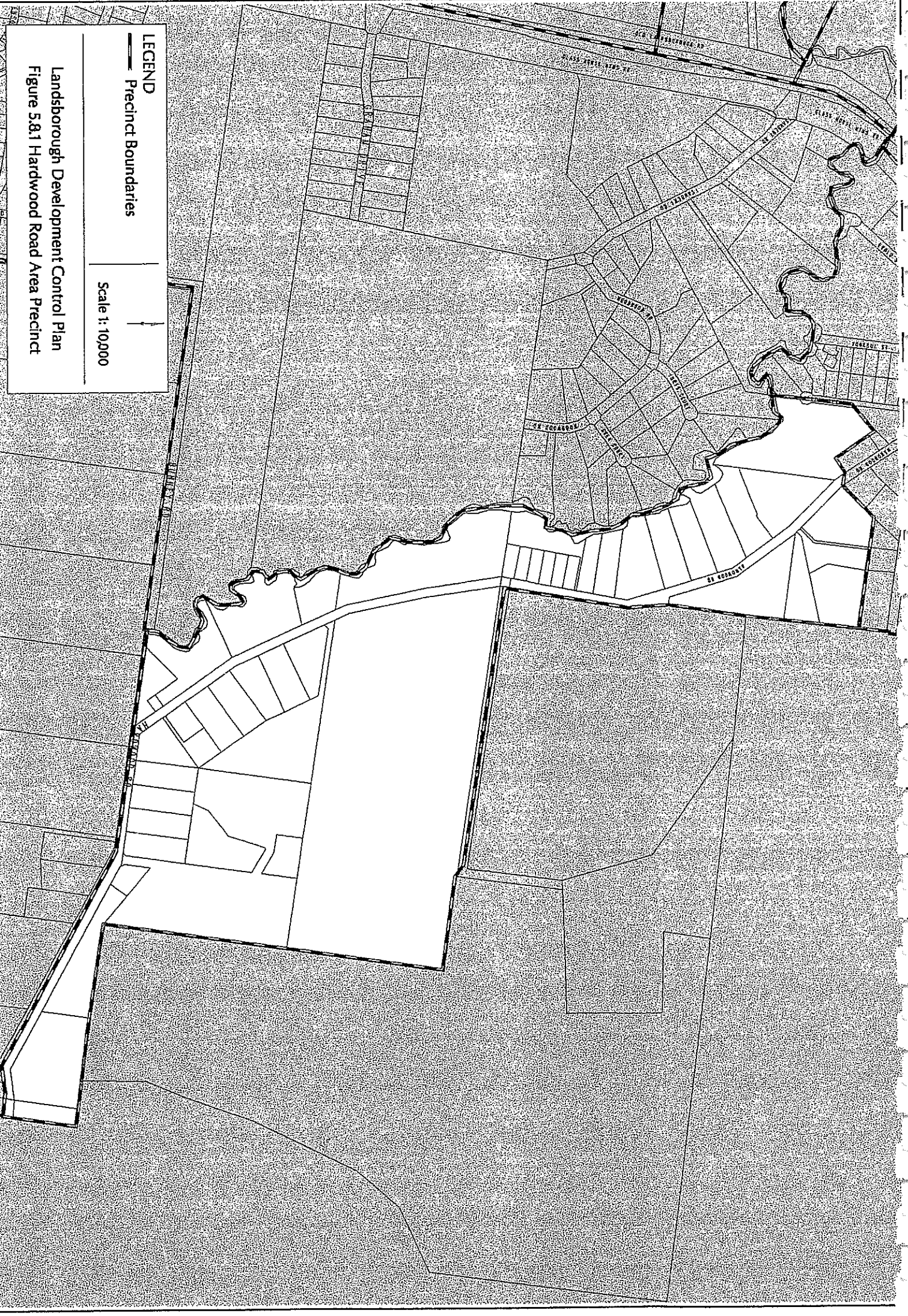
Objective

5.8.4.1 An objective of the Hardwood Road area precinct is to provide for rural living allotments and rural pursuits which maintain the character of the Precinct.

Implementation Criteria

5.8.4.2 In order to retain the character of the Hardwood Road area precinct:

- a) further reconfiguration of lots shall be limited in accordance with the provisions of the Rural zone of the Caloundra City Planning Scheme;
- b) the riparian corridor along Mellum Creek is to be protected; and
- c) a pedestrian and bicycle link (predominantly along Hardwood Road) may be created.



LEGEND

— Precinct Boundaries

Scale 1: 10,000

Landsborough Development Control Plan
 Figure 5.8.1 Hardwood Road Area Precinct

5.9 South East Area (Isambert to Mountain View) Precinct

Description

5.9.1 The South East Area (Isambert to Mountain View) precinct contains:

- a) distinct rural residential areas;
- b) some agricultural activities;
- c) a motel; and
- d) natural bushland.

5.9.2 The South East Area (Isambert to Mountain View) precinct is illustrated in Figure 5.9.1. - South East Area (Isambert to Mountain View) precinct.

Intent

5.9.3 It is intended that the South East Area (Isambert to Mountain View) precinct will:

- a) provide for rural residential living on a range of allotment sizes;
- b) provide for Eco-tourism activities; and
- c) encourage the retention of:
 - (i) significant vegetation areas, particularly along Mellum Creek; and
 - (ii) identified koala habitat areas;
- d) be connected by:
 - (i) an internal road network with a restricted number of access points to Glass House Mountains Road; and
 - (ii) a system of pedestrian and cycle paths with a link to Landsborough;
- e) provide adequate acoustic and visual buffers along Glass House Mountains Road to protect residential amenity and maintain the visual quality of the scenic route.

5.9.4 Rural Residential Living

Objective

5.9.4.1 It is an objective of the South East Area (Isambert to Mountain View) precinct to provide for rural residential living which maintains the character of the area.

Implementation Criteria

5.9.4.2 New rural-residential uses in the South East Area (Isambert to Mountain View) precinct must have a minimum lot size of 5,000m² and a maximum average density of 1.5 dwelling units per hectare. Larger lot sizes may be required depending on:

- a) the ability of the land to dispose of effluent on-site;

- b) the ability to provide safe access;
- c) the ability to retain all areas identified as of priority one vegetation on Figure 4.6.2 of the Planning Study – Overview;
- d) the need to avoid flood-prone land; and
- e) the predominant size of lots in the surrounding area.

5.9.4.3 Cluster development will be encouraged, where it can be demonstrated that it will result in minimising vegetation loss and the maximum density does not exceed 2 dwelling units per hectare.

5.9.4.4 New development in South East Area (Isambert to Mountain View) precinct must:

- a) contribute to an internal road network with minimal access to Glass House Mountains Road (no new access to Glass House Mountains Road will be permitted where the spacing is less than the criteria set out in the Planning Study - ILTP for an arterial road);
- b) contribute to a network of bikeways and pedestrian paths that link the precinct to the town centre;
- c) ensure their design is compatible with the environmental values of the local area;
- d) contribute to a community focus (for example parkland) for the Precinct due to its isolated location in relation to the Landsborough town centre;
- e) provide adequate buffers to protect the function and ecological values of Mellum Creek; and
- f) provide noise attenuation and visual amenity buffers along Glass House Mountains Road to protect future residents.

5.10 Southern Agricultural Area Precinct

Description

5.10.1 The southern agricultural area precinct comprises predominantly:

a) agricultural pursuits and small-scale farming; and

b) Australia Zoo.

The southern agricultural area precinct is illustrated in Figure 5.10.1 – Southern Agricultural Area Precinct.

Intent

5.10.2 It is intended that the southern agricultural area precinct will:

a) be used for a range of rural uses including agriculture (such as small crop and tree crop, grazing and in selected areas poultry);

b) protect existing farming areas and good quality agricultural land from residential encroachment;

c) encourage the establishment of:

(i) small acreage farming; and

(ii) residences on large rural allotments;

d) provide a visual break that distinguishes between the developed areas of Landsborough and Beerwah;

e) be a possible location for the expansion of existing or establishment of new tourism and recreational establishments; and

f) provide a pedestrian/bikeway link along Old Landsborough Road to form part of the link from the Landsborough town centre to Beerwah.

5.10.3 Good Quality Agricultural Land

Objective

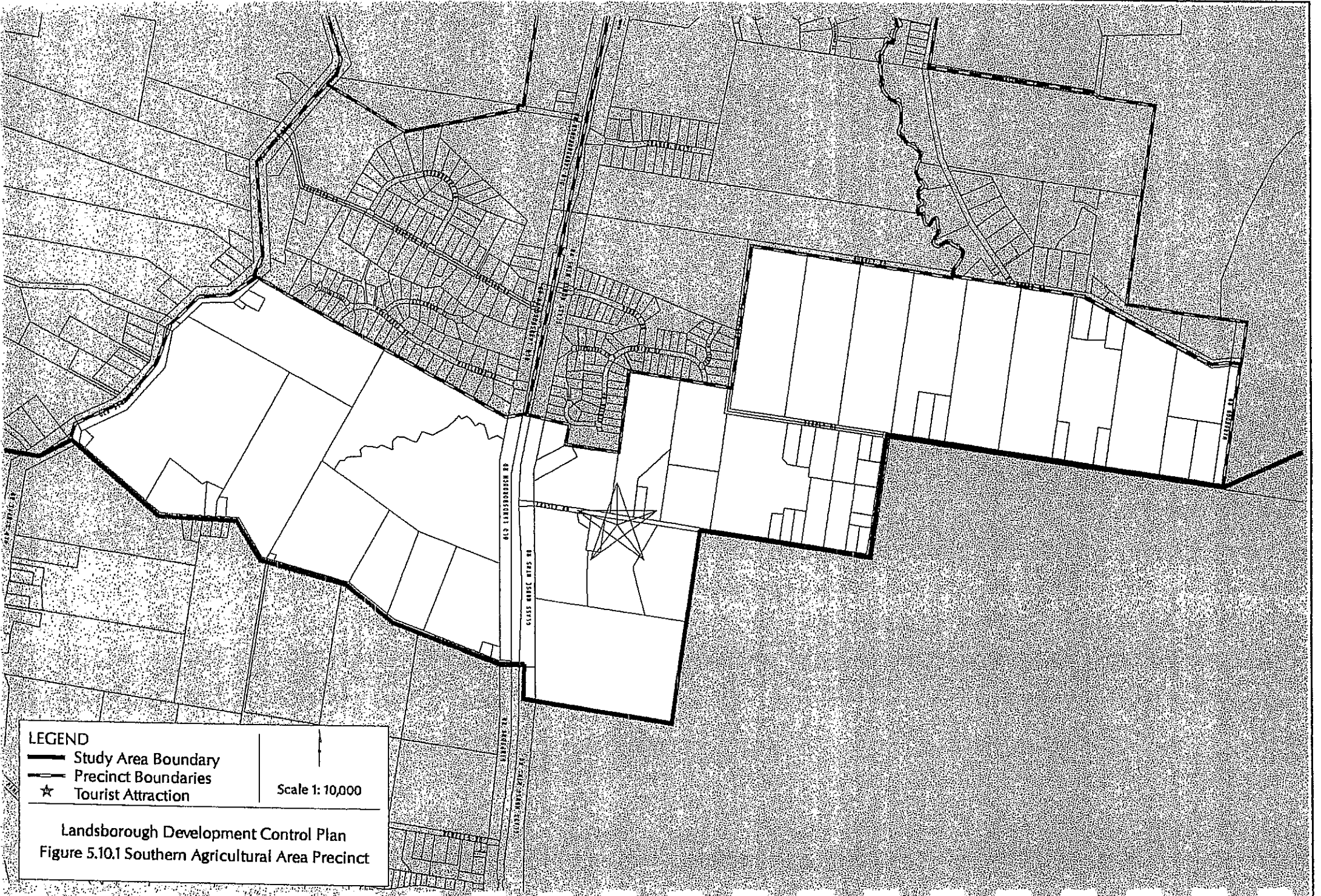
5.10.3.1 It is an objective of the southern agricultural area precinct to protect areas of good quality agricultural land from encroachment.

Implementation Criteria

5.10.3.2 New residential uses in the southern agricultural area precinct must:

a) not encroach on good quality agricultural land; and

b) comply with the implementation criteria outlined in Section 4.2.4 (Agriculture).



LEGEND

- Study Area Boundary
- Precinct Boundaries
- ☆ Tourist Attraction

Scale 1: 10,000

Landsborough Development Control Plan
Figure 5.10.1 Southern Agricultural Area Precinct

5.10.4 Poultry Farms

Objective

5.10.4.1 It is an objective of the southern agricultural area precinct to protect existing poultry farms from encroachment.

Implementation Criteria

5.10.4.2 Implementation criteria are outlined in Section 4.2.4 (Agriculture).

5.10.5 Tourism and Recreational Uses

Objective

5.10.5.1 It is an objective of the southern agricultural area precinct to encourage tourism and recreational uses in the Precinct.

Implementation Criteria

5.10.5.2 Implementation criteria are outlined in Section 4.3 (Tourism).

5.10.5.3 In addition to the implementation criteria in Section 4.3 (Tourism), new tourist developments must not:

a) adversely impact on Bellbird Creek or Mellum Creek; or

b) adversely impact the operation of the intersection of Glass House Mountains Road and Fraser Road.

5.10.5.4 It is an objective of the Southern Agricultural area precinct to encourage the expansion of Australia Zoo as a major tourist attraction (refer: Figure 5.10.1 – Tourist Attraction Symbol).

5.10.5.5 Any expansion of the Australia Zoo for zoological gardens and ancillary uses will be required to be in accordance with a Master Plan of development approved by Council.

5.10.5.6 Provide noise attenuation and visual amenity buffers along Glass House Mountains Road to protect future residents.

5.10.6 Rural Living

Objective

5.10.6.1 An objective of the Southern Agricultural area precinct is to provide for rural living allotments and rural pursuits which maintain the character of the precinct.

Implementation Criteria

5.10.6.2 In order to retain the character of the precinct :

a) further Re-configuration of Lots shall be limited in accordance with the provisions of the Rural Zone in the Caloundra City Planning Scheme; and

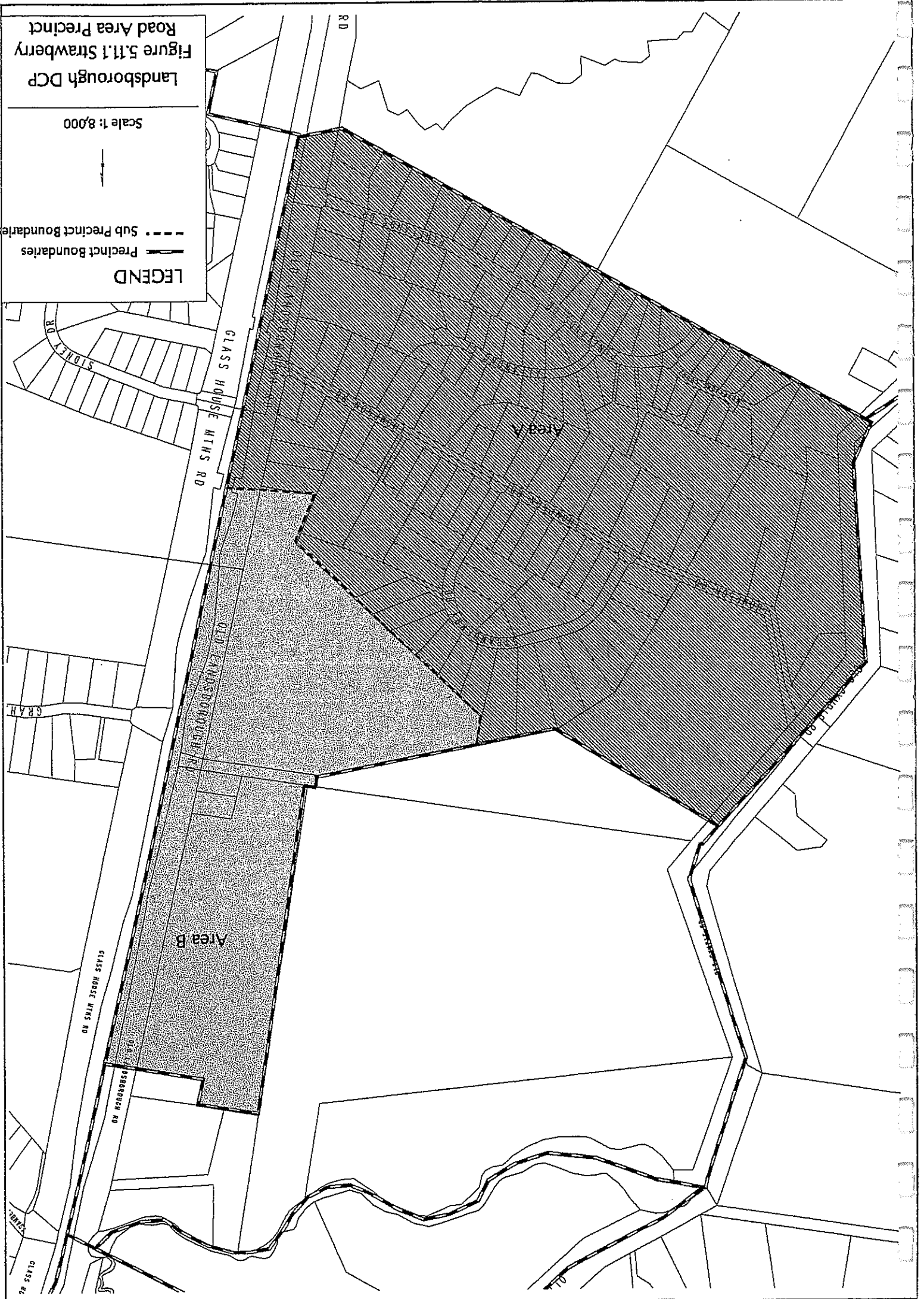
- b) ecologically significant vegetation along Bellbird Creek and Mellum Creek will be protected.

Landsborough DCP
Road Area Precinct
Figure 5.11.1 Strawberry

Scale 1: 8,000



- LEGEND**
- Precinct Boundaries
 - - - Sub Precinct Boundaries



5.11 Strawberry Road Area Precinct

Description

- 5.11.1 The Strawberry Road area precinct includes the Strawberry Road rural-residential estate and vacant land to the south of Little Rocky Creek.
- 5.11.2 The Precinct is divided into 2 areas. These areas are (illustrated in Figure 5.11.1 - Strawberry Road area precinct), and comprises namely:
- a) Area A which includes the Strawberry road subdivisions; and
 - b) Area B which contains a number of large vacant lots adjacent to Old Landsborough Road.

Intent

- 5.11.3 It is intended that the Strawberry Road area precinct will:
- a) provide for rural residential living;
 - b) maintain its rural-residential character;
 - c) be linked to the town by a series of pedestrian and bicycle paths; and
 - d) contain an area of community parkland.
- 5.11.4 There is potential for conventional residential development in the northern portion of the Precinct.

Area A

5.11.5 Rural Residential Subdivision

Objective

5.11.5.1 It is an objective of the Strawberry Road area precinct that Area A will allow for limited further rural-residential subdivision.

Implementation Criteria

5.11.5.2 Reconstructions of lots in Area A of the Strawberry Road area precinct must:

- a) include a range of allotment sizes in excess of 5,000m²;
- b) protect areas of ecologically significant vegetation;
- c) provide limited access to Old Gympie Road and Old Landsborough Road;
- d) provide pedestrian paths and cycleways which link into the proposed and existing network;
- e) provide appropriate on-site effluent disposal; and
- f) contribute towards the development of a community focal point which may be in the form of parkland.

Area B

5.11.6 Residential or Rural Residential

Objective

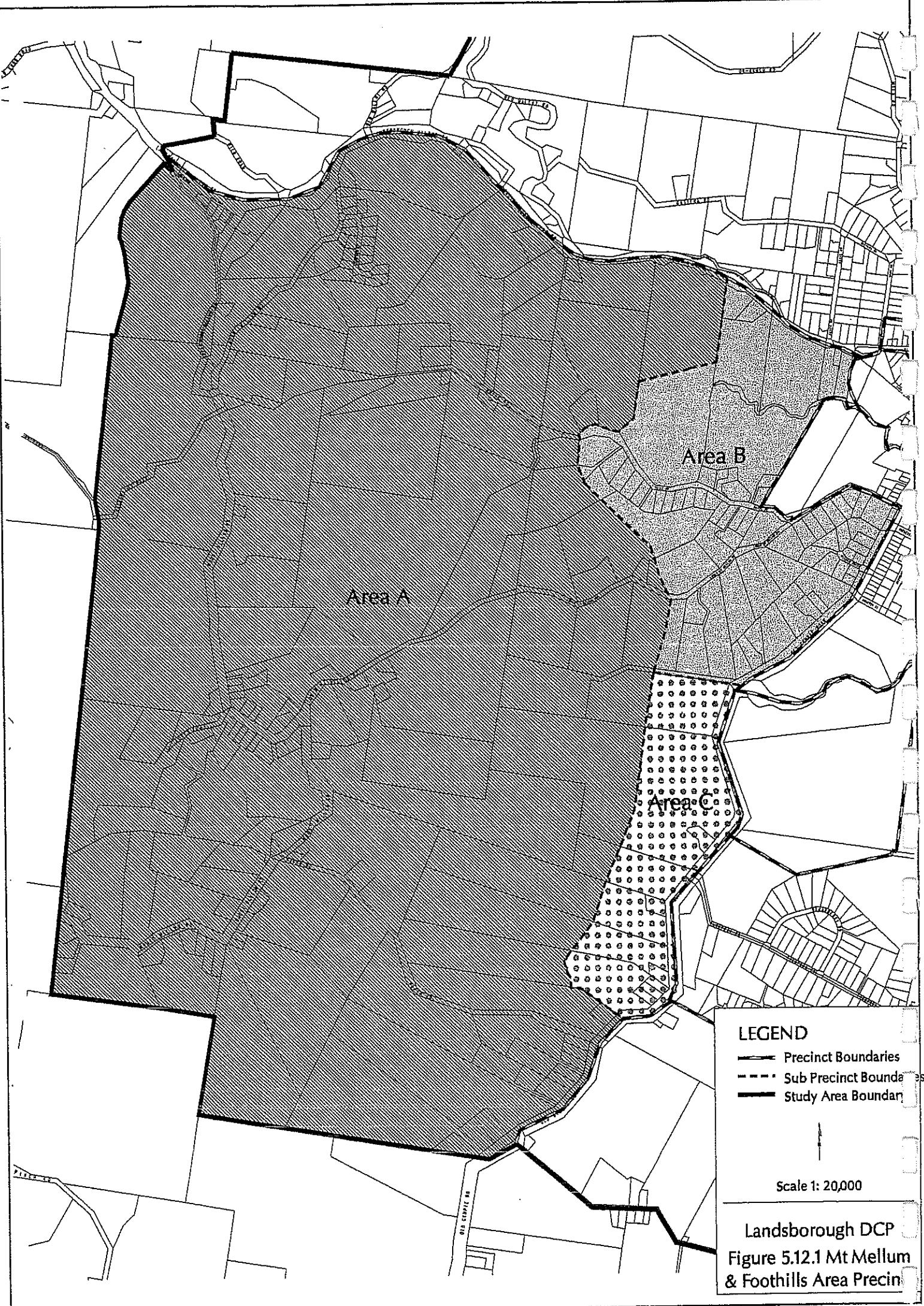
5.11.6.1 It is an objective of the Strawberry Road area precinct to provide for residential or rural-residential development.

Implementation Criteria

5.11.6.2 There are three options for achieving the objective to provide for residential or rural-residential development:

- a) Conventional residential subdivision. In this option, development will be required to:
- (i) include a range of lot sizes not less than 650m²;
 - (ii) connect to Council's reticulated sewerage systems;
 - (iii) have only two access points to Old Landsborough Road (utilising an internal road system);
 - (iv) provide an interconnecting road network;
 - (v) provide pedestrian paths and cycleways which link to the existing network;
 - (vi) connect to Council's reticulated water supply, where feasible connecting to the trunk main along Glass House Mountains Road;
 - (vii) appropriately buffer adjoining recreational and environmental areas, including fencing to restrict movement by domestic animals into the Little Rocky Reserve and Boy Scout Area;
 - (viii) appropriately buffer the railway and Old Landsborough Road;
 - (ix) create a visual break between Beerwah and Landsborough;
 - (x) provide a community focal point (for example area of parkland in the south-west portion adjacent to existing parkland);
 - (xi) protect existing vegetation; and
 - (xii) provide for a wildlife corridor to allow for the movement of kangaroos in this area; or
- b) Rural-residential development. In this option, development must:
- (i) include a range of allotment sizes not less than 5,800m²;
 - (ii) provide appropriate on-site effluent disposal;
 - (iii) provide an appropriate water supply;

- (iv) have only two access points to Old Landsborough Road;
 - (v) provide an interconnecting road network;
 - (vi) provide pedestrian paths and cycleways which link to the existing network;
 - (vii) appropriately buffer adjoining recreational and environmental areas, including fencing to restrict movement by domestic animals into the Little Rocky Reserve and Boy Scout Area;
 - (viii) buffer the railway and Old Landsborough Road;
 - (ix) provide a community focus (for example area of parkland);
 - (x) protect existing vegetation; and
 - (xi) provide for a wildlife corridor to allow for the movement of kangaroos in this area; or
- c) A mixture of residential development or rural-residential development complying with the development standards above.



Area A

Area B

Area C

LEGEND

- Precinct Boundaries
- - - Sub Precinct Boundaries
- Study Area Boundary



Scale 1: 20,000

Landsborough DCP
Figure 5.12.1 Mt Mellum
& Foothills Area Precinct

5.12 Mt Mellum and Foothills Area Precinct

Description

5.12.1 The Mt Mellum and foothills area precinct contains:

- a) a number of residences on rural allotments;
- b) a significant habitat area for:
 - (i) the Richmond Birdwing Butterfly; and
 - (ii) Koalas.

5.12.2 The Precinct has been divided into 3 areas. These areas are illustrated in Figure 5.12.1 - Mt Mellum and foothills area precinct), and comprise namely:

- a) Area A which includes the upper slopes of Mt Mellum and land south of Little Rocky Creek;
- b) Area B which includes:
 - (i) the lower slopes of Mt Mellum; and
 - (ii) the eastern portions of Whites Road and Lower Mt Mellum Road; and
- c) Area C which includes the area adjacent to Old Gympie Road South.

Intent

5.12.3 It is intended that the Mt Mellum and foothills area precinct will:

- a) maintain its rural character and continue to provide a vegetated backdrop to Landsborough and Caloundra City;
- b) protect the ecological, recreational and cultural values offered by Mellum, Bellbird and Little Rocky Creeks;
- c) contain small-scale tourism activities, in particular ecotourism establishments, provided they are low-rise and of a scale that reflects the rural and natural character of the Precinct; and
- d) provide for additional rural residential allotments within Areas B and C.

Area A

5.12.4 Rural and Natural Character

Objective

5.12.4.1 It is an objective of the Mt Mellum and foothills area precinct that the rural and natural character of Area A will be protected.

Implementation Criteria

5.12.4.2 Reconfiguration of Lots shall be limited by the provisions of the Rural zone as specified in the Caloundra City Planning Scheme.

All Re-configuration of Lot applications must nominate building envelopes within the lots which ensure maximum retention of existing vegetation cover.

5.12.4.3 The siting of new dwelling houses must consider the following constraints:

- a) slip prone land areas;
- b) bushfire risk;
- c) the ability to provide adequate on-site effluent disposal;
- d) design must be visually unobtrusive when viewed from scenic routes and lookouts;
- e) the ability to gain safe access; and
- f) ecologically significant vegetation identified on Figure 4.5.2.

5.12.5 Small – Scale Tourism

Objective

5.12.5.1 It is an objective to the Mt Mellum and foothills area precinct that Area A provide for the development of small-scale tourism uses.

Implementation Criteria

5.12.5.2 Tourism uses in Area A of the Mt Mellum and foothills area precinct must:

- a) be small in scale such as a bed and breakfast home stay and studios;
- b) not detrimentally impact on:
 - (i) the views from scenic routes; or
 - (ii) the view from nearby residential uses.
- c) comply with the implementation criteria outlined in Section 4.3 (Tourism).

5.12.5.3 New development must demonstrate that:

- a) the land is not subject to slip and provide a report outlining any engineering requirements prepared by a suitably qualified consultant;
- b) the land is not bushfire prone and the measures required to further reduce the potential impact of bushfires;
- c) the development site is not steeper than 1 in 3;
- d) the proposed development will have minimal impact on any area of ecologically significant vegetation;
- e) the proposed development will have a minimal impact on the amenity of the area; and
- f) the proposed development will have minimal impact on road traffic and safety.

5.12.5.4 Due to the limited capacity of the road system south of the Lower Mount Mellum and Mount Mellum Road intersection, tourist uses within the area are not preferred.

Area B

5.12.6 Rural – Residential Living

Objective

5.12.6.1 It is an objective of the Mt Mellum and foothills area precinct to provide for rural-residential living in Area B while maintaining its inherent rural character.

Implementation Criteria

5.12.6.2 In order to retain the inherent rural character of Area B:

- a) the minimum lot size when reconfiguring a lot must be larger than 6,000m² and not exceed a maximum density of 1 dwelling unit per hectare. Larger lot sizes may be required depending on:
 - (i) the ability of the land to dispose of effluent on-site;
 - (ii) the ability to provide safe access;
 - (iii) the ability to retain areas identified as Priority One vegetation on Figure 4.6.2 in the Planning Study – Overview and vegetation along Mellum Creek;
 - (iv) the need to avoid flood-prone land;
 - (v) the need to avoid development on steep slopes (in excess of 1:3); and
 - (vi) the need to avoid development in areas of high bushfire risk.
- b) cluster development will be encouraged, where it can be demonstrated that it minimises vegetation loss and the maximum density does not exceed 1 dwelling unit per hectare; and
- c) all re-configuring of lot applications must nominate building envelopes within lots which ensure maximum retention of existing vegetation cover.

5.12.6.3 New development must contribute towards the provision of pedestrian, cycleway linkages to the town centre and creation of a recreational/ecological linkage along Mellum Creek.

Area C

5.12.7 Old Gympie Road South

Objective

5.12.7.1 It is an objective of the Mt Mellum and foothills area precinct to provide for rural-residential living in Area C while maintaining its inherent rural character.

Implementation Criteria

5.12.7.2 In order to retain the inherent rural character of Area C:

a) the minimum lot size when reconfiguring a lot must be larger than 1 ha, and not exceed a maximum density of 0.5 dwelling units per hectare. Larger lot sizes may be required depending on:

(i) the ability of the land to dispose of effluent on-site;

(ii) the ability to provide safe access;

(iii) the ability to retain areas identified as Priority One vegetation on Figure 4.6.2 in the Planning Study – Overview and vegetation along Mellum Creek;

(iv) the need to avoid flood-prone land;

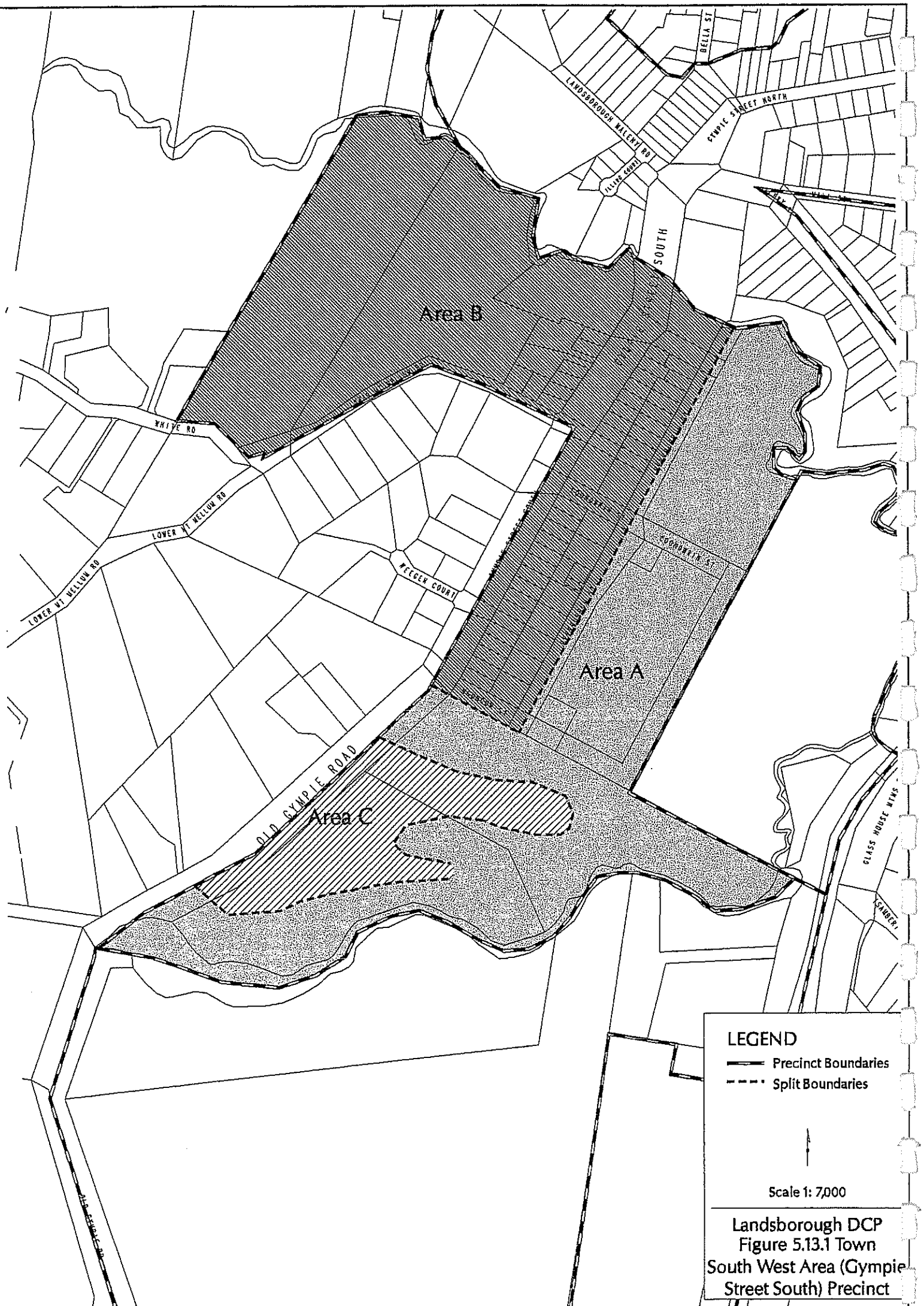
(v) the need to avoid development on steep slopes (in excess of 1:3); and

(vi) the need to avoid development in areas of high bushfire risk.

b) cluster development will be encouraged, where it can be demonstrated that it minimises vegetation loss and the maximum density does not exceed 1 dwelling unit per hectare; and

c) all re-configuring of lot applications must nominate building envelopes within lots which ensure maximum retention of existing vegetation cover.

5.12.7.3 New development must contribute towards the provision of pedestrian, cycleway linkages to the town centre and creation of a recreational/ecological linkage along Mellum Creek.



Area B

Area A

Area C

LEGEND

- Precinct Boundaries
- - - Split Boundaries



Scale 1: 7,000

Landsborough DCP
 Figure 5.13.1 Town
 South West Area (Gympie
 Street South) Precinct

5.13 Town South West Area (Gympie Street South) Precinct

Description

5.13.1 The Town South West area (Gympie Street South) precinct:

- a) is a predominantly residential area that lies between Little Rocky Creek and Mellum Creek; and
- b) includes a reserve area that serves as a buffer to the adjacent rendering plant and Little Rocky Creek.

5.13.2 The precinct is divided into 3 areas. These areas are illustrated on (Figure 5.13.1 - Town South West area (Gympie Street South) precinct), and comprise namely:

- a) Area A which contains 2 parcels of land that currently separate the rendering plant from the adjoining residential area and a buffer to Little Rocky Creek. One parcel is the showground reserve and the other parcel is adjacent to Mellum Creek and currently used for grazing purposes.
- b) Area B which contains a number of dwelling houses, a veterinary surgery and grazing land. Mellum Creek runs along the northern boundary of this area.
- c) Area C which comprises vacant land to the north of Little Rocky Creek and south of Ngun Ngun Street.

Intent

5.13.3 It is intended that within the Town South West area (Gympie Street South) precinct:

- a) provision be made for dwelling houses on conventional residential and rural residential sized allotments within close proximity of the Landsborough Town Centre;
- b) areas of ecologically significant vegetation be protected;
- c) a recreational link along Mellum Creek extending from Peace Park to the Landsborough town centre be created;
- d) pedestrian and cycle paths will link the Precinct to the Landsborough town centre; and
- e) future development will contribute to the upgrading of the relevant intersections along Gympie Street South.

Area A

5.13.4 Buffer

Objective

5.13.4.1 It is an objective of the Town South West area (Gympie Street South) precinct that Area A act as a buffer between the employment area (industrial) precinct, Little Rocky Creek and precincts where the predominant use is residential.

Implementation Criteria

5.13.4.2 Uses in Area A must be limited to:

- a) non-residential;
- b) rural uses; or
- c) open space.

5.13.4.3 Residential uses must not be established in Area A.

Area B

5.13.5 Detached Dwellings

Objective

5.13.5.1 It is an objective of the Town South West area (Gympie Street South) precinct that Area B provide for detached dwellings on residential lots.

Implementation Criteria

5.13.5.2 East of Gympie Street South will be retained as an area of detached dwellings with a minimum lot size of 750m².

5.13.5.3 West of Gympie Street South will be an area of detached dwellings that have lot sizes ranging from 750m² - 1200m², which are connected to a reticulated sewerage system. The larger lots in this range must be located adjacent to Lower Mt Mellum Road and along Area B's western boundary. This will provide an appropriate interface with the adjoining rural living allotments.

5.13.5.4 Any Reconfiguration of a Lot application must:

a) provide a buffer along Mellum Creek;

b) contribute to the creation of:

(i) parkland;

(ii) an ecological and recreational corridor along the southern bank of Mellum Creek; and

(iii) a network of bikeways and pedestrian paths linking to Landsborough.

c) protect the ecological values of the area; and

d) contribute to the upgrading of the intersection on Old Gympie Road South.

Area C

5.13.6 Limited Residential Development

Objective

5.13.6.1 It is an objective of the Town South West area (Gympie Street South) precinct to provide for limited residential development.

Implementation Criteria

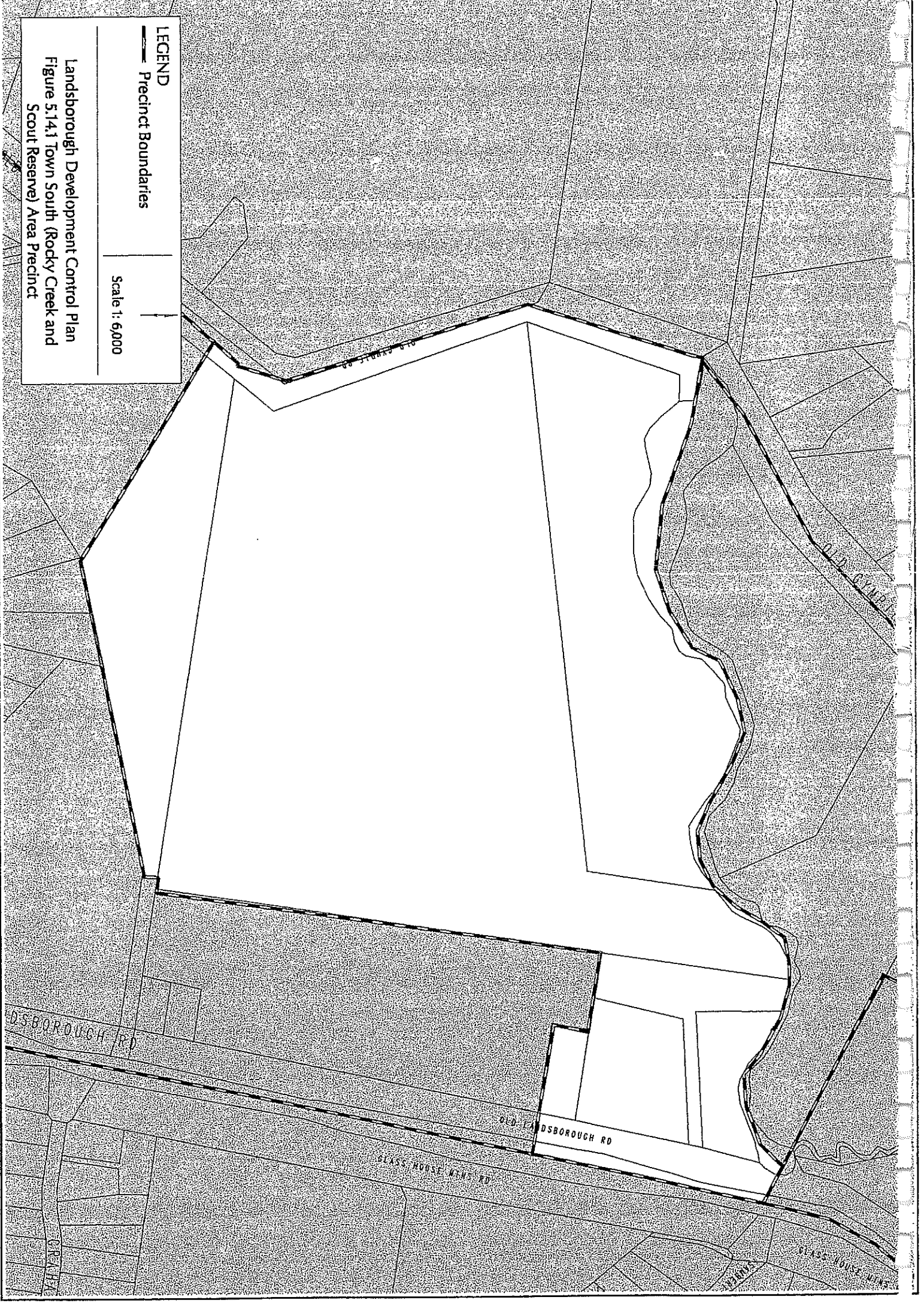
5.13.6.2 Area C depicted on Figure 5.13.1 is conceptual and the exact boundary will need to be refined based on site investigation and consideration of :-

- a) the Q100 flood line;
- b) set back from drainage lines;
- c) protection of ecologically significant vegetation; and
- d) buffers to Little Rocky Creek and the rendering plant.

5.13.6.3 New development in Area C must:

- a) have a minimum lot size of 5000m²;
- b) provide an appropriate buffer to Little Rocky Creek to:
 - (i) protect significant vegetation along Little Rocky Creek;
 - (ii) protect cultural heritage sites; and
 - (iii) provide for fauna movement.
- c) have a minimum number of access points to Old Gympie Road through the use of shared access points;
- d) ensure any access point to Old Gympie Road is designed and located to meet the relevant requirements for sight lines;
- e) not have direct access to Old Gympie Road;
- f) not adversely impact on the amenity of residential uses located opposite Old Gympie Road;
- g) contribute to the pedestrian and cycle network linking the Area to the town; and
- h) consider existing vegetation.

5.13.6.4 Cluster development will be encouraged, where it can be demonstrated that it is the only viable means of minimising vegetation loss and the maximum density does not exceed 1.5 dwelling units per hectare.



LEGEND

Precinct Boundaries

Scale 1: 6000

Landsborough Development Control Plan
Figure 5.14.1 Town South (Rocky Creek and
Scout Reserve) Area Precinct

5.14 Town South (Little Rocky Creek and Boy Scout Reserve Area) Precinct

Description

5.14.1 The Town South (Little Rocky Creek and Boy Scout Reserve area) precinct, includes:

- a) an ecological reserve;
- b) Little Rocky Creek;
- c) a Boy Scout Reserve;
- d) some rural living parcels; and
- e) significant cultural heritage sites.

5.14.2 The Town South (Little Rocky Creek and Boy Scout Reserve area) precinct is illustrated on Figure 5.14.1 - Town South (Little Rocky Creek and Boy Scout Reserve area) precinct.

Intent

5.14.3 It is intended that in the Town South (Little Rocky Creek and Boy Scout Reserve area) precinct:

- a) a range of recreational, community and cultural activities will be provided;
- b) the Boy Scout Reserve will remain as an important nature-based recreational area;
- c) areas of rural living will be maintained;
- d) any buildings of historical significance will be protected; and
- e) areas of ecologically significant vegetation and fauna habitat within the Boy Scout Reserve and adjacent to Little Rocky Creek will be preserved.

5.14.4 Recreational, Community and Cultural Uses

Objective

5.14.4.1 It is an objective of the Town South (Little Rocky Creek and Boy Scout Reserve area) precinct to provide for recreational, community and cultural uses.

Implementation Criteria

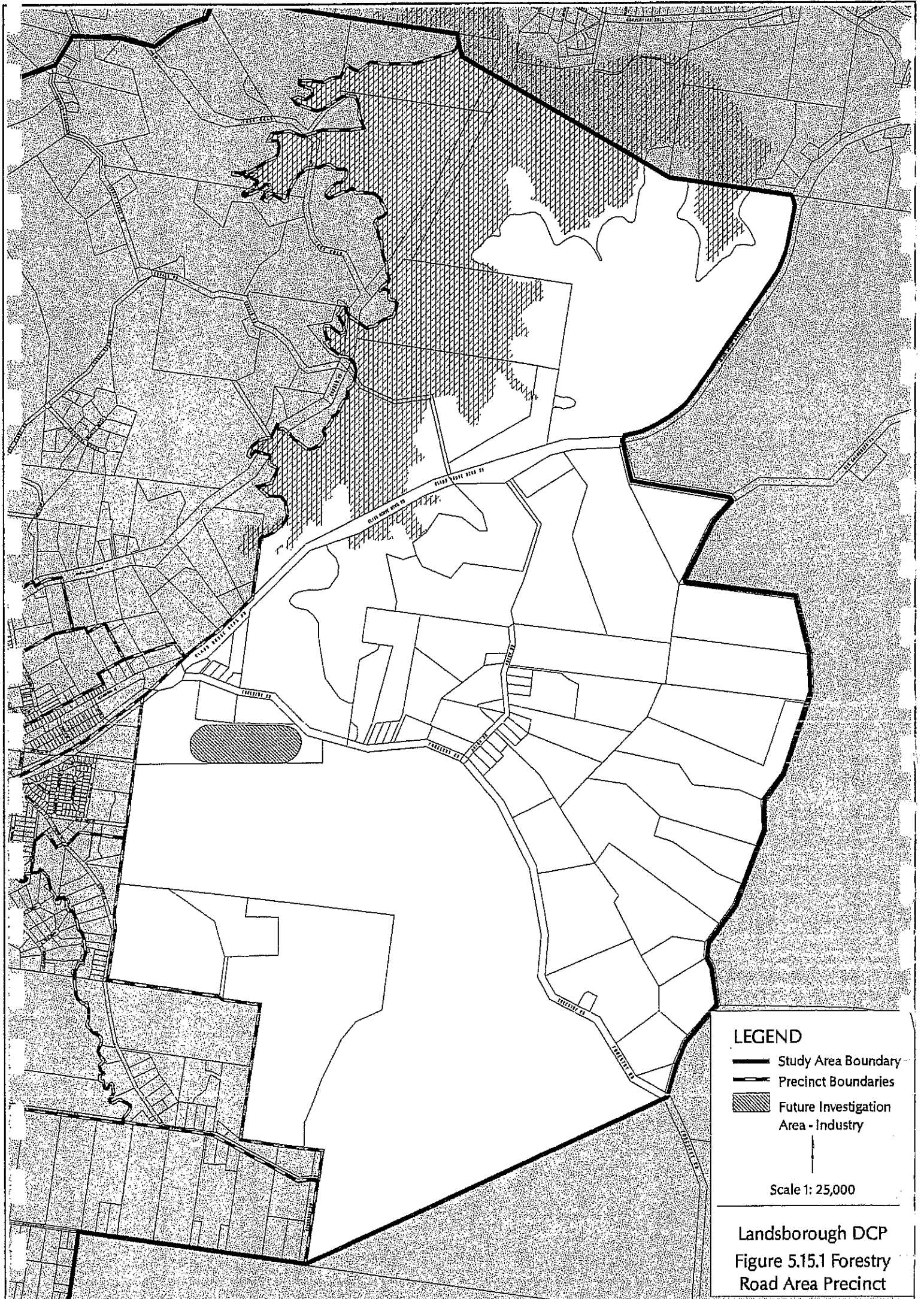
5.14.4.2 A range of recreational, community and cultural activities will be encouraged to locate in this Precinct where it can be demonstrated that ecologically significant vegetation, fauna habitat and cultural heritage sites are protected and enhanced.

5.14.4.3 Development applications for recreational, community and cultural uses in Town South (Little Rocky Creek and Boy Scout Reserve Area) precinct must:




- a) limit Reconfigurations of a Lot to re-alignment of boundaries (where no additional lots are created);
- b) protect Indigenous and European heritage sites in accordance with Section 4.4 – Cultural Heritage Strategy;

- c) preserve areas identified as having ecologically significant vegetation, fauna habitat areas and existing wildlife corridors on Figure 4.5.2 and where appropriate revegetate these areas; and
- d) provide a 30 metre buffer to Little Rocky Creek to maintain the ecological values.

5.14.4.4 Public access within this precinct will be encouraged.



LEGEND

-  Study Area Boundary
-  Precinct Boundaries
-  Future Investigation Area - Industry

Scale 1: 25,000

Landsborough DCP
 Figure 5.15.1 Forestry
 Road Area Precinct

5.15 East (Forestry Road Area) Precinct

Description

5.15.1 The East (Forestry Road area) precinct includes:

a) areas of State Forest both to the north and south of Glass House Mountains Road;

b) part of the Ewen Maddock Dam;

c) Camp Koongamoon, the proposed Wetlands Complex and associated land controlled by Caloundra City Council;

d) tourist and rural living uses south of Glass House Mountains Road;

e) an old landfill site; and

f) the Landsborough Water Reclamation Treatment Plant.

5.15.2 The East (Forestry Road area) precinct is illustrated on Figure 5.15.1 - East (Forestry Road area) precinct.

Intent

5.15.3 It is intended that the East (Forestry Road area) precinct will:

a) provide for dwelling houses on rural living allotments;

b) include uses such as forestry, small-scale sustainable forestry and provide for the establishment of a limited number of tourist uses;

c) protect:

(i) the ecological links from the State Forest to the Ewen Maddock Dam Reserve; and

(ii) the significant ecological values within the Precinct, particularly fauna habitat and corridors.

d) achieve a high level of scenic amenity along Glass House Mountains Road through adequate vegetated buffers and the control of signage;

e) maintain the amenity of the Forestry and Amigh Road rural living areas;

f) preserve the rural character of the area;

g) encourage low-impact tourist and recreational activities to locate near Ewen Maddock Dam;

h) ensure that tourist activities which generate high traffic movements provide safe access to Glass House Mountains Road;

i) investigate opportunities for establishing future business and industry, adjacent to the State Forest and the Landsborough Water Reclamation Treatment Plant; and

j) provide noise attenuation and visual amenity buffers along Glass House Mountains Road to protect future residents.

5.15.4 Rural Living

Objective

5.15.4.1 It is an objective of the East (Forestry Road area) precinct to maintain the character of rural living areas of the precinct.

Implementation Criteria

5.15.4.2 Development applications must limit Reconfigurations of a Lot to re-alignment of boundaries (where no additional lot is created) in accordance with the provisions of the Rural zone of the Caloundra City Planning Scheme.

5.15.5 Recreational and Tourist Uses

Objective

5.15.5.1 It is an objective of the East (Forestry Road Area) precinct to provide for recreational and tourist uses in the Precinct.

Implementation Criteria

5.15.5.2 Recreational and tourist uses must be low-rise and of a scale that reflects the rural character of the Precinct.

5.15.5.3 Implementation criteria are outlined in Section 4.3 (Tourism Strategy).

5.15.5.4 Development for accommodation uses are not permitted within the buffer to the Landsborough Water Reclamation Plant.

5.15.5.5 A range of active recreation activities may be permitted within the Precinct, in particular uses which compliment the activities undertaken within the adjoining State Forest.

5.15.5.6 A range of recreational uses will be permitted on or surrounding the Ewen Maddock Dam in accordance with the Ewen Maddock Dam Management Plan.

5.15.6 Future Investigation Area (Industry)

Objective

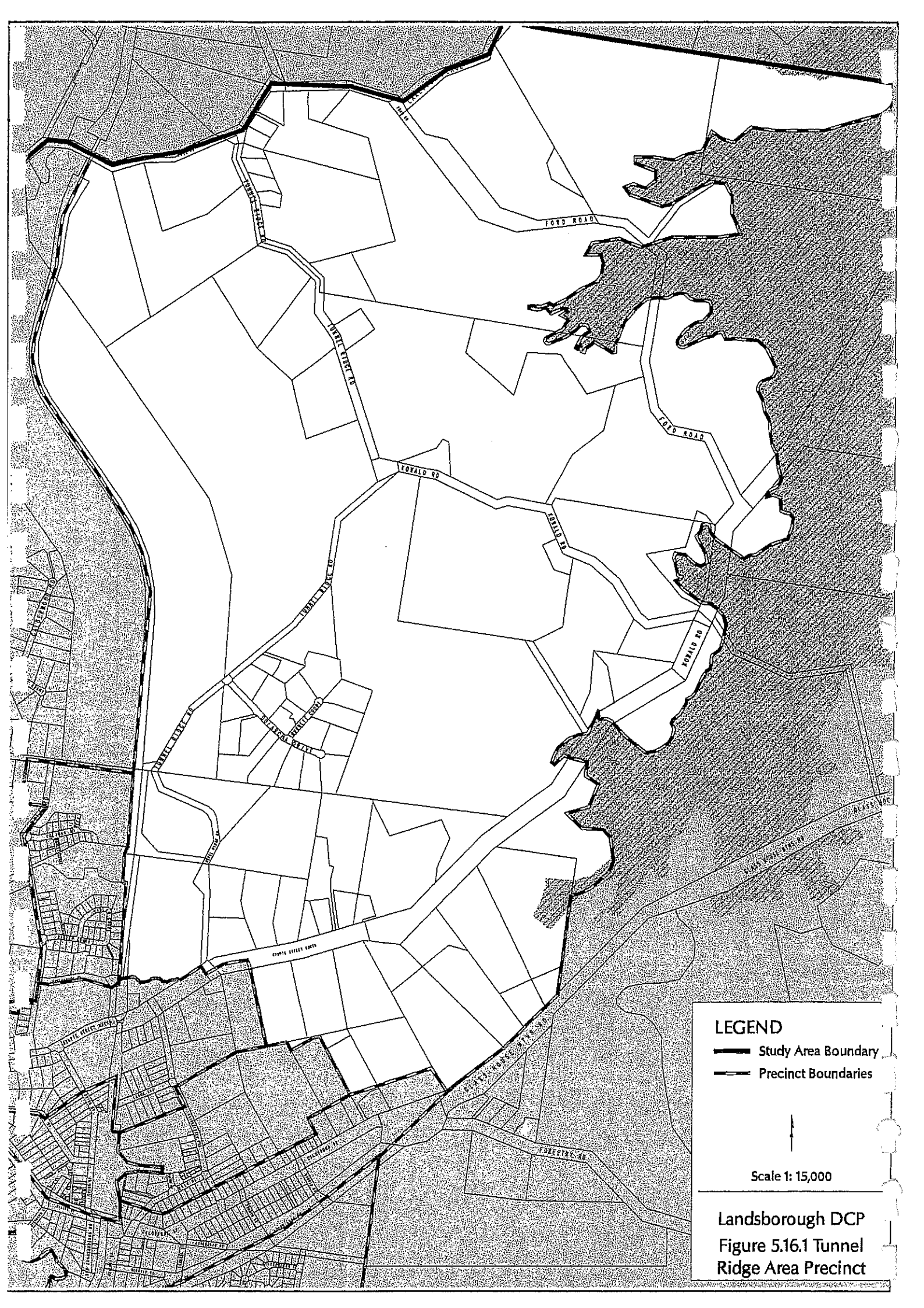
5.15.6.1 It is an objective of the East (Forestry Road Area) precinct to provide for a future industrial area.

Implementation Criteria



15.5.6.2 The establishment of an industrial estate in the area identified on Figure 5.15.1 will be encouraged in accordance with a Master Plan approved by Council which addresses the following:


- a) incorporates best practice environmental management measures;
- b) provides buffers to the adjoining State Forest and adjacent rural living areas;
- c) provides safe and effective access;

- d) does not adversely impact on the water quality of the Pumicestone Passage Catchment area;
- e) is connected to reticulated sewerage;
- f) provides adequate water supply; and
- g) ensures that the design, height, colours and finishes of buildings and structures do not adversely impact on amenity.



LEGEND

-  Study Area Boundary
-  Precinct Boundaries


Scale 1: 15,000

Landsborough DCP
Figure 5.16.1 Tunnel
Ridge Area Precinct

5.16 Tunnel Ridge Area Precinct

Description	5.16.1
<p>The Tunnel Ridge area precinct includes:</p> <ul style="list-style-type: none"> a) rural living allotments along Tunnel Ridge Road; b) the Landsborough Sports Grounds; c) part of Dularcha National Park; and d) areas of ecologically significant vegetation and ecological areas which are in public ownership adjacent to Ewen Maddock Dam. 	5.16.1
<p>The Tunnel Ridge Area Precinct is illustrated in Figure 5.16.1 - Tunnel Ridge Area Precinct.</p>	5.16.2
Intent	5.16.3
<p>It is intended that the Tunnel Ridge area precinct will:</p> <ul style="list-style-type: none"> a) remain for rural living; b) contain tourist uses that: (i) offer views over Ewen Maddock Dam; (ii) link to recreational and ecological uses associated with Ewen Maddock Dam; and (iii) are low-rise and of a scale that reflects the natural environment and features. 	5.16.3
<ul style="list-style-type: none"> c) protect and enhance areas of significant ecological value; d) protect ecological links between: <ul style="list-style-type: none"> (i) Ewen Maddock Dam; (ii) Dularcha National Park; and (iii) the State Forest areas. e) protect the amenity of the Precinct, which is based on its rural character, landforms and natural beauty; f) maintain the scenic views along Tunnel Ridge Road; g) provide pedestrian, cycle and equestrian trails within the publicly owned land surrounding Ewen Maddock Dam and links with Landsborough; and h) encourage small-scale sustainable forestry operations. 	

5.16.4 Rural Living

Objective

5.16.4.1 It is an objective of the Tunnel Ridge area precinct to maintain the character of rural living areas.

Implementation Criteria

5.16.4.2 Development applications must limit Reconfigurations of a Lot to re-alignment of boundaries (where no additional lots are created).

5.16.5 Recreational and Tourist Uses

Objective

5.16.5.1 It is an objective of the Tunnel Ridge area precinct to provide for recreational and tourist uses of the precinct.

Implementation Criteria

5.16.5.2 Recreational and tourist uses must:

- a) be low-rise and of a scale that reflect the rural character of the Precinct; and
- b) provide for a range of nature based tourism and recreational uses, such as short-stay accommodation.

5.16.5.3 Implementation criteria are outlined in Section 4.2 (Tourism Strategy).

5.16.5.4 Development applications must not detrimentally impact on the views from Tunnel Ridge Road, Glass House Mountains Road and residential uses.

5.16.5.5 New tourist uses must comply with the Ewen Maddock Dam Management Plan.

5.16.5.6 The creation of view platforms and rest areas along Tunnel Ridge Road will be encouraged.

5.16.5.7 New development must not adversely impact on water quality in Ewen Maddock Dam.

5.16.5.8 Provide noise attenuation and visual amenity buffers along Glass House Mountains Road to protect future residents.

5.16.6 Ecological Values

Objective

5.16.6.1 It is an objective of the Tunnel Ridge area precinct to protect the ecological values of the precinct.

Implementation Criteria

5.16.6.2 New development applications in the precinct must:

- a) provide buffers to the Ewen Maddock Dam so as to maintain ecological buffers;

- b) protect areas of ecologically significant vegetation and fauna habitat; and
- c) preserve wildlife corridor links between:
 - (i) the Ewen Maddock Dam;
 - (ii) Dularcha National Park; and
 - (iii) State Forest areas.
- d) preserve water quality in the Ewen Maddock Dam.

6.0 Definitions

6.1 Application to the Development Control Plan

6.1.1 The use definitions applying to the DCP are those contained in Part 8 of the Caloundra City Planning Scheme, with the addition of the following:

6.2 Use Definitions

6.2.1 Arts and Craft Centres

6.2.1.1 Has the same meaning as 'Cottage Crafts and Sales' as defined in Part 8 of the Caloundra City Planning Scheme, with the exception that it may be part of a home-based business as defined in this DCP.

6.2.2 Attached Housing

6.2.2.1 Refers to duplexes and triplexes.

6.2.3 Cluster Development

6.2.3.1 Re-configuration of a lot using a Community Facility Plan, creating small lots than the outlined minimum lot sizes and creation of an area/s of common property.

6.2.4 Eco-tourism Activities and Facilities

6.2.4.1 Refers to a commercial activity which is based on the natural or cultural heritage attributes of either the site, or adjoining publicly owned land, such as:

- a) Premises used or intended for overnight tourist accommodation;
- b) ecological tours;
- c) recreational activities with an ecological base (for example canoeing, bushwalking);

which benefit or compliment the natural environment and are designed with appropriate technology and result in minimal site impact.

6.2.5 Ewen Maddock Dam

6.2.5.1 Comprises the Ewen Maddock Dam water storage to full level.

6.2.6 Ewen Maddock Dam Environs

6.2.6.1 Comprises the Ewen Maddock Dam and surrounding publicly owned land.

6.2.7 Galleries

6.2.7.1 Has the same meaning as 'Cottage Crafts and Sales' as defined in Part 8 of the Caloundra City Planning Scheme.

6.2.8 Home-Based business

6.2.8.1 Means any occupation, vocation or profession (whether or not carried out for commercial gain) conducted within a dwelling house or dwelling unit or within the curtilage of the dwelling house or dwelling unit.

Southern Entrance Statement
Railway St

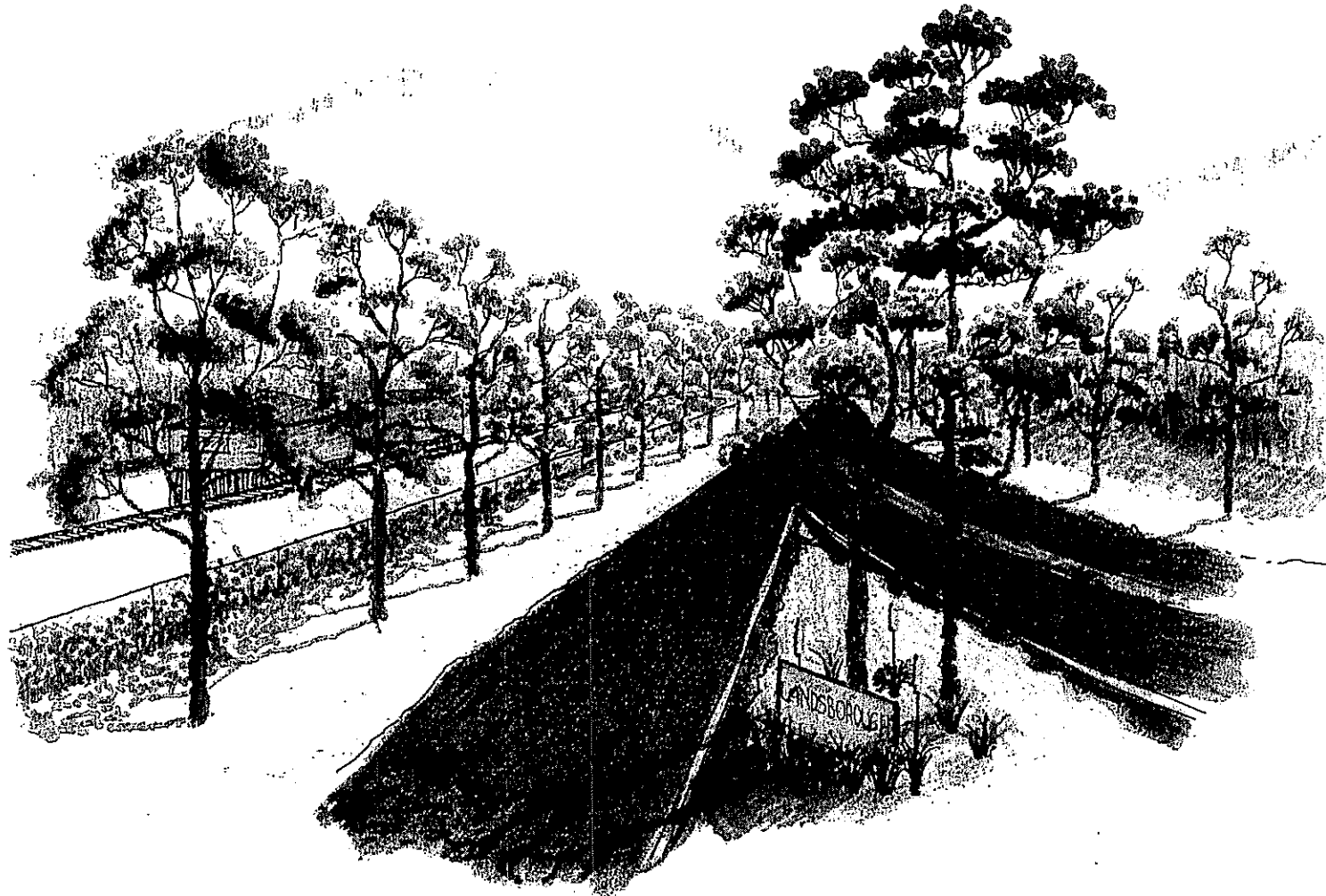


Figure 4.11a

Southern Entrance Statement
Railway St

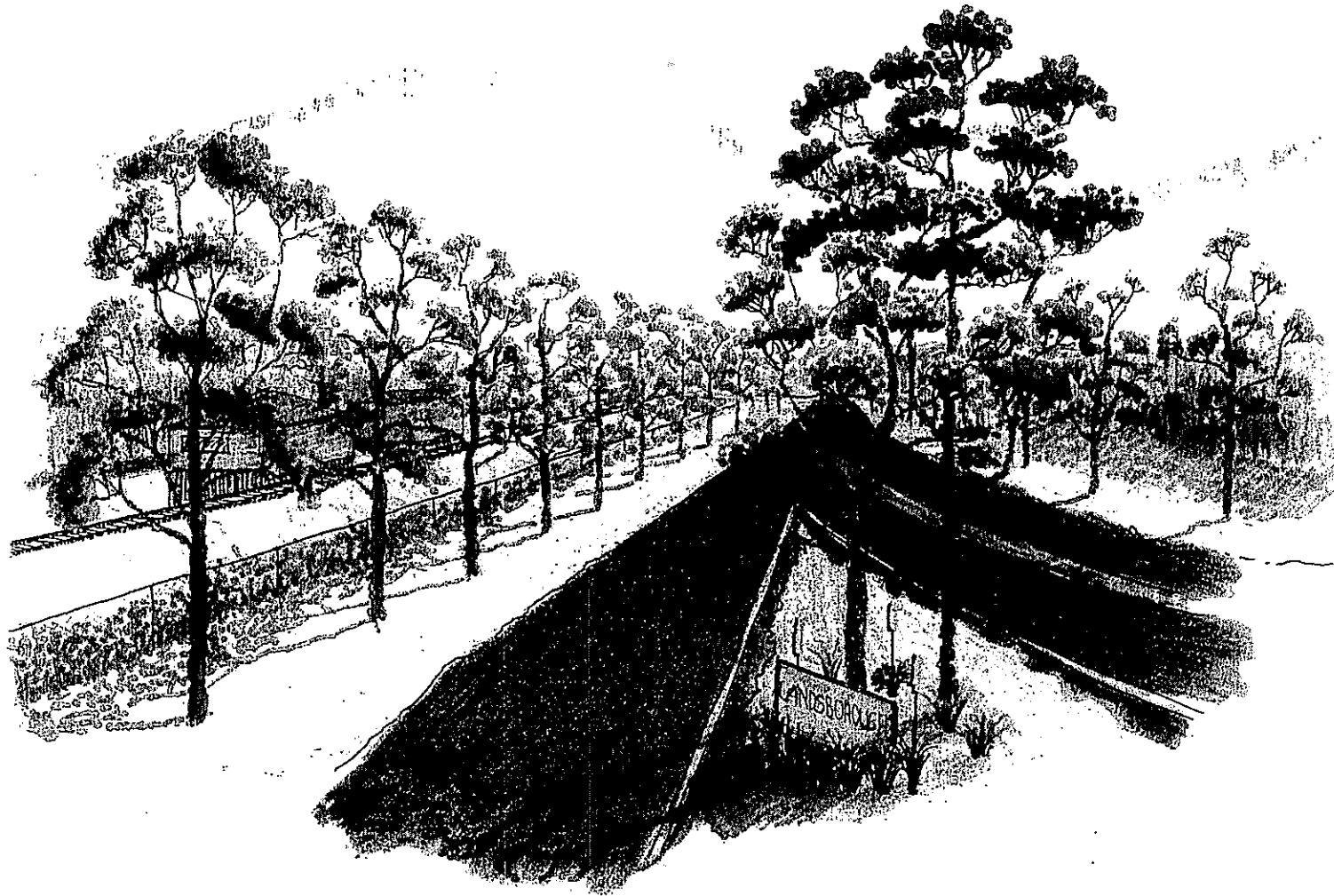


Figure 4.11a

Northern Entrance Statement
Gympie St North

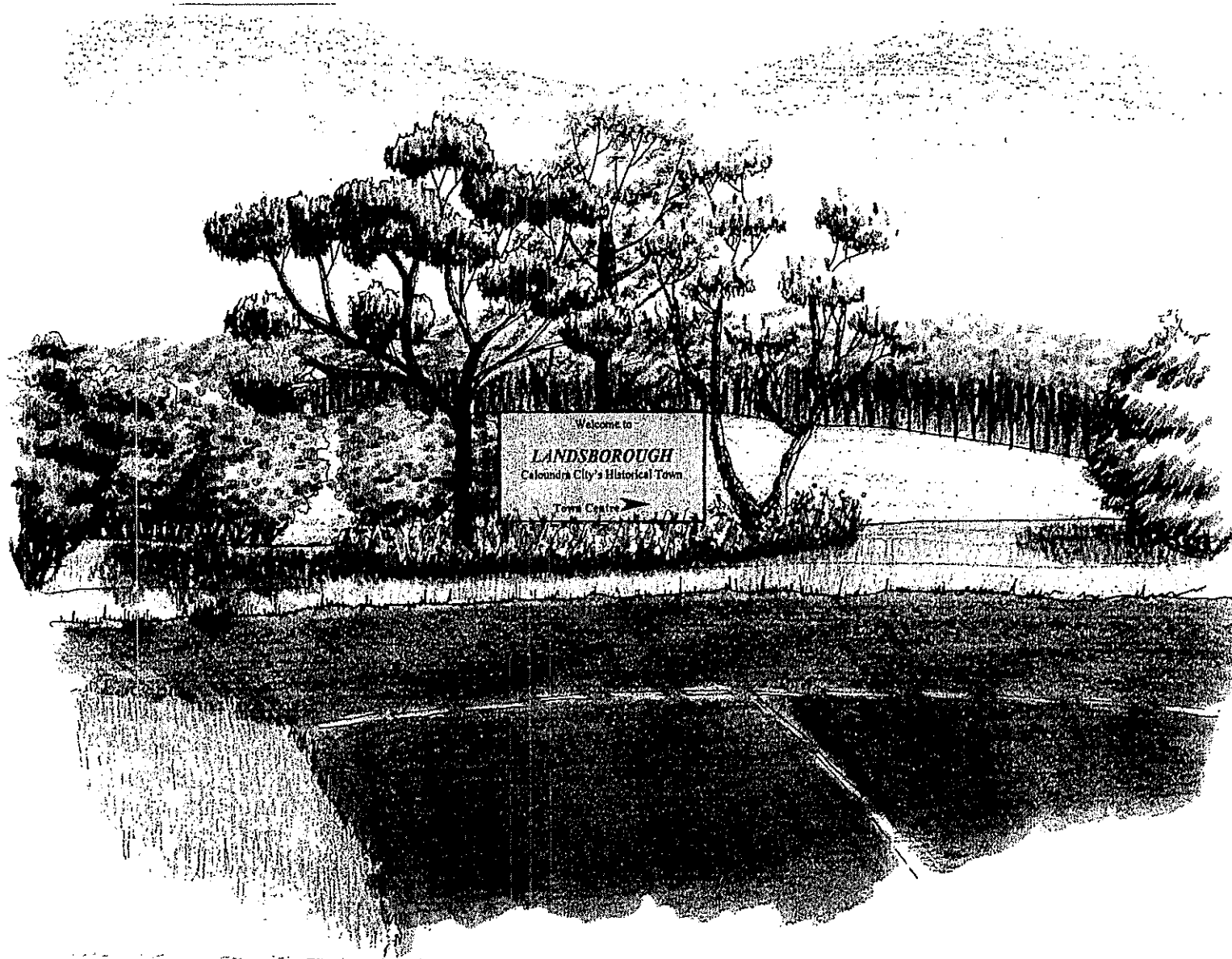
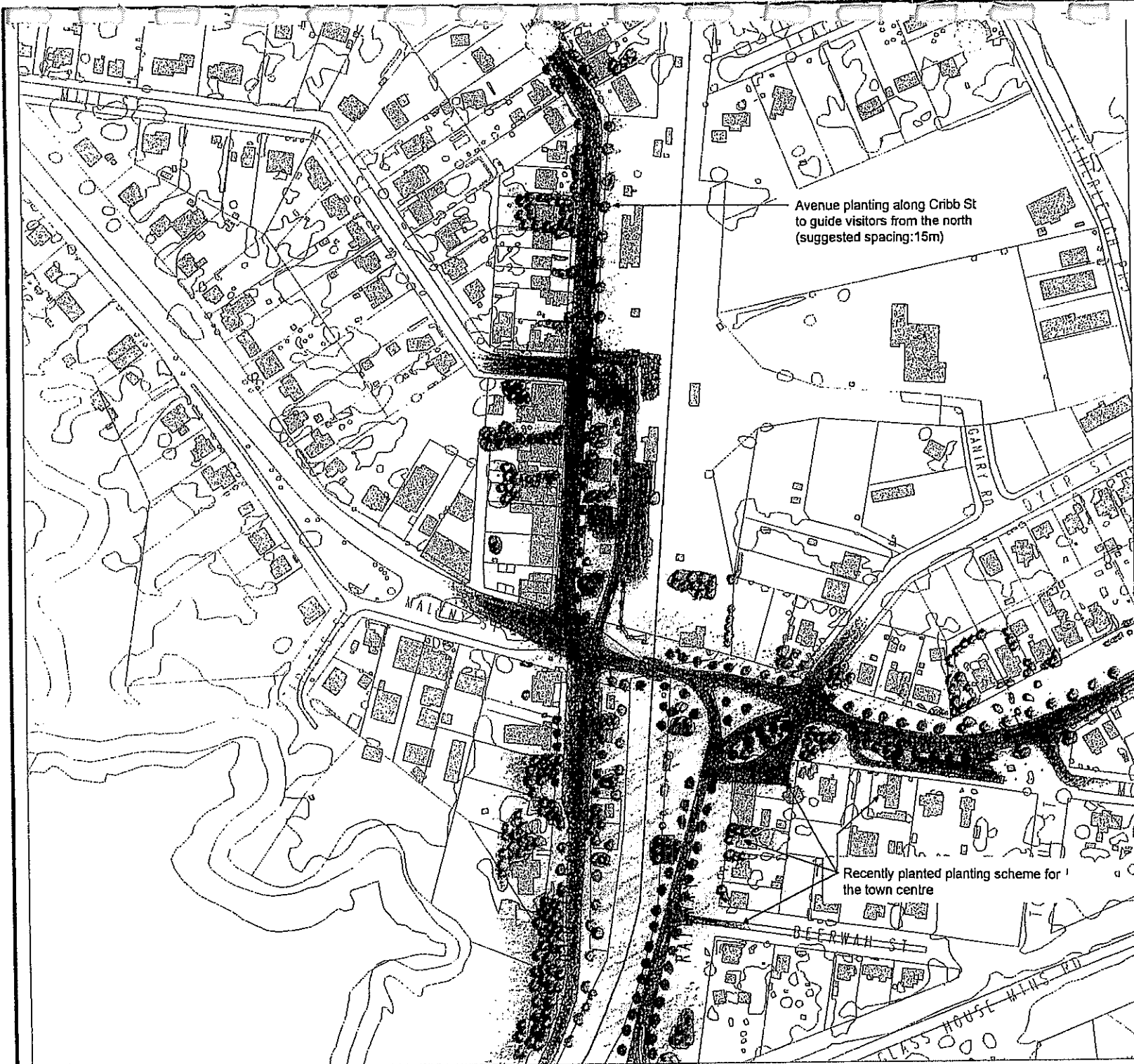


Figure 4.11c

Western Entrance Statement
Maleny St





Legend

- Cadastral Boundaries
- Buildings
- Vegetation Boundary
- Kerb

SUGGESTED SPECIES
(for Avenue Planting in Cribb St)

<i>Barklya syringifolia</i>
<i>Eleocharpus reticulatis</i>
<i>Xanthostemon crisanthus</i>

Species in new planting

<i>Harpulia pendula</i>
<i>Stenocarpus sinuatus</i>
<i>Brachychiton acerifolia</i>
<i>Flindersia australis</i>
<i>Lophostomen confertus</i>
<i>Grevillia robusta</i>
<i>Grevillea baileyana</i>
<i>Arytera lautererana</i>

Town Centre
Landsborough LAP

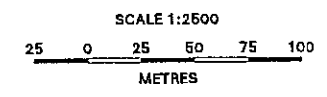


Figure 4.11e

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Legend

-  Cadastral Boundaries
-  Buildings
-  Vegetation Boundary
-  Kerb

**SUGGESTED SPECIES
Entrance Planting**

<i>Xanthorrhoea resinosa</i>
<i>Melaleuca bracteata</i>
<i>Leptospermum petersonii</i>
<i>Eucalyptus gummifera</i>
<i>Banksia spinulosa</i>

Avenue Planting

<i>Stenocarpus sinuatus</i>
<i>Eleocharis reticulatus</i>

Round-a-bout Planting

<i>Eucalyptus intermedia</i>
<i>Banksia aemula</i>
<i>Lomandra longifolia</i>
<i>Acacia longifolia var. sophorae</i>

**Western Entrance
Landsborough LAP**

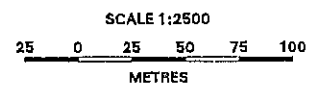


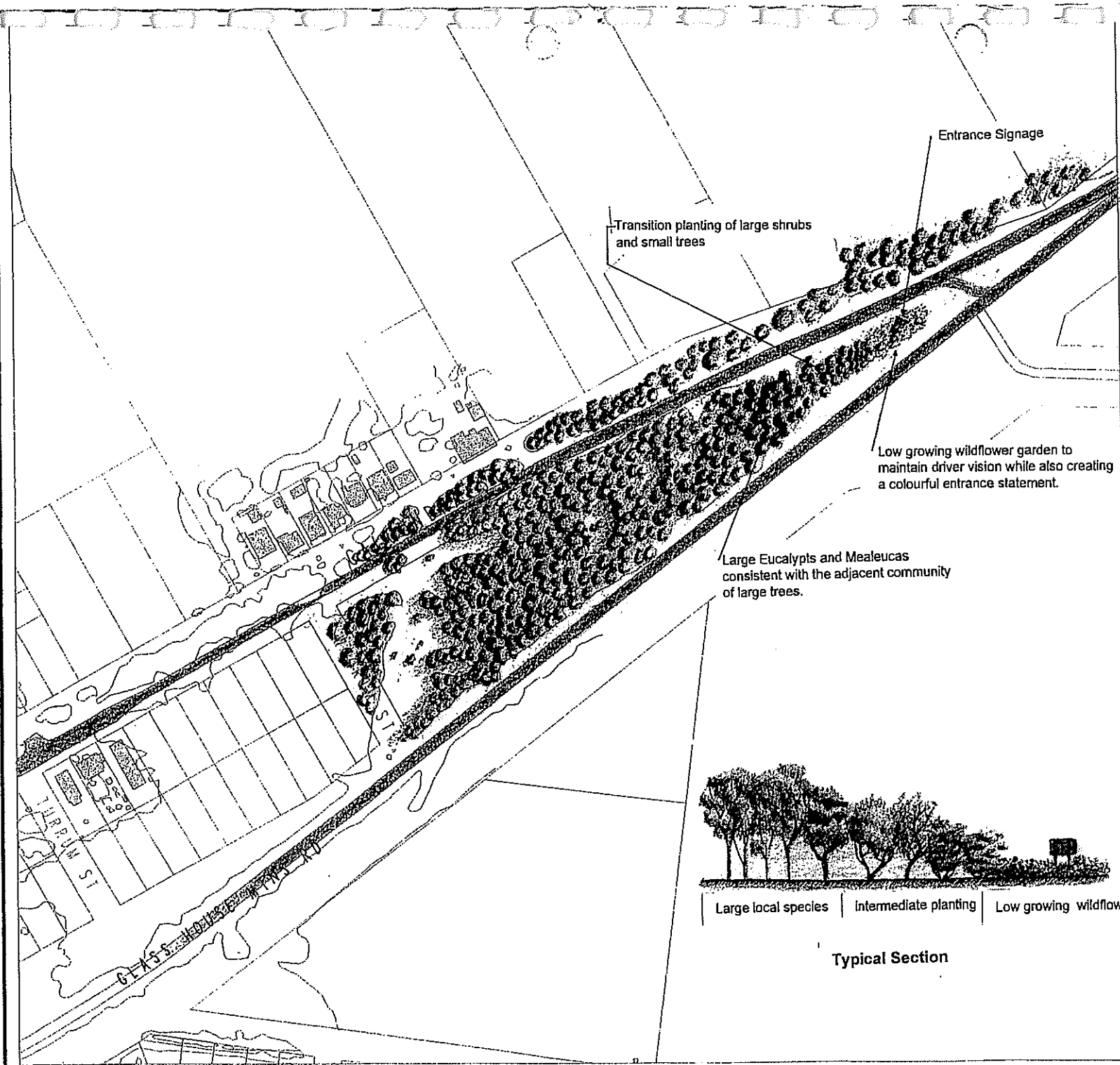
Figure 4.11f

Date: May 19, 1988



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Low Shrubs and Perennial

- Herbs**
Stypantra caespitosa
Caesia vittata
Banksia spinulosa (dwarf form)
Banksia robur
Boronia falcifolia
Callistemon pachyphyllus
Melaleuca thymifolia
Melaleuca nodosa
Eparcris pulchella

Large Shrubs and Small Trees

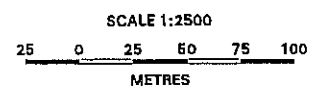
- Melaleuca styphelioides*
Melaleuca bracteata
Banksia aemula
Callistemon salignus
Allocasuarina glauca
Allocasuarina littoralis
Eucalyptus curtisii
Eucalyptus intermedia

Larger Trees

- Melaleuca quinquinervia*
Eucalyptus tessellaris
Eucalyptus gummifera
Eucalyptus trachyphloia
Eucalyptus maculata
Eucalyptus longirostrata
Eucalyptus tereticornis

Eastern Entrance

Landsborough L.P.



Large local species | Intermediate planting | Low growing wildflowers

Typical Section

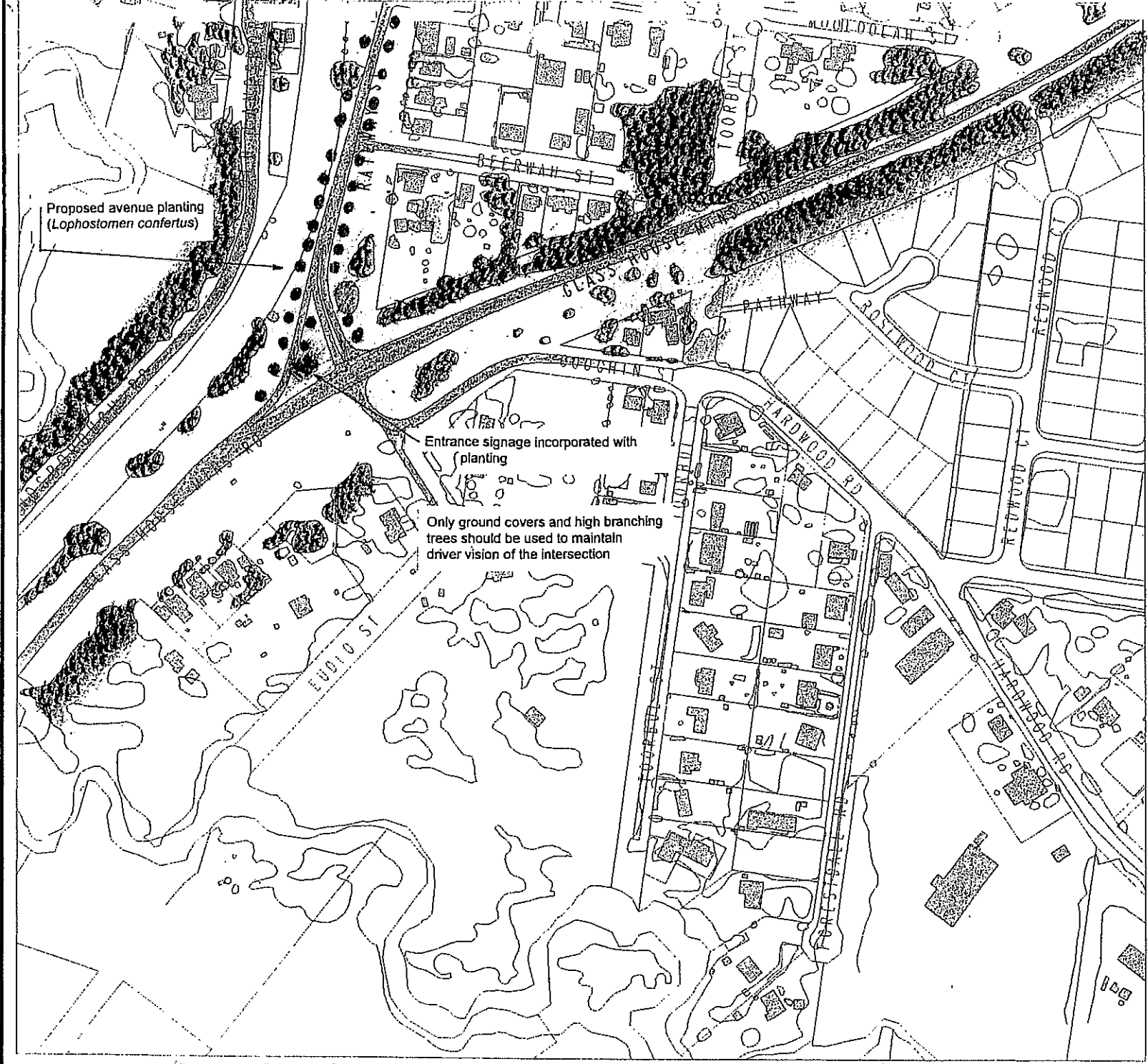
Date: May 10, 1998

Figure 4.11g

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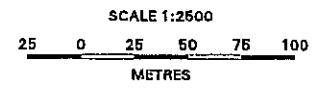


- Legend**
- Buildings
 - Cadastral Boundaries
 - Vegetation Boundary
 - Kerb

SUGGESTED SPECIES

<i>Eucalyptus robusta</i>
<i>Eucalyptus gummifera</i>
<i>Xanthorrhoea resinosa</i>
<i>Lomandra longifolia</i>

**Southern Entrance
Landsborough LAP**



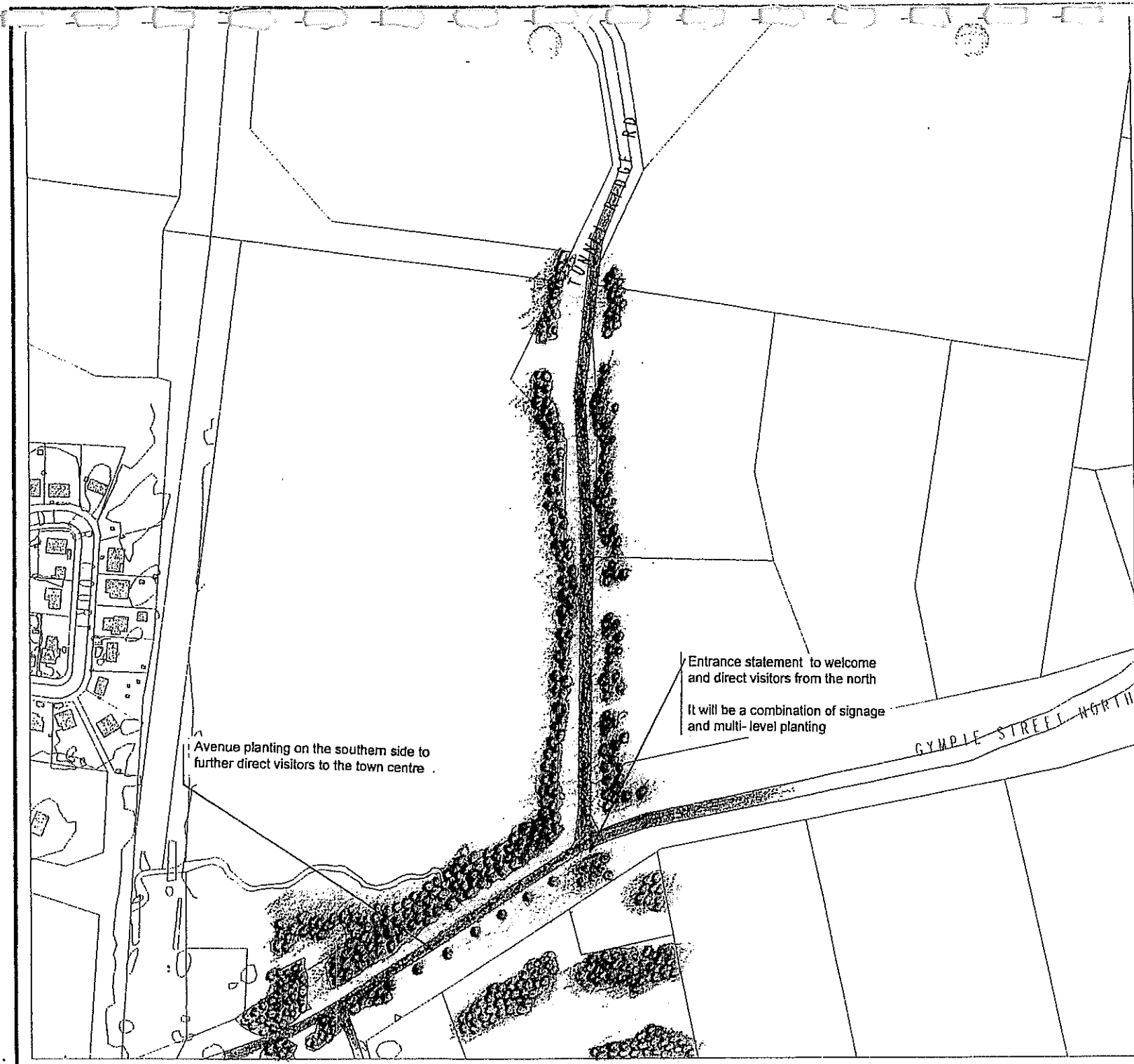
Date: May 19, 1988

Figure 4.11h





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Legend

-  Buildings
-  Cadastral Boundaries
-  Vegetation Boundary
-  Kerb

SUGGESTED SPECIES

<i>Banksia integrifolia</i>
<i>Eucalyptus intermedia</i>
<i>Allocasuarina littoralis</i>
<i>Boronia rosmarinifolia</i>
<i>Baeckea virgata</i>

Avenue Planting

<i>Allocasuarina littoralis</i>
<i>Melaleuca bracteata</i>

Northern Entrance
Landsborough LAP

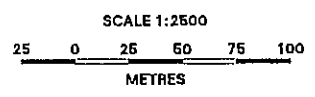


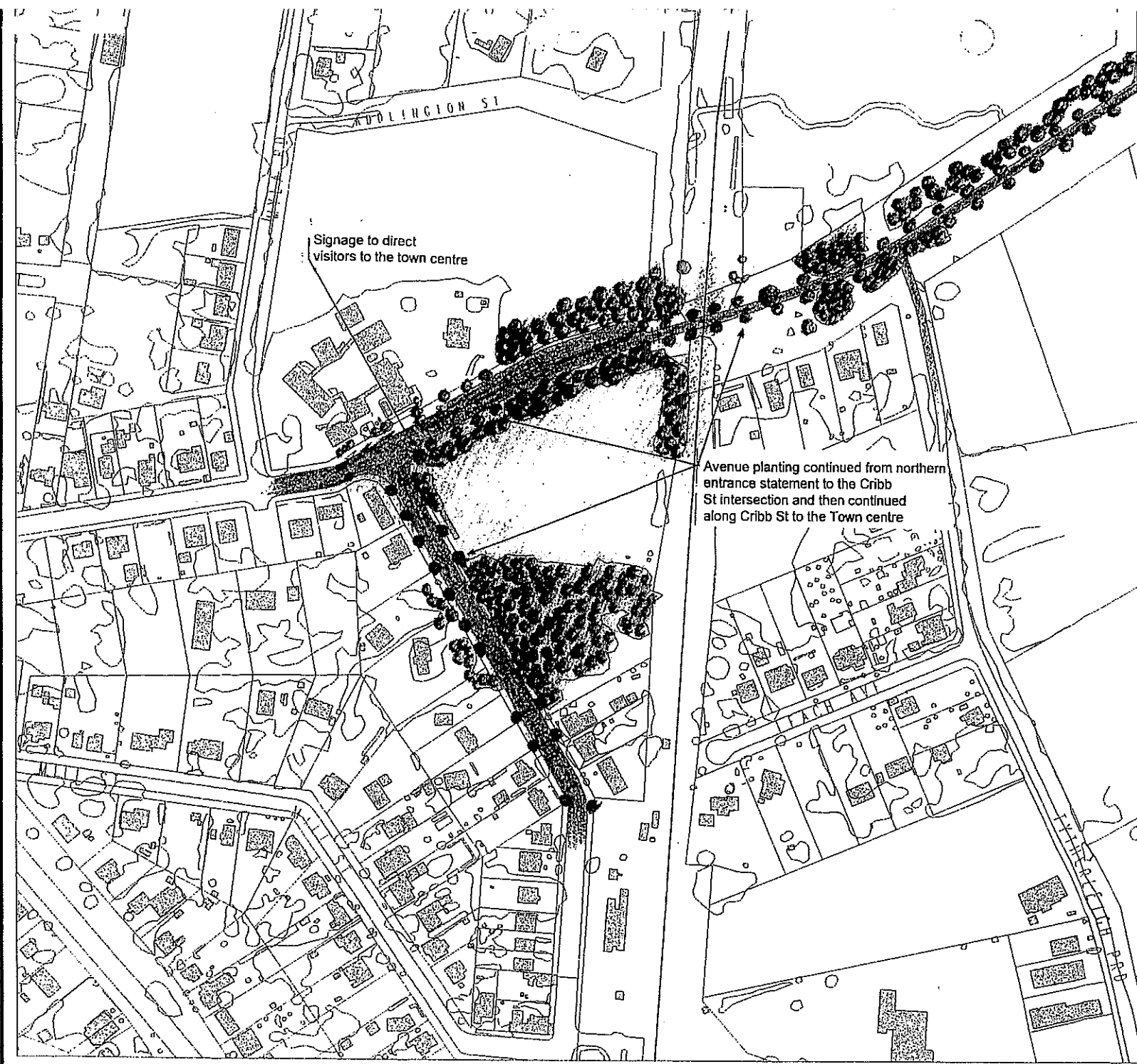
Figure 4.11i





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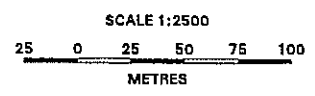


- Legend**
-  Buildings
 -  Cadastral Boundaries
 -  Vegetation Boundary
 -  Kerb

SUGGESTED SPECIES

<i>Allocasuarina littoralis</i>
<i>Melaleuca bracteata</i>
<i>Cupaniopsis anacardioides</i> ●

Town Centre - North
Landsborough LAP



Date: May 19, 1998



Figure 4.11j

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6.2.8.2 The conduct of the Home-Based Businesses in the local area may include the employment of persons on the premises other than the residents, providing the number of persons employed and not resident on the site does not adversely impact on the amenity and character of the area.

6.2.9 Landsborough Reticulated Area

6.2.9.1 Means the land currently and proposed to be serviced by Council's reticulated water system.

6.2.10 Landsborough Sewered Area

6.2.10.1 Means the land currently and proposed to be serviced by Council's reticulated water system.

6.2.11 Shoptop Housing

6.2.11.1 Premises with commercial uses at street level and residential above, limited to 2 storeys in height.

6.2.12 Small Acreage Farm

6.2.12.1 Refers to those uses defined as 'Agriculture' or 'Animal Husbandry - General' in the Caloundra City Planning Scheme

6.2.12.2 The use must be associated with a residential use and does not have to be commercially viable (ie 'hobby' farming).

6.2.13 Small-Scale Sustainable Forestry Operations

6.2.13.1 Means private or public forestry operations on a small scale (e.g. Farm Forestry).

6.2.14 Theme Park

6.2.14.1 Integrated tourist attraction which may include a mixture of the following uses:

- Outdoor Entertainment;
- Indoor Entertainment;
- Restaurants and Food Outlets;
- Shop and Cottage Crafts and Sales;
- Tourist Accommodation;
- Educational Establishment; and
- Sport and Recreation.

6.2.15 Town Area

6.2.15.1 Means all the land within precincts Town Core, Town Frame, Employment Area, Town North, Town South-West and Town East.

6.2.16 Town House Development

6.2.16.1 Means a premises used or intended for attached residential use, which is 2 storeys.

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1.0 Introduction

1.1 Character of Kings Beach

Kings Beach is located immediately to the east of Caloundra's Regional Centre. The Development Control Plan (DCP) covers an area of 87.04 hectares and includes foreshore parklands, tourist accommodation, several traditional seaside shops and surrounding residential accommodation areas. The boundaries of the DCP area are defined by the coastline, King Street, Queen Street, Canberra Terrace, Arthur Street, Bombala Terrace, Dingle Avenue and Lower Gay Terrace (**Map 1.1 - DCP Area**). The DCP area is characterised by three identifiable topographical or landscape units being the ridgelines; intermediate hills and valleys; and foreshore. The three units produce a natural amphitheatre orientated towards the sea.

The Kings Beach area has a number of traditional roles which are supported by the DCP. Kings Beach is one of the City's major tourist-residential areas. Its safe swimming beach, foreshore parks and range of community facilities make it a desirable tourist destination, especially for families. Kings Beach also serves a role as a permanent residential area. Its proximity to the commercial and transport facilities of Caloundra's Regional Centre together with the lifestyle advantages provided by its proximity to the beach make Kings Beach a desirable place to live.

Important landmarks in the DCP area are the Lighthouses in Canberra Terrace, Kings Beach Bathing Pavilion and Caloundra Headland, which has significant ecological and conservation values unique to Caloundra and Queensland. The DCP area also includes a number of significant public spaces including the Kings Beach Master Plan area, which the Council is committed to redeveloping as an exciting outdoor leisure environment.

1.2 Ecological Sustainability

The DCP seeks to achieve ecological sustainability in Kings Beach. Ecological sustainability is defined by the *Integrated Planning Act 1997* as being "a balance that integrates–

- (a) *protection of ecological processes and natural systems at local, regional, State and wider levels; and*
- (b) *economic development; and*
- (c) *maintenance of the cultural, economic, physical and social wellbeing of people and communities."*

PROTECTION OF ECOLOGICAL PROCESSES AND NATURAL SYSTEMS

The protection of ecological and natural systems is promoted in Kings Beach through:

- identifying valuable features and suitable measures to protect these features;
- managing the process by which development occurs by identifying Desired Planning Outcomes (DPOs) and measures to achieve the DPOs (precincts and codes eg Environmental Management Code);
- addressing relevant local, regional and State issues identified in "whole of government" consultation;
- identifying areas where particular development activities are not preferred;
- maintaining buffers around ecologically sensitive areas such as Caloundra Headland;
- discouraging the disturbance or exposure of acid sulfate soils;
- requiring all development activities to comply with the provisions of the Council's Manual of Engineering Guidelines and the Queensland Urban Drainage Manual to protect water quality both within, and outside of the DCP area; and
- controlling external lighting and noise sources which may impact on the Moreton Bay Marine Park.

ECONOMIC DEVELOPMENT

Economic development is promoted in Kings Beach through:

- nominating areas where mixed use development is encouraged;
- allocating sufficient land for residential and tourist accommodation;

- protecting the quality of the natural environment which is a major attraction for residents and visitors to the area;
- creating investor confidence by establishing certainty about the performance criteria applicable to particular development proposals while retaining some flexibility as to how these performance criteria may be met;
- establishing a high quality built environment which encourages further investment; and
- recognising the synergies between Kings Beach and the Caloundra Town Centre and seeking to strengthen these relationships.

SOCIAL WELLBEING

Social wellbeing in Kings Beach is promoted through:

- protecting natural, physical and cultural resources for the enjoyment of future generations;
- developing Codes which identify appropriate standards of amenity, energy efficiency, health and safety in the built and natural environment;
- increasing the range of services for all age groups in the DCP area through precinct provisions;
- supplying infrastructure in a co-ordinated, efficient and orderly way;
- providing opportunities for community involvement in development proposals which may have a detrimental impact on the environment; and
- providing a range of housing choice.

BALANCE

The balance between these three aspects of ecological sustainability is different in each of the Development Control Plan Precincts. For example, in the Environment, Recreation and Community Facilities Precinct, the protection of ecological processes and natural systems is given highest priority. In the Mixed Use Precinct the balance between the three aspects of ecological sustainability recognises that commercial and tourist services are vital to the economic and social well-being of the area. The maintenance of the cultural, economic, physical and social wellbeing of people and communities is recognised as being of high priority in the residential areas of the City.

In summary, the DCP promotes ecological sustainability by:

- coordinating and integrating Core Matters including those of State and regional importance. Core Matters include land use and development, infrastructure and valuable features;
- identifying an overall vision statement and supporting Desired Planning Outcomes for the area and the principles which are intended to be observed in developing and using land (Part 2);
- outlining the measures which facilitate the achievement of these Desired Planning Outcomes (DPOs) (Part 3 and 4); and
- identifying performance indicators against which the DCP's performance towards achieving the DPOs can be measured at the time the DCP is reviewed (Part 2).

It is important to note that the DCP does not by itself achieve ecological sustainability in Kings Beach. Other measures to advance ecological sustainability include the Council’s Corporate Plan; the Planning Scheme; planning documents of other levels of Government; private sector investment; and community endeavour. The Planning Study also provides information on how the DCP promotes the achievement of ecological sustainability.

1.3 Structure of the DCP

This DCP is structured in five Parts as follows:

Part One	Part One outlines the structure of the DCP and its relationship to the <i>Integrated Planning Act 1997</i> .
Part Two	Part Two describes the Vision, Desired Planning Outcomes (DPOs) and Performance Indicators to measure the performance of the DCP. Measures to achieve the DPOs are contained in Part Three and Part Four of the DCP.
Part Three	Part Three describes the division of Kings Beach into six precincts. Planning intents have been identified for each of these precincts and a Development Assessment Table identifies the level of assessment required for different types of development within the DCP precincts.
Part Four	Part Four includes Codes which explain Council’s requirements for development in Kings Beach. Codes are other measures to achieve the DPOs.
Part Five	Part Five provides information to assist in the implementation and interpretation of the DCP.

1.4 Using the Plan

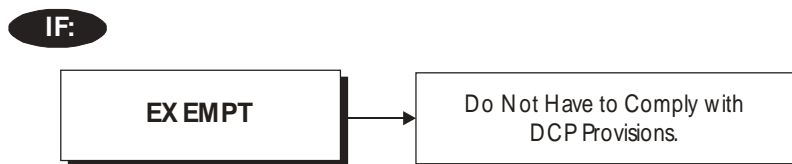
HOW DO I USE THE DCP TO MAKE A DEVELOPMENT APPLICATION?

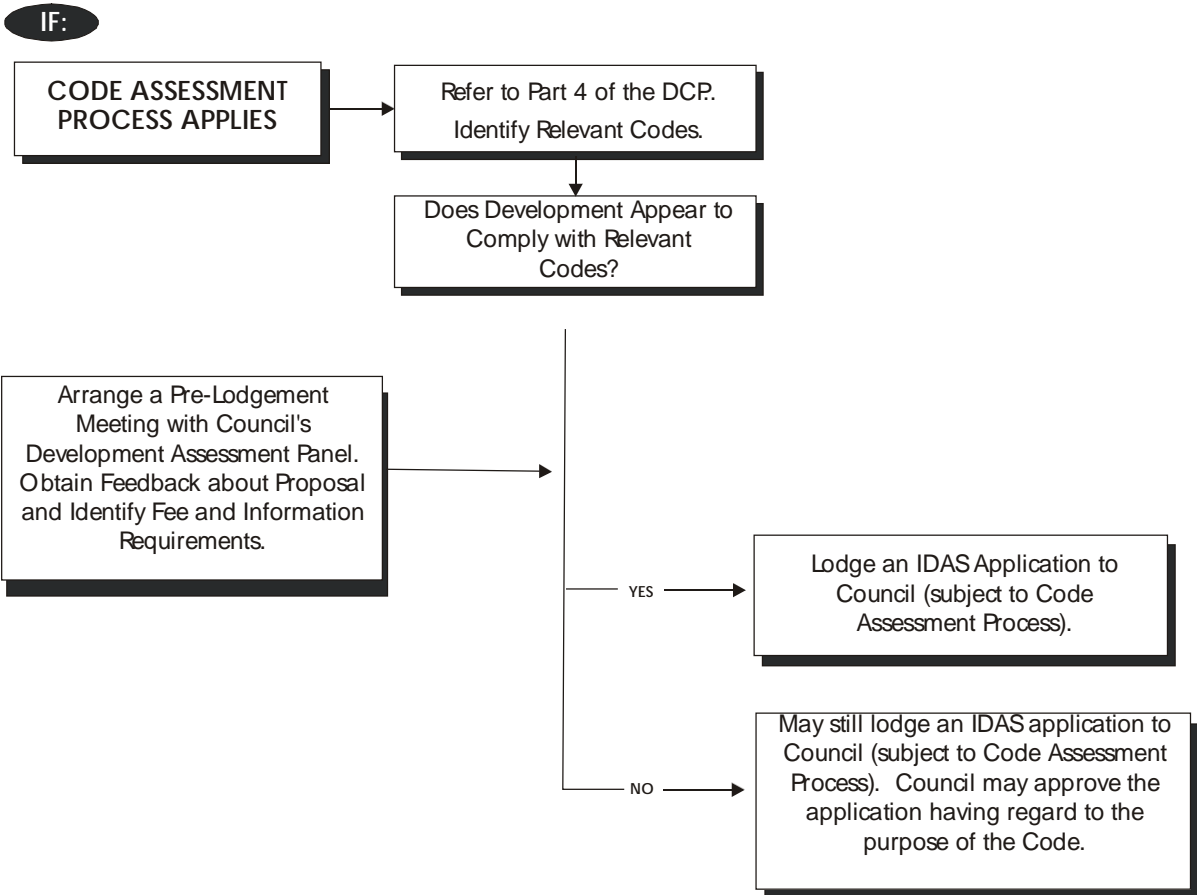
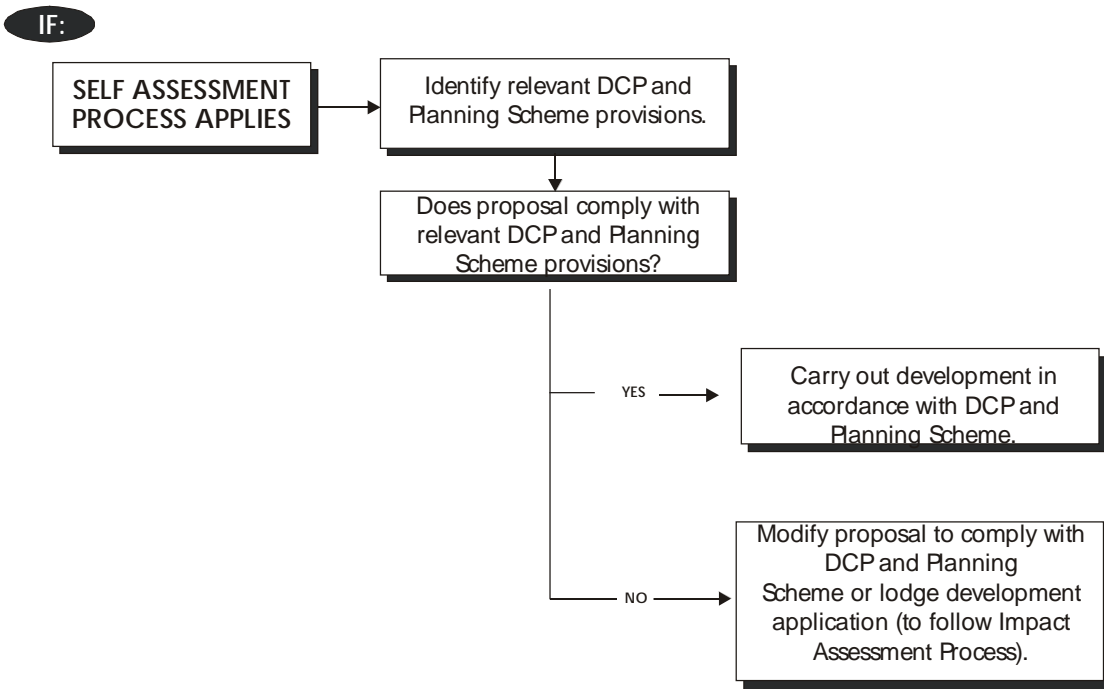
1. Refer to **Map 3.1** (Precincts) in Part 3 of the DCP and identify the precinct in which development is to take place.
2. Look at the Development Assessment Table in Section 3.8 (Part 3) to determine what level of assessment is required for the application (Exempt, Code or Impact). Refer to Definitions in Part 5 of the DCP and Part 8 of the Caloundra City Council Planning Scheme for guidance on the definitions of development activities.
3. The process associated with the different application types is represented in the following **Figure 1.1** (Development Assessment Flowcharts).

Note: the difference between the levels of assessment is as follows:

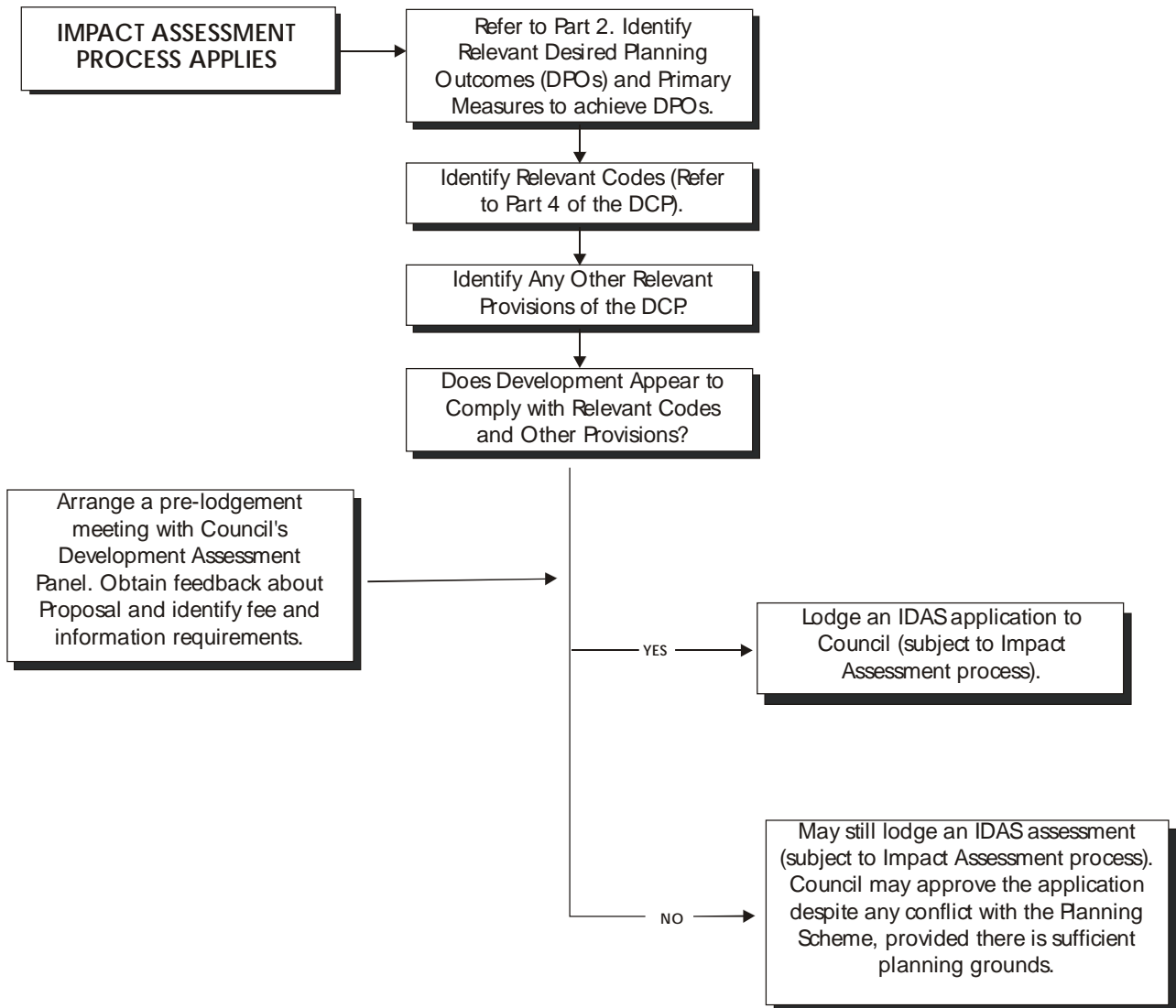
- * **Exempt** development is not required to comply with the DCP Provisions.
- * Development which follows the **Self Assessment** process does not require lodgement of a development application with the Council but must comply with the applicable codes of the DCP and Planning Scheme provisions.
- * Development which follows the **Code Assessment** process requires the lodgement of a development application with the Council. Public notification is not required.
- * Development which follows the **Impact Assessment** process requires that a development application is lodged with the Council and such an application will require public notification.

Figure 1.1. Development Assessment Flowcharts.





IF:



1.5 Information Supporting the DCP

A Planning Study has been prepared which provides supporting data to the DCP. The Planning Study also provides references to other studies and resource material that may be relevant to a particular proposal. The data that forms the Planning Study has been compiled in the following format:

- 1.0 Introduction
- 2.0 Valuable Features & Physical Characteristics
- 3.0 Land Use and Development
- 4.0 Infrastructure and Infrastructure Funding
- 5.0 Social and Economic Characteristics
- 6.0 Landscape Assessment
- 7.0 Urban Design
- 8.0 Consultation
- 9.0 Vision
- 10.0 Future Development Strategy
- 11.0 Action Plan

2.0 Vision and Desired Planning Outcomes (DPOs)

2.1 Introduction

This section of the DCP outlines the community's vision for the future development of Kings Beach. The vision is further detailed and expressed in the form of Desired Planning Outcomes (DPOs) which define the ecological, social and economic outcomes sought by the DCP. Parts 3 and 4 of the DCP provide measures to achieve the vision and DPOs.

2.2 Vision for Kings Beach

This vision statement responds to a number of issues identified in the Planning Study and through consultation such as the area's natural, physical and social characteristics and the improvements sought by implementation of the Kings Beach Redevelopment Master Plan. It is intended that this vision will guide development in Kings Beach for the life of the Plan (the next six years). The Vision for Kings Beach is:

"Kings Beach will be Caloundra City's pre-eminent beachside destination and a magnet for foreshore leisure, community and cultural activities. It will be a family oriented place which is focussed on the beach and Kings Beach Park and which caters for holiday makers and residents alike.

The predominant development form within the DCP area will be high quality multiple dwellings set within or adjacent to attractive landscaped grounds. Landmark buildings that respond positively to site characteristics may be constructed on a limited number of key sites. These sites have been identified as being suitable based on locational and topographic characteristics and redevelopment opportunities which will complement the Kings Beach Redevelopment Master Plan works.

Development adjacent to the major activity areas of the Esplanade and Kings Beach Park will include a range of leisure oriented facilities which contribute to the vibrancy of these key recreational areas.

The environmental and physical features of the locality will be recognised for their ecological and scenic values and for their contribution to the character and lifestyle of Kings Beach. In particular, Caloundra Headland and the

adjacent Moreton Bay Marine Park and its ecosystems will be protected from the adverse impacts of development”.

This means that:-

- (a) Only high quality developments which ensure that Kings Beach evolves as the signature beachside destination of Caloundra City are appropriate. New development should respond to the natural beauty, sub-tropical climate and unique landform of Kings Beach by including these attributes as key considerations of design. Proposals that provide for the rejuvenation of existing buildings are appropriate provided they contribute to the creation of a higher quality and more livable built environment.*
- (b) New buildings adjacent to major activity nodes should provide active street front addresses that encourage movement and interaction between private development and public spaces. In particular, tourism, convenience, leisure and education related uses that complement the experience of visiting the Beach are examples of such uses.*
- (c) The natural attributes of Kings Beach, being the beach, sea and landform, create a picturesque setting which supports a unique lifestyle. The potential for new development to impact upon these attributes will be a major consideration in the Council's assessment of development applications. Appropriate development will have regard to its setting and incorporate appropriate measures to mitigate off-site impacts (including visual amenity, water quality and overshadowing impacts)".*

This vision is further expressed in the form of Desired Planning Outcomes (DPOs).

2.3 Desired Planning Outcomes

Desired Planning Outcomes (DPOs) express the ecological, social and economic outcomes sought by the Development Control Plan. They provide the basis from which the precinct provisions and codes have been developed. In assessing impact assessable applications for development approval, Council will consider whether achievement of these Desired Planning Outcomes, the measures to achieve the DPOs and the broad vision described in Part 2.2 are likely to be promoted by the proposal.

The following section identifies the DPOs and performance indicators for the core matters and valuable features of Kings Beach. Performance indicators allow assessment of the DCP's success in achieving the DPOs but are not

intended to be used in the assessment of development applications. **Table 2.1** (Relevance of Desired Planning Outcomes to Precincts) explains the relative importance of the DPOs to the different Precincts.

LAND USE AND DEVELOPMENT

- DPO 1.** The predominant development form within the DCP area consists of high quality multiple dwellings and dwelling houses set within attractive landscaped grounds. Landmark buildings that reflect site characteristics are constructed on a limited number of specific sites that have suitable locational and topographic characteristics and provide redevelopment opportunities that complement the Kings Beach Redevelopment Master Plan works.
- DPO 2.** New development adjacent to major activity nodes of the Esplanade and Kings Beach Park provides active street frontages with a range of activities which contribute to the vibrancy of these areas, both during the day and at night. In particular, high quality tourism, leisure and outdoor dining uses that complement the experience of visiting the beach are established in appropriate locations.
- DPO 3.** A diversity and choice in housing types and tenures to meet the needs of different households is provided in Kings Beach.
- DPO 4.** New development complements the range of facilities available in the adjacent Caloundra Regional Centre and does not detract from the vitality and viability of the Caloundra Regional Centre.

Performance Indicators

- An increase in non-residential development adjacent to the area subject to the Kings Beach Redevelopment Master Plan; and
- An increase in the number of dwelling approvals for other than detached houses that conform with the performance criteria and acceptable solutions outlined in the relevant codes.

URBAN DESIGN AND LANDSCAPE

- DPO 5.** New development responds to Kings Beach's natural attributes of the coastline, seaside climate and unique landform. In particular, development design, construction and operation includes measures to mitigate off-site impacts including water quality and overshadowing impacts.
- DPO 6.** The visual quality of Kings Beach is improved, particularly in visually prominent locations through the careful and considered

use of design elements and landscaping in new buildings and in the rejuvenation of existing buildings.

Performance Indicators

- An increase in the public's perception of Kings Beach attractiveness (by survey); and
- An increase in the number of existing buildings that are refurbished

CIRCULATION

- DPO 7.** A safe, efficient and attractive circulation system is provided within Kings Beach for pedestrians, cyclists, motorists and public transport patrons. In particular, linkages between Kings Beach and Caloundra Regional Centre are improved.

Performance Indicators

- A reduction in the number and severity of road accidents on Council controlled roads (including details of pedestrians or cyclists involved);
- An increase in the number of dwellings within 400m walking distance of designated bus stops;
- An increase in the coverage, frequency and hours per day of bus services; and
- An increase in the length of off-street bikepaths and footpaths provided.

CULTURAL, ECONOMIC AND SOCIAL WELLBEING

- DPO 8.** Kings Beach is a magnet for foreshore leisure, community and cultural activities. It is a family oriented place which is focussed on the beach and Kings Beach Park and caters for holiday makers and residents alike. Areas of particular tourism and recreation potential are protected and enhanced.

- DPO 9.** The cultural heritage values of Kings Beach, including its historical, architectural, anthropological and archaeological elements, are conserved for future generations.

- DPO 10.** Adequate land, infrastructure and facilities are provided to satisfy identified community needs. In particular, passive and active recreation areas with an appropriate range of accessible, safe and high quality facilities for use by all members of the community, are established.

DPO 11. Development in Kings Beach takes place with due recognition of public health and safety issues.

Performance Indicators

- *An increase in the quality and appropriateness of parks and recreation facilities in the DCP area;*
- *Category 3 buildings listed on Caloundra's Cultural Landscape Study Sites Register (Section 2.10 of Planning Study) are not demolished, removed or substantially altered; and*
- *Damage to properties caused by flooding or storm surge is minimised.*

ENVIRONMENTAL (INCLUDING BEACH PROTECTION, STORMWATER MANAGEMENT AND VEGETATION MAINTENANCE)

- DPO 12.** The environmental values of Kings Beach, the adjacent Moreton Bay Marine Park and Caloundra Headland are protected from the adverse impacts of development. In particular, areas which are important for nature conservation, wildlife habitat (including fish habitat areas) or coastal processes are protected.

Performance Indicators

- *A reduction in the number of complaints received about developments causing environmental harm;*
- *Maintenance of a coastal buffer zone of maximum width within the erosion prone area; and*
- *Improvement in the water quality of the sea waters at Kings Beach.*

INFRASTRUCTURE

- DPO 13.** Urban infrastructure services including water supply, stormwater drainage and sewerage systems are provided and maintained efficiently and in a way which minimises environmental impacts.

Performance Indicators

- Infrastructure services are able to cope with population demands.

2.4 Relationship of DPOs to Precincts

The following table provides a **guide** to the likely relevance of the above Desired Planning Outcomes to each of the six precincts in Kings Beach.

Table 2.1 Relevance of Desired Planning Outcomes to Precincts.

DPO	Precinct 1 Environmental Protection, Recreation and Community Facilities	Precinct 2 Headland Residential (2a & 2b)	Precinct 3 Waterfront Residential	Precinct 4 Medium Density Residential	Precinct 5 Ridgeline Residential	Precinct 6 Mixed Use
1	N/A	K	K	K	K	K
2	N/A	P	P	P	P	K
3	N/A	K	K	K	K	K
4	P	P	P	P	P	K
5	K	K	K	K	K	K
6	R	R	K	K	K	K
7	R	R	R	R	R	K
8	K	N/A	N/A	N/A	N/A	R
9	K	R	R	R	R	R
10	K	P	P	P	P	R
11	R	R	R	R	R	R
12	K	R	R	P	P	R
13	R	K	K	K	K	K

Key

K	Key Relevance
R	Relevant
P	Potential Relevance
N/A	No Relevance to Local Area

3.0 Precincts

3.1 Introduction

Kings Beach has been divided into six precincts (**Map 3.1 – Precincts**). The precincts are based on major physical and land use features and future development possibilities. Roadways (to the centreline) are included in the immediately adjacent precinct and development applications within the roadway will be subject to the same controls as the adjacent precinct.

The precincts for Kings Beach and their corresponding section in the DCP are outlined in the following table.

Precinct	Section in DCP
Environmental Protection, Recreation & Community Facilities – Precinct 1	Section 3.2
Headland Residential – Precinct 2a and 2b	Section 3.3
Waterfront Residential – Precinct 3	Section 3.4
Medium Density Residential – Precinct 4	Section 3.5
Ridgeline Residential – Precinct 5	Section 3.6
Mixed Use Precinct – Precinct 6	Section 3.7

The following section provides information on the Planning Intent for each of the precincts based on the needs and aspirations of the community and physical characteristics. A Development Assessment Table in Section 3.8 defines the level of assessment (exempt, self, code or impact assessable) required for proposals in each of the precincts.

3.2 Precinct 1 – Environmental Protection, Recreation and Community Facilities

3.2.1 Intent

Precinct 1 includes Lighthouse Park situated on Canberra Terrace, the Water Reservoir Reserve situated on Queen Street and the coastal foreshore and parks. The Precinct has significant ecological values including Caloundra Headland and Deepwater Point which supports a variety of threatened species. It is intended that this precinct will act as an environmental buffer between the foreshore and residential development to protect the ecological values of the Headland and the adjacent Moreton Bay Marine Park.

The coastal fringe is an important character and identity element within the DCP area and is intensively used for recreation activities especially during the warmer months. In recognition of the area's importance for recreation, the Council has adopted the Kings Beach Redevelopment Master Plan. The Council intends that the Master Plan area will be an exciting outdoor leisure environment focussed on family recreation and which provides opportunities for social and cultural development. Accordingly, any development adjacent to the Master Plan area will be required to contribute to the area's activity and visual appearance.

A number of community facilities are located in this precinct including the Caloundra Metropolitan Surf Lifesaving Club, the Nippers Surf Club and the Lions Club Park. It is intended that any future development on these sites will be limited in scale and intensity to ensure the ecological values of the adjacent Marine Park are not compromised. Other community facilities located in this Precinct include the heritage listed Kings Beach Bathing Pavilion, Lighthouses and the Council Water Reservoir.

Specifically it is intended that:

- the ecological values of the coastline and the adjacent Moreton Bay Marine Park will be protected;
- appropriate provision is made to accommodate fluctuating coastal processes by restricting incompatible forms of development;
- the redevelopment of any existing facilities adjacent to the foreshore such as the Surf Life Saving Club and Nippers Club are limited in scale, achieve high levels of environmental design and provide public facilities at ground level;
- passive and active recreation areas will be created with high quality facilities for use by all members of the community;

- a continuous pedestrian and bicycle pathway be established along the foreshore to provide pedestrian connectivity between the different precincts;
- development adjacent to the Water Reservoir and Lighthouse Park should be sympathetic to the ongoing use of these facilities;
- sites of cultural heritage significance such as the Kings Beach Bathing Pavilion, Lighthouse and sea pool are protected; and
- important landmarks such as Caloundra Headland are protected from development to maintain and enhance significant ecological and conservation values and reinforce and create a sense of community identity.

Development in this precinct is subject to the Environment, Recreation and Community Facilities Code contained in Part 4 (Section 4.2). Other codes applicable to development in this precinct are identified in **Table 4.1 (Guide to Code Applicability)**.

3.3 Precinct 2 – Headland Residential

3.3.1 Intent

The Headland Residential Precinct located to the south of King Street and east of Albert Street is divided into two sub-precincts (2a and 2b) which reflect the existing and intended residential character of the locality. Sub-precinct 2a is predominantly developed with residential and tourist accommodation units, while sub-precinct 2b is characterised by lower density residential development, predominantly in the form of detached dwelling houses.

This precinct is intended to provide residential and tourist accommodation at relatively low densities which reflect the established character and amenity of the locality. In particular, it is intended that new development in this precinct will:

- provide a range of low density housing types and styles;
- achieve a high standard of urban and landscape design;
- provide for pedestrian access to the foreshore in appropriate locations; and
- where practicable, retain houses which are identified as having significant cultural heritage values (Refer to Heritage Sites Code Section 4.10).

Residential development in this precinct is subject to the Residential and Tourist Development Code in Part 4 (Section 4.3).

Other codes applicable to development in this precinct are identified in **Table 4.1 (Guide to Code Applicability)**.

3.4 Precinct 3 – Waterfront Residential

3.4.1 Intent

The Waterfront Residential Precinct generally includes that area adjacent to the foreshore parkland and south of Lower Gay Terrace and Moreton Parade (**Map 3.1 – Precincts**). The precinct is intended to be developed for medium density residential and tourist accommodation buildings exhibiting high qualities of architectural and urban design. Specifically, it is intended that new development will:

- be medium rise, whilst respecting the scale of other buildings within the precinct;
- focus on the waterfront by incorporating design elements which reflect the seaside location;
- vary in line and plane, stepping away from property boundaries;
- integrate with any landform or landscape features which exist on the site;
- make use of roof pitches, sunhoods and eaves; and
- incorporate attractive private open space and landscape areas which help to soften the visual impact of the built form.

Residential and tourist development within this precinct is subject to the Residential and Tourist Development Code in Part 4 (Section 4.3). The refurbishment of existing buildings pursuant to the Refurbishment Code (Section 4.5) is also sought.

Other codes applicable to development in this precinct are identified in **Table 4.1 (Guide to Code Applicability)**.

3.5 Precinct 4 – Medium Density Residential

3.5.1 Intent

This precinct encompasses that part of the DCP area primarily to the north of Lower Gay Terrace and set back from the beach (**Map 3.1 – Precincts**). Views and access to water from this precinct are relatively limited and consequently the precinct's streetscape is suburban in character with a large proportion of detached dwellings.

It is intended that the precinct be redeveloped in parts to provide a diverse range of predominantly permanent residential accommodation in a variety of forms, styles, densities and heights. The overall visual appearance of this precinct is intended to be enhanced by achieving a high standard of building and landscape design in both new and refurbished development.

Precinct Map 3.1 identifies a number of lots south of Arthur Street as being located in the Lighthouse Park View Protection Area. It is intended that new development in this area will be designed to maintain uninterrupted views from:

- (i) Kings Beach Park to the lighthouses; and
- (ii) 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.

Accordingly, it must be clearly demonstrated that development within the Lighthouse Park View Protection Area will not compromise these views. Element A (Site Context) of the Residential and Tourist Development Code (Section 4.3) outlines the specific requirements relating to the Lighthouse Park View Protection Area.

Residential and tourist development within this precinct is subject to the Residential and Tourist Development Code in Part 4 (Section 4.3). The refurbishment of existing buildings pursuant to the Refurbishment Code (Section 4.5) is also sought.

Other codes applicable to development in this precinct are identified in **Table 4.1 (Guide to Code Applicability)**.

3.6 Precinct 5 – Ridgeline Residential

3.6.1 Intent

An important physical characteristic of Kings Beach is the prominent ridgeline that encloses its northern and western boundaries. This area enjoys spectacular views of Kings Beach, Pumicestone Passage and the hinterland. To date, this precinct has been developed with a number of tall and visually dominant buildings.

Whilst it is intended that high density residential development will continue to occur within this precinct, it should be designed and located in a manner which ensures that its physical and visual impacts are minimised. Specifically, it is intended that new buildings within this precinct will:

- respond to the site’s natural topography eg by stepping down a sloping site;
- be well spaced, with a slender rather than bulky appearance;
- make use of roof pitches, sunhoods and design features which help to achieve articulation;
- be set amongst mature landscaped grounds, which help to soften the visual impact; and
- be of a high quality which is befitting of a “landmark” location.

Residential and tourist development within this precinct is subject to the Residential and Tourist Development Code in Part 4 (Section 4.3). The refurbishment of existing buildings pursuant to the Refurbishment Code (Section 4.5) is also sought.

Other codes applicable to development in this precinct are identified in **Table 4.1 (Guide to Code Applicability)**.

3.7 Precinct 6 – Mixed Use Precinct

3.7.1 Intent

The Mixed Use Precinct includes the existing shops, Kings Beach Tavern, Shearwater Motel, service station, Rolling Surf Resort and areas adjacent to Kings Beach Park (**Map 3.1 – Precincts**). It is intended that this precinct will provide a diverse range of activities and facilities to complement the urban improvement works envisaged by the Kings Beach Redevelopment Master Plan.

In particular, it is intended that new development will incorporate:

- a range of retail, outdoor dining, entertainment and leisure activities (at ground level) which add to the vibrancy of the area;
- a range of tourist accommodation and tourist accommodation facilities (above ground level);
- active street frontages which encourage interaction between new development and adjacent public places; and
- 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.

Residential and tourist development in this precinct is subject to the Mixed Use Code in Part 4 (Section 4.4). The code also includes general design guidelines which seek to encourage high quality development on all sites within this precinct.

Other codes applicable to development in this precinct are identified in **Table 4.1 (Guide to Code Applicability)**.

3.7.2 Key Sites and Key Developments

The following Key Sites have been identified by Council as being critical to the successful redevelopment of Kings Beach:

- The Shearwater Motel and adjacent properties;
- Kings Beach Shops and adjacent properties; and
- Kings Beach Tavern.

These three sites (identified on **Map 3.1 – Precincts**) are strategically located on the perimeter of Kings Beach Park and as a consequence have high levels of convenience, accessibility and visual prominence.

It is intended that these sites will be developed with “landmark” buildings which comply with the Mixed Use Code and in particular, the specific design criteria applicable to Key Sites. Development on these sites will be expected to achieve outstanding levels of architectural and landscape design which epitomise the vision for Kings Beach.

3.8 Development Assessment Table

The following Development Assessment Table identifies the type of development application required for various development activities within each of the six precincts. The boundaries of the precincts are shown on **Map 3.1 – Precincts**. Although a preference for certain activities in different precincts may be inferred from the Development Assessment Table, the DPOs, precinct statements of intent and codes are all important in assessing the merits of development applications that follow the impact assessment process.

Table 3.1 Development Assessment Table for Kings Beach.

Development Activity		Precinct 1	Sub-precinct	Sub-precinct	Precinct 3	Precinct 4	Precinct 5	Precinct 6
		Environmental Protection, Recreation and Community Facilities ^A	2a	2b	Waterfront Residential	Medium Density Residential	Ridgeline Residential	Mixed Use
			Note: 1	Note: 2	Note: 3	Note: 4	Note: 5	Note: 6
B	Accommodation Building	NP	C	NP	C	C	C	C
	Aged Persons' Home	NP	I	NP	C	C	C	C
	Bed & Breakfast Homestay	NP	C	I	C	C	C	C
	Car Park	I	NP	NP	NP	NP	NP	I
	Caretaker's Residence	I	I	NP	C	C	C	C
	Child Care Centre	NP	NP	NP	I	I	I	I
	Cluster Development	NP	C	I	C	C	C	NP
	Commercial Premises	NP	NP	NP	NP	NP	NP	C
	Cottage Crafts and Sales	NP	NP	NP	NP	NP	NP	C
	Duplex Dwelling	NP	C	I	C	C	C	NP
	Dwelling House	NP	S	S	S	S	S	NP
	Food Outlet	I or C ₈	NP	NP	NP	NP	NP	C
	Function Room	NP or C ₈	NP	NP	NP	NP	NP	C
	Health Care Premises	NP	NP	NP	NP	NP	NP	C
	Home Occupation	NP	C	C	C	C	C	C
	Hotel	NP	NP	NP	NP	NP	NP	NP or C ₇
	Indoor Entertainment	NP or C ₈	NP	NP	NP	NP	NP	NP or C ₇
	Local Store	NP	NP	NP	NP	NP	NP	C
Motel	NP	NP	NP	I	I	C	C	
B	Multiple Dwelling	NP	C	I	C	C	C	C
	Outdoor Entertainment	I	NP	NP	NP	NP	NP	NP
	Park	E	E	E	E	E	E	E
	Place of Worship	NP	NP	NP	NP	I	NP	NP
	Public Purpose	C	I	I	I	I	I	C
	Public Utility	I	I	I	I	I	I	I
	Restaurant	I or C ₈	NP	NP	NP	NP	NP	C
Retirement	NP	NP	NP	C	C	C	C	

Development Activity	Precinct 1 Environmental Protection, Recreation and Community Facilities ^A	Sub-precinct 2a Headland Residential	Sub-precinct 2b Headland Residential	Precinct 3 Waterfront Residential ^I	Precinct 4 Medium Density Residential ^I	Precinct 5 Ridgeline Residential	Precinct 6 Mixed Use
		Note: 1	Note: 2	Note: 3	Note: 4	Note: 5	Note: 6
Community							
Service Industry	NP	NP	NP	NP	NP	NP	C
Shop	NP	NP	NP	NP	NP	NP	C
Shopping Centre	NP	NP	NP	NP	NP	NP	C or I ⁹
Sport and Recreation	C	NP	NP	C	C	C	C
All other material changes of use (unless otherwise specified in Schedule 8 of the <i>Integrated Planning Act 1997</i>) ^C	NP	NP	NP	NP	NP	NP	NP
Building Work ^{10 B}	C	C	C	C	C	C	C
Operational Work ¹¹	C or E ¹²	C	C	C	C	C	C
Plumbing and Drainage Work	The relevant plumbing and drainage codes are prescribed by State Legislation.						
Reconfiguring a Lot		C ¹³ or I	C ¹³ or I	C ¹⁴ or I	C ¹⁵ or I	C ¹⁶ or I	C ¹⁵ or I

- E Exempt from the provisions of this DCP
- S Development to follow the Self Assessment process set out in the *Integrated Planning Act 1997*
- C Development to follow the Code Assessment process set out in the *Integrated Planning Act 1997*
- I Development to follow the Impact Assessment process set out in the *Integrated Planning Act 1997*
- NP Development to follow the Impact Assessment process set out in the *Integrated Planning Act 1997* which is not likely to be consistent with one or more of the Desired Planning Outcomes and is generally “not preferred”.

NOTES ABOUT MATERIAL CHANGES OF USE

1. Any material change of use is NP if the proposal exceeds 11 metres above ground level in Precinct 2a.
2. Any material change of use is to follow the impact assessment process if proposal exceeds 8.4 metres above ground level and NP if proposal exceeds 11 metres above ground level in Precinct 2b.

3. Any material change of use is NP if proposal exceeds 16 metres above ground level in Precinct 3.
4. Any material change of use is NP if proposal exceeds 22 metres above ground level in Precinct 4.
5. Any material change of use is NP if proposal exceeds 30 metres above ground level in Precinct 5.
6. In Precinct 6, any material change of use is NP if proposal exceeds 16 metres above ground level and not on a Key Site; or if proposal on a Key Site exceeds the height above ground level specified in Table 4.2 of the Mixed Use Code (Section 4.4).
7. Development to follow the code assessment process on Kings Beach Tavern Key Site.
8. Development to follow the code assessment process on Metropolitan Caloundra Surf Life Saving Site (Lot 529 CG3705) where the proposal does not exceed 10 metres above ground level. Development to follow the impact assessment process if proposal exceeds 10 metres above ground level and NP if proposal exceeds 15 metres above ground level.
9. Development to follow the impact assessment process if gross floor area exceeds 500m² and development to follow the impact assessment process (NP) if gross floor area exceeds 1000m².

NOTES ABOUT OTHER ASPECTS OF DEVELOPMENT

10. "Building work" when used in a Development Assessment Table means those aspects of building work that are subject to planning assessment under this DCP (eg building heights, setbacks, bulk, articulation, materials). It does not refer to building work that is subject to assessment under the Standard Building Regulation and that must comply with the Building Code of Australia.
11. Codes for operational works are contained in Parts 3, 4, 5 and 6 of the Planning Scheme and relevant Planning Scheme Policies.
12. Operational Work in Precinct 1 (when adjacent to coastline), is to follow the code assessment process except for coastal protection or beach access purposes or for works undertaken within the Kings Beach Redevelopment Master Plan Area.
13. If the proposed lot has a minimum frontage of 20 metres and a minimum area of 600 m².
14. If the proposed lot has a minimum frontage of 20 metres and a minimum area of 800 m².
15. If the proposed lot has a minimum frontage of 30 metres and a minimum area of 800 m².
16. If the proposed lot has a minimum frontage of 30 metres and a minimum area of 1 000 m².

OTHER NOTES ABOUT THE DEVELOPMENT ASSESSMENT TABLE

- A. Notwithstanding the levels of assessment set out in the Development Assessment Table for Precinct 1, any application within the Erosion Prone Area requires Beach Protection Authority approval.
- B. Notwithstanding the levels of assessment set out in the Development Assessment Table any Material Change of Use or Building Work on Category 3 sites (identified on Table 4.4 – Sites with Cultural Heritage Value and Map 4.1 – Sites of Cultural Heritage Value) is to follow the code assessment process. Any Material Change of Use or Building Work on Category 2 sites will require assessment against the Heritage Sites Code (Section 4.10).
- C. The exclusion of specific development activities from this Table is to be read as a statement of intent that such activities are not-preferred development within the Kings Beach DCP area.
- D. The Development Assessment Table must be read in conjunction with Schedule 8 of the Integrated Planning Act 1997. Schedule 8 may identify a component of development as requiring code or impact assessment, or being exempt (ie amalgamation of 2 or more lots), notwithstanding its inclusion in the exempt or self-assessable column of the Development Assessment Table. In such cases, Schedule 8 prevails over the DCP.
- E. A preliminary approval may alter this table to provide that a development activity is to follow the self assessment, code assessment or impact assessment process.

4.0 Codes

4.1 Introduction

Codes are included in the DCP as a measure to promote the achievement of the vision and Desired Planning Outcomes for Kings Beach. Codes achieve this by identifying criteria against which development that follows the code and impact assessment process should comply. If the provisions of the DCP codes do not adequately address a particular use or aspect of a development proposal, reference is to be made to the provisions contained within Parts 3 to 6 of the Planning Scheme. Where there is an inconsistency between a DCP code and provisions contained elsewhere in the Planning Scheme, the DCP code is to prevail.

The following Codes are identified to guide development in the Kings Beach DCP area.

Code	Section
Environment, Recreation and Community Facilities Code – Precinct 1	Section 4.2
Residential and Tourist Development Code – Precincts 2, 3, 4 and 5	Section 4.3
Mixed Use Code – Precinct 6	Section 4.4
Refurbishment Code	Section 4.5
Safety and Security Design Code	Section 4.6
Design for Climate Code	Section 4.7
Landscaping Code	Section 4.8
Environmental Management Code	Section 4.9
Heritage Sites Code	Section 4.10

STRUCTURE

Each code contained in the DCP is structured as follows:

- Development to which the Code applies.
- Using this Code;
- Purpose of the Code;
- Code Structure; and
- Performance criteria and acceptable solutions.

The performance criteria and acceptable solutions are set out in a two-column format, with the acceptable solution opposite the performance criterion to which it corresponds.

GUIDE TO CODE APPLICABILITY

Relevant codes are determined during the application stage of the Integrated Development Assessment System (IDAS) set out in the *Integrated Planning Act 1997*. Nevertheless, Table 4.1 (Guide to Code Applicability) provides a guide to the codes applicable to development applications in the area covered by the DCP.

Table 4.1. Guide to Code Applicability

Code	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6
Environment, Recreation & Community Facilities Code	Yes	No	No	No	No	No
Residential & Tourist Development Code	No	Yes	Yes	Yes	Yes	No
Mixed Use Code	No	No	No	No	No	Yes
Refurbishment Code	No	Yes	Yes	Yes	Yes	Yes
Safety & Security Design Code	Advisory only	Advisory only	Advisory only	Advisory only	Advisory only	Advisory only
Design for Climate Code	Advisory only	Advisory only	Advisory only	Advisory only	Advisory only	Advisory only
Landscaping Code	Yes	Yes	Yes	Yes	Yes	Yes
Environmental	Yes	Possible	Possible	Possible	Possible	Possible

Management Code		e	e	e	e	e
Heritage Sites Code	Yes	Yes	Yes	Yes	Yes	No

4.2 **Environment, Recreation and Community Facilities Code – Precinct One**

DEVELOPMENT TO WHICH THE CODE APPLIES

This Code will be considered in assessing all material change of use, building work or operational work development applications in Precinct 1 that follow the code or impact assessment process.

USING THIS CODE

The level of assessment is determined by the Development Assessment Table contained in Section 3.8 of the DCP. The Acceptable Solutions present one way of complying with the Performance Criteria. There may be other ways to comply that meet the Code’s purpose. It is the responsibility of the applicant to demonstrate alternative solutions to achieve this. A proposal that fails to comply with these Performance Criteria, except in insignificant details, will be refused where it cannot be conditioned to mitigate impacts.

PURPOSE OF CODE

To ensure that the environmental, recreation, aesthetic and community values of Kings’ Beach foreshore are maintained, by minimising development impacts within public open space areas. In particular the Code seeks to:

- promote the sustainable use of the existing open space resource, especially along the foreshore and adjoining the Kings Beach Master Plan area;
- maximise pedestrian linkages, recreational potential and visual qualities of Kings Beach whilst protecting the foreshore’s environmental values;
- preserve and consolidate foreshore vegetation;
- ensure that external public spaces are well integrated with existing and proposed facilities; and
- ensure that access to a pleasant outlook and attractive outdoor spaces remains available to adjacent occupants and visitors.

CODE STRUCTURE

The following elements form part of this Code:

- ELEMENT A. SITE CONTEXT**
- ELEMENT B. SITE PLANNING**
- ELEMENT C. PRIVACY AND AMENITY**
- ELEMENT D. COMMUNAL OPEN SPACE, LANDSCAPING AND SITE FACILITIES**
- ELEMENT E. SAFETY AND SECURITY**

ELEMENT A. SITE CONTEXT.

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
<p>P1 Buildings, structures and landscape works within the precinct are to be sited and designed to respond to the surrounding context including:</p> <p>(a) topography and site features including vegetation (b) natural drainage lines, services and easements (c) existing structures and the location of adjoining structures (d) streetscape (e) items of natural conservation or heritage value (f) orientation and microclimate (g) views and vistas</p>	<p>A1.1 A Site Analysis Report which addresses the elements (a) - (g) noted in the Performance Criterion is submitted to the Council for assessment.</p> <p>A1.2 Any redevelopment of the Metropolitan Caloundra Surf Club meets the following parameters:</p> <ul style="list-style-type: none"> • building does not exceed 10 metres in height above ground level with height above kerb level in The Esplanade not exceeding one storey; • building exhibits a high quality of architectural design; • building is designed to take account of periodic inundation from storm surges; and • the existing Bathing Pavilion is retained and any development seeks to enhance the site context of the Pavilion. <p>A1.3 Any redevelopment of the Nippers Surf Club meets the following parameters:</p> <ul style="list-style-type: none"> • building does not exceed 10 metres in height above ground level; • catering facilities available to the public are provided at the ground level; • building is designed to take account of periodic inundation from storm surges; and • building exhibits a high quality of architectural design.

ELEMENT B. SITE PLANNING.

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance</i>

Performance Criteria	Acceptable Solutions
	<i>Criterion</i>
P1 The site layout of open space areas should contribute to the streetscape in manner that ensures nearby residents are provided with a sense of privacy and that visitors can easily find their way around.	A1.1 Site planning addresses the location of pedestrian access from along adjoining access ways.
P2 The site layout maintains stormwater overland flow paths to avoid causing ponding on neighbouring land and erosion.	A2.1 Development is consistent with the stormwater management guidelines included in Council's Manual of Engineering Guidelines and the Queensland Urban Drainage Manual. A2.2 Development is consistent with the <i>Beach Protection Act 1968</i> and the Beach Protection Buffer Zones Policy Statement.
P3 Vehicle access and parking is safe and convenient for visitors and service providers and does not dominate the streetscape.	A3 <i>No acceptable solution is specified. Each proposal will be assessed on its merits against the performance criterion.</i>

ELEMENT C. PRIVACY AND AMENITY.

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
P1 Activities related to major public facilities and associated access ways do not adversely effect the main habitable areas and open spaces of private residences by means of path alignment, activity location, screening devices, distance and landscaping.	A1.1 Public Path alignment is to be located greater than 10m from habitable room windows with associated screening devices, distance and landscaping. A1.2 Outlook from public seating is directed towards natural features and community facilities and not directly towards nearby dwelling units.

Performance Criteria	Acceptable Solutions
P2 Light nuisance is minimised.	<p>A2.1 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 1.5m outside the boundary and at any level from a ground level upward.</p> <p>A2.2 Lighting is designed, installed and operated to minimise disturbance to turtles which periodically visit Kings Beach.</p>
P3 Noise from the development does not unreasonably affect existing or likely future uses on adjacent land.	<p>A3.1 Vehicle movement areas are a minimum 20m from any bedroom window.</p> <p>A3.2 Noise levels comply with the <i>Environmental Protection (Noise) Policy 1997</i>.</p>

ELEMENT D. PUBLIC OPEN SPACE, LANDSCAPING AND SITE FACILITIES.

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
P1 Landscape design contributes positively to the streetscape and character of the surrounding environment.	<p>A1.1 Significant trees are retained where removal is not required to site new buildings.</p> <p>A1.2 Landscaped areas include predominantly indigenous species selected from the list included in the Landscaping Code (Section 4.8).</p> <p>A1.3 The landscape design allows for shading and sunlight to communal areas, privacy buffers where and assists in providing microclimatic control.</p>
P2 Vegetated, unpaved or unsealed landscaped areas are maximised to facilitate onsite infiltration of stormwater run off.	A2.1 Compliance with stormwater management guidelines contained in Council's Manual of Engineering Guidelines and the Queensland Urban Drainage Manual.

ELEMENT E. SAFETY AND SECURITY

The **Safety and Security Design Code** applies to this section.

4.3 Residential and Tourist Development Code – Precincts 2a, 2b, 3, 4 and 5

DEVELOPMENT TO WHICH THE CODE APPLIES

This Code will be considered in assessing material change of use, building work or operational work development applications in Precincts 2a, 2b, 3, 4 and 5 that follow the code or impact assessment process. This Code is specifically relevant to:

- Accommodation Building;
- Aged Persons' Home;
- Cluster Development;
- Duplex Dwelling;
- Motel;
- Multiple Dwelling; and
- Retirement Community.

In this regard, where there is an inconsistency between this Code and provisions in the Planning Scheme for the above uses, the DCP Code prevails.

USING THIS CODE

The level of assessment is determined by the Development Assessment Table contained in Section 3.8 of the DCP.

The Acceptable Solutions present one acceptable way of complying with the Performance Criteria. There may be other ways to comply that meet the Code's purpose. It is the responsibility of the applicant to demonstrate that alternative solutions can achieve the Code's purpose. A proposal that fails to comply with these Performance Criteria, except in insignificant details, will be refused where it cannot be conditioned to mitigate impacts.

It may not be possible to comply with all performance criteria on certain sites. In these situations, some compromise may be acceptable, based on the following principles:

- the amenity of neighbours takes precedence over the amenity of the development's residents or occupants; and
- windows, balconies or decks, if oriented to the north, may be permitted to provide lesser levels of privacy than would otherwise be allowed by this Code.

PURPOSE OF CODE

To encourage attractive residential and tourist accommodation, in a range of types, forms and densities, that provides a pleasant living environment for its occupants. The Code also seeks to manage the off-site impacts associated with these forms of development. In particular, the Code seeks to achieve:

- buildings at a scale appropriate to the neighbourhood;
- well articulated elevations;
- dwelling units that relate to and overlook the street;
- buildings that address the street with a dominant front pedestrian entry;
- external spaces integrated with the design of the building;
- a high level of comfort, convenience and safety for occupants;
- energy efficiency through minimising the need for artificial heating, cooling and lighting; and
- a pleasant aspect and outlook and access to attractive outdoor spaces for each dwelling unit.

In relation to off-site impacts, the Code seeks to ensure:-

- adequate, safe and conveniently located carparking and servicing;
- reasonable levels of light and ventilation; and
- visual and acoustic privacy to adjacent dwelling units.

CODE STRUCTURE

The following elements form part of this Code:

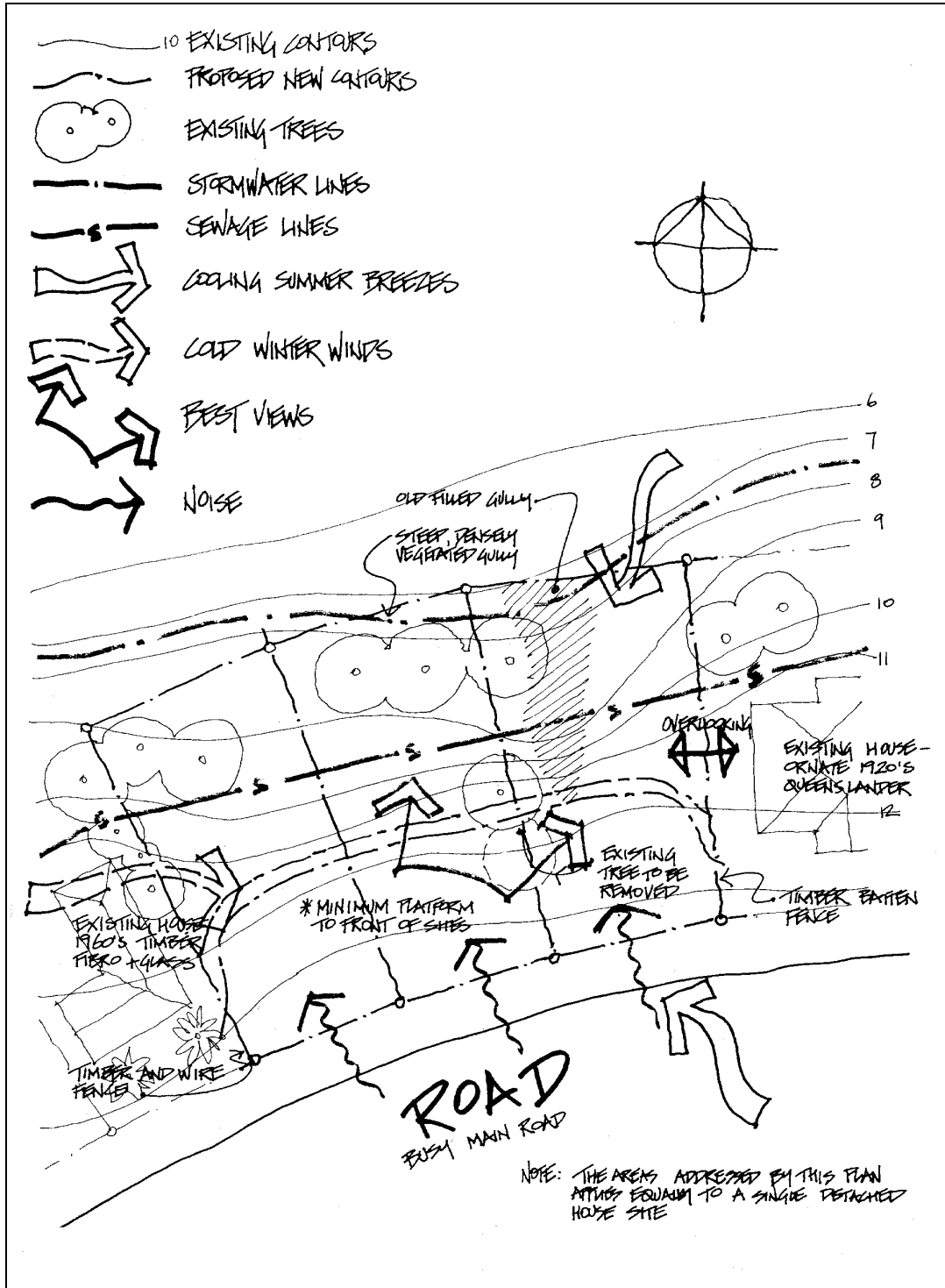
- ELEMENT A. SITE CONTEXT**
- ELEMENT B. SITE PLANNING**
- ELEMENT C. BUILDING ENVELOPE**
- ELEMENT D. PRIVACY**
- ELEMENT E. OPEN SPACE, LANDSCAPING AND SITE FACILITIES**
- ELEMENT F. SAFETY AND SECURITY**
- ELEMENT G. DESIGN FOR CLIMATE**

ELEMENT A. SITE CONTEXT

Performance Criteria	Acceptable Solutions
<p><i>The purpose of the Code will be achieved if the following criteria are satisfied</i></p>	<p><i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i></p>
<p>P1 The siting and scale of development is consistent with the desired character of the area as identified in the Intent of the precinct in which the site is located.</p>	<p>A1.1 Site cover does not exceed:</p> <ul style="list-style-type: none"> • Precinct 2a - 30% • Precinct 2b – 50% • Precinct 3 - 40% • Precinct 4 - 35% up to 4 storeys, 25 % for that part of the building above 4 storeys • Precinct 5 - 35% up to 6 storeys, 25% for that part of the building above 6 storeys. <p>A1.2 Building height at any point does not exceed:</p> <ul style="list-style-type: none"> • Precinct 2 - 11m (Precinct 2a) and 8.4m (Precinct 2b) above ground level • Precinct 3 - 16m above ground level • Precinct 4 - 22m above ground level (subject to satisfactory amenity impact analysis report in the Lighthouse Park View Protection Area) • Precinct 5 - 30m above ground level.
<p>P2 Buildings and landscaped areas within the development are sited and designed to take into account the relationship with the surrounding context including:</p> <p>(a) topography and site features including vegetation</p> <p>(b) natural drainage lines, services and easements</p> <p>(c) existing buildings and the location of adjoining buildings</p> <p>(d) streetscape</p> <p>(e) items of natural conservation or heritage value</p> <p>(f) orientation and microclimate</p> <p>(g) views and vistas, including potential impacts upon the Lighthouse Park View Protection Area</p>	<p>A2.1 A Site Analysis Report which addresses to the Council’s satisfaction the elements (a) - (g) noted in the Performance Criterion is to be prepared.</p> <p>A2.2 <i>Refer to Figure 4.3.1. (Typical Site Analysis Plan)</i></p> <p>For all development exceeding the site coverage and/or building height set out in acceptable solutions A1.1 and A1.2 or located within the Lighthouse Park View Protection Area, an Amenity Impact Analysis Report is to be submitted which:</p> <ul style="list-style-type: none"> • incorporates a Site Analysis Report (as set out in A2.1 above); and • identifies the impact of the development on the views of surrounding dwelling units; and • identifies how the design seeks to minimise impact on surrounding views by siting, stepping, or chamfering the building form or by other design

Performance Criteria	Acceptable Solutions
	<p>solutions; and</p> <ul style="list-style-type: none"> • identifies the visual impact of the proposal when seen from the street in front of the site and from public spaces in the DCP area and how the design seeks to minimise the visual impacts by providing a high quality design solution; and • provides a shadow analysis identifying that sunlight is not precluded to the habitable rooms of adjacent buildings or to adjacent public parkland at the hours of 9am and 3pm on the 21st September and 21st of March; and • sites within the Lighthouse Park View Protection Area demonstrate that the proposed development does not interrupt:- <ul style="list-style-type: none"> - views of the lighthouses from Kings Beach Park, and - views from the northern portion of the park adjacent to the lighthouses (Lot 2 RP135230) to the coastline and ocean in the direction of the Kings Beach Bathing Pavilion.
<p>P3 The site has an area and dimension capable of accommodating buildings, open space, vehicle access and parking in accordance with the Performance Criteria of other elements of this code.</p>	<p>A3 Sites have minimum dimensions of:</p> <ul style="list-style-type: none"> • Precinct 2a and 2b - 20m frontage and an overall area of 600m² • Precinct 3 - 20m frontage and an overall area of 800m² • Precinct 4 - 30m frontage and an overall area of 800m² • Precinct 5 - 30m frontage and an overall area of 1000m²

Figure 4.3.1. Typical Site Analysis Plan.



Source: Queensland Residential Design Guidelines.

ELEMENT B. SITE PLANNING

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
<p>P1 The site layout contributes to the streetscape and overall residential amenity by buildings facing streets and on-site open spaces so that residents are provided with a sense of address and privacy.</p>	<p>A1.1 Site planning optimises the number of units which address or have their primary frontage to the street.</p> <p>A1.2 Site planning optimises the number of habitable rooms overlooking on-site communal space.</p> <p>A1.3 Site planning minimises the number of habitable rooms looking onto side boundaries.</p> <p><i>Refer to Figure 4.3.3 (Site Layouts).</i></p>
<p>P2 The site layout maintains stormwater overland flow paths to avoid causing ponding on site and neighbouring lands.</p>	<p>A2 Refer to stormwater management guidelines contained in Council’s Manual of Engineering Guidelines and the Queensland Urban Drainage Manual.</p>
<p>P3 The development has a clear and prominent principal entrance to the street frontage and/or individual entrances to individual ground floor units.</p>	<p>A3 Pedestrian paths and entries are more prominent than vehicle movement areas and utility spaces.</p>
<p>P4 The development has useable, well integrated landscaped communal space.</p>	<p>A4 Refer to Element E of this Code - Communal Open Space, Landscaping and Site Facilities.</p>
<p>P5 Carparking is conveniently located but does not dominate the street frontage.</p>	<p>A5 Carparking is provided behind, under or alongside street frontages. If visible from street frontage, carparking is to occupy less than 25% of the frontage (excluding driveways to minimum required width).</p>
<p>P6 Vehicle access and parking is adequate, safe and convenient for residents, visitors and service providers.</p>	<p>A6 Off-street parking spaces are provided:</p> <ul style="list-style-type: none"> • for non-residential uses, at the rates set out in Table 3.1 of the Planning Scheme; • where qualifying for a subsidy for aged persons or persons with disabilities accommodation under any law, 1 space per 3 dwellings units; and

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none">• otherwise, for dwelling units as set out in Table 4.1 below.

Performance Criteria	Acceptable Solutions										
	<p>Table 4.1 - Vehicle spaces for different dwelling unit sizes.</p> <table border="1"> <thead> <tr> <th data-bbox="863 472 1129 501">Dwelling unit size/</th> <th data-bbox="1134 472 1326 501">Vehicle spaces</th> </tr> <tr> <th data-bbox="863 506 1129 535">Number of bedrooms per dwelling unit</th> <th data-bbox="1134 506 1326 535"></th> </tr> </thead> <tbody> <tr> <td data-bbox="863 566 1129 629">Small (<75m²) or 1 bedroom</td> <td data-bbox="1134 566 1326 595">1</td> </tr> <tr> <td data-bbox="863 665 1129 694">Medium (75 - 110m²)</td> <td data-bbox="1134 665 1326 694">1.25</td> </tr> <tr> <td data-bbox="863 730 1129 792">Large (>110m²) or 3 bedroom</td> <td data-bbox="1134 730 1326 759">1.5</td> </tr> </tbody> </table> <p>Note: Tandem parking may be used where 2 spaces are provided for 1 dwelling unit. The total number of vehicle spaces is to be rounded to the nearest whole number. If the fraction is one half, the requirement is the next whole number.</p> <p>Visitor Parking</p> <p>In the case of small and medium units, an additional 0.25 spaces unit is to be provided for visitor parking. For large units, the 1.5 spaces/unit requirement is to include 0.25 spaces/unit to be set aside for visitor parking.</p> <p>Vehicle Wash Bay</p> <p>Sites with 6 or more units are to be provided with a designated vehicle wash bay designed and constructed in accordance with Local Planning Policy 3.1/02 (Parking – Vehicle Washing Bays).</p>	Dwelling unit size/	Vehicle spaces	Number of bedrooms per dwelling unit		Small (<75m ²) or 1 bedroom	1	Medium (75 - 110m ²)	1.25	Large (>110m ²) or 3 bedroom	1.5
Dwelling unit size/	Vehicle spaces										
Number of bedrooms per dwelling unit											
Small (<75m ²) or 1 bedroom	1										
Medium (75 - 110m ²)	1.25										
Large (>110m ²) or 3 bedroom	1.5										
<p>P7 The development has safe and convenient vehicle access to dwelling units and the street network.</p>	<p>A7 The proposal complies with Council’s Local Planning Policy – Parking (PDLPP 3.1/01).</p>										

Figure 4.3.3. Site Layouts.

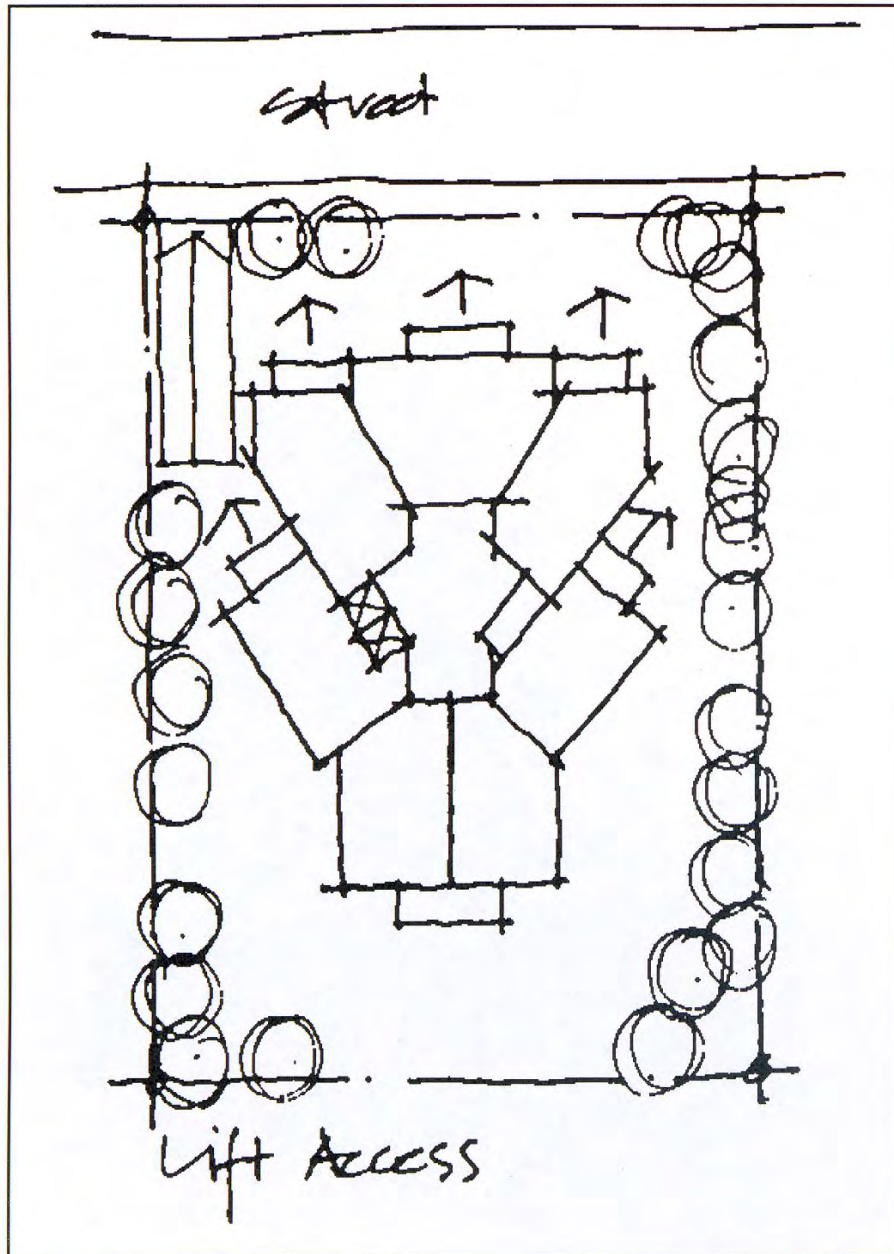
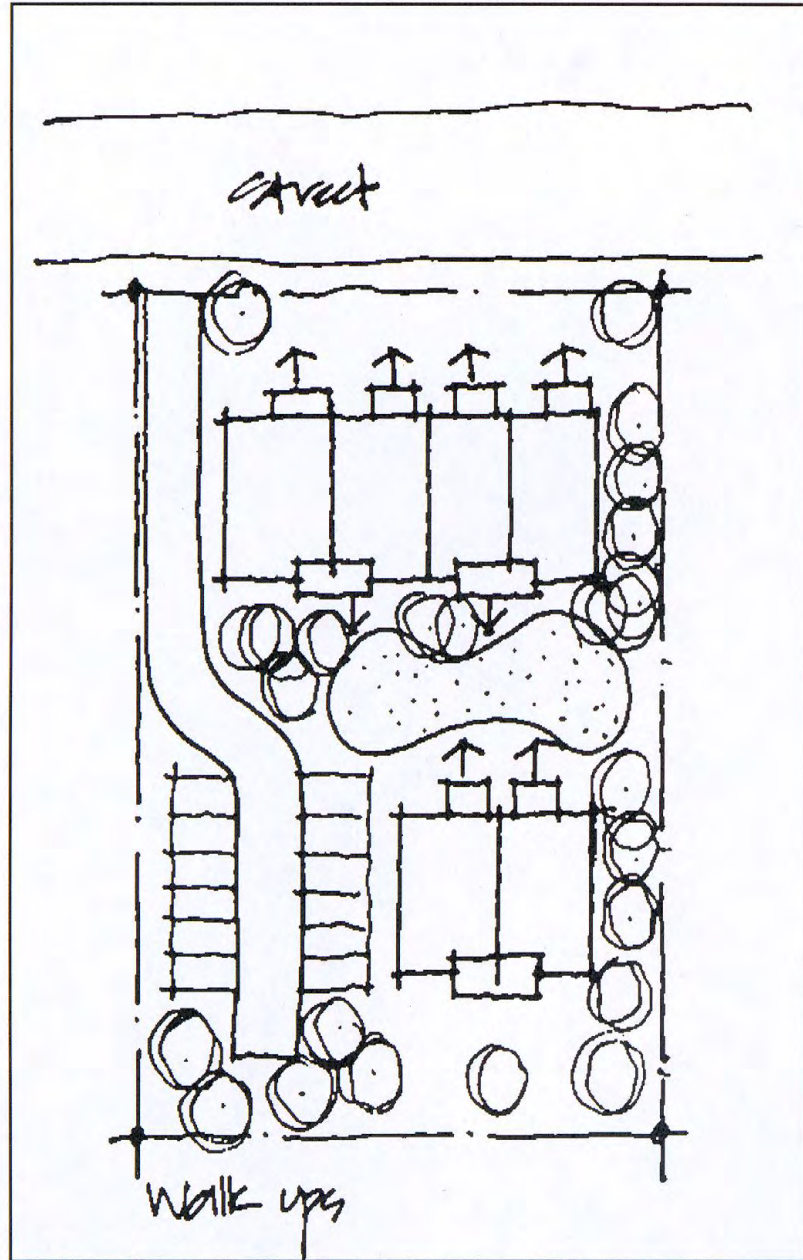


Figure 4.3.3. Site Layouts (continued).



ELEMENT C. BUILDING ENVELOPE

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
<p>P1 The development takes into account the existing and potential development on adjacent sites to ensure there is no unreasonable loss of amenity to neighbours.</p>	<p>A1.1 In Precincts 2a, 3, 4 and 5 buildings comply with the minimum building setbacks set out in Table 4.1a below.</p> <p>In Precinct 2b, buildings have minimum setbacks of:</p> <p>Front: 6m (4 m to secondary frontage) Side: 4m (3m where it can be demonstrated that no overlooking or overshadowing of neighbours occurring) Rear: 6m</p>

Table 4.1a Acceptable Solutions for Building Setbacks

Building Height (above ground level)	Setback to:	Precinct 2a Headland Residential		Precinct 3 Waterfront Residential		Precinct 4 Medium Density Residential		Precinct 5 Ridgeline Residential	
		Site Frontage		Site Frontage		Site Frontage		Site Frontage	
		>20m	≤ 20m	>20m	≤ 20m	>20m	≤ 20m	>20m	≤ 20m
11 metres	Side	5m ^A	3m	4m	3m	4m	3m	4m	3m
	Front (primary)	6m	6m	6m	6m	6m	6m	6m	6m
	Front (secondary)	4m	4m	4m	4m	4m	4m	4m	4m
	Rear	6m	6m	6m	6m	6m	6m	6m	6m
16 metres	Side			6m ^A	4m	5m	4m	5m	4m
	Front (primary)			6m	6m	6m	6m	6m	6m
	Front (secondary)			4m	4m	4m	4m	4m	4m
	Rear			6m	6m	6m	6m	6m	6m
22 metres	Side					8m ^B	6m	8m	5m
	Front (primary)					6m	6m	6m	6m
	Front (secondary)					6m	6m	6m	6m
	Rear					6m ^C	6m	8m	8m
30 metres	Side							10m ^B	6m
	Front (primary)							6m	6m
	Front (secondary)							6m	6m
	Rear							8m ^D	8m

NOTES

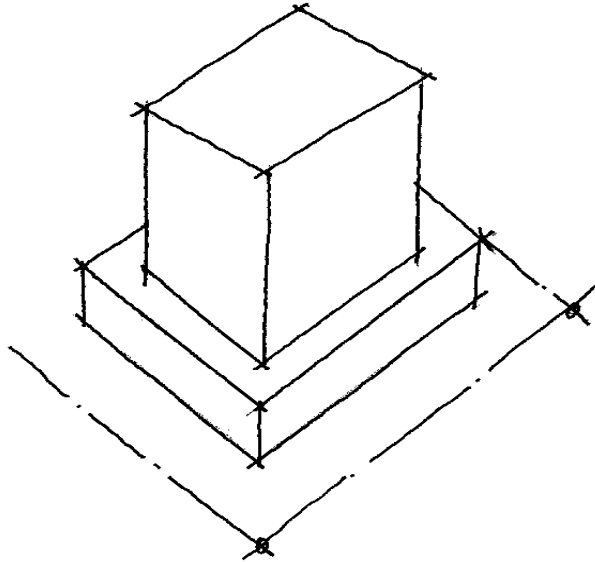
- A Reducing to 4m where it can be demonstrated that no overlooking or overshadowing of neighbours occurring.
- B Reducing to 6m where it can be demonstrated that no overlooking or overshadowing of neighbours occurring.
- C 8m setback for that part of a building above two storeys.
- D 10m setback for that part of a building above two storeys.

ELEMENT C. BUILDING ENVELOPE

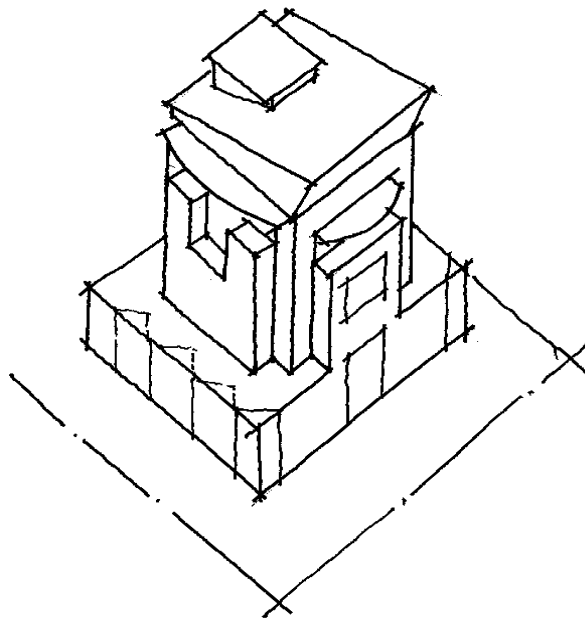
Performance Criteria	Acceptable Solutions
<p>P2 Building elements are designed to reduce the apparent scale and bulk of the development.</p>	<p>A2.1 Building length does not exceed 30m in any direction.</p> <p>A2.2 The building design demonstrates 3-dimensional modelling that reduces the scale of the development.</p> <p><i>Refer to Figure 4.3.4 (Preferred Building Envelopes).</i></p> <p>A2.3 Building facades show variation in materials, colours, and/or textures between levels.</p> <p>A2.4 Basement parking structures between a street frontage and the main front elevation do not exceed 1m above ground level at any point.</p> <p>A2.5 Services, structures and mechanical plant are designed as an architectural feature of the building or are effectively screened from view.</p> <p>A2.6 Top levels of buildings are designed to add visual interest to the skyline and have an articulated profile rather than a flat, truncated top.</p> <p><i>Refer to Figure 4.3.5 (Frontage Articulation).</i></p> <p>A2.7 Building has no unbroken elevation longer than 15m on any horizontal plane.</p> <p><i>Refer to Figure 4.3.5 (Frontage Articulation).</i></p>
<p>P3 The development is oriented to the street.</p>	<p>A3.1 Street frontage comprises living area windows that face the street or are on the facade of the building.</p> <p><i>Refer to Figure 4.3.5 (Frontage Articulation).</i></p>
<p>P4 Buildings and landscape contribute to a unique 'coastal' character</p>	<p>A4.1 Use of composite construction, combining lightweight and masonry elements.</p> <p>A4.2 Integration of useable outdoor space, for example terraces and/or large verandahs with screening and planting for microclimatic control.</p> <p>A4.3</p>

Performance Criteria	Acceptable Solutions
	<p>Use of awnings, roof forms and lightweight screening elements to provide shading.</p> <p><i>Refer to Figure 4.3.6 (Buildings Reflect Coastal Character).</i></p> <p>Use of indigenous landscape species, suited to a coastal location.</p>

Figure 4.3.4. Preferred Building Envelopes.



Un-modelled Form

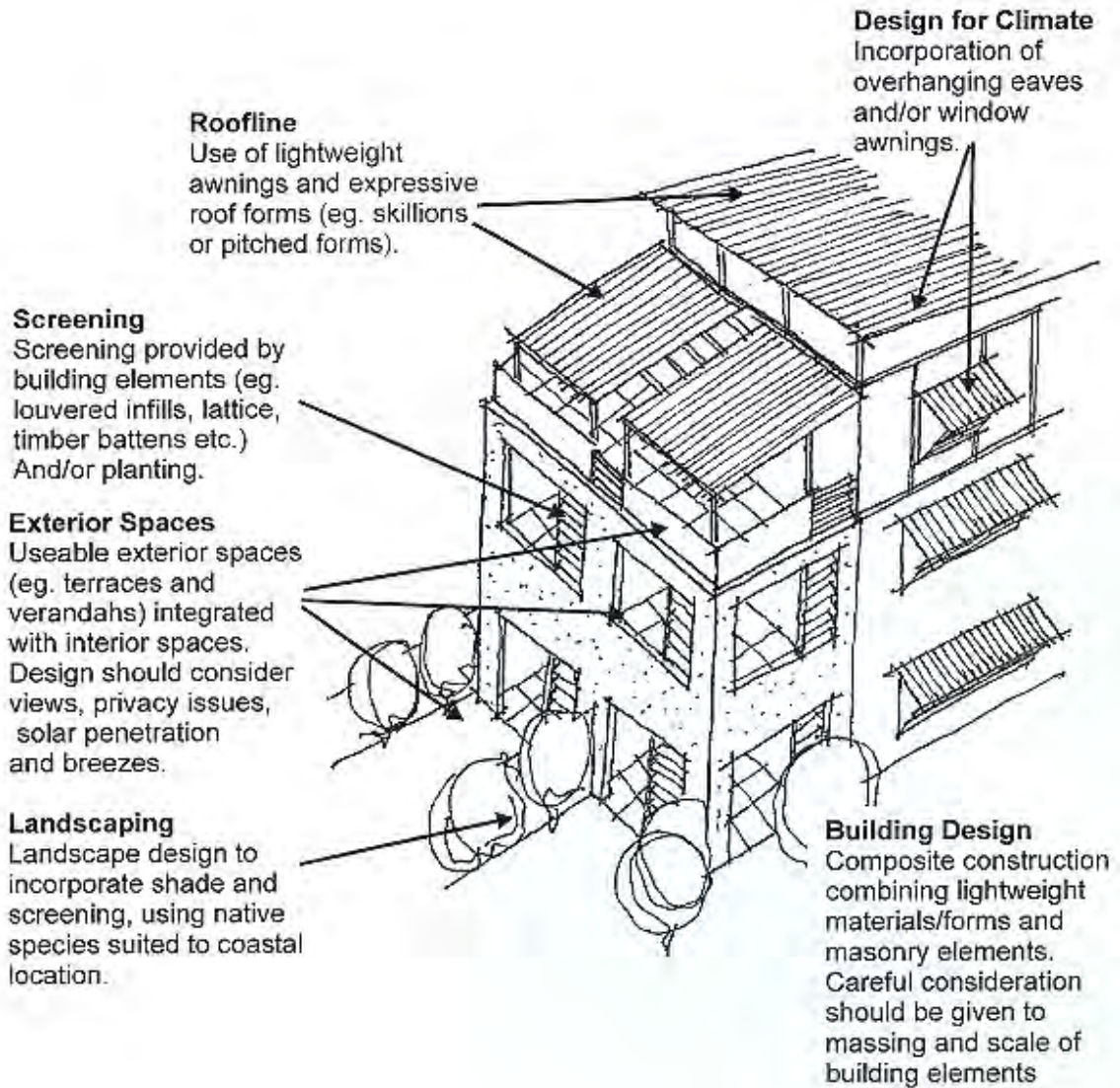


Modelled Form

Figure 4.3.5. Frontage Articulation.



Figure 4.3.6. Buildings reflect coastal character.



ELEMENT D. PRIVACY AND AMENITY

Performance Criteria	Acceptable Solutions
<p><i>The purpose of the Code will be achieved if the following criteria are satisfied.</i></p>	<p><i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion.</i></p>
<p>P1 The main habitable areas and private open spaces are designed to be protected from direct overlooking, and are designed not to directly overlook adjacent private space by means of dwelling layout, screening devices, distance or landscaping.</p>	<p>A1.1 Windows of one dwelling unit are not located opposite windows of another unless views are controlled by screening devices, distance, landscaping or design of opening.</p> <p>A1.2 Where habitable room windows look directly at habitable room windows in an adjacent dwelling unit, within 2m at ground floor level or 9m at levels above ground floor, privacy is protected by:</p> <ul style="list-style-type: none"> • window sill heights being a minimum 1.5m above floor level OR • fixed obscure glazing in any part of the window being below 1.5m above floor level OR • fixed external screens OR • fencing to a minimum 1.5m above ground floor level, if at ground floor level OR • achieving the privacy solution shown in Figure 4.3.7. <p>A1.3 <i>Refer to Figure 4.3.7 (Privacy and Building Design).</i></p> <p>The outlook from windows, balconies, stairs, landings, terraces and decks and other private, communal or public areas is obscured or screened where direct view is available into the private open space of an existing dwelling unit.</p> <p>A1.4 <i>Refer to Figure 4.3.8 (Privacy and Building Design).</i></p> <p>Where screening is required, it is solid opaque screens OR perforated panels or trellises that are permanent and durable and have a maximum of 25% openings.</p>

Performance Criteria	Acceptable Solutions
<p>P2 Light nuisance is minimised.</p>	<p>A2 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 1.5m outside the boundary and at any level from a ground level upward.</p>
<p>P3 Noise from the development does not unreasonably affect existing or likely future dwelling units on adjacent land.</p>	<p>A3.1 Vehicle movement areas are a minimum 3m from any bedroom window.</p> <p>A3.2 Any air conditioning plant is not located close to bedroom windows or other openings.</p> <p>A3.3 Active recreation areas are not located close to bedroom windows or other openings.</p> <p>A3.4 Noise levels comply with the <i>Environmental Protection (Noise) Policy 1997</i>.</p>

Figure 4.3.7 Privacy and building design.

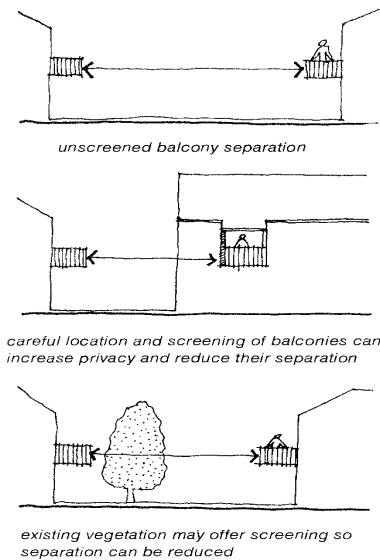
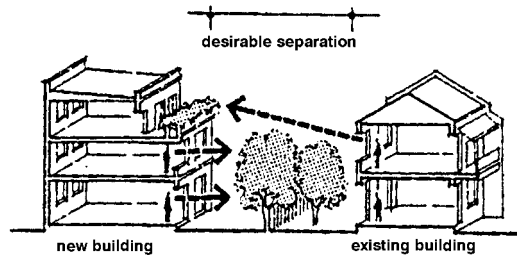


Figure 4.3.8. Privacy and building design



Privacy between buildings by screening, planting and offsetting window locations

Source: Australian Model Code for Residential Development.

ELEMENT E. OPEN SPACE, LANDSCAPING AND SITE FACILITIES

Performance Criteria	Acceptable Solutions
<p><i>The purpose of the Code will be achieved if the following criteria are satisfied</i></p>	<p><i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i></p>
<p>P1 The development is provided with private open space which facilitates active use by residents, adequate privacy, access to some direct sunlight and convenient access from a main living area.</p>	<p>A1.1 A minimum of 25% of the site is provided as landscaped and recreation spaces each with a minimum dimension of 4m.</p> <p>A1.2 Each ground floor unit has no less than a 24m² landscaped area accessible from the living space with no dimension less than 4m.</p> <p>A1.3 Each above ground floor unit has a balcony with a minimum dimension of 2.5m, which is directly accessible from a living area of the dwelling unit.</p> <p>A1.4 The landscape design allows for shading and sunlight to communal areas, privacy buffers between dwellings and assists in providing microclimatic control.</p> <p>A1.5 The development includes a screened area within or outside of the building envelope for storing refuse bins.</p>
<p>P2 Landscape design contributes to the streetscape and character of the surrounding environment.</p>	<p>A2.1 Street frontage planting includes a continuous garden bed of 3m minimum width excluding pathways and driveways.</p>

Performance Criteria	Acceptable Solutions
	<p>A2.2 The site landscape design incorporates mature trees (minimum 3m height at planting) marking building entry points and important frontages.</p> <p>A2.3 Where mature trees form an important part of the streetscape, they are retained (except where they materially interfere with development of the site).</p> <p>A2.4 Landscaped areas include predominantly locally indigenous species selected from the list included in the Landscaping Code (Section 4.8).</p>
<p>P3 Vegetated, unpaved or unsealed landscaped areas are maximised to facilitate onsite infiltration of stormwater run-off.</p>	<p>A3 The development complies with the stormwater management guidelines contained in Council's Manual of Engineering Guidelines and the Queensland Urban Drainage Manual.</p>
<p>P4 Fencing and walls:</p> <ul style="list-style-type: none"> • assist the development to address the street • assist safety and surveillance • enable use of private open space abutting the street • provide an acoustic barrier for traffic noise • assist in highlighting entrances • maintain important views from the street 	<p>A4.1 High solid front fences are avoided so that each dwelling unit can observe the street.</p> <p>A4.2 Height of front fences and walls is a maximum of:</p> <ul style="list-style-type: none"> • 1.8m if behind the building line; or • 1.8m if forward of the building line, & if 60% transparent; or • 1.2m if forward of the building line & if solid.
<p>P5 Vehicle parking design and location minimises impacts on neighbouring dwellings.</p>	<p>A5.1 Vehicle parking:</p> <ul style="list-style-type: none"> • is screened to minimise reflection of car headlights onto dwelling and attenuate noise; • may be lit at night, provided that no light nuisance is created; • is ventilated if enclosed; and • is separated from windows of habitable areas to minimise noise and fumes nuisance. <p>A5.2 An opaque soundproof screening fence or wall is provided to any driveways and vehicle parking areas along the side or rear boundary.</p> <p>A5.3 A 2m wide vegetated buffer is provided to any driveways and vehicle parking</p>

Performance Criteria	Acceptable Solutions
	areas along the side boundary.

ELEMENT F. SAFETY AND SECURITY

The **Safety and Security Design Code** applies to this section

ELEMENT G. DESIGN FOR CLIMATE

The **Design for Climate Code** applies to this section

4.4 Mixed Use Code – Precinct 6

DEVELOPMENT TO WHICH THE CODE APPLIES

This Code will be considered in assessing material change of use, building work or operational work development applications located in Precinct 6 that follow the code or impact assessment process.

USING THIS CODE

The level of assessment is determined by the Development Assessment Table contained in Section 3.8 of the DCP.

The Acceptable Solutions present one acceptable way of complying with the Performance Criteria. There may be other ways to comply that meet the Code's purpose. It is the responsibility of the applicant to demonstrate that alternative solutions can achieve the Code's purpose. A proposal that fails to comply with these Performance Criteria, except in insignificant details, will be refused where it cannot be conditioned to mitigate impacts.

It may not be possible to comply with all performance criteria on certain sites. In these situations, some compromise may be acceptable, based on the following principles:

- the amenity of neighbours takes precedence over the amenity of the development's residents or occupants; and
- windows, balconies or decks, if oriented to the north, may be permitted to provide lesser levels of privacy than would otherwise be allowed by this Code.

PURPOSE OF CODE

The Code seeks to achieve:

- attractive high density housing and tourist accommodation that provides a pleasant living environment for its occupants;
- tourism, convenience, leisure and recreation related uses particularly at ground floor level, to provide active street frontages that encourage movement and interaction between private development and the adjacent public spaces;
- buildings at a scale appropriate to the neighbourhood;
- well articulated elevations;
- dwelling units that relate to and overlook the street;
- external spaces integrated with the design of the building;
- a high level of comfort, convenience and safety for occupants;

- energy efficiency through minimising the need for artificial heating, cooling and lighting; and
- a pleasant aspect and outlook and access to attractive outdoor spaces for each dwelling unit.

CODE STRUCTURE

The following elements form part of this Code to the extent relevant:

- ELEMENT A. SITE CONTEXT
- ELEMENT B. SITE PLANNING
- ELEMENT C. BUILDING ENVELOPE
- ELEMENT D. PRIVACY
- ELEMENT E. OPEN SPACE, LANDSCAPING AND SITE FACILITIES
- ELEMENT F. SAFETY AND SECURITY
- ELEMENT G. DESIGN FOR CLIMATE

- ELEMENT A. SITE CONTEXT

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
<p>P1 Building size is consistent with the density and nature of the locality.</p>	<p>A1.1 Site cover for Precinct 6 (excluding Key Sites) does not exceed 60% for first two storeys unless these storeys are residential, in which case 40% site cover applies. 40% site cover above two storeys.</p> <p>A1.2 The maximum building height (excluding Key Sites) does not exceed 16m above ground level with a maximum of 4 storeys used for residential purposes.</p> <p>A1.3 Development on Key Sites complies with the maximum building heights, site cover and other development parameters identified in Table 4.2 below.</p>
<p>P2 Buildings and landscape within the development are sited and designed to take into account the relationship with the surrounding context including:</p> <p>(a) topography and site features including vegetation</p> <p>(b) natural drainage lines, services and easements</p>	<p>A2.1 Measures appropriate to site specific conditions, and, for assessable development, demonstrated to Council’s satisfaction through a Site Analysis Report which addresses the elements (a) - (h) noted in the Performance Criterion (<i>Refer to Figure 4.3.1 – Typical Site Analysis Plan</i>).</p> <p>A2.2 For all development exceeding the site</p>

Performance Criteria	Acceptable Solutions
(c) existing buildings and the location of adjoining buildings (d) streetscape (e) items of natural conservation or heritage value (f) orientation and microclimate (h) views and vistas.	coverage and/or building height set out in acceptable solutions A1.1, A1.2 and A1.3, an Amenity Impact Analysis Report is to be submitted which indicates: <ul style="list-style-type: none"> the impact of the development on the views of surrounding dwelling units. how the design seeks to minimise impact on surrounding views by siting, stepping, or chamfering the building form or by other design solutions. Development on Key Sites complies with the maximum building heights, site cover and other development parameters identified in Table 4.2 below.

Table 4.2. Building Heights and Notes for Key Sites as indicated on Map 3.1.

Key Site	Maximum Site Cover	Maximum Building Height	Other Notes
Kings Beach Tavern	50% for first two storeys 35% for the storeys above the second storey with a maximum of 20% for any individual tower	25m* otherwise 22m	An acceptable solution is required to demonstrate the following: <ul style="list-style-type: none"> variations in design between towers including bulk and facade articulation; two towers above two storey podium; at least 4 metres difference in height between towers; service areas, parking areas and driveways are sited and designed to minimise disturbance to the amenity of neighbouring properties; active non-residential frontages at ground level for at least 60% of the Burgess Street frontage; and development incorporates urban design and landscape improvements at ground level that complements the Kings Beach Redevelopment Master Plan works.
			One acceptable solution for this Key Site is illustrated on Figures 4.4.1a and 4.4.1b (Kings Beach Tavern Key Site Design Acceptable Solutions).
Shearwater Motel and Adjacent Properties	70% for first two storeys 45% for the	16.5m ¹	An acceptable solution is required to demonstrate the following: <ul style="list-style-type: none"> a minimum setback to Edmund Street of 6 metres; at least 75% of the total length of the

Key Site	Maximum Site Cover	Maximum Building Height	Other Notes
	storeys above the second storey		<p>site boundaries to the Kings Beach Master Plan Area have active non-residential frontages at ground level;</p> <ul style="list-style-type: none"> • a stepping back of building form from all boundaries above 2 storeys with particular emphasis on the Esplanade/Ormonde Terrace; • development incorporates urban design and landscape improvements at ground level that complements the Kings Beach Redevelopment Master Plan Works; • service areas, parking areas and driveways are sited and designed to minimise disturbance to the amenity of neighbouring properties; • where only part of the key site is developed, buildings are sited and designed to ensure there is no unreasonable loss of amenity to adjacent sites (refer to Figure 4.4.2b); and • the principal vehicle access is provided from Edmund Street.
			<p>One acceptable solution for part of this Key Site is illustrated on Figure 4.4.2a and 4.4.2b (Shearwater Key Site Design Acceptable Solutions).</p>
Kings Beach Shops and Adjacent Properties	70% for first two storeys 40% for the storeys above the second storey	19m* otherwise 16m	<p>An acceptable solution is required to demonstrate the following:</p> <ul style="list-style-type: none"> • at least 75% of the total length of the site boundaries to the Kings Beach Master Plan Area have active non-residential frontages at ground level; • a stepping back of the building form from all boundaries above 2 storeys. A minimum setback of 7.5m is provided above two storeys from the Esplanade; • the principal vehicle access is provided from Princess Lane; • service areas, parking areas and driveways are sited and designed to minimise disturbance to the amenity of neighbouring properties; • buildings are sited and designed to ensure there is no unreasonable loss of amenity to adjacent sites (refer to Figure 4.4.3b); and • development incorporates urban design and landscape improvements at ground level that complements the

Key Site	Maximum Site Cover	Maximum Building Height	Other Notes
			<p>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 non-residential frontage at ground level with windows of habitable rooms facing Princess Lane on the second storey.</p>
			<p>One acceptable solution for this Key Site is illustrated on Figure 4.4.3a and 4.4.3b (Kings Beach Shop Key Site Design Acceptable Solutions).</p>

- * Additional height allowance is only applicable to development proposals which incorporate active non-residential frontages at ground level.
- ¹ The ground level must incorporate an active non-residential frontage

Figure 4.4.1a. Kings Beach Tavern Key Site Design Acceptable Solutions.

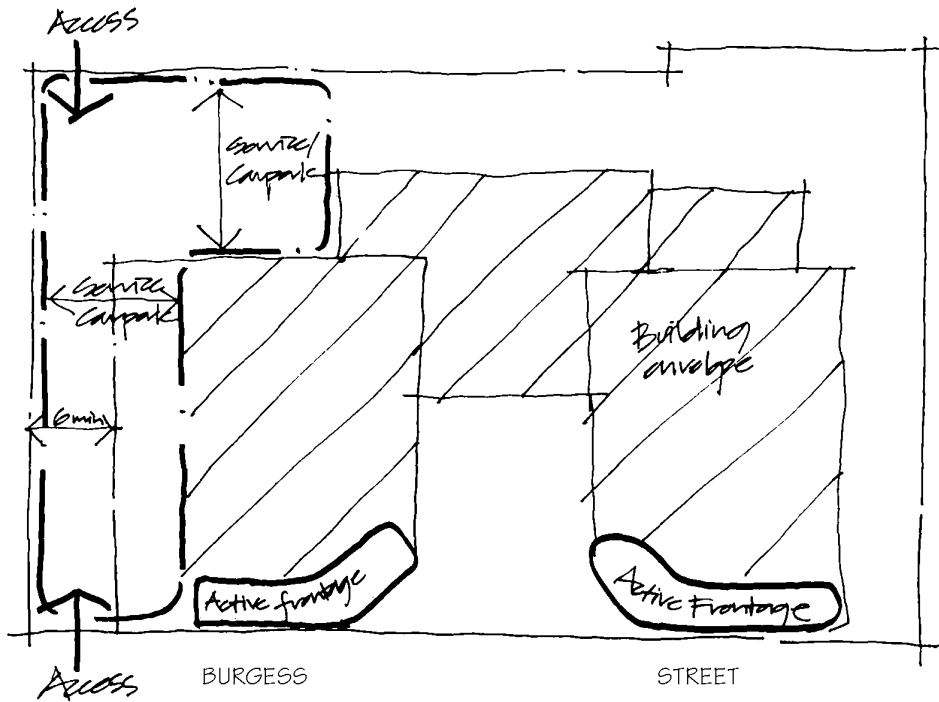
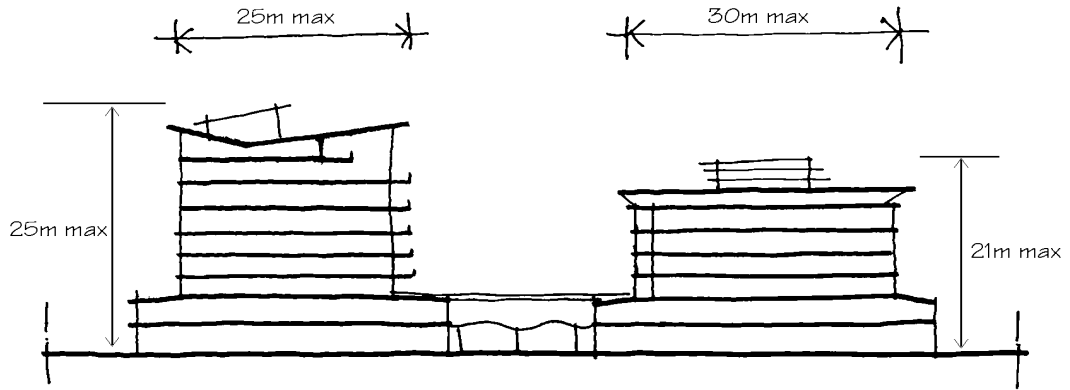


Figure 4.4.1b. Kings Beach Tavern Key Site Design Acceptable Solutions (continued).

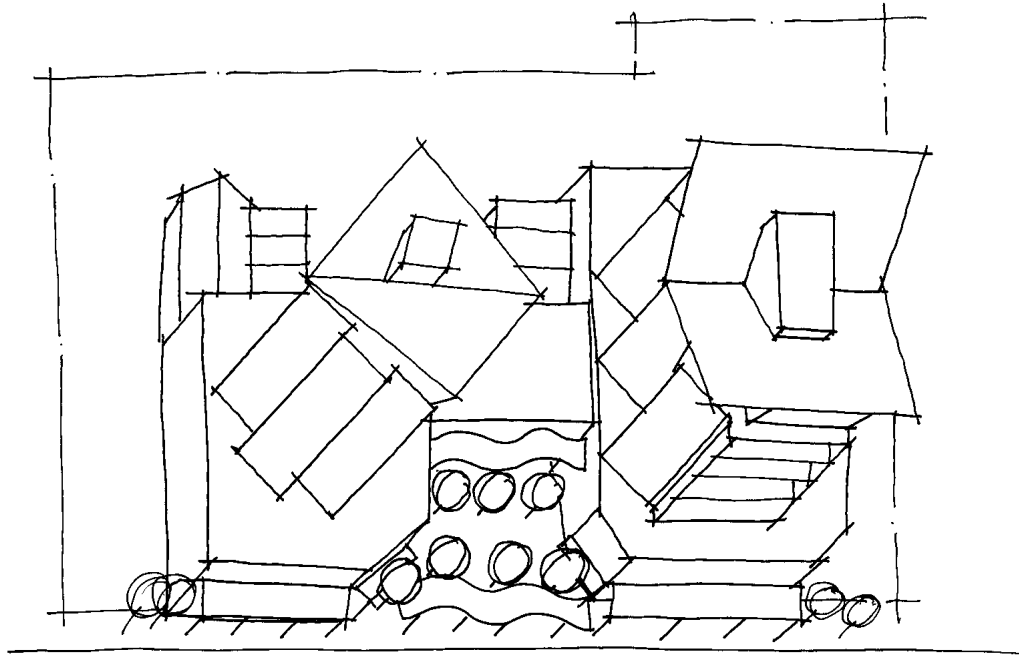


Figure 4.4.2a. Shearwater Key Site Design Acceptable Solutions.

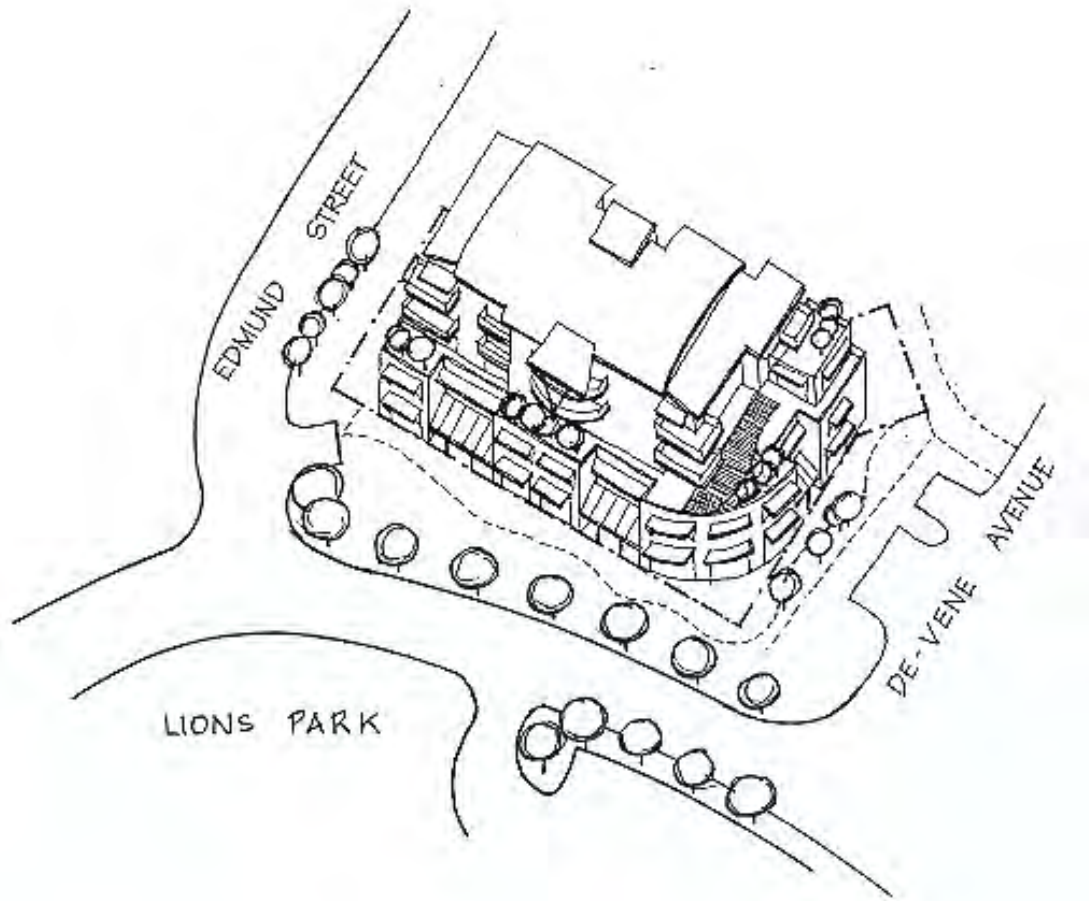


Figure 4.4.2b. Shearwater Key Site Design Acceptable Solutions (continued).

Figure 4.4.3a. Kings Beach Shop Key Site Design Acceptable Solutions.

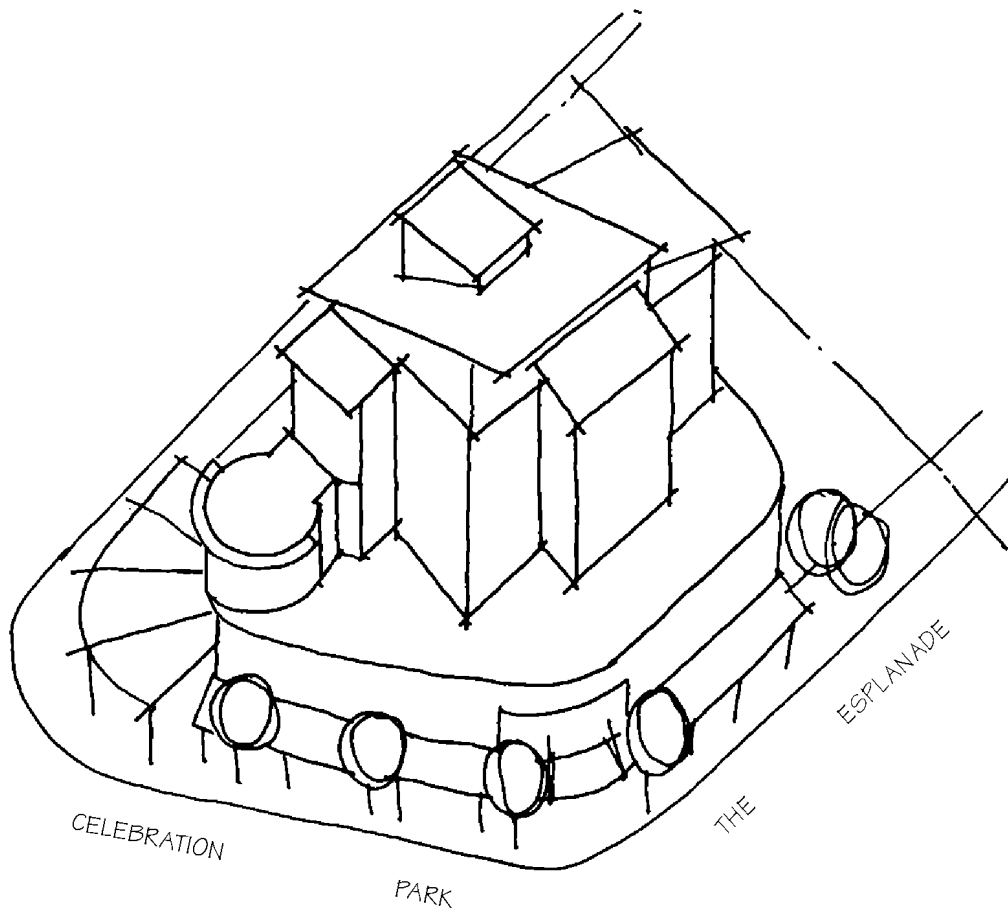
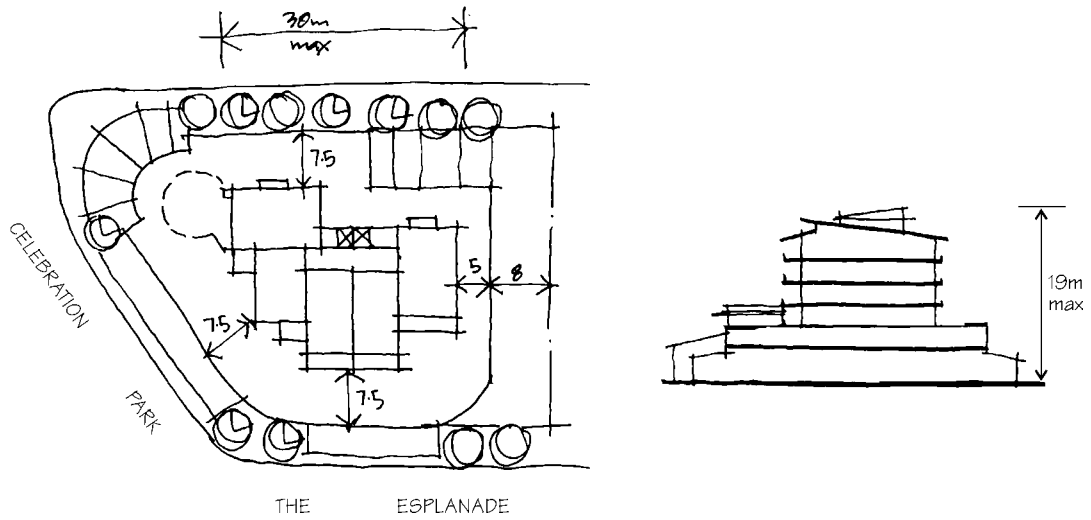


Figure 4.4.3b. Kings Beach Shop Key Site Design Acceptable Solutions (continued).



ELEMENT B. SITE PLANNING

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
P1 The site layout contributes to the streetscape, pedestrian permeability, activity and overall residential and commercial amenity.	<p>A1.1 Site planning optimises the number of units which address or have their primary frontage to the street.</p> <p>A1.2 Site planning optimises the number of habitable rooms overlooking on-site communal space.</p> <p>A1.3 Site planning minimises the number of habitable rooms looking onto side boundaries.</p>
P2 The site layout maintains stormwater overland flow paths to avoid causing ponding on neighbouring land.	A2 The development complies with the stormwater management guidelines contained in Council's Manual of Engineering Guidelines and the Queensland Urban Drainage Manual.
P3 The development has a clear and prominent principal entrance to the street frontage. Where there are more than one entry to more than one use in the building, entries are clearly distinguishable from one another.	<p>A3.1 Pedestrian paths and entries more prominent than vehicle movement areas and utility spaces.</p> <p>A3.2 Buildings and landscape are designed to clearly define entries.</p>
P4 Carparking is conveniently located but does not dominate the street frontage.	A4 Carparking is provided behind, under or alongside street frontages. If visible from street frontage, carparking should occupy less than 25% of the frontage (excluding driveways to minimum required width).
P5 Planning and design avoids use-based conflicts.	A5 Where residential uses are incorporated, safe, well lit and visible entries are provided for residential users which are separated from other building entries, including installation of security systems to distinguish residents from other users.
P6 Vehicle access and parking is adequate, safe and convenient for residents, visitors and service providers.	<p>A6.1 Residents' parking areas are separate from parking areas provided for other building users</p> <p>A6.2 Off-street parking spaces are provided:</p> <ul style="list-style-type: none"> • for non-residential uses, at 0.75 times

Performance Criteria	Acceptable Solutions								
	<p>the rates set out in Table 3.1 of the Planning Scheme;</p> <ul style="list-style-type: none"> • where qualifying for a subsidy for aged persons or persons with disabilities accommodation under any law, 1 space per 3 dwelling units; • otherwise for dwelling units as set out in Table 4.3 below. 								
	<p>Table 4.3 – Vehicle spaces for different dwelling sizes.</p> <table border="1" data-bbox="852 734 1362 1115"> <thead> <tr> <th data-bbox="852 734 1114 801">Dwelling unit size/ number of bedrooms</th> <th data-bbox="1139 734 1362 801">Vehicle spaces per dwelling unit</th> </tr> </thead> <tbody> <tr> <td data-bbox="852 846 1114 920">Small (<75m²) or 1 bedroom</td> <td data-bbox="1139 846 1362 875">1</td> </tr> <tr> <td data-bbox="852 965 1114 994">Medium (75 - 110m²)</td> <td data-bbox="1139 965 1362 994">1.25</td> </tr> <tr> <td data-bbox="852 1039 1114 1113">Large (>110m²) or 3 bedroom</td> <td data-bbox="1139 1039 1362 1068">1.5</td> </tr> </tbody> </table> <p>Note: Tandem parking may be used where 2 spaces are provided for 1 dwelling unit. The total number of vehicle spaces is to be rounded to the nearest whole number. Where the fraction is one half, the requirement is the next whole number.</p> <p>Visitor Parking</p> <p>In the case of small and medium units, an additional 0.25 spaces/unit is to be provided for visitor parking. For large units, the 1.5 spaces/unit requirement is to include 0.25 spaces/unit to be set aside for visitor parking.</p> <p>Vehicle Wash Bay</p> <p>Sites with 6 or more units are to be provided with a designated vehicle wash bay designed and constructed in accordance with Local Planning Policy 3.1/02 (Parking – Vehicle Washing Bays).</p>	Dwelling unit size/ number of bedrooms	Vehicle spaces per dwelling unit	Small (<75m ²) or 1 bedroom	1	Medium (75 - 110m ²)	1.25	Large (>110m ²) or 3 bedroom	1.5
Dwelling unit size/ number of bedrooms	Vehicle spaces per dwelling unit								
Small (<75m ²) or 1 bedroom	1								
Medium (75 - 110m ²)	1.25								
Large (>110m ²) or 3 bedroom	1.5								

Performance Criteria	Acceptable Solutions
P7 The development has safe and convenient vehicle access to dwelling units and the street network.	A7 The proposal complies with Local Planning Policy (Parking) 3.1/01.

Mixed Use Code

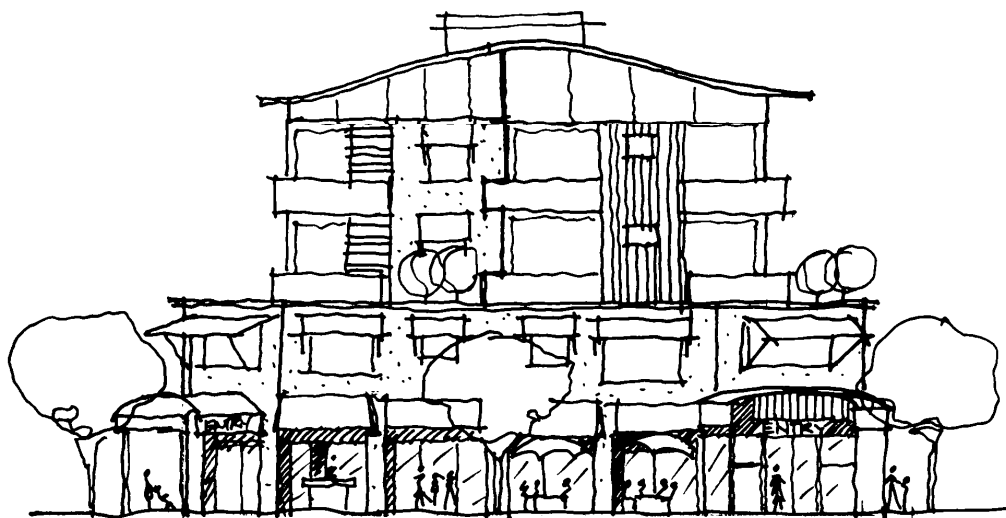
ELEMENT C. BUILDING ENVELOPE

Performance Criteria	Acceptable Solutions
<p><i>The purpose of the Code will be achieved if the following criteria are satisfied</i></p>	<p><i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i></p>
<p>P1 The development takes into account existing and potential development on adjacent sites to ensure there is no unreasonable loss of amenity to neighbours.</p>	<p>A1.1 Buildings have a minimum setback of :</p> <p>Front: Building line to boundary up to 2 storeys for active non-residential street frontages (<i>i.e. predominantly retail uses or entrance to other uses</i>), otherwise Precinct 3 provisions apply. For that part of the building above 2 storeys the building is setback 5m from the front boundary.</p> <p>Side: Where looking into neighbours - 6m setback and stepping back a further 5m for that part of the building above 2 storeys. Reducing to 4m with 3m step-back above 2 storeys where no overlooking or overshadowing of neighbours occurring.</p> <p>Rear: 6m.</p> <p>A1.2 Unless modified by the setbacks indicated on Figure 4.4.1a to Figure 4.4.3b or in Table 4.2 (Building Heights and Notes for Key Sites), building setbacks on Key Sites meet A1.1 above.</p> <p>A1.3 The redevelopment of properties between Princess Lane & Burgess Street adjoining the Kings Beach Master Plan area may provide for buildings to be built to the boundary of a new laneway where that laneway (minimum width 6m) is dedicated as road and is constructed and sealed as part of the development adjoining the Master Plan boundary.</p>
<p>P2 Building elements are designed to reduce the apparent scale and bulk of the development.</p>	<p>A2.1 Building length is no more than 30m in any direction above 2 storeys in height.</p> <p>A2.2 The building design demonstrates 3-dimensional modelling that reduces the scale of the development.</p> <p><i>Refer to Figure 4.4.4.</i></p>

Performance Criteria	Acceptable Solutions
	<p>A2.3 Frontages show variation in materials, colours, and/or textures between levels.</p> <p><i>Refer to Figure 4.4.4.</i></p>
	<p>A2.4 Basement parking structures between a street frontage and the main front elevation are no more than 1m above ground level at any point.</p> <p>A2.5 Services, structures and mechanical plant are designed as an architectural feature of the building or are effectively screened from view.</p> <p>A2.6 Top levels of buildings are designed to add visual interest to the skyline and have an articulated profile rather than a flat, truncated top.</p> <p>A2.7 Building has no unbroken elevation longer than 15m on any vertical plane.</p>
<p>P3 The development is oriented to the street.</p>	<p>A3.1 Street frontage comprises living area windows that face the street or are on the front of the building.</p>
<p>P4 Buildings and landscape contribute to a unique 'coastal' character.</p> <p>Refer to Figure 4.4.4 (Building Elevation Design in Precinct 6)</p>	<p>A4.1 Use of composite construction, combining lightweight and masonry elements.</p> <p>A4.2 Integration of useable outdoor space, for example terraces and/or large verandahs with screening and planting for microclimatic control.</p> <p>A4.3 Use of awnings, roof forms and lightweight screening elements to provide shading and shelter.</p> <p>A4.4 Use of endemic landscape species suited to a coastal location.</p>
<p>P5 Buildings to contribute to street activity at ground floor level.</p> <p><i>Refer to Figure 4.4.4. (Building Elevation Design in Precinct 6)</i></p>	<p>A5.1 Ground floor frontages within Precinct 6 facing onto the Kings Beach Master Plan Area (refer to Map 1.1 - DCP Area) are to have a minimum of 70% of frontage as 'active frontage' comprising the following features:</p>

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> • Incorporating activities that are likely to foster casual, social and business interaction for extended periods - such as shopfronts, indoor/outdoor cafes and restaurants; • 80% of the 'active frontage' should be built to the street boundary or a maximum of 3m setback; • A maximum of 30% as solid facade, the remainder comprising openings, glazing and shopfronts; • Incorporate continuous awnings over footpaths, with consideration paid to permitting winter solar access to café seating areas; and • Integrate landscaping, street furniture & artwork.
<p>P6 Entries to buildings are clearly visible.</p>	<p>A6 Buildings and landscape are designed to create clear and prominent entries.</p>

Figure 4.4.4. Building Elevation Design in Precinct 6.



ELEMENT D. PRIVACY AND AMENITY

Performance Criteria	Acceptable Solutions
<p><i>The purpose of the Code will be achieved if the following criteria are satisfied</i></p>	<p><i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i></p>
<p>P1 Habitable areas and private open space are designed to be protected from direct overlooking from other uses within the site or uses on adjacent sites by layout, screening devices, distance or landscaping.</p>	<p>A1.1 Windows of one dwelling unit are not located opposite windows of another dwelling unit or another use unless views are controlled by screening devices, distance, landscaping or design of opening.</p> <p>A1.2 Where habitable room windows look directly at habitable room windows in an adjacent dwelling unit, or windows of another use within 2m at ground floor level or 9m at levels above ground floor, privacy is protected by:</p> <ul style="list-style-type: none"> • Window sill heights being a minimum 1.5m above floor level OR • Fixed obscure glazing in any part of the window being below 1.5m above floor level OR • Fixed external screens OR • Fencing to a minimum 1.5m above ground floor level, if at ground floor level OR • Achieving the privacy solution shown in Figure 4.3.7 (Privacy and Building Design). <p>A1.3 The outlook from windows, balconies, stairs, landings, terraces and decks and other private, communal or public areas is obscured or screened where direct view is available into the private open space of an existing dwelling unit.</p> <p><i>Refer to Figure 4.3.8 (Privacy and Building Design.)</i></p> <p>A1.4 Where screening is required, it is solid opaque screens OR perforated panels or trellises that are permanent and durable and have a maximum of 25%</p>

Performance Criteria	Acceptable Solutions
	openings.
P2 Light nuisance is minimised.	A2 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 1.5m outside the boundary and at any level from a ground level upward.
P3 Noise from the development does not unreasonably affect existing or likely future dwelling units on adjacent land.	<p>A3.1 Vehicle movement areas are a minimum 3m from any bedroom window.</p> <p>A3.2 Any air conditioning plant is not located within 20 metres of bedroom windows or other living room openings.</p> <p>A3.3 Active recreation areas are not located within 20 metres to bedroom windows or other openings.</p> <p>A3.4 Noise levels comply with Environmental Protection (Noise) Policy 1997.</p>
P4 Privacy conflicts at entries to residences is minimised.	A4 Entries to residences are separated from other building entries by distance or screening.

ELEMENT E. OPEN SPACE, LANDSCAPING AND SITE FACILITIES.

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied.</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion.</i>
P1 The development is provided with private open space which facilitates active use by residents, adequate privacy, and access to some direct sunlight.	<p>A1.1 A minimum of 15% of the site is provided as landscaped and recreation spaces with a minimum dimension of 4m. This can be achieved at above retail level or at ground level.</p> <p>A1.2 Each above ground floor unit has a balcony with a minimum dimension of 2.5m, which is directly assessable from a living area of the dwelling unit.</p> <p>A1.3 The landscape design allows for shading and sunlight to communal areas, privacy buffers</p>

Performance Criteria	Acceptable Solutions
	<p>between dwellings and assists in providing microclimatic control.</p> <p>A1.4 The development includes a screened area within or outside of the building envelope for storing refuse bins.</p>
<p>P2 Landscape design contributes to the streetscape and character of the surrounding environment.</p>	<p>A2.1 Street frontage planting includes a continuous garden bed of 3m width excluding pathways and driveways unless modified by active, non-residential street frontages at ground level.</p> <p>A2.2 The site landscape design incorporates mature trees (minimum 3m height at planting) to mark building entry points and important frontages.</p>
	<p>A2.3 Where mature trees form an important part of the streetscape, they are to be retained within new development.</p> <p>A2.4 Landscaped areas are to include predominantly indigenous species selected from the list included in the Landscaping Code (Section 4.8).</p>
<p>P3 Vegetated, unpaved or unsealed landscaped areas are maximised to facilitate onsite infiltration of stormwater run off.</p>	<p>A3.1 Development accords with the Council's Manual of Engineering Guidelines and the Queensland Urban Drainage Manual.</p>
<p>P4 Vehicle parking design and location minimises impacts on neighbouring dwellings.</p>	<p>A4.1 Vehicle parking:</p> <ul style="list-style-type: none"> • is screened to minimise reflection of car headlights onto dwelling and attenuate noise; • may be lit at night, provided that no light nuisance is created; • is ventilated if enclosed; and • is separated from windows of habitable areas to minimise noise and fumes nuisance. <p>A4.2 An opaque soundproof screening fence or wall is provided to any driveways and vehicle parking areas along the side or rear boundary.</p> <p>A4.3 A 2m wide vegetated buffer is provided to any driveways and vehicle parking areas along the side and rear boundary.</p>

ELEMENT F. SAFETY AND SECURITY

The **Safety and Security Design Code** applies to this section.

ELEMENT G. DESIGN FOR CLIMATE

The **Design for Climate Code** applies to this section.

4.5 Refurbishment Code

DEVELOPMENT TO WHICH THE CODE APPLIES

This Code will be considered in assessing building work and material change of use development applications following the code or impact assessment process in Precincts 2, 3, 4, 5 & 6 where the existing building is retained and additional gross floor area is proposed.

USING THIS CODE

The level of assessment is determined by the Development Assessment Table contained in Section 3.8 of the DCP.

The Acceptable Solutions present one acceptable way of complying with the Performance Criteria. There may be other ways to comply that meet the Code's purpose. It is the responsibility of the applicant to demonstrate that alternative solutions can achieve the Code's purpose. A proposal that fails to comply with these Performance Criteria, except in insignificant details, will be refused where it cannot be conditioned to mitigate impacts.

PURPOSE OF CODE

The Code seeks to encourage the refurbishment of existing buildings to achieve a high level of amenity for occupants and the general community and a pleasant aspect and outlook and access to attractive outdoor spaces for each dwelling unit.

CODE STRUCTURE

The following elements form part of this Code to the extent relevant:

- | | |
|-------------------|--|
| ELEMENT A. | SITE CONTEXT |
| ELEMENT B. | SITE PLANNING |
| ELEMENT C. | BUILDING ENVELOPE |
| ELEMENT D. | PRIVACY |
| ELEMENT E. | OPEN SPACE, LANDSCAPING AND SITE FACILITIES |
| ELEMENT F. | SAFETY AND SECURITY |
| ELEMENT G. | DESIGN FOR CLIMATE |

ELEMENT A. SITE CONTEXT

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
P1 Building size is consistent with the density of the locality.	A1.1 Building refurbishment can result in an increase in the size of the building envelope in the following instances: <ul style="list-style-type: none"> • storeys are being added which do not exceed height limits provided for in the precincts in which the site is located. • external shaded areas and communal spaces are increased, communal facilities are added, or larger balconies are provided. • non-residential ground floor uses are being added within the mixed-use precinct (Precinct 6). • External shading and screening devices are added.

ELEMENT B. SITE PLANNING

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
P1 The site layout contributes to the streetscape and overall residential amenity by buildings facing streets and on-site open spaces so that residents are provided with a sense of address and privacy.	A1 Any re-planning of interiors to be undertaken optimises the number of units which address or have their primary frontage to the street and/or on-site communal space, and minimises the number of habitable rooms looking onto side boundaries.
P2 The development has a clear and prominent principal entrance to the street frontage and/or individual entrances to individual ground floor units.	A2 Entries are upgraded to be prominent when viewed from the street.
P3 Vehicle access and parking is	A3.1 Parking is provided consistent with the

Performance Criteria	Acceptable Solutions
adequate, safe and convenient for residents, visitors and service providers.	<p>acceptable solutions for parking set out in Section 4.3 (Residential and Tourist Development Code) or Section 4.4 (Mixed Use Code) of the DCP.</p> <p>OR</p> <p>A3.2 A report from a qualified traffic engineer demonstrates that parking numbers, dimensions and configurations are adequate for the proposal.</p>

ELEMENT C. BUILDING ENVELOPE

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
<p>P1 New building elements are designed to reduce the apparent scale and bulk of the development.</p>	<p>A1.1 New external construction or re-surfacing shows variation in materials, colours, and/or textures between levels.</p> <p>A1.2 New roofs of buildings are designed to add visual interest to the skyline and have an articulated profile rather than a flat, truncated top.</p>
<p>P2 Buildings and landscape contribute to a 'coastal' character.</p> <p><i>Refer to Figure 4.3.6 (Buildings reflect coastal character).</i></p>	<p>A2.1 New verandahs or external spaces are integrated with living spaces and include terraces and/or large verandahs with screening and planting for microclimatic control.</p> <p>A2.2 New external construction includes use of awnings, roof forms and lightweight screening elements to provide shading,</p> <p>A2.3 New landscaping comprises endemic landscape species suited to a coastal location.</p>

ELEMENT D. PRIVACY AND AMENITY

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion.</i>
<p>P1 Overlooking is to be minimised.</p> <p><i>Refer to Figures 4.3.7 & 4.3.8</i></p>	<p>A1.1 New privacy screens and/or landscaping are added where privacy conflicts currently exist.</p>

Performance Criteria	Acceptable Solutions
<i>(Privacy and Building Design).</i>	
P2 Noise nuisance is to be minimised.	A2.1 New air conditioning plant is not located close to bedroom windows or other openings.

ELEMENT E. OPEN SPACE, LANDSCAPING AND SITE FACILITIES

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
<p>P1 The development is provided with private open space which facilitates active use by residents, adequate privacy, access to some direct sunlight and convenient access from a main living area.</p>	<p>A1.1 New landscape design allows for shading and sunlight to communal areas, privacy buffers between dwelling units and assists in providing microclimatic control.</p> <p>A1.2 New balconies have a minimum dimension of 2.5 metres.</p> <p>A1.3 A minimum of 20% of the site is maintained as landscape and recreation spaces each with a minimum dimension of 3 metres.</p> <p>A1.4 The development includes a screened area within or outside of the building envelope for storing refuse bins.</p>
<p>P2 Landscape design contributes to the streetscape and character of the surrounding environment.</p>	<p>A2.1 Street frontage planting should include a continuous garden bed of 3m width excluding pathways and driveways.</p> <p>A2.2 The site landscape design should incorporate mature trees (minimum 3m height at planting) to mark building entry points and important frontages.</p> <p>A2.3 Where mature trees form an important part of the streetscape, they are to be retained within new development wherever possible.</p> <p>A2.4 Landscaped areas are to include predominantly indigenous species selected from the list included in the Landscaping Code (Section 4.8).</p>
<p>P3 New vegetated, unpaved or unsealed landscaped areas are maximised to facilitate onsite infiltration of stormwater run off.</p>	<p>A3.1 Development complies with the stormwater management guidelines contained in Council's Manual of Engineering Guidelines and the Queensland Urban Drainage Manual.</p>
<p>P4 New fencing and walls:</p> <ul style="list-style-type: none"> • assist the development to address the street • assist safety and surveillance 	<p>A4.1 High solid front fences are avoided to that each dwelling unit can observe the street</p> <p>A4.2 Height of front fences and walls is a maximum of:</p>

Performance Criteria	Acceptable Solutions
<ul style="list-style-type: none"> • enable use of private open space abutting the street • provide an acoustic barrier for traffic noise • assist in highlighting entrance • maintain important views from the street 	<ul style="list-style-type: none"> • 1.8m behind the building line; • 1.8m forward of the building line, if 60% transparent; and • 1.2m, forward of the building line if solid.
<p>P5 New vehicle parking design and location minimises impacts on neighbouring dwelling units.</p>	<p>A5.1 Vehicle parking:</p> <ul style="list-style-type: none"> • is screened to minimise reflection of car headlights onto dwelling and attenuate noise; • may be lit at night, provided that no light nuisance is created; • is ventilated if enclosed; and • is separated from windows of habitable areas to minimise noise and fumes nuisance. <p>A5.2 An opaque soundproof screening fence or wall is provided to any driveways and vehicle parking areas along the side or rear boundary.</p> <p>A5.3 A 2m wide vegetated buffer is provided to any driveways and vehicle parking areas along the side boundary.</p>

4.6 Safety and Security Design Code

DEVELOPMENT TO WHICH THE CODE APPLIES/USING THIS CODE

This advisory Code represents a best practice guide to designing for safety and security in Kings Beach and should be taken into account in the design of proposals that require a development application for material change of use, building work or operational work following the code or impact assessment process.

PURPOSE OF CODE

The Code seeks to achieve a high level of comfort, convenience and safety for occupants.

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied.</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion.</i>
P1 Buildings are designed to overlook public and communal streets and other public areas to provide casual surveillance.	A1 Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.
P2 Site planning, buildings, fences, landscaping and other features clearly define territory and ownership of all public, common, semi-private and private space.	<i>No acceptable solutions specified.</i>
P3 Appropriate lighting is provided to all pedestrian paths between public and shared areas, parking areas and building entries, and building entries provide a sense of security for both residents and visitors.	<i>No acceptable solutions specified.</i>
P4 Buildings are designed to minimise access between roofs, balconies and windows of adjoining dwelling units.	<i>No acceptable solutions specified.</i>
P5 Major pedestrian, cycle and vehicle thoroughfares are identified and reinforced as 'safe routes' through: <ul style="list-style-type: none"> • appropriate lighting; • potential for causal surveillance from dwelling units; 	<i>No acceptable solutions specified.</i>

Performance Criteria	Acceptable Solutions
<ul style="list-style-type: none"> • minimised opportunities for concealment; • landscaping which allows long-distance sight-lines; and • avoidance of blind corners. 	
<p>P6 The entrances to dwelling units are clearly identifiable by visitors and emergency vehicles.</p>	<p><i>No acceptable solutions specified.</i></p>
<p>P7 Public facilities, including public toilets and street furniture, are located to maximise opportunities for casual surveillance, and are designed and constructed of high-quality, durable materials.</p>	<p><i>No acceptable solutions specified.</i></p>
<p>P8 A diversity of complementary land-use activities is provided to encourage a public presence at different times of the day and night.</p>	<p>A8 <i>Development is consistent with the Mixed Use Code (Section 4.4).</i></p>
<p>P9 Landscaping and fencing do not present a security risk by screening doors, windows and major paths.</p>	<p>A9 <i>Development is consistent with Crime Prevention Through Environmental Design (CPTED) principles.</i></p>

4.7 Design for Climate Code

DEVELOPMENT TO WHICH THE CODE APPLIES/USING THIS CODE

This advisory Code represents a best-practice guide to designing for Kings' Beach climate. The Code should be taken into account in the design of proposals that require a development application for material change of use, building work or operational work following the code or impact assessment process.

PURPOSE OF CODE

The Code seeks to achieve a high level of comfort for occupants and energy efficiency through minimising the need for artificial heating, cooling and lighting.

Performance Criteria	Acceptable Solutions
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>	<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
<p>P1 Building envelopes and internal layouts are designed to minimise energy consumed for heating and cooling.</p>	<p>A1.1 Use of the national energy rating system.</p> <p>A1.2 Any or all of the following are used to keep hot sunshine off walls generally, windows in particular, and roofs as much as possible, between October and March:</p> <ul style="list-style-type: none"> • Shade trees • Eaves/roof overhangs • Verandahs • Pergolas • Screen, shelters and/or hoods <p>A1.3 Doors, windows and other openings allow for maximum access by breezes in summer with adequate control of winter winds.</p> <p>A1.4 Mechanically heated or cooled areas can be closed off from other areas.</p> <p>A1.5 Roof spaces are insulated and ventilated.</p>

Performance Criteria		Acceptable Solutions	
P2	Windows are located, sized and shaded to facilitate good thermal performance.	A2	Windows and window shading design optimise winter sun penetration and summer sun exclusion.
P3	Building material and insulation assist in providing acceptable thermal conditions.	A3	<i>No acceptable solutions specified.</i>
P4	Air movement within dwellings is designed to provide acceptable thermal conditions.	A4	Doors and windows are located on opposite sides of rooms to facilitate cross ventilation.
P5	Building materials, appliances and fuel sources are selected to minimise energy requirements and green house gas emissions.		<i>No acceptable solutions specified.</i>
P6	Landscape design assists microclimate management and to conserve energy and water.		<i>No acceptable solutions specified.</i>
P7	Habitable rooms of residential premises are sited and designed to optimise solar access during winter and maximise the use of cooling breezes during summer and provide natural ventilation.		<i>No acceptable solutions specified.</i>
P8	Westerly sun is excluded in summer, particularly with the use of shading devices and screen planting.		<i>No acceptable solutions specified.</i>

4.8 Landscaping Code

DEVELOPMENT TO WHICH THE *CODE* APPLIES

This Code will be considered in assessing material change of use, operational work or building work development applications following the code or impact assessment process (excluding dwelling houses).

USING THIS CODE

The level of assessment is determined by the Development Assessment Table contained in Section 3.8 of the DCP.

The Acceptable Solutions present the preferred way of complying with the Performance Criteria. There may be other ways to comply that meet the Code's purpose. It is the responsibility of the applicant to demonstrate that alternative solutions achieve the Code's purpose. A proposal that fails to comply with these Performance Criteria, except in insignificant details, will be refused where it cannot be conditioned to mitigate impacts.

This Code should be used in conjunction with the Environment, Recreation and Community Facilities; Residential and Tourist Development; and Mixed Use Codes and Local Planning Policy – Landscaping & Screening (PDLPP 3.2/01).

PURPOSE OF THE CODE

The purpose of the Code is to achieve a high level of landscaping that:

- mitigates the visual impacts of development;
- ensures privacy is protected for nearby allotments;
- delineates and enhances pedestrian and vehicle routes;
- enhances the safety and security of pedestrians; and
- promotes water conservation practices.

Performance Criteria		Acceptable Solutions	
<i>The purpose of the Code will be achieved if the following criteria are satisfied</i>		<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>	
P1	Landscaping shall create a visually stimulating environment that responds to the natural and cultural values of Kings Beach.	A1.1	Landscaping shall predominantly include plant species which are endemic to the local area such as Banksias, Pandanus and Casuarina species. Other appropriate species are identified in Table 4.3 (Preferred Plant Species) .
		A1.2	Landscaping shall respond to important intersections or view corridors with appropriately scaled planting (ie: tall pines at gateway locations and low/narrow planting within important view corridors).
		A1.3	Palm planting is generally to be restricted to groupings within mixed species planting as opposed to single palms in grass.
P2	Landscaping is to be provided to enhance the appearance of any development.	A2.1	Landscaping is provided in accordance with a landscape plan approved by Council. Such a Plan will indicate the retention of significant existing vegetation (where possible) and new plants (indigenous species suited to a coastal location are preferred).
		A2.2	Surface car parks are adequately landscaped to provide shade and visual relief.
		A2.3	Dense planting shall be provided between buildings and footpath areas to improve the overall streetscape.
P3	Kings Beach natural values shall be protected from degradation.	A3.1	All works within the foreshore zone are to pay particular attention to foreshore stability and appropriate plant selection. Refer to Beach Protection Authority guidelines and Local Planning Policy 3.2/01 – Landscaping & Screening (Plant Schedule in Attachment 2).
P4	Landscaping is provided to protect the privacy of any existing residential areas in the vicinity of the site.	A4	Where a non-residential development site is close to residential areas, a 5m wide buffer along the interface boundary of the site is set aside and suitably planted with predominantly indigenous species to create an effective visual and acoustic screen.
P5	Landscaping enhances the streetscape, along with pedestrian and vehicle	A5	Landscaping is provided in accordance with a landscape plan approved by Council, which demonstrates compliance with the

Performance Criteria		Acceptable Solutions	
	routes within and adjacent to the site.		performance criteria.
P6	Planting and other landscape treatments do not decrease the safety or security of pedestrians.	A6	Landscaping is provided in accordance with a landscape plan approved by Council, which includes recognised Crime Prevention Through Environmental Design (CPTED) principles.
P7	Landscaping is designed and implemented to conserve water usage.	A7	Landscaping is provided in accordance with a landscape plan approved by Council, which demonstrates compliance with the performance criteria.
P8	Landscaping incorporates plant species which are appropriate to the location.	A8	Landscaping design, species selection, planting and maintenance comply with Council's Local Planning Policy 3.2/01 and address this Code.

Table 4.3 (Preferred Plant Species) below identifies plant species that are particularly suitable to the Kings Beach area based upon local growing conditions, existing vegetation characteristics and the relevant Bioregional Ecosystem classifications (Sattler & Williams Eds, 1999). Plant selection requires expertise and knowledge of site conditions and requirements. The list should be used as a guide when preparing landscape proposals and is intended to be complementary to Local Planning Policy 3.2/01 "Landscaping and Screening" and includes species to be used within the Kings Beach Master Plan Redevelopment Area.

Table 4.3. Preferred Plant Species.

Botanical Name	Common Name	Height	Flower Colour	Fruit Colour
<i>Acacia longifolia</i> var <i>sophorae</i>	Coast Wattle	1m x 3m	Yellow	
<i>Acmena smithii</i>	Lilly Pilly	6 – 8m	White	Mauve
<i>Agonis flexuosa</i>	Peppermint Willow	5 – 8m	White	
<i>Alectryon comaceus</i>		6 – 8m		Fleshy Red Seed
<i>Allocasuarina cunninghamiana</i>	River She-Oak	10 – 15m	Foliage	
<i>Allocasuarina equisetifolia</i> var <i>incana</i>	Coastal She Oak	6 – 8m	Foliage/Form	
<i>Allocasuarina littoralis</i>	Black She Oak	8 – 10m	Foliage/Form	
<i>Araucaria cunninghamii</i>	Hoop Pine	30m+	Foliage	
<i>Araucaria heterophylla</i>	Norfolk Island Pine	30m+	Foliage/Form	
<i>Archontophoenix alexandrae</i>	Alexander Palm	10m+	White	Red
<i>Archontophoenix cunninghamiana</i>	Piccabeen Palm	10m+	White	Red
<i>Austromyrtus dulcis</i>	Midyim Berry	0.5m x 2m	White	White
<i>Backhousia citriodora</i>	Lemon scented myrtle	6 – 9m		
<i>Baeckea stenophylla</i>	Twiggy Heath Myrtle			
<i>Baeckea virgata</i> and CVs	Heath Myrtle	2 – 4m	White	
<i>Banksia aemula</i>	Wallum Banksia	5 – 6m	Creamy/Yellow	
<i>Banksia ericifolia</i>	Golden Candles	2 – 3m	Golden Yellow	
<i>Banksia integrifolia</i>	Honeysuckle Oak	5 – 8m	Creamy/Yellow	
<i>Banksia robur</i>	Swamp Banksia	2 – 3m	Green to Creamy Yellow	
<i>Banksia serrata</i>	Saw Toothed Leafed Banksia	7 – 10m	Creamy/Yellow	
<i>Banksia spinulosa</i>	Hill Banksia	2m	Golden Yellow	
<i>Buckinghamia celcissima</i>	Ivory Curl Flower	8m	White	
<i>Callistemon "Eureka"</i>	Eureka Bottlebrush	5 – 8m	Tyrian Rose	
<i>Callistemon viminalis</i> CVs	Var.	3 – 6m	Reds	
<i>Callistemon citrinus</i> CVs	Var.	3 – 6m	Reds	

Botanical Name	Common Name	Height	Flower Colour	Fruit Colour
<i>Callitris columellaris</i>	Coast Cypress Pine	10m	Foliage	Woody Nuts
<i>Carpobrotus glaucescens</i>	Pig Face	Prostrate		
<i>Crinum pedunculatum</i>	Stream Lily	1.5m	White	
<i>Cryptocarya obovata</i>	Laurel	10m	Creamy	Black
<i>Cupaniopsis anacardioides</i>	Tuckeroo	6 - 8m	Creamy Orange	Orange
<i>Cyathea australis</i>	Tree Fern			
<i>Cyathea cooperi</i>	Tree Fern			
<i>Dianella</i> spp	Blue Flax Lilies	300mm x 300mm		Purple/Blue
<i>Elaeocarpus angustifolius</i>	Blue Quandong	10 - 20m	White	Blue
<i>Elaeocarpus obovatus</i>	Blue Berry Ash	8 - 10m	White	Blue
<i>Elaeocarpus reticulatus</i>	Blue Berry Ash	4 - 5m	White	Blue
<i>Eriostemon myoporoides</i>				
<i>Eucalyptus curtisii</i>	Plunkett Mallee	4 - 7m	White	
<i>Eucalyptus intermedia</i>	Red Bloodwood	15m+	White	Foliage/Form
<i>Eucalyptus robusta</i>	Swamp Mahogany	10m+	White	
<i>Eucalyptus ptychocarpa</i>	Swamp Bloodwood	8m	Red, Pink occasionally white	
<i>Eucalyptus tessellaris</i>	Moreton Bay Ash	15m+	White	Foliage/Form
<i>Mellicope elleryana</i>	Butterfly Tree	8 - 10m	Pink	
<i>Ficus macrophylla</i>	Moreton Bay Fig	10m x 10m+	Foliage/Form	Small Black "Figs"
<i>Ficus microphylla</i> var. <i>hilli</i>	Hills Fig	10m x 10m+	Foliage/Form	Small Black "Figs"
<i>Ficus obliqua</i> var. <i>petiolaris</i>		10 x 10m plus	Foliage Form	Small "Figs"
<i>Ficus superba</i> var. <i>henniana</i>		10m by 10m+	Foliage/Form	Black spotted white
<i>Gahnia sieberana</i>	Saw Sedge			
<i>Glochidion ferdinandi</i>	Cheese Tree	5 - 7m	Foliage	Green/Red
<i>Gordonia axillaris</i>	Poached Egg Tree	3m	White/Yellow	
<i>Grevillea</i> CVs	Var.	1 - 5m	Var	
<i>Grevillea baileyana</i>	Northern Oak	10m	White	
<i>Grevillea banksii</i>	Dwarf Silky Oak	2.5 - 4m	Red or Cream	
<i>Grevillea</i>	Prostrate Form	300mm	Red	

Botanical Name	Common Name	Height	Flower Colour	Fruit Colour
stenomeria		by 1 m		
Grevillea stenomeria		2m	Pink	
Grevillea venusta		3 - 5m	Orange Red	
Harpullia pendula	Tulipwood	8 - 10m		Orange
Hibbertia scandens	Twining Guinea Flower	300mm x 2m	Yellow	
Hibiscus "Apple Blossum"		3 - 5m	Pink	
Hibiscus "Whiteii"		3 - 5m	White	
Hibiscus tiliaceus	Cotton Tree	5 - 8m	Light Yellow	
Hymenosporum flavum	Native Frangipani	7m	Yellow	
Ixora spp		2m	Orange	
Kniphofia spp	Red Hot Poker	1m	Yellow - Red	
Lagerstroemia indica	Crepe Myrtle	3 - m	White purple -	
Lagunaria patersonia	Norfolk Island Hibiscus	5 - 8m	Pink	
Leptospermum laevigatum	Coastal Tea-Tree	2 - 3m	White	
Leptospermum petersonii	Lemon-Scented Tea Tree	3 - 4m	White	
Leptospermum polyglifolium	Wild May	2 - 3m	White	
Leptospermum whiteii	a Tea-Tree	3 - 5M	White	
Livistona australis	Cabbage Palm	10m+	White	Black
Livistona decipiens	Weeping Cabbage Palm	10m+	White	Black
Lomandra hystrix	Mat Rush	450mm-1m x 2m	White	
Lophostemon confertus	Brush-Box	10m plus	White	
Lophostemon suaveolens	Swamp Box			
Macadamia integrifolia	Queensland Nut	8m	White	Edible Nuts
Macaranga tanarius	Macaranga	5 - 6m	Foliage	
Melaleuca bracteata	Black Tea-Tree	6 - 10M	White	
Melaleuca linariifolia	Snowstorm	2 - 4m	White	
Melaleuca quinquenervia	Paperbarked Tea	6 - 10m	Creamy	
Melaleuca sieberi	Coastal melaleuca	3 - 5m	White	
Melaleuca stypheloides	Prickly Leafed Paperbark			
Metrosiderous excelsa	New Zealand Xmas Tree	3m+	Red	
Murraya paniculata	Mock Orange	2 - 3m	White	Red
Myoporum ellipticum "Prostrate Form"	Myoporum	300mm x 2m	White	Purple

Botanical Name	Common Name	Height	Flower Colour	Fruit Colour
Oreocallis wickhamii	Qld Waratah	8m	Red	
Pandanus pedunculatus	Pandanus Palm	6m	Foliage/Form	Orange Coloured "Nuts"
Pandanus tectorius	Pandanus			
Pandora pandorana				
Persoonia pinifolia	Geebung	3m		
Pennisetum alopecuroides	Swamp Foxtail	450 - 1m		Seed
Pittosporum rhombifolium	Diamond Leaf Laurel	6 - 8m	White	Orange
Pittosporum tobira		2 - 4m	White	
Pittosporum undulatum	Native Mock Orange	6 - 10m	Cream	Orange
Plumbago auriculata	Leadwort	1 - 2m	Blue - white	
Poa labillardieri	Tussock Grass	300 - 450mm		Seed
Stenocarpus sinuatus	Wheel of Fire Tree	10m	Red	
Syzygium francisii	Giant Water Gum	10m+	White	Purple
Syzygium luehmannii	Small-leafed Lilly Pilly	6 - 8m	White	Red
Syzygium oleosum	Coast Lilly Pilly	6 - 8m	White	Purple
Syzygium paniculatum	River Cherry	6 - 8m	White	Red
Themeda triandra	Kangaroo Grass	300-450mm x 300mm		Brownish
Viburnum odorissimum		4 - 6m	White	
Waterhousia floribunda	Water Gum	10m+	Creamy	White
Westringia fruticosa	Native Rosemary	1 - 2m	White	

4.9 Environmental Management Code

DEVELOPMENT TO WHICH THE CODE APPLIES/USING THIS CODE

This Code will be considered in the assessment of development applications for material change of use, building work or operational work following the code or impact assessment process where:

- the development may have an adverse impact on water quality or other environmental characteristics; or
- the area is located in Precinct 1 – Environmental Protection, Recreation and Community Facilities.

PURPOSE OF CODE

Kings Beach has a number of ecologically sensitive areas such as Caloundra Headland and the adjacent Moreton Bay Marine Park. The purpose of this Code is to ensure that development and land uses are consistent with the area’s natural, environmental and cultural values and promote the achievement of ecological sustainability.

Performance Criteria		Acceptable Solutions	
	<i>The purpose of the Code will be achieved if the following criteria are satisfied.</i>		<i>The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion</i>
P1	Ecological processes and natural systems, including biodiversity are protected.	A1.1	All material change of use applications in Precinct 1 will be required to prepare an Environmental Management Plan to the Council’s satisfaction which details management actions to avoid or mitigate potential environmental harm.
		A1.2	Works and development in Precinct 1 are designed and located in such a way that they do not adversely affect coastal processes, ecological characteristics or scenic amenity.
P2	Water quality is consistent with or better than the levels stated in the <i>Australian Water Quality Guidelines for Fresh and Marine Waters, ANZECC 1992.</i>	A2.1	Development complies with the stormwater management guidelines contained in Council’s Manual of Engineering Guidelines and the Queensland Urban Drainage Manual.
P3	The potential detrimental effects associated with exposing acid sulfate soils	P3	Development which has the potential to disturb the land surface within an identified potential acid sulfate soil area is assessed in

Performance Criteria		Acceptable Solutions	
	is mitigated.		accordance with the Council's Local Planning Policy - Acid Sulfate Soils (PDLPP 5.8/01).
P4	Development is limited on geologically unstable land or land subject to storm surges.	A4.1	No development is carried out on those parts of sites which are geologically unstable.
		A4.2	Development on land subject to storm surges will be required to incorporate design features to mitigate potential impacts.
P5	Natural scenic landscapes and their aesthetic values are maintained for future generations.	A5	Natural scenic landscapes are retained or new planting is established to mitigate potential impacts.

4.10 Heritage Sites Code

DEVELOPMENT TO WHICH THE CODE APPLIES/USING THIS CODE

This Code will be considered in the assessment of development applications for material changes of use, building work, or reconfiguration of a lot on sites identified on **Map 4.1** (Sites of Cultural Heritage Value) and described in **Table 4.4** (Sites with Cultural Heritage Value).

This Code will also be considered in the assessment of development applications that follow the impact assessment process where the site adjoins a site indicated on **Map 4.1** (Sites of Cultural Heritage Value).

PURPOSE OF CODE

The Code seeks to encourage the conservation and enhancement of places or sites in Kings Beach which are of cultural heritage significance.

Performance Criteria		Acceptable Solutions	
<i>The purpose of the code will be achieved if the following criteria are satisfied.</i>		<i>The acceptable solution illustrates ONE WAY of complying with the corresponding Performance Criterion.</i>	
P1	Places of cultural significance identified on Map 4.1 and described in Table 4.4 are recognised and suitably recorded and in the case of Category 2 and 3 sites are protected where practicable.	A1.1	Development proposals on Category 3 sites require a cultural heritage assessment report. The report will be completed by a suitability qualified professional and will identify: <ul style="list-style-type: none"> * what impact the proposed development is likely to have on the heritage values of the site; and * what measures are proposed for the preservation or enhancement of the building.
		A1.2	Buildings on identified Category 3 sites are retained.
		A1.3	Prior to the demolition, removal or significant alteration on any Category 1 or Category 2 site, a cultural heritage assessment report will be required. The report will be completed by a suitably qualified professional and will identify: <ul style="list-style-type: none"> * the importance and condition of the building; * if applicable, the grounds for

Performance Criteria		Acceptable Solutions	
			<p>determining that preservation is not a desirable or feasible alternative;</p> <ul style="list-style-type: none"> • if the building does have heritage value, what measures are proposed for the preservation or enhancement of the building or if the building is not proposed to be preserved what measures are proposed to record its heritage value.
<p>P2 Positive incentives are provided to property owners to encourage the retention of Category 2 buildings.</p>	<p>A2.1</p>	<p>One or more of the following bonuses is, at Council's absolute discretion, made available by Council to the developer and subject to assessment of the proposal using the Refurbishment Code (Section 4.5):</p> <p>(a) In Precincts 3, 4 & 5, conversion of an existing dwelling house to a Multiple Dwelling or Duplex Dwelling provided fire rating between dwelling units and fire detection and safety measures are provided in accordance with the Building Code of Australia.</p> <p>(b) In Precincts 3, 4 & 5, conversion of an existing dwelling house to an Accommodation Building or Bed and Breakfast Homestay.</p> <p>(c) The repositioning of the existing building on the site to better facilitate development of the balance area provided the following criteria are met:</p> <ul style="list-style-type: none"> • the building is not being moved towards the street alignment so as to be more than one metre forward of a building on an adjoining lot; and • the building is not located closer than 1.5 metres to a side boundary of a site. <p>(d) The carparking provision for the total development assessed on the basis of Table 3.1 (Car Parking Requirements) of the Planning Scheme is relaxed by 50%.</p>	

Table 4.4. Sites with cultural heritage value.

Site Type	Name	Address	Current Use	Condition	Comments	Significance
Bathing Pavilion	Kings Beach Bathing Pavilion	The Esplanade Lot 263 CG 3706	Public amenity	Good	Built in 1937 by RA Lind for Landsborough Council. One of the few remaining examples of pavilions in Queensland.	Category 3 – Listed by National Trust ^A
House	Mawhinneys House	19 Canberra Terrace Lot 14 RP42595	Residential	Good	High set, low at front. Built 1926.	Category 2
House	Malola	30 Canberra Terrace Lot 257 RP43588	Residential	Fair	Built c1928 for Charles Eaton, Caloundra's first butcher.	Category 1-2
House	Orrell's House	42 Canberra Terrace Lot 263 RP43588	Residential	Excellent	Built 1927.	Category 2
House	San Jose Flats	65 Lower Gay Terrace Lot 3 RP53194	Residential	Good	Built early 1930s – four flats.	Category 2
House	Midiyim	16 Orvieto Tce Lot 172 RP42595	Residential	Unknown	Built 1939 by Longland – high set.	Category 1
House	8 Moreton Parade	8 Moreton Parade Lot 1 RP110679	Residential	Fair	Built pre-1940 high set timber frame.	Category 2
House/War Association	Delemere	19 Burgess Street, Lot 2 RP115489	Residential	Excellent	Built 1935 by Elkes & Shadlow. Used by the Governor of Queensland and during WWII as an Officers Mess.	Category 2

Site Type	Name	Address	Current Use	Condition	Comments	Significance
House/War Association	19A Burgess Street	19A Burgess Street Lot 1 RP115489	Residential	Excellent	Built 1935 by Elkes & Shadlow. Used as an Orderly Room in WWII.	Category 2
House	Ti-trees	13 Ernest Street Lot 1 RP64186	Residential	Good	Built pre 1936. Set in large garden with mature stand of remnant tea trees.	Category 2
House	Rose Cottage	41 Albert Street Lot 2 RP63668	Residential	Excellent	Built c1912, it belonged to the King family.	Category 2
House	Abraxas	29 Saltair Street, Lot 9 RP83243	Residential	Good	Built c1916 for the Fitzgerald Family – tiny cottage	Category 2
House	8 Verney Street	8 Verney Street, Lot 6 RP53443	Residential	Good	Built c1946 – low set brick, iron triple gable roof.	Category 1-2
Lighthouse	The Old Caloundra Lighthouse	Canberra Tce, Kings Beach Lot 1 RP135230	Historical Monument	Fair	Built 1896 – the oldest building in Caloundra. The lighthouse is one of the most significant historic structures and symbols in Caloundra City.	Category 3
Police Station	The Old Caloundra Police Station	14 King Street Lot 15 C27610	Residential	Fair	Built 1939- high set.	Category 1-2
Scenic Area	Caloundra Head	Caloundra Head	-	-	Rock slab at base of cliffs; headland vista across ocean.	-
Significant Tree	Norfolk Island Pines Along Esplanade	Esplanade and Kings Beach	Shade, ornamental	Good	Planted in 1930s.	Category 1

NOTE

^The Kings Beach Bathing Pavilion is entered on the Queensland Heritage Register and is subject to the Queensland Heritage Act 1992. Accordingly, the referral coordination requirements of Section 6.1.35c of the Integrated Planning Act 1997 apply to development proposals for material change of use or the reconfiguration of a lot on this site and land sharing a common boundary with this site.

4.11 Relationship of Kings Beach DCP to other Provisions in the Planning Scheme

Other provisions relevant to the area covered by this DCP are those contained in Parts 3, 4, 5 and 6 the Planning Scheme and the local planning policies. To the extent that there is any inconsistency between the DCP and other provisions in the Planning Scheme the DCP prevails.

5.0 Interpretation

5.1 Definitions

The explanatory and use definitions applying to the Kings Beach DCP area are those contained in Part 8 of the Planning Scheme except as modified by the following:

Term		
Active Non-residential Frontage		means that part of a building fronting a road or other public space that has windows and doors opening to that space and is used for one or more of the following uses:—cottage crafts & sales; food outlet; local store; restaurant, shop; or shopping centre.
Building Height		for the purposes of determining the maximum height of a building in the DCP area the height above ground level is measured vertically to the top of the building at all points on the site over which the building is to be erected. Such measurement excludes any non-load bearing aerial or antenna attached to a building and plumbing ventilation pipes, but includes other rooftop structures and projections such as architectural features, lift shafts and motor rooms, air conditioning or other mechanical or electrical plant, satellite dishes, and advertising devices.
Ground Level		has the meaning assigned to “original ground level” in Section 8.1 of the Planning Scheme.
Key Sites		those sites identified during the development of the Kings Beach Redevelopment Master Plan and in the preparation of the DCP that are critical to the urban renewal of Kings Beach. These sites are indicated on Map 3.1 (Precincts).
Planning Scheme		means the City of Caloundra Planning Scheme gazetted on 2 August 1996 and subsequent amendments.
Site Cover		means the proportion of the area of a site covered by buildings compared to the total area of a site. The proportion of the site covered by buildings is determined by projecting the outer limits of the building onto a horizontal plane. The term does not include: <ol style="list-style-type: none"> a. any gazebo or similar structure included in a landscaped open space area; or b. roof overhangs and sunhoods; or c. that part of private unenclosed balconies to a depth of 3 metres with transparent or open vertical balustrading.

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1.0 INTRODUCTION

1.1 *Planning Context of the Caloundra Regional Centre*

The Caloundra Regional Centre is identified in the Caloundra City Strategic Plan as the traditional business centre for the City. Within the context of the Sunshine Coast business centres hierarchy, the Caloundra Regional Centre operates one level below Maroochydore which is the designated Key Regional Centre (South East Regional Framework For Growth Management, 1998). Map 1.1 (Planning Context of Caloundra Regional Centre) depicts this situation.

As the traditional business centre for the City, the Caloundra Regional Centre has an employment structure characterised by a broad spectrum of services and facilities. This includes catchment based employment activities such as community services, retailing and wholesaling as well as government and private sector finance and administration activities. The Centre also provides a focal point for significant tourist accommodation and recreational facilities and is intended to continue to be the principal centre of activity for the City.

Through this Development Control Plan (DCP) it is intended to consolidate and reinforce the role of Caloundra as a regional business centre. This will be achieved by:-

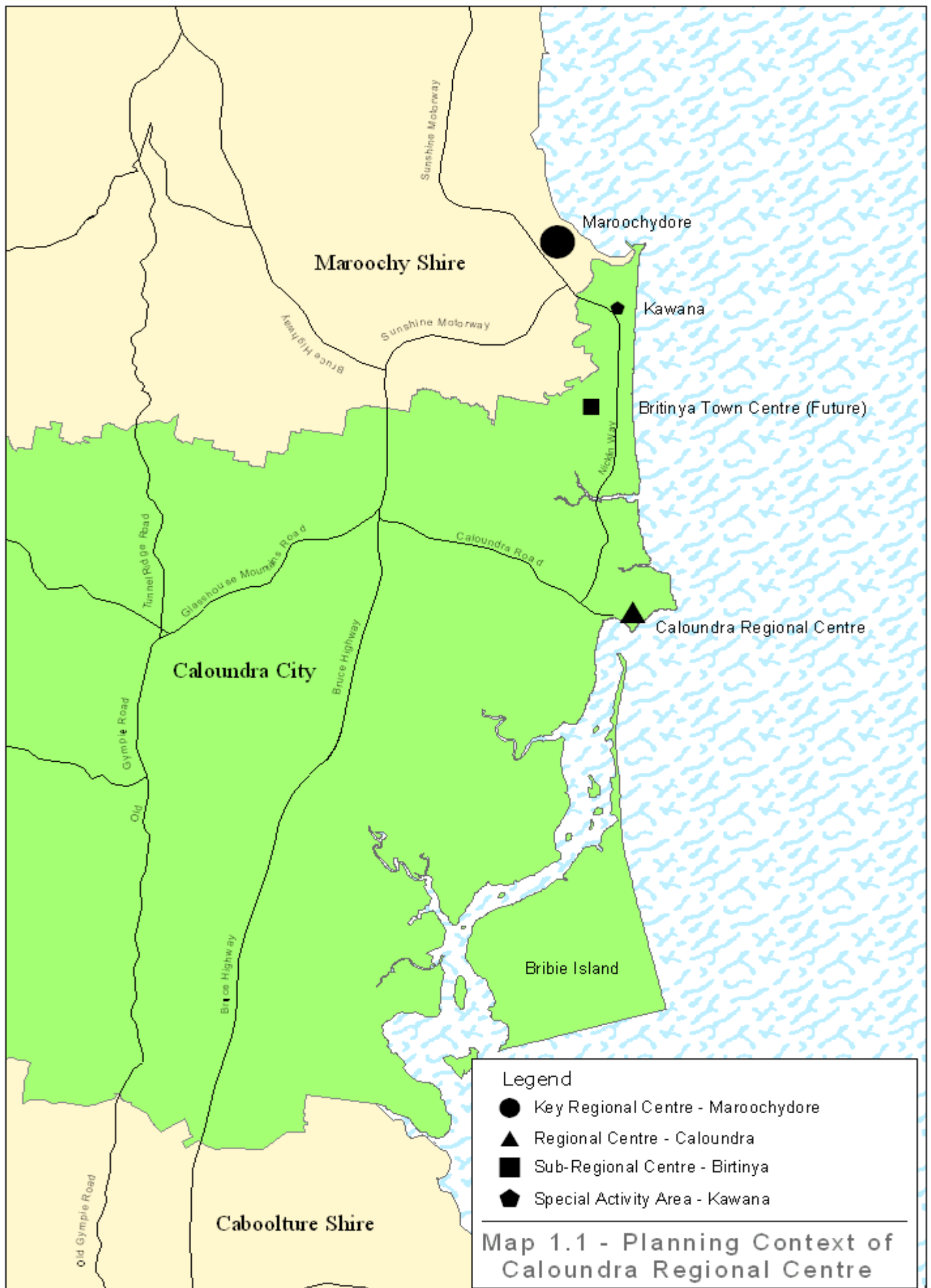
- (a) increasing opportunities for regional level activities to establish within the Caloundra Regional Centre;
- (b) encouraging the co-location of shopping and other commercial facilities with community activities, thereby maximising the centre's accessibility and increasing the potential for multi-purpose trip making;
- (c) increasing the density of permanent and tourist accommodation in appropriate locations within the Caloundra Regional Centre;
- (d) encouraging all new development to incorporate a high standard of architectural and landscape design which is environmentally responsive and befitting of a regional centre; and
- (e) providing a development assessment framework which is flexible enough to accommodate changes in the performance and operation of the Caloundra Regional Centre over time.

1.2 *Desired Outcomes*

1.2.1 The Desired Outcomes

The desired outcomes of implementing this DCP are:-

- (a) the enhancement of the economic, social and cultural functions of the Caloundra Regional Centre for residents, visitors and users;
- (b) the protection of the natural systems and ecological processes present within and adjoining the Caloundra Regional Centre; and
- (c) to meet the current needs of the community without compromising the ability of future generations to also meet their needs.



1.2.2 Achieving the Desired Outcomes

The DCP seeks to achieve balance between these outcomes by:-

- (a) facilitating the coordinated development of the Caloundra Regional Centre to accommodate uses that are compatible with its intended role as the Regional Centre for the City;
- (b) providing for investment in infrastructure that will facilitate Caloundra to perform its intended role as the Regional Centre for the City;
- (c) providing a framework for the urban form of the Caloundra Regional Centre that both facilitates development and provides for the centre to expand in an ordered and structured manner;
- (d) providing for significant additions to retailing activities in the form of major new freestanding retail shopping facilities within the Regional Core and the development of tourist oriented retailing, services and facilities in the Tourist Hub;
- (e) accommodating the development of other additional services and facilities that are consistent with Caloundra's role as the principal Regional Centre for the City;
- (f) providing for significant increases in the numbers of people (resident and tourist) residing within the Caloundra Regional Centre;
- (g) protecting and enhancing the existing areas of open space as depicted on Map 3.6 (Open Space and Non Vehicular Circulation);
- (h) providing tangible urban linkages from Bulcock Street through to Bulcock Beach;
- (i) providing an attractive entry to the Caloundra Regional Centre from the west through appropriate urban design and landscaping requirements for development;
- (j) preserving and accentuating views to the Pumicestone Passage and to the Glasshouse Mountains;
- (k) requiring best practice environmental management for all development activities; and
- (l) providing an access and circulation system that supports and facilitates the vision for the growth of the Centre, whilst promoting an appropriate pedestrian movement system.

1.3 Purpose of the DCP

The purpose of this DCP is to provide for the development of the Caloundra Regional Centre in accordance with the objectives and development provisions specified in the DCP and the relevant provisions of the Caloundra City Planning Scheme.

To realise this purpose, new development in the Caloundra Regional Centre will be required to be consistent with and supportive of:-

- (a) the desired outcomes and stated methods for achieving the desired outcomes detailed in Section 1.2;
- (b) the relevant statements of intent and development objectives contained in Part 2.0 (Division of DCP Area into Precincts and Sub-Precincts);

- (c) the standard development requirements contained in Part 3.0 (Development in Precincts – Standard Provisions);
- (d) where applicable, the bonus provisions set out in Part 4.0 (Bonus Provisions);
- (e) where applicable, the specific intent statements for Key Sites provided in Part 5.0 (Key Sites); and
- (f) where applicable, the provisions of the Urban Design Master Plan provided in Part 6.0 (Urban Design Master Plan).

In the case of the open space areas depicted on Map 3.6 (Open Space and Non Vehicular Circulation), the Tables of Development contained within this Development Control Plan shall not apply. Use of these open space areas shall be in accordance with the relevant provisions and Tables of Development applicable to the Open Space, Environment Protection and Sport and Recreation zones in the Caloundra City Planning Scheme and any relevant Management Plans prepared by the Council.

1.4 Structure of the DCP

This DCP is structured in six parts. Table 1.1 (Structure of the DCP) describes the role of each of these parts.

Table 1.1 – Structure of the DCP

Part One	Part One outlines the Desired Outcomes for the DCP and provides guidance on how the DCP is intended to be used and interpreted. This part includes a Users Guide which explains how the DCP can be used to lodge a development application.
Part Two	Part Two describes the division of the Caloundra Regional Centre into three planning precincts. Intents have been identified for each of these precincts and a Table of Development identifies the level of assessment required for different land use activities within each of the precincts. The precincts are:- Precinct 1 - Tourist Hub; Precinct 2 – Regional Core; and Precinct 3 - Regional Frame.
Part Three	Part Three details the standard development requirements applicable to all development within the Caloundra Regional Centre. Matters addressed in Part Three include building design; landscaping; access and mobility; car parking and environmental management.
Part Four	Part Four provides a bonus system for development which exceeds the standard development requirements and fulfils the development objectives for a particular precinct. Part Four also includes an explanation of how the bonus provisions are intended to be applied.
Part Five	Part Five identifies a number of Key Sites and sets out development intents applying to these sites.
Part Six	Part Six includes an Urban Design Master Plan which provides guidance for the

design of urban and streetscape elements in the Caloundra Regional Centre. The development of all public land and private land interface areas is to be in accordance with the Master Plan.

1.5 Definitions and Interpretation

In this DCP terms have the meaning given in the Caloundra City Planning Scheme unless a contrary intention appears.

Where any term used in this DCP is not defined in the DCP or Caloundra City Planning Scheme but it is defined in the *Integrated Planning Act 1997*, or a Council Local Law, the term has, unless the context otherwise indicates or requires, the meaning assigned to it by the *Integrated Planning Act 1997* or Local Law.

In this DCP:-

“active non-residential frontage” means uses, located at the street level of a building, that provide for the goods and services requirements of residents and tourists. Shops and Restaurants are examples of uses which provide active non-residential frontages.

“access limitation” means the rationalisation and reduction of the incidence of individual lot access to specified road corridors in recognition of their traffic carrying function.

“appointed day” means the day immediately before the commencement of this DCP.

“best practice environmental management” means those management practices which:-

- (a) are the best available;
- (b) are economically feasible; and
- (c) minimise potentially adverse impacts of activity on the environment.

“operational parking” means that parking that is considered essential for the on-going operation of a business, having regard to:-

- (a) site servicing including delivery vehicles and couriers;
- (b) management parking needs and “pool car parking”;
- (c) staff having the need for frequent access to cars during business hours; and
- (d) visitors needing ready access to the business services for reasons of disability or other incapacity.

“podium” means a continuous projecting base or pedestal to a building forming the front of the lower levels.

“Site Master Plan” means a schematic plan approved by Council showing a conceptual layout of future land uses on a particular site and the coordination of pedestrian and vehicular access and circulation, open space, car parking, landscaping and drainage facilities. A Site Master Plan is intended to provide the site planning and design framework for future material change of use, lot reconfiguration and operational work development applications, and is generally intended to be a component of a preliminary approval for development of a site. A Site Master Plan will generally be required to be supported by sketches and other graphic representations which provide an overview of the proposed development.

1.6 Guiding Principles for Development

The desired outcomes detailed in Section 1.2 have been translated into the following guiding principles:-

- (a) the development of a compact Tourist Hub, containing tourist related activities with strong visual and pedestrian linkages to the water edge;
- (b) the Tourist Hub will be the area of highest development intensity fostering high levels of activity in a compact environment and maximising the views to surrounding natural features;
- (c) the development of a strong regional pedestrian and cycle link along the water edge;
- (d) the strengthening of the visual and pedestrian links between Bulcock Street and the water edge;
- (e) the improvement of pedestrian and other user based amenity through the Tourist Hub by minimising traffic circulation and the incidence of non-local traffic on the commercial streets of the Tourist Hub;
- (f) the establishment of identified gateways to the Tourist Hub through the appropriate development of Key Sites; and
- (g) the encouragement of large scale regional retail facilities in the area to the west of the Tourist Hub (supported by regional road and public transport facilities and accessibility).

1.7 Using the DCP (A Users Guide)

This section provides a guide on how the DCP may be used to lodge a development application.

1. Refer to Map 2.1 (Planning Precincts) and identify the precinct (and sub-precinct) in which development is intended to take place.
2. Refer to Table 2.1 in Section 2.4 (Table of Development) to determine what level of assessment is required for the application. Development may be required to follow either the self assessment, code assessment, impact assessment or impact assessment (not preferred) process. Refer to Part 8 (Meaning of Words and Interpretation) of the Caloundra City Planning Scheme for guidance on the definition of development activities.
3. The process associated with the different application types is presented in Figure 1.1 (Development Assessment Flowcharts).

Note: the difference between the levels of assessment is as follows:-

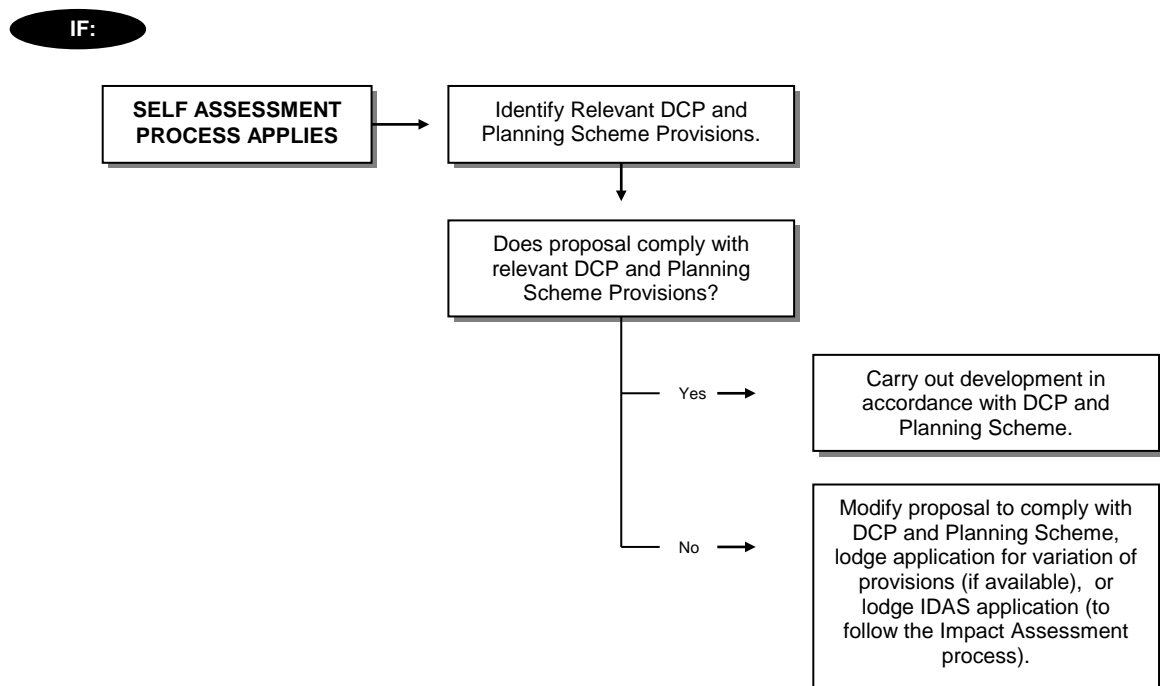
*Development which follows the **Self Assessment Process** does not require lodgement of a development application to Council. It must however comply with the development requirements of this DCP and the Caloundra City Planning Scheme.*

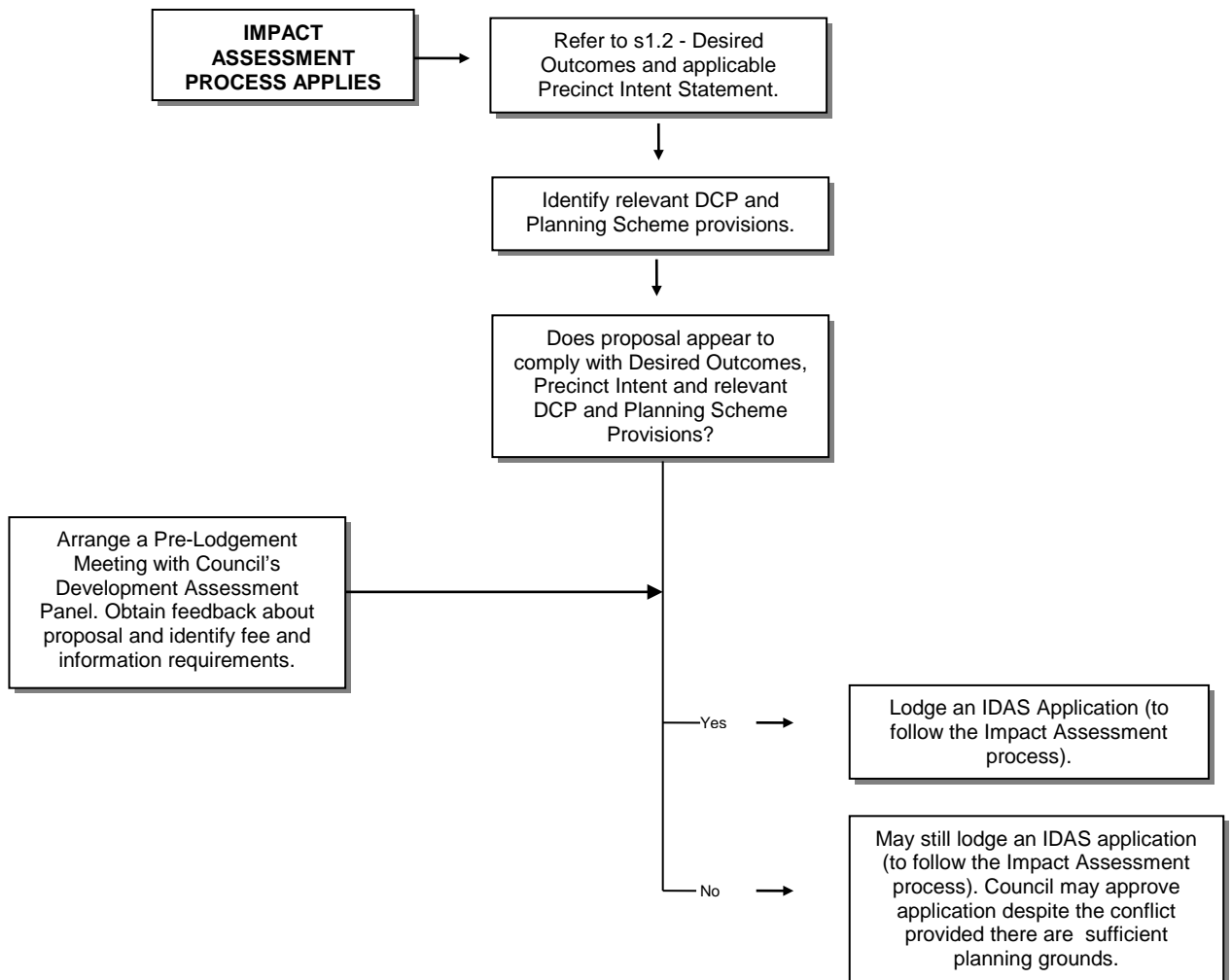
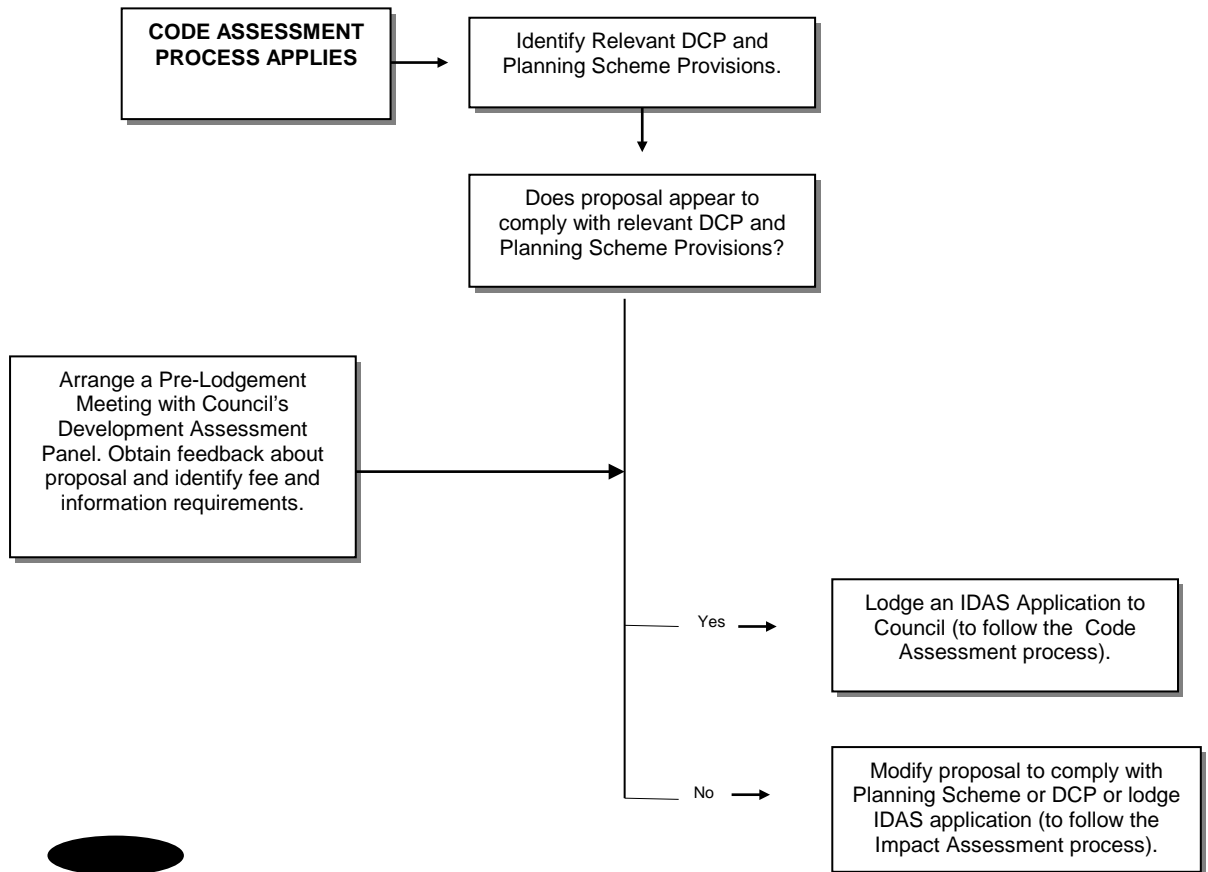
*Development which follows the **Code Assessment Process** requires the lodgement of a development application to Council but does not require public notification.*

*Development which follows the **Impact Assessment Process** requires lodgement of a development application to Council which must be publicly notified.*

*Development which follows the **Impact Assessment Process (Not Preferred)** also requires lodgement of a development application to Council which must be publicly notified. Such development is likely to be contrary to the Desired Outcomes and Intents of this DCP.*

Figure 1.1 Development Assessment Flowcharts





2.0 DIVISION OF DCP AREA INTO PRECINCTS AND SUB-PRECINCTS

The Caloundra Regional Centre has been divided into three planning precincts as shown on Map 2.1 (Planning Precincts). The intent and development objectives applicable to each of these precincts is described below.

2.1 Tourist Hub

2.1.1 Intent

The Tourist Hub Precinct is intended to function as the principal focal point for tourist oriented activities and services within the Caloundra Regional Centre, and the City generally. Consequently, it is intended that this precinct will provide a range of tourist accommodation and tourist related facilities and services.

Retailing, entertainment, recreational and other tourist related facilities and services will be encouraged to locate at the ground level of buildings on those streets designated as Active Non-residential Frontages on Map 3.1 (Standard Development Provisions). On these sites, compatible activities such as Commercial Premises and Multiple Dwellings will only be supported at levels above the ground level.

The achievement of a high quality of building and landscape design is considered critical to the enhancement of the Tourist Hub as the City's principal tourist focus point. To this end, it is intended that new development in the Tourist Hub will respect and reflect the distinctive character of its settings and express contemporary architectural practice. The integration of streetscape works in accordance with the Urban Design Master Plan will be strongly encouraged. Mature landscaping will be incorporated into new development in the Tourist Hub to enhance the presentation of buildings, urban spaces and significant pedestrian links.

2.1.2 Development Objectives

The development objectives for the Tourist Hub are:-

- (a) to increase the area of development sites through lot amalgamation thereby reducing fragmented development and providing greater opportunity to achieve integrated, mixed use development;
- (b) to maintain and enhance the human scale and fine grain character of the existing streetscape and shop fronts along Bulcock Street;
- (c) to encourage innovative and responsive building design which contributes to the creation of a high quality built environment appropriate to and reflective of the areas tourism focus and water-side location;
- (d) to provide attractive and comfortable pedestrian areas and public spaces with protection from climatic influences and which incorporate streetscape elements consistent with the Urban Design Master Plan;
- (e) to rationalise vehicular access in areas of high pedestrian amenity and activity;
- (f) to achieve visual permeability between buildings;

Insert Map 2.1 (Planning Precincts)

- (g) to effectively link Bulcock Street to the Esplanade and Bulcock Beach;
- (h) to encourage mixed use development;
- (i) to reduce traffic circulation and through traffic;
- (j) to increase the provision of public amenities at street level (including toilets, change rooms and parents facilities) in new development; and
- (k) to progressively implement the intent of the Caloundra Regional Centre Urban Design Master Plan.

2.2 Regional Core

2.2.1 Intent

The Regional Core Precinct represents the professional and commercial focus of the Caloundra Regional Centre and is generally intended to accommodate a diverse range of retailing, professional, entertainment, recreational and other commercial activities as well as government and civic services.

The Regional Core is divided into four Sub-precincts depicted on Map 2.1 (Planning Precincts):-

- (a) Sub-Precinct A includes the western part of the Regional Core. This area is considered the most suitable location within the Caloundra Regional Centre for the development of regional scale shopping and commercial facilities. Whilst not all of this sub-precinct is currently suitable or available for this type of development, immediate opportunities do exist (for expansion) on the site of the existing Sunland Shopping Centre and (for the establishment of new facilities) in the area south of Bowman Road between Baldwin Street and Landsborough Parade.

Opportunities may become available in the longer term for expansion of regional scale shopping facilities into the Mayes Estate area, however this is unlikely to occur within the life of this DCP. In the interim, it is intended that this area (bounded by West Terrace, Oval Avenue, First Avenue and Bowman Road) will be confined to residential uses and small scale commercial and professional activities in accordance with the Table of Development.

This sub-precinct also includes the Tripcony–Hibiscus Caravan Park site which is recognised as a Key Site and key gateway to the Tourist Hub. It is intended that this site be developed as an integrated residential and commercial complex incorporating a signature entrance park, a waterfront park linking Leach Park with Maloja Avenue and a waterfront landing providing public access to Pumicestone Passage. It is also intended that development of this site will occur in accordance with a Site Master Plan developed in consultation with the Council and the community.

- (b) Sub-Precinct B includes the area south of Maloja Avenue and fronting the Pumicestone Passage. This precinct is considered suitable for mixed use development with uses such as café's, restaurants and other tourist orientated activities adjacent to the foreshore at ground level and residential accommodation above. Within this sub-precinct it is intended to develop a focus of activity along the waterfront from Bulcock Beach to Leach Park. The development standards and bonus provisions of this Development Control Plan support this intention.
- (c) Sub-Precinct C includes the eastern part of the Regional Core surrounding the Tourist Hub. This area is considered suitable for the widest range of residential, retail, professional, entertainment, government and civic activities. Importantly, this Sub-Precinct includes a civic and cultural node which incorporates the Caloundra Library, Caloundra Regional Art Gallery, the Caloundra Cultural Civic Centre, Caloundra Council Chambers and an interlinking network of public spaces. The on-going consolidation and upgrading of this node as the City's pre-eminent civic and cultural destination will be an important consideration when assessing development applications within the Regional Core.
- (d) Sub-Precinct D includes Bicentennial Park and a number of allotments immediately to the south of the park. This area is the preferred location for a wide range of recreational and community based activities and it is intended that this precinct will ultimately become an important part of the civic and cultural node.

2.2.2 Development Objectives

The overall development objective for the Regional Core is to encourage compatibility between land use and the functioning of the higher order elements of the road system. In addition, the Regional Core is intended to accommodate uses unsuitable to be located in the Tourist Hub, such as regional scale shopping facilities and supporting professional and commercial services.

Other key development objectives applicable to the Regional Core are:-

- (a) to increase site area through amalgamation thereby reducing fragmented development and providing greater opportunity for the development of regional scale facilities;
- (b) to rationalise access along “traffic carrying” roads;
- (c) to encourage mixed use development;
- (d) to ensure that small scale development does not prejudice the development of regional scale shopping facilities in Sub-Precinct A;
- (e) to ensure that new development within the Regional Core is of a high architectural quality and provides attractive street front addresses;
- (f) to encourage completion of the boardwalk between The Esplanade at Bulcock Beach and Golden Beach as a regional trail; and
- (g) to progressively implement the Caloundra Regional Centre Urban Design Master Plan.

2.3 Regional Frame

2.3.1 Intent

The Regional Frame Precinct is located at the periphery of the Caloundra Regional Centre. The intent of this precinct is to provide for regional level catchment based activities that require a significant area of land to accommodate the use. Examples of such uses include hospitals, educational establishments, regional sporting facilities and parklands and other community service based activities.

Whilst it is desirable to have these uses in close proximity to the Regional Core to maximise the travel efficiencies resulting from co-location, it is recognised that there is little likelihood that the required landholdings would ever become available in the Regional Core. Consequently, it is considered necessary to secure the Regional Frame as the preferred location for these facilities.

It is important to note that it is not intended for major shopping facilities or other higher order commercial activities to establish within this precinct. Such uses would fragment and further weaken the existing and intended role of the Regional Core and Tourist Hub.

2.3.2 Development Objectives

Specific objectives for the Regional Frame are:-

- (a) to recognise and protect existing major public and private open space facilities;
- (b) to rationalise and progressively reduce access onto Caloundra Road-Bowman Road;
- (c) to encourage land uses along Bowman Road which are compatible with its major traffic carrying function;
- (d) to make provision for the completion of the Regional Trail and Major Trail systems as depicted on Map 3.6 (Open Space and Non Vehicular Circulation); and
- (e) to encourage non-residential uses to locate on collector streets and higher order roads and encourage residential uses to locate on access and lower order streets.

2.4 Table of Development

The following Table of Development for the Caloundra Regional Centre (Table 2.1) applies to development which is Material Change of Use within the Tourist Hub, Regional Core (comprising four sub-precincts) and Regional Frame Precincts.

The boundaries of the precincts and sub-precincts are shown on Map 2.1 (Planning Precincts).

Table 2.1 Table of Development for Caloundra Regional Centre

Development Activity	Tourist Hub Precinct Note: 1	Sub-precinct A Regional Core Precinct Note: 1	Sub-precinct B Regional Core Precinct Note: 1	Sub-precinct C Regional Core Precinct Note: 1	Sub-precinct D Regional Core Precinct Note: 1	Regional Frame Precinct Note: 1
Accommodation Building	C ₂ or NP	I	I	C	NP	I
Aged Persons' Home	I ₂ or NP	I	NP	I	NP	I
Automatic Mechanical Car Wash	NP	I	NP	I	NP	I
Bed & Breakfast – Homestay	NP	NP	NP	C	NP	C
Car Park	I ₂ or NP	I	NP	I	C	I
Caretaker's Residence	C or S ₃	I or S ₃	I or S ₃	C or S ₃	NP	C or S ₃
Child Care Centre	C ₂ or NP	I	NP	C	NP	C
Cluster Development	NP	I	NP	C	NP	C
Commercial Premises	C ₂ or NP	I or S ₃	I	C or S ₃	NP	C
Cottage Crafts and Sales	C or S ₃	I	I	C or S ₃	NP	C or S ₃
Duplex Dwelling	NP	I	NP	C	NP	C
Dwelling House	NP	I	NP	S	S ₆ or NP	S
Educational Establishment	I ₂ or NP	I	NP	C or S ₃	NP	I
Food Outlet	C or S ₃	I or S ₃	I	C or S ₃	NP	I
Function Room	C ₂ or NP	I	NP	C or S ₃	NP	I
Funeral Parlour	NP	I	NP	I	NP	I
Health Care Premises	C ₂ or NP	I or S ₃	NP	C or S ₃	NP	C
Home Occupation	C ₂ or NP	C	C	C	NP	C
Hospital	NP	I	NP	I	NP	I
Hotel	I ₂ or NP	I	NP	I	NP	NP
Indoor Entertainment	I	I	I	I	NP	I
Landing	I	I	I	NP	NP	NP
Laundry	NP	I	NP	I	NP	NP
Local Store	C or S ₃	I or S ₃	I	C or S ₃	NP	C
Marina	NP	I	NP	I	NP	NP
Motel	C ₂ or NP	I	I	C	NP	I
Multiple Dwelling	C ₂ or NP	I	C	C	NP	I
Nightclub	I	I	NP	I	NP	NP
Nursery	NP	I	NP	C	NP	C
Outdoor Entertainment	I	I	NP	I	NP	I
Outdoor Sales Premises	NP	I	NP	I	NP	I
Park	S	S	S	S	S	S
Passenger Terminal	I ₂ or NP	I	NP	I	I	I
Place of Worship	NP	I	NP	I	NP	I

	Tourist Hub Precinct	Sub-precinct A Regional Core Precinct	Sub-precinct B Regional Core Precinct	Sub-precinct C Regional Core Precinct	Sub-precinct D Regional Core Precinct	Regional Frame Precinct
Development Activity	Note: 1	Note: 1	Note: 1	Note: 1	Note: 1	Note: 1
Public Purpose	C or S ₃	I	I	C or S ₃	C	C
Public Utility	I	I	I	I	I	I
Restaurant	C or S ₃	I or S ₃	I	C or S ₃	NP	NP
Retirement Community	NP	I	NP	I	NP	C
Service Industry	C or S ₃	I or S ₃	NP	C or S ₃	NP	I
Service Station	NP	I	NP	I	NP	I
Shop	C or S ₃	I or S ₃	I	C or S ₃	NP	NP
Shopping Centre A	C or I ₄	I or C ₅	NP	I	NP	NP
Showroom A	NP	I or S ₃	NP	C	NP	I
Sport and Recreation	NP	I	NP	I	NP	I
Trade Storage	NP	I	NP	C	NP	I
Vehicle Hire Premises	I	I	NP	C	NP	C
Vehicle Repair Station	NP	I	NP	I	NP	NP
Veterinary Surgery	NP	I or S ₃	NP	C or S ₃	NP	C
Warehouse	NP	I	NP	NP	NP	NP
All other material changes of use (unless otherwise specified in Schedule 8 of the <i>Integrated Planning Act 1997</i>) B	NP	NP	NP	NP	NP	NP

- S Development to follow the Self Assessment process set out in the *Integrated Planning Act 1997*.
- C Development to follow the Code Assessment process set out in the *Integrated Planning Act 1997*.
- I Development to follow the Impact Assessment process set out in the *Integrated Planning Act 1997*.
- NP Development to follow the Impact Assessment process set out in the *Integrated Planning Act 1997* which is unlikely to be consistent with the desired outcomes and intents of this DCP and is generally “not preferred”.

NOTES ABOUT MATERIAL CHANGES OF USE

- Any material change of use is NP if the proposal exceeds the standard building heights specified on Map 3.1 (Standard Development Provisions) or where a building height bonus is sought (if available) pursuant to Part 4.0 (Bonus Provisions), the building height specified on Map 4.1 (Bonus Development Provisions).
- Subject to compliance with Section 3.3 (Active Non-Residential Frontages) of the DCP, otherwise development is NP.
- Development to follow the Self Assessment process where the proposal does not involve the erection of a building or the extension of existing premises.
- Development to follow the Impact Assessment process where gross floor area exceeds 2500m².
- Development to follow the Code Assessment process on the Sunland Shopping Centre site (Lots 1/2 RP159505, Lots 2/5 RP56889, Lots 167/173 RP65952, Lots 1/3 RP92167, Lot 2 RP230644, Lots 1/10 RP65952, Lots 12/15 RP65952).
- Development to follow the Self Assessment process for that part of sub – precinct D currently occupied by dwelling houses.

OTHER NOTES ABOUT THE TABLE OF DEVELOPMENT

- Development applications for a Shopping Centre or Showroom exceeding 6000m² gross floor area are to be accompanied by an Economic Assessment Report and Traffic Report.
- The exclusion of specific development activities from this Table of Development is to be read as a statement of intent that such activities are not preferred development within the Caloundra Regional Centre DCP area.
- This Table of Development is to be read in conjunction with Schedule 8 of the *Integrated Planning Act 1997*. Schedule 8 may identify a level of assessment for a development activity which is inconsistent with the Table of Development. In such cases, Schedule 8 prevails over the DCP.
- A preliminary approval may alter this Table of Development to provide that a development activity is to follow the Self Assessment, Code Assessment or Impact Assessment process.

3.0 DEVELOPMENT IN PRECINCTS (STANDARD PROVISIONS)

3.1 Relationship to Planning Scheme Development Provisions

The development requirements of the Caloundra City Planning Scheme apply to all development within the Caloundra Regional Centre.

The development provisions provided in this Development Control Plan also apply where applicable, and shall take precedence over those prescribed in the Caloundra City Planning Scheme should a conflict in interpretation occur.

3.2 Building Design

3.2.1 Size of Buildings

- (a) The size of buildings on sites within the DCP area is governed by Map 3.1 (Standard Development Provisions) or as otherwise specified by the Caloundra City Planning Scheme. For areas of the Regional Core and Regional Frame not specifically identified on Map 3.1 (Standard Development Provisions) the maximum plot ratio is 1.5:1 and 0.5:1 respectively.
- (b) Where plot ratio provisions permit, the podium component of a development shall not exceed a plot ratio of 1.5:1. Where a podium is developed as part of a mixed use development, an additional plot ratio of 0.5:1 is permitted for that part of the development above the podium level.
- (c) Where a proposed development achieves one or more of the bonus triggers detailed in Part 4.0 (Bonus Provisions), bonuses for plot ratio may be available, at the discretion of Council, and up to the maximum as specified on Map 4.1 (Bonus Development Provisions).

3.2.2 Height of Buildings

- (a) The height of buildings within the DCP area is governed by Map 3.1 (Standard Development Provisions) or as otherwise specified by the Caloundra City Planning Scheme. For areas of the Regional Core and Regional Frame not specifically identified on Map 3.1 (Standard Development Provisions) the maximum building height is three (3) storeys.
- (b) In order to encourage greater activity in the Regional Centre, proposals for mixed use development (residential accommodation above active non-residential uses at street level) are encouraged in the Tourist Hub and Regional Core (refer to Development Objectives in Sections 2.1.2 and 2.2.2). Where a proposed development achieves one or more of the bonus triggers detailed in Part 4.0 (Bonus Provisions), bonuses for additional building height may be available at the discretion of the Council, and up to the maximum as specified on Map 4.1 (Bonus Development Provisions). Any height bonuses granted will be consistent with the plot ratio requirements set out in section 3.2.1 (Size of Buildings).
- (c) Bonuses in respect of building height will only be given where avoidance/minimisation of overshadowing of The Esplanade, Bulcock Beach and the southern footpath of Bulcock Street can be demonstrated to the satisfaction of Council. In this respect, applicants may be required to submit a detailed shadow analysis prepared by a suitably qualified and experienced consultant demonstrating that a proposed

development will not cast shadows on Bulcock Beach, the adjacent foreshore parkland, the Esplanade or the southern footpath of Bulcock Street at the hours of 9am, noon and 3pm on the 21st June.

- (d) The maximum height of a podium for any development within the DCP area shall not exceed two storeys.

3.2.3 Setback of Buildings

3.2.3.1 Front Boundary Setbacks

Tourist Hub

- (a) Buildings fronting Bulcock Street shall be built to the front boundary for the first two storeys. In other parts of the Tourist Hub (excluding those parts of Knox Avenue, Minchinton Street and Otranto Avenue indicated on Map 3.1) buildings may be built to the front boundary for the first two storeys. Development above the second storey shall be setback a minimum of six (6) metres from the road frontage.
- (b) For those parts of Knox Avenue, Minchinton Street and Otranto Avenue indicated on Map 3.1 (Standard Development Provisions), any new development shall have a minimum front boundary setback of four (4) metres for the first two storeys, so as to improve the visual connection between Bulcock Street and Bulcock Beach/The Esplanade. For that part of a building above the second storey, a minimum front boundary setback of six (6) metres shall apply.
- (c) Council may give bonuses for development that provides front set backs in excess of the standard requirements (excluding the first two storeys of a building fronting Bulcock Street) and results in outcomes that Council considers are beneficial to achieving the Development Objectives for the Tourist Hub.
- (d) Council may consider a variation to the front boundary setback requirements where the applicant can demonstrate that such a variation would achieve one of more of the Development Objectives for the Tourist Hub. In respect of sites fronting Bulcock Street, Council may, at its discretion, consider a setback at ground level of up to two (2) metres for not more than 50% of the sites frontage where the setback area is to be used to provide an enhanced pedestrian area, as an outdoor dining area or to provide street frontage landscaping. The resultant setback area shall be appropriately paved and landscaped and integrated with the adjoining footpath area in accordance with the Urban Design Master Plan (Part 6 of this DCP).

Regional Core

- (e) In the Regional Core, buildings fronting Bulcock Street shall be built to the front boundary for the first two storeys. For that part of a building above two storeys, a minimum front boundary setback of six (6) metres applies. For all other areas of the Regional Core, a minimum front boundary setback of six (6) metres applies.
- (f) Council may consider a variation to the front boundary set back requirements where the applicant can demonstrate that such a variation would achieve one or more of the Development Objectives for the Regional Core.

Regional Frame

- (g) The minimum front boundary setback for development in the Regional Frame is six (6) metres.

- (h) Council may consider a variation to the front boundary set back requirements where the applicant can demonstrate that such a variation would achieve one or more of the Development Objectives for the Regional Frame.

3.2.3.2 Side and Rear Boundary Setbacks

Tourist Hub

- (a) Development in the Tourist Hub 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 (e.g. an existing accommodation building). In such cases, a landscaped strip with a minimum width of 2.0 metres, and an appropriately designed screen fence shall be provided along the full length of the affected boundaries. The area so provided shall be landscaped in accordance with the provisions of Planning Scheme Policy 3.2/01 (Landscaping and Screening) and Section 3.5 (Landscaping Requirements) of this DCP.
- (b) For that part of a building above two storeys, the side and rear boundary setbacks prescribed in section 4.14(2)(b) of the Caloundra City Planning Scheme shall apply.
- (c) Council may vary the above side and rear boundary setback requirements and/or offer bonuses for development where, in its opinion, the variation would result in a more attractive development with respect to improved pedestrian circulation, better utilisation of views or other benefits considered by Council to be beneficial to the development of the Tourist Hub.

Regional Core

- (d) Non-residential development in the Regional Core fronting Bulcock Street may be built to the side and rear boundary for the first two storeys.
- (e) For all other development in the Regional Core, the side and rear boundary setbacks prescribed in section 4.14(2)(b) of the Caloundra City Planning Scheme shall apply, except In Sub-Precinct B of the Regional Core where a 3.0 metre wide strip of land adjacent to the foreshore (for the full width of the site) is dedicated to Council. In such cases:-
 - (i) a reduced rear boundary setback of 1.5 metres shall apply; and
 - (ii) no side boundary setback shall apply for the ground storey of buildings, provided that the development otherwise complies with the requirements set out in the Queensland Residential Design Guidelines (QRDG) [Attached Housing Elements].
- (f) Council may vary the above side and rear boundary setback requirements and/or offer bonuses for developments where, in its opinion, the variation would result in a more attractive development with respect to improved pedestrian circulation, better utilisation of views and/or other benefits considered by Council to be beneficial to the development of the Regional Core.

Regional Frame

- (f) For development in the Regional Frame the standard residential requirements for side and rear boundaries as set out in the Caloundra City Planning Scheme apply.
- (g) Council may vary the above side and rear boundary setback requirements and/or offer bonuses for developments where, in its opinion, the variation would result in a more attractive development with respect to improved pedestrian circulation, better utilisation of views or other benefits considered by Council to be beneficial to the development of the Regional Frame.

3.2.4 Pedestrian Protection

- (a) Cantilevered awnings or other forms of pedestrian weather protection considered satisfactory to Council shall be provided for the full length of those road frontages specified in Map 3.2 (Standard Urban Design Requirements). Cantilevered shelter devices shall extend a minimum 2.5 metres from the building line and shall be designed to complement the nature of existing awnings in the locality.
- (b) Free standing shelters shall be a minimum of 2.5 metres wide and shall be designed to integrate with other building structures on the development site.
- (c) For those sites identified on Map 3.1 (Standard Development Provisions) that require a minimum front boundary setback of four (4) metres, awnings shall be designed and sited to maintain unobstructed views between Bulcock Street and Bulcock Beach/The Esplanade.

3.2.5 Use of Reflective Glass on Buildings

- (a) Reflective glass which forms part of any external wall of a building is not to exceed:-
 - (i) 15% of the total area of such wall, and
 - (ii) a maximum degree of reflection of both heat and light of 10 percent.
- (b) For the purposes of assessing compliance with this provision, the Council may require the submission of details of the nature and characteristics of any reflective glass proposed to be used in connection with a particular development.

Insert Map 3.1 (Standard Development Provisions)

3.3 Active Non-Residential Frontages

- (a) The DCP requires active uses along key streets located within the Tourist Hub as identified on Map 3.1 (Standard Development Provisions). The intention of these active non-residential frontages is to provide a focus for activity within the Tourist Hub and to enhance linkages between Bulcock Street and Bulcock Beach by allowing suitable commercial activities to establish at ground level along parts of Bulcock and Minchinton Streets, Otranto Avenue and the Esplanade.
- (b) Uses that do not directly provide the goods and service requirements of residents and tourists are not preferred development at ground level within the areas designated. For example, uses such as shops, restaurants, and tourist information services are considered appropriate, whilst other uses such as accommodation units and function rooms are considered to be undesirable at street level.

3.4 Boulevards

- (a) The roads indicated on Map 3.2 (Standard Urban Design Requirements) are to be developed as boulevards. Development on sites with frontages to these roads are required to undertake streetscape works and planting in accordance with the Urban Design Master Plan.
- (b) Streetscape Plans are to be submitted with development applications for these sites addressing the following requirements:-
 - (i) compatibility with and enhancement of adjoining streetscape elements including landscaping on adjoining sites and any footpath treatments;
 - (ii) provision of visual screening to any service areas, parking areas, loading bays and the like within the site; and
 - (iii) provision and/or maintenance of appropriate levels of privacy for users of the subject site and adjacent sites.

3.5 Landscaping Requirements

3.5.1 On-Site Landscaping

- (a) All development applications for Material Change of Use in the Caloundra Regional Centre are to be accompanied by a Landscape Concept Plan prepared by a suitably qualified and experienced landscape consultant.
- (b) All Landscape Concept Plans (and subsequent Detailed Landscape Plans submitted as part of an application for Operational Work) are to comply with Planning Scheme Policy 3.2/01 (Landscaping and Screening) and the additional requirements provided in this section.
- (c) In addition to the requirements of Planning Scheme Policy 3.2/01, the following landscaping requirements shall apply to development in the Caloundra Regional Centre:-
 - (i) existing vegetation which represents and establishes local character, is to be retained unless this cannot be practicably achieved;

- (ii) 30% of all proposed trees are to have a minimum pot size of 75 litres at planting, with the remainder being advanced container grown stock of at least 45 litre pot size;
 - (iii) only native palm species (certified nursery grown stock or mature specimens relocated according to best practice principles from approved clearing on other sites) are to be used;
 - (iv) fully integrated landscape and planting design is to be achieved with thorough and intense layering of groundcovers, shrubs, canopy trees and emergents (where appropriate);
 - (v) the planting design, incorporating a proven mix of native (minimum 60%) and exotic species is to be visually cohesive whilst providing interest and diversity; and
 - (vi) a high priority is to be placed on carefully considering the initial establishment, and future maintenance requirements based upon the likely resources of the site management.
- (d) The following landscape requirements apply to specific precincts or specific development types:-
- (i) In the Tourist Hub, a minimum of 10% of the area of a site is to be landscaped (which may include podium landscaping). In this precinct, thoughtfully located and designed landscape areas are to deliver a distinctive street appearance which compliments the visual qualities of buildings on the site and has regard to treatments on adjacent sites.
 - (ii) In the Regional Core and Regional Frame, a minimum of 5% of the area of sites developed exclusively for non-residential purposes are to be landscaped. On these sites the planting of mature, intensive and dense landscaping shall be required to offset the significantly reduced area of landscaping required. The landscaped areas are to be variously applied and located to enhance street appearance, minimise the visual obtrusiveness of buildings and screen carparking and other external use areas (e.g. service areas, loading bays and the like).
 - (iii) For residential development in the Regional Core and Regional Frame, the landscaped open space requirements of the Caloundra City Planning Scheme shall apply.
 - (iv) For the residential component of mixed use development in any precinct, the Landscape Plan shall demonstrate that private and communal open space provided for dwelling units is clearly defined, useable, attractive, safe and meets requirements for solar access and orientation, privacy, physical access and outdoor activities.
- (e) Proposals which incorporate a landscaping concept and detailed Landscape Plan which exceeds the expectations of this section may be eligible for plot ratio and building height bonuses (where available) in accordance with Part 4.0 (Bonus Provisions) of this DCP.

INSERT MAP 3.2 (STANDARD URBAN DESIGN REQUIREMENTS)

3.5.2 Landscaping to Basement Roofs

- (a) The roof of any basement area is to be landscaped in accordance with a detailed Landscape Plan approved by Council.
- (b) With respect to podium landscaping, special consideration shall be given to the establishment and framing of visual linkages and vistas as required along parts of Knox Avenue, Minchinton Street and Otranto Street. Appropriate landscape treatments of these roof areas may include either:-
 - (i) Lawn areas (<75%), in combination with raised planters or mounded plantings; or
 - (ii) Tiling and/or paving (<50%) (to provide outdoor terrace space where there is provision for access and all safety requirements are met) in conjunction with lawn and planted areas.

3.5.3 Landscaping to Arterial and Trunk Collector Roads

- (a) Where a development site has frontage to a sub-arterial road or trunk collector road as specified on Map 3.3 (Proposed 2011 Functional Road Hierarchy), Landscaping Plans (in addition to meeting the requirements specified in Section 3.5.1) shall be required to demonstrate how the sites landscaping will contribute to the creation of an attractive street front address.

3.5.4 Streetscape Elements

- (a) Within the Caloundra Regional Centre it is intended to provide attractive and comfortable public spaces that afford high amenity. In this respect, the primary focus will be to provide a high quality streetscape within the Tourist Hub and the Regional Core.
- (b) The streetscape elements detailed in Part 6.0 (Urban Design Master Plan) seek to achieve this by:-
 - (i) providing for the legible and clear definition of private, public and semi-public spaces (including shopfronts spaces, designated dining areas and footpath/vehicle zones);
 - (ii) integrating variety and diversity to provide for multiple uses;
 - (iii) providing safe pedestrian crossing points, surveillance and visibility; and
 - (iv) providing detail, interest, opportunities for personalisation and visual relief.
- (c) In order to achieve a high quality of streetscaping in the Caloundra Regional Centre, Landscape Plans (incorporating appropriate details and sketches) will be required to address proposed streetscape treatments.
- (d) Proposals which epitomise the intentions of the Urban Design Master Plan may be eligible for plot ratio and building height bonuses (where available) in accordance with Part 4.0 (Bonus Provisions) of this DCP.
- (e) Council will consider any proposal which offers additional landscaping or the extension of publicly accessible open space which links to the established or proposed pedestrian circulation network in the Tourist Hub and Regional Core. Council may grant a plot ratio and building height bonus (where available) for development which achieves the relevant precinct bonus triggers identified in Section 4.2 (Bonus Triggers) of this DCP.

3.6 The Road Network and Hierarchy

3.6.1 Intent

- (a) The Road Hierarchy classifications as part of the Caloundra City Road Hierarchy Study have been developed in accordance with 'Queensland Streets'. Council adopted the Caloundra City Road Hierarchy Study in March 2001.
- (b) The intention behind identifying the road hierarchy is to achieve integration of the future road network and to enable functions such as the inclusion of roadway, public transport infrastructure, pedestrians and cycleways to occur. It will also provide and detail the physical, operational and management characteristics that could be expected in the various parts of the road system for the Regional Centre.
- (c) The road hierarchy within the Caloundra Regional Centre can be considered to be made up of "roads" and "streets". The roads are essentially traffic carrying routes, while streets allow users to interact with and use the various activities of the centre. Streets embrace amenity objectives for users and pedestrians.
- (d) The future road network and hierarchy is shown on Map 3.3 (Proposed 2011 Functional Road Hierarchy).
- (e) Within the Caloundra Regional Centre, the "road" component of the hierarchy contains Sub-Arterial Roads and Trunk Collector Roads:-
 - (i) Sub-Arterial - defined as a feeder road between residential areas and arterial roads. It offers no direct access to residential allotments, however may provide access to multi-unit residential developments, shopping centres, schools or other commercial businesses.
 - (ii) Trunk Collector - described by Queensland Streets as a no access "Distributor Road" providing connection between residential areas and the arterial road system.

Trunk Collectors provide for local traffic to higher-order roads and will not provide direct access to individual residential allotment property except for larger commercial and / or accommodation complexes.

In terms of access management criteria, such roads would also be designed to accommodate public transport, pedestrian and cycle routes. They may also be subject to intersection treatments to provide access to larger commercial development or multi-unit residential developments.
- (f) Through the adoption of the Caloundra City Road Hierarchy Study, Council has eliminated/minimised direct access to Sub-Arterial roads for new developments in order to preserve the traffic function of these roads. Sub-Arterial roads will also be used for major public transport routes and as commuter cycling routes and require these access management controls to protect these users.

INSERT MAP 3.3 (PROPOSED 2011 FUNCTIONAL ROAD HIERARCHY)

(g) Within the Caloundra Regional Centre, the Sub-Arterial and Trunk Collector Road System will be supported by a network and hierarchy of “streets” comprising an Urban Local Street System:-

- (i) Collector – is a “branch” which connects to a major street or road. The Collector primarily provides local access and local traffic movement.

Vehicle speeds are controlled by street alignment and intersection design. Collector streets may carry public transport, and certainly will carry pedestrians and cyclists. Traffic management measures are likely to be used to prevent the intrusion of non-local traffic through these areas.

- (ii) Access Street/Access Place - described by “Queensland Streets” as a “stem” from which two or more cul-de-sac streets branch. Therefore, an Access Place is a single cul-de-sac street for local residential purposes.

Both these streets primarily provide access to residential development. No specific access control measures are required.

- (h) The intention of the “street” network is for it to be user friendly for traffic, pedestrians, cyclists and centre users generally. Traffic carrying requirements will generally be of a lower priority than pedestrian and centre user needs. Safety is paramount with pedestrians and cyclists in residential areas and in the vicinity of schools and local centres. It is the general intention to encourage active frontages to the street system. Car parking and other kerbside uses such as taxi ranks and loading zones will generally be permitted on the street system as they directly service the needs of adjacent developments.

3.6.2 Implementation – General

- (a) Access management provisions will be tied to the functional hierarchy classification of roads depicted on Map 3.3 (Proposed 2011 Functional Road Hierarchy), specifically identified in Maps 3.4 and 3.5 (Access Limitation Requirements) and also as contained within Table 3.1 (Schedule of Requirements for Caloundra Regional Centre Road Hierarchy) and Table 3.2 (Access Controls).
- (b) In assessing development applications, the Council will give consideration to the long term capacity, operational and management requirements of those roads which are identified in Table 3.1 (Schedule of Requirements for Caloundra Regional Centre Road Hierarchy), Table 3.2 (Access Controls) and Figure 3.1 (Cross Sections of Roads and Streets – Caloundra Regional Centre).

3.6.3 Implementation for Sub-Arterial Roads

- (a) Council is unlikely to support development proposals adjacent to Sub-Arterial roads that are sensitive to the potentially high noise levels associated with these roads.
- (b) Vehicle access to Sub-Arterial roads will be encouraged to occur at designated intersecting side roads/streets only.
- (c) Access will be generally denied for new individual developments to the Sub-Arterial road system, unless the development is of such a nature that it generates more than 1000 vehicle trips per day and consideration of access can be shown not to adversely impact upon the integrity of the arterial network, the operation of adjacent existing or planned intersections or the integrity of the pedestrian and cycle networks. In these cases, limited directional access (i.e. “left in – left out” vehicle movements) may be considered.

- (d) The design of development adjacent to Sub-Arterial roads will need to have due regard to access limitations, noise attenuation and landscaping requirements.
- (e) Wherever possible, access will be required to be provided by way of the supporting road and street system.

3.6.4 Implementation for Trunk Collector Roads

- (a) Trunk Collector roads are also designated as traffic carrying routes within the Caloundra Regional Centre. There is an intention to limit vehicle access from new individual developments to Trunk Collector roads, unless the proposal generates in excess of 500 vehicles per day and the operation of existing and proposed intersections and other land uses, cycle paths and pedestrian facilities are not compromised.
- (b) The preferred Trunk Collector network is shown on Map 3.3 (Proposed 2011 Functional Road Hierarchy).
- (c) Access will generally be denied from individual developments adjacent to future Trunk Collector roads unless the development generates more than 500 vehicles per day, in which case Council may consider permitting access. In cases where access is not permitted, it will be sought from the supporting street network.
- (d) Notwithstanding the above, access will generally be denied to Trunk Collector roads within forty (40) metres of a side street connection.

3.6.5 Implementation for Collector Streets and Access Streets/Access Places

- (a) Collector and Access Streets are to be the principal routes from which individual developments within the Caloundra Regional Centre obtain vehicle access. Collector Streets provide for local traffic circulation and for individual development access. Access Streets are intended to carry lower levels of circulating traffic than Collector Streets whilst Access Places are not intended to carry circulating traffic. The street system has been defined to minimise non local traffic upon them.
- (b) Map 3.3 (Proposed 2011 Functional Road Hierarchy) shows the preferred Collector, Access Streets and Access Places system.
- (c) In assessing development applications the Council will generally permit development to have vehicle access to this part of the network.
- (d) Notwithstanding the above, vehicle access will generally be denied within fifteen (15) metres of an intersecting side street.
- (e) Access to individual developments will be by way of vehicle cross-overs.

3.6.6 Vehicle Access Restrictions on Specified Roads, Collector and Access Streets

- (a) It is intended that vehicle access will be progressively limited on Sub-Arterial and Trunk Collector roads in support of their traffic carrying requirements and to allow them to function in accordance with the objectives of the hierarchy. These are shown on Map 3.4 (Access Limitation Requirements – Traffic Routes). In addition, it is intended that access across certain footpath areas of the Tourist Hub and Regional Core will be limited or progressively removed in order to achieve amenity and environmental objectives in these areas. It is the intention in these special areas to foster and facilitate high pedestrian interaction and to encourage the use of these footpaths for active and passive pursuits.
- (b) Map 3.5 (Access Limitation Requirements) identifies the lower order streets in which there is a desire on the part of Council to reduce the incidence of cross footpath movements of vehicles in order to foster the desired levels of active and passive use of footpath areas within a safe environment. In the pursuit of these objectives, Council may consider giving development bonuses in cases of site amalgamation where the incidence of access is reduced or alternative forms of access are proposed.

3.6.7 Schedule of Road Requirements

- (a) Table 3.1 (Schedule of Requirements for Caloundra Regional Centre Road Hierarchy) identifies the desirable functional and operational provisions for different levels of the road hierarchy in the Caloundra Regional Centre. It provides an indication of the desirable corridor widths and 'on street' provisions that would be sought for various corridors into the future.
- (b) Figure 3.1 (Cross Section of Roads and Streets – Caloundra Regional Centre) provides a guide to the cross sections for different classes of road in the Caloundra Regional Centre and how different provisions could be made within the nominated kerb to kerb cross section.
- (c) Where the required widths are not currently available for providing the capacity, functional and operational requirements of a corridor, the Council may consider widening these roads either as part of its road investment program or by way of a future transport infrastructure charges plan.

3.7 Non Vehicular Circulation

3.7.1 Intent

- (a) These provisions are intended to ensure that the Caloundra Regional Centre, and particularly the Tourist Hub and Regional Core are linked into the broader Regional Trail system for the City and provided with a safe and convenient pedestrian circulation system which links the major pedestrian and cycle destinations of the Centre.
- (b) The non vehicular movement system is shown on Map 3.6 (Open Space and Non Vehicular Circulation) and contains three broad elements:
 - (i) Regional Trails which form the strategic or key elements of the Caloundra Regional Centre pedestrian and cycle network built to a minimum width of 2.0 metres but generally provided to meet the pedestrian flow requirements with a high level of service. The Regional Trails should be provided with adequate levels of artificial illumination to facilitate twenty four hour usage. They should be suitably paved and landscaped in accordance with a Streetscape Design

Manual (refer to section 6.6 of the DCP) to ensure that they are perceived as attractive public spaces.

- (ii) Major Links which connect the Regional Trails with the various major pedestrian and cycle generating activities of the Caloundra Regional Centre. The Major Link system is also planned to connect the surrounding catchment to these activities and to form a network of trails through the Caloundra Regional Centre which provide for safe and efficient non vehicular access and circulation. The Major Links are to be generally constructed to a minimum width of 1.5 metres but should be of adequate width to accommodate likely future pedestrian flows with a high level of service. Major links will be located adjacent to roadways in verges where they can make use of street lighting provisions, or in landscaped settings.
- (iii) Local footpaths which connect to the Regional Trails and Major Links system are principally located in the verges of the street network. Local footpaths will be constructed to a minimum width of 1.2 metres, but this will be increased in the Tourist Hub to maximise footpath areas having active frontages, in accordance with the Urban Design Master Plan.

3.7.2 Implementation

- (a) Within the Caloundra Regional Centre, Major Links and local footpaths should be flanked by activities which encourage ground level interest and pedestrian use such as shops, restaurants, display windows and the like. To this end, section 3.3 of the DCP requires the establishment of active non-residential frontages to those streets identified on Map 3.1 (Standard Development Provisions).
- (b) The Regional Trails and Major Links will be planned to cross Sub-Arterial and Trunk Collector roads at signalised intersections which provide for pedestrian phases. Where paths cross these roads at other than signalised intersections and no warrant for a controlled pedestrian facility exists, median protection for pedestrians and cyclists should be considered.

INSERT MAP 3.4 (ACCESS LIMITATION REQUIREMENTS [TRAFFIC ROUTES])

INSERT MAP 3.5 (ACCESS LIMITATION REQUIREMENTS)

Table 3.1 Schedule of Requirements for Caloundra Regional Centre Road Hierarchy

Road Type	Number of Lanes	Parking Provision	Pedestrian/ Cycle Provision	Access Permitted ¹	Provision for Turning Traffic	Public Transport	Kerb-Kerb		Desirable Corridor Width
							Lanes	Width	
Sub Arterial Road	Up to 6 (2x10.5m)	Included in lanes as clearway	In verge or 2.5m off road	Intersection only preferred	Protected right turns in median	Indented bus stops	6+median 4+median + parking	26m 26m	38m
Trunk Collector Road	Up to 4 (13m)	Possible in traffic lane or parking lane	In verge or 2.5m off road	Development > 500 vpd and intersections	Localised protected right turn treatment	Indented bus stops (parking lane)	4 lanes 2 lanes + Parking	13m 13m	22m
Collector Street	2x3.5m (7m)	2.5m parking ²	1.2m footpaths. Cycles in road	Individual development, intersections	None	Bus stops in parking lane	2 lanes + parking	12m	20m
Access Street	2x3.0m	2.5m parking ²	1.2m footpaths. Cycles in road	Individual development, intersections	None	None	2 lanes + parking	11m	20m
Access Place	2x3.5m	None, unless 2.5m width available	Cycle in road. 2x3.0m verges	Individual development	None	None	2 lanes	6m	12m

Notes

¹ Joint driveways on common property boundaries should be provided wherever possible.

² Traffic lanes with indented parking is encouraged where pedestrian use is a priority and street landscaping is provided.

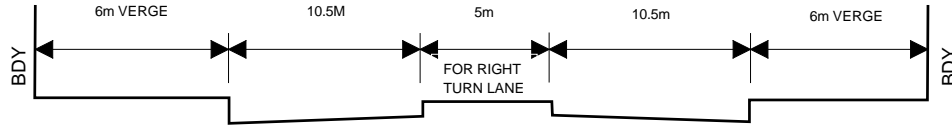
Table 3.2 Access Controls

Road Classification	Traffic Capacity (vpd)	Access Management	Frontage Development
Sub-Arterial (i)	< 15,000	No direct individual access to residential property. May provide access to multi-unit residential development, schools or businesses.	Business Open Space Sport & Recreation Special Use Tourist
Trunk Collector (i)	< 10,000	No direct individual access to residential property. May provide access to multi-unit residential development, schools, or businesses.	Residential Business Sport & Recreation Special Use Open Space
Collector (ii)	< 3,000	Access permitted to individual developments (subject to safety considerations) and if other locational criteria being met.	Residential Business
Access Street	< 1,000 to 2,000	Access permitted to individual developments (if other locational criteria are met).	Residential
Access Place	< 300	Access permitted to individual developments (if other locational criteria are met).	Residential

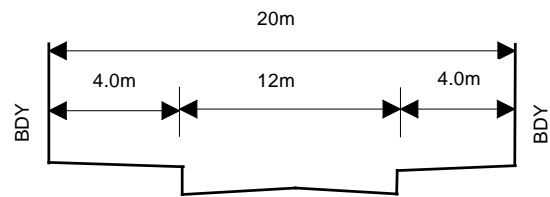
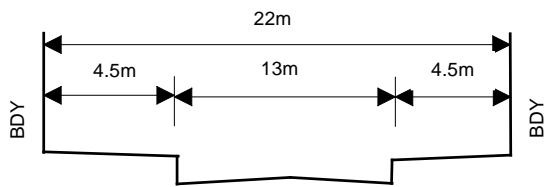
Notes

- (i) An impact assessment report by a qualified Traffic Engineer is required as part of an application for access.
- (ii) Access to non-residential uses will require an impact assessment report by a qualified Traffic Engineer as part of their application for access.

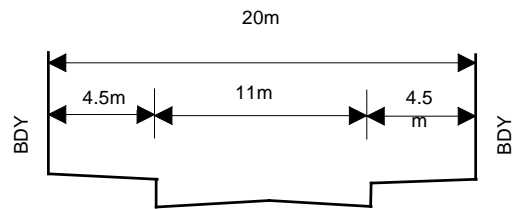
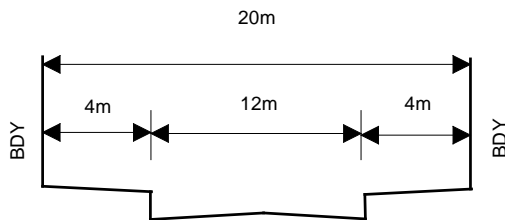
Figure 3.1 - Cross Section of Roads and Streets – Caloundra Regional Centre



SUB-ARTERIAL

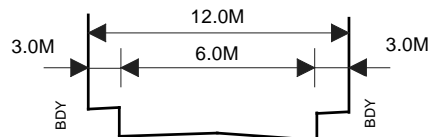


TRUNK COLLECTOR WITH PARKING OR TURNING PROVISION



COLLECTOR

ACCESS STREET



ACCESS PLACE

INSERT MAP 3.6 (Open Space & Non Vehicular Circulation)

3.8 Carparking Provisions

3.8.1 Intent

- (a) The intention of these provisions is to progressively remove carparking from individual development sites in designated areas of the Caloundra Regional Centre, apart from residential and operational parking and site servicing requirements. It is intended that these provisions will achieve the following objectives:-
- (i) reduction in the level of circulating traffic in the Tourist Hub and Regional Core;
 - (ii) reduction in the level of conflict between vehicles crossing busy footpaths and pedestrians in the highly active areas of the Caloundra Regional Centre;
 - (iii) an increase in the efficiency of the use of parking stock through more effective shared parking capability in the Tourist Hub and Regional Core;
 - (iv) ability to change the distribution between long and short stay provision through management as the Caloundra Regional Centre expands and changes;
 - (v) an increase in the awareness of the availability of parking supply through the Caloundra Regional Centre by more effective signage; and
 - (vi) an increase in the use of public transport for non-essential car users of the Caloundra Regional Centre.
- (b) The means by which the Council intends to achieve this is by offering incentives for new development to limit the provision of on-site parking to that required for residential uses, site servicing and for that necessary for the operation of non-residential components of development.
- (c) It is not the Council's intention to necessarily remove the ability for new development to provide for what is considered to be non-essential (i.e. balance of visitor and staff) parking on-site, but rather to ensure that where this type of parking is contained within the development:-
- (i) it is at a scale that enables it to be usefully shared across Regional Centre users; and
 - (ii) it is also publicly available.
- (d) To implement this strategy, the Council will introduce appropriate legal arrangements to provide, operate and manage public carparking within the Caloundra Regional Centre. Dispensations will be available for development in the designated areas of the Tourist Hub and Regional Core identified on Map 3.7 (Parking Contribution Area) to encourage the above development, traffic circulation and access objectives.

3.8.2 Implementation

- (a) For the purposes of this section, the term “Parking Area A” is referring to the area so designated on Map 3.7 (Parking Contribution Area) of this DCP.
- (b) Development within the Caloundra Regional Centre shall accommodate all residential parking on-site and adequately protect this parking for the use of residents.
- (c) Service vehicles shall be accommodated on-site, except for development which abuts those roads and streets identified on Map 3.5 (Access Limitation Requirements), where Council is seeking to minimise pedestrian-vehicle cross footpath conflicts. If no suitable alternatives are available in these circumstances, the Council may consider the use by provision of on-street loading zones for particular site servicing activities, where appropriate.
- (d) In Parking Area A, non-residential development will only be required to provide on-site parking for operational needs (in addition to site servicing as per (c) above). Operational parking is to be provided at a rate of 1 space per 100m² of non-residential gross floor area or part thereof. However, the Council may, at its discretion, increase the operational parking for a particular development proposal if it can be demonstrated that the viability of the particular development warrants additional operational provision, and vehicle access and pedestrian amenity objectives are not compromised.
- (e) In Parking Area A, development proponent’s are encouraged to make a monetary contribution in lieu of providing non-operational parking (i.e. the balance of employee and customer parking) on-site, by way of a 20% reduction to the non-residential parking rates contained in Section 3.1 (Parking) of the Caloundra City Planning Scheme.
- (f) For multi-storey mixed use development located in Parking Area A, 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 level of development to a maximum 15% reduction for four levels or above of mixed use development (as illustrated in the Schedule below).

Schedule

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

- (g) In all other areas of the Caloundra Regional Centre, new development will be required to provide on-site parking in accordance with Section 3.1 (Parking) of the Caloundra City Planning Scheme. However, Council may consider accepting a monetary contribution in lieu of the balance of parking not being able to be met on-site.
- (h) Any monetary contribution that is paid to Council must be in accordance with the special charge specified in the Council’s current Schedule of Fees and Charges.

INSERT MAP 3.7 (PARKING CONTRIBUTION AREA)

3.9 Environmental Management

3.9.1 Intent

- (a) The intent of these provisions is to ensure that new development occurring in the Caloundra Regional Centre has regard to the environmental values of the locality and minimises its impacts upon these values.

3.9.2 Implementation

- (a) In considering any application for development within the Caloundra Regional Centre, Council will have regard to relevant environmental management requirements contained within the Caloundra City Planning Scheme and applicable environmental legislation.
- (b) In order to effectively assess the impacts of a development proposal within the Caloundra Regional Centre, Council may require the preparation of relevant environmental reports. Such reports may (amongst other things) be required to address the following matters:-
 - (i) acid sulfate soil;
 - (ii) water quality;
 - (iii) biodiversity;
 - (iv) over-shadowing; and
 - (v) air and noise quality.
- (c) It shall be the responsibility of each applicant and developer to incorporate Best Practice Environment Management in the construction and conduct of a particular use or development activity. In this respect, Council may require as a precursor to or as condition of an approval, submission of an Environmental Management Plan which describes:-
 - (i) what acceptable levels of environmental impacts are intended to be achieved or maintained;
 - (ii) how it is proposed to avoid or minimise risks of serious or material environmental harm or nuisance;
 - (iii) who is responsible for implementing the management measures;
 - (iv) what monitoring and reporting will be undertaken; and
 - (v) when action will be taken.

3.10 *Miscellaneous Development Provisions*

3.10.1 Lot Size in the Caloundra Regional Centre

- (a) The minimum area of a lot in the Caloundra Regional Centre shall be 600m² or such lesser area as the Council may determine.

3.10.2 Provision of Public Toilets

- (b) Any development within the Tourist Hub which contains non-residential uses with a gross floor area exceeding 2,000m² shall provide male and female, and disabled public toilet facilities at ground floor level with appropriate access, including access for the disabled and signage to facilitate their use by the public. Such public toilet areas shall be excluded for the purposes of gross floor area calculations.

4.0 BONUS PROVISIONS

4.1 *Intent of Bonus Provisions*

- (a) Council wishes to achieve specific Development Objectives in different precincts of the Caloundra Regional Centre. These Development Objectives which are detailed in Part 2.0 (Division of DCP Area into Precincts and Sub-Precincts) will be met through achieving both the standard development requirements set out in Part 3.0 (Development in Precincts [Standard Development Provisions]) and the possible consideration of bonus provisions as provided for in this part.
- (b) Council may, at its discretion, grant bonuses for development proposals which achieve the Development Objectives identified in Part 2.0 (Division of DCP Area into Precincts and Sub-Precincts) and facilitate qualities above and beyond the standard requirements identified in Part 3.0 (Development in Precincts [Standard Development Provisions]). The granting of bonuses will be entirely at Council's discretion, and in accordance with the principles set out in Section 4.3 (Application of Bonus Provisions).
- (c) **It is important to note that the level of bonus granted will be dependant upon the extent to which development achieves Council's intentions. It will, in all cases, be the applicant's responsibility to demonstrate that a proposed development is eligible to receive bonuses. Council will not support applications which utilise the bonus provisions unless a clear and tangible achievement of the Development Objectives is demonstrated.**

4.2 *Bonus Triggers*

4.2.1 The Tourist Hub

- (a) Characteristics of development proposals that may trigger consideration of bonus provisions in the Tourist Hub Precinct are:-
 - (i) large existing sites in a single lot, or increased site area based on amalgamation of two or more allotments;
 - (ii) use of innovative and responsive building design which contributes to the creation of a high quality built environment reflective of the areas tourism focus and water-side location;
 - (iii) provision of attractive and comfortable pedestrian areas which provide protection from climatic influences and which incorporate streetscape elements consistent with the Urban Design Master Plan;
 - (iv) provision of building setbacks (including truncations) in excess of the standard development requirements;
 - (v) rationalisation of vehicular access in areas of high pedestrian amenity and activity;
 - (vi) mixed use development incorporating both residential and non-residential components;
 - (vii) provision of public amenities (including toilets, change rooms and parents facilities);
 - (viii) progressive implementation of the Urban Design Master Plan; and
 - (ix) others as considered appropriate by Council.

4.2.2 The Regional Core

- (a) Characteristics of development proposals that may trigger consideration of bonuses in the Regional Core Precinct are:-
 - (i) large existing sites in a single lot, or increased site area based on amalgamation of two or more existing allotments;
 - (ii) mixed use development which incorporates both residential and non-residential components;
 - (iii) development of high architectural quality which provides an attractive street front address;
 - (iv) rationalisation of access points along “traffic carrying” roads;
 - (v) provision of high quality landscaping and pedestrian facilities in excess of the standard requirements;
 - (vi) completion of the foreshore boardwalk between the Esplanade and Golden Beach;
 - (vii) progressive implementation of the Urban Design Master Plan; and
 - (viii) others as considered appropriate by Council.

4.2.3 The Regional Frame

- (a) Qualities of development proposals that may trigger consideration of bonuses in the Regional Frame Precinct are:-
 - (i) large existing sites in a single lot, or increased site area based on amalgamation of two or more existing allotments;
 - (ii) rationalisation of access points;
 - (iii) the provision of high quality landscape and pedestrian facilities; and
 - (v) others as considered appropriate by Council.

4.3 Application of Bonus Provisions

- (a) Development bonuses will only be considered for development proposals and for components of development proposals which deliver the Development Objectives for the Regional Centre set out in Part 2.0 (Division of DCP Area into Precincts and Sub-Precincts) and for which the standard requirements set out in Part 3.0 (Development in Precincts-Standard Requirements) have been met or exceeded.

Bonuses will not be considered for developments that do not deliver the stated Development Objectives or comply with the corresponding Precinct Intent.

- (b) Triggers for the consideration of development bonuses vary across the three precincts of the Regional Centre. Triggers also attract different levels of significance within the three precincts. For example, reduced on-site car parking is relatively more important in the Tourist Hub Precinct than it is within the Regional Core Precinct.

The extent of bonuses available is generally limited to building height and plot ratio (as provided for on Map 4.1 – Bonus Development Provisions). However, variation of carparking requirements is a bonus tied specifically to either mixed use development or the provision of reduced levels of on-site car parking in lieu of monetary contributions.

- (c) Triggers and the bonus elements for which development bonuses may be considered are detailed in Tables 4.1 to 4.3 for the Tourist Hub, Regional Core and Regional Frame respectively.

- (d) Tables 4.1 to 4.3 identify the priority, through use of different weighting's, of each bonus trigger.
- (e) 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 development will receive a performance weighting for building height, plot ratio and carparking bonus provision.
- (f) The Council will assess the bonus provision for building height and plot ratio using the following relationships:

Building Height Bonus = $\frac{Pw(BH)}{Tw(BH)} * BHB(max)$ where:-

- Pw(BH) is the development's performance for Building Height triggers.
- Tw(BH) is the maximum possible Trigger Weighting for Building Height available (Tables 4.1 to 4.3).
- BHB (max) is the maximum Building Height Bonus available - Refer Map 4.1 (Bonus Development Provisions).

Plot Ratio Bonus = $\frac{Pw(PR)}{Tw(PR)} * PRB(max)$ where:-

- Pw(PR) is the development's performance for Plot Ratio triggers.
- Tw(PR) is the maximum possible Trigger Weighting for Plot Ratio (Tables 4.1 to 4.3).
- PRB(max) is the maximum Plot Ratio bonus available - Refer Map 4.1 (Bonus Development Provisions).

For carparking bonuses refer to Section 3.8 (Carparking Provisions) of the DCP.

- (g) A development proposal which in the view of Council performs to its maximum potential in terms of all the 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 plot ratio bonus across the amalgamated site.
- (i) The Council may, at its discretion, allow bonuses and apply such additional trigger weighting to development which is:-
 - (i) not specifically identified in this DCP; and
 - (ii) in the Council's opinion consistent with the Desired Outcomes, relevant Precinct Intent and Development Objectives of this DCP and the interests of the community as a whole.

INSERT MAP 4.1 (BONUS DEVELOPMENT PROVISIONS)

TABLE 4.1 THE TOURIST HUB – BONUS TRIGGERS AND BONUS ELEMENTS

Bonus Consideration			
Trigger for Bonus Consideration	Building Height Max. Trigger Weight¹	Plot Ratio Max. Trigger Weight¹	Carparking²
Implementation of Urban Design Master Plan (where applicable) or other appropriate streetscape improvements	4	4	
Large existing sites in a single lot, or increased site area based on amalgamation of lots ³	3	3	-
Innovative and responsive building design	3	3	-
Provision of attractive and comfortable pedestrian areas	3	3	-
Mixed Use Development	3	3	Refer Section 3.8
Visual Permeability Above Podium	3	3	-
Building Set Backs (exceeding the Standard Development Requirements) ⁴	3	3	-
Access Rationalisation	2	2	-
Operational On-site Parking only ⁵	-	-	Refer Section 3.8
Landscaping and Public Amenities	3	3	-
Maximum possible Triggers Weighting	27	27	

Notes:

- 1 Building height and plot ratio bonus provisions are to be read in association with Map 3.1 (Standard Development Provisions), Map 3.2 (Standard Urban Design Requirements) and Map 4.1 (Bonus Development Provisions).
- 2 Carparking and access bonus provisions are to be read in association with Map 3.4 (Access Limitation Requirements [Traffic Routes], Map 3.5 (Access Requirements and Map 3.7 (Parking Contribution Area) and Section 3.8 (Carparking Provisions).
- 3 Minimum site area for an existing lot or amalgamated site to achieve the maximum trigger weight is 1500m².
- 4 This trigger does not apply to the first two storeys of a building fronting Bulcock Street.
- 5 Refer to Section 3.8 (Carparking Provisions).

TABLE 4.2 THE REGIONAL CORE – BONUS TRIGGERS AND BONUS ELEMENTS

Bonus Consideration			
Trigger for Bonus Consideration	Building Height Max. Trigger Weight¹	Plot Ratio Max. Trigger Weight¹	Carparking²
Implementation of Urban Design Master Plan (where applicable) or other appropriate streetscape improvements	4	4	
Large existing sties in a single lot, or increased site area based on amalgamation of lots ³	3	3	-
Mixed Use Development	3	3	Refer Section 3.8
High architectural quality providing attractive street front address	3	3	
Public Pedestrian Access to Pumicestone Passage ⁴ .	0	3	-
Access Rationalisation	2	2	-
Landscape and Pedestrian Facilities	2	2	-
Operational On-site Carparking only ⁵	-	-	Refer Section 3.8
Maximum Possible Triggers Weighting	17	20	

Notes:

- 1 The building height and plot ratio bonus provisions are to be read in association with Map 3.1 (Standard Development Provisions), Map 3.2 (Standard Urban Design Requirements) and Map 4.1 (Bonus Development Provisions).
- 2 The carparking and access bonus provisions are to be read in association with Map 3.4 (Access Limitation Requirements [Traffic Routes], Map 3.5 (Access Requirements) and Map 3.7 (Parking Contribution Area) and Section 3.8 (Carparking Provisions).
- 3 Minimum site area for an existing lot or amalgamated site to achieve the maximum trigger weighting is 1500m² in Sub-precincts A and C and 3000m² in Sub-precinct B.
- 4 Bonus applies only to development in Sub-precinct B.
- 5 Refer to Section 3.8 (Carparking Provisions).

TABLE 4.3 THE REGIONAL FRAME – BONUS TRIGGERS AND BONUS ELEMENTS

Bonus Consideration	
Trigger for Bonus Consideration	Plot Ratio Max. Trigger Weighting¹
Site Area ²	3
Access Rationalisation	3
Landscape and Pedestrian Facilities	3
Maximum Possible Triggers Weighting	9

Notes:

- ¹ The plot ratio bonus provisions need to be considered in conjunction with Map 3.1 (Standard Development Provisions), Map 3.2 (Standard Urban Design Requirements) and Map 4.1 (Bonus Development Provisions).
- ² Minimum site area 6000m².

5.0 DEVELOPMENT ON KEY SITES

5.1 Context and Relationship to Other Parts of the DCP

This part of the DCP identifies Key Sites which require specific design solutions in order to maximise development opportunities.

In considering development applications on nominated Key Sites, Council will have regard to the specific intent statements provided in this part. In addition to the precinct Development Objectives provided in Part 2.0 (Division of DCP Area into Precincts and Sub-Precincts), development on Key Sites will be required to achieve the specific intent provided in this part in order to be eligible for the development bonuses provided for in Part 4.0 (Bonus Provisions).

5.2 Key Sites

The Key Sites shown on Map 5.1 (Key Sites) have been identified as sites with significant redevelopment opportunities within the Caloundra Regional Centre.

The overall objective for the Key Sites is to encourage high quality development which:-

- incorporates outstanding levels of architectural and landscape design;
- responds to the particular site's importance as an entrance statement to the Tourist Hub; and
- reflects and maximises the opportunities provided by the sites prominent location or attributes.

Specific intent statements for Key Sites are as follows:-

5.2.1 Cnr Bulcock Street and Centaur Street (Palm Breeze Motel Complex)

- (a) In conjunction with the Tivoli Complex on the opposite corner of Bulcock Street, it is intended that any redevelopment on the Palm Breeze Motel site will function as a gateway building for the western entry and approach to the Tourist Hub.
- (b) As a gateway site, development is to signal the approach and entry into Bulcock Street. This may be achieved in a variety of ways, primarily by creating a distinct street presence to both the Bulcock Street and Centaur Street frontages of the site. In this regard, the orientation and built form of the development will need to create visual interest on the approach from the west.

5.2.2 Cnr Bulcock Street and Tay Avenue (Tivoli Complex)

- (a) This Key Site will complete the western gateway to the Tourist Hub and function as the gateway 'twin' to development on the Palm Breeze Motel site. Development should also act as a marker for Tay Avenue which leads to and from the Esplanade.
- (b) Development on this site should accentuate visual and physical linkages to Pumicestone Passage. Through appropriate orientation and built form, the development should take advantage of the site's unique shape with two highly discernible frontages.

5.2.3 Cnr Minchinton Street and Ormuz Avenue (Kronks Motel Complex)

- (a) If amalgamated, this site has the potential to be one of the key development sites in the Regional Centre. It is intended that this site should be developed as an integrated complex with multiple towers to achieve visual permeability through the site.
- (b) Development should take advantage of the entire 'block length' frontages of the site to provide a fully integrated streetscape which complements the Caloundra Civic Cultural Centre across the road. This site along with the Civic Cultural Centre site and Council Administration Building site should form a design precinct.
- (c) It is intended that the ultimate form of development of the site will be subject to the preparation of a Site Master Plan.

5.2.4 Cnr Minchinton Street, Suller Street and Nutley Street (Caloundra Civic Cultural Centre)

- (a) In conjunction with the Kronks Motel Site, the Caloundra Civic Cultural Centre Site is to signal the northern approach and entry into the Tourist Hub.
- (b) Any redevelopment of this site should incorporate provisions for performing a similar role and function to the current building and form part of the design precinct mentioned in 5.2.3 above.

5.2.5 The Tripcony – Hibiscus Caravan Park Site

- (a) The Tripcony-Hibiscus Caravan Park is perhaps the most strategically located site within the Caloundra Regional Centre with great potential to impact upon the future function and image of the centre.
- (b) Whilst the site is recognised as being potentially suitable for a range of higher and better uses, any redevelopment should focus on the retention of a significant portion of the site in publicly accessible open space.
- (c) It is intended that this site should be developed as an integrated residential and commercial complex incorporating a signature entrance park, a waterfront park linking Leach Park with Maloja Avenue and a waterfront landing. It is also intended that an open space link be provided through the middle of the site thereby providing a focus for the creek inlet which traverses the site in a north-south direction. The creation of an open space 'frame' will also provide permeability to the site and create an attractive gateway to the Tourist Hub and Golden Beach.
- (d) Development of this site should be sensitively designed to integrate with the Open Space 'frame' and provide casual surveillance of these areas.
- (e) The ultimate form, type and density of development on the site is to be determined as part of a master planning exercise involving both the community and Council.

5.2.6 The Caloundra Hotel Site

- (a) This Key Site is a significant landholding at the eastern end of the Tourist Hub. The site is located on elevated land and enjoys spectacular views over northern Moreton Bay and the Glass House Mountains.
- (b) Development on this site shall accentuate the natural topography and act as a significant orientation landmark. Such a prominent location does however require

sensitive treatment and it is considered critical that development on this site should respect its setting. Redevelopment of this site shall be sensitive to the maintenance of long views towards Golden Beach from the streets and approaches to the north of the site.

- (c) Active tourist related and retail uses are preferred for the Bulcock Street frontage, wrapping around into Knox Avenue as permitted under the management of access (Map 3.5 – Access Limitation Requirements). In accordance with Map 3.1 (Standard Development Provisions) a minimum front boundary setback of four (4) metres is required to Knox Avenue for the first two storeys. Permanent residential or tourist accommodation would be suitable uses for the upper storeys.

5.2.7 The Old Caloundra Post Office Site

- (a) If amalgamated with adjoining land to the west, this site forms a substantial land holding at the top end of Bulcock Street. Development on this site will need to be sensitive to the natural topography whilst acting as a significant orientation landmark.
- (b) Residential/Tourist Accommodation uses are envisaged on this site in accordance with the Table of Development for the Tourist Hub Precinct.

INSERT MAP 5.1 (KEY SITES)

6.0 URBAN DESIGN MASTER PLAN

6.1 Introduction

This Urban Design Master Plan (the Master Plan) has been prepared in conjunction with the Caloundra Regional Centre Development Control Plan (DCP). The preparation of the Master Plan as part of this process has allowed the opportunity to consider the overall urban form of the Caloundra Regional Centre and determine opportunities, redress current weaknesses and help foster appropriate redevelopment within a preferred streetscape framework.

The Master Plan has been developed to ensure that urban design and streetscape themes are appropriately projected throughout the Caloundra Regional Centre. Ultimately the Master Plan, in conjunction with an approved Streetscape Design Manual, will provide for the creation of integrated and coherent streetscapes with consistent use of materials, furnishes, finishes and landscaping.

The Master Plan is intended to convey the preferred concepts and themes for the various streetscapes, public spaces and private land interfaces, located in the Tourist Hub and Regional Core. The intention being to provide a broad framework that will control and contribute to the overall identity and vitality of the Caloundra Regional Centre.

An overview of the Master Plan is provided as Figure 6.1 (Caloundra Regional Centre Concept Plan), more specific detail is provided in the following sections.

6.2 Intent and Application

It is intended that the design of the centre's built form, streetscapes and landscaping will be functional, attractive and be reflective of local character and heritage. This will result in a strong sense of place that reflects the unique character of Caloundra City and is appropriate to a regional centre. A high standard and quality of design will add significantly to the attraction and viability of the centre, particularly within the Tourist Hub.

It is intended that the Master Plan will be progressively implemented through the redevelopment of sites in the Caloundra Regional Centre. **Under the DCP, substantial weight is to be given to the implementation of the Master Plan when assessing development applications seeking development bonuses.** It is also intended that Council's Streetscape Program will contribute to the implementation of the Master Plan, future detailed design and the proposed Streetscape Design Manual.

Proponents of development applications (seeking development bonuses) in the Caloundra Regional Centre will be required to implement the Master Plan for the frontage(s) of their development site. Proponents are encouraged to discuss their proposal with Council's Growth Management Unit and Urban Designer to ensure that it fulfils the intent of the Master Plan prior to lodgement of a development application.

Whilst the Master Plan is primarily concerned with the creation of high quality public space and appropriate interfaces between the private and public realm, comments have also been provided regarding architectural principles and the form of development within individual sites.

Ideally it is intended that development of sites within the DCP area should be:-

- in accordance with the Caloundra Regional Centre Concept Plan (Figure 6.1) and any further proposals or schemes as determined by Council;
- have regard to the principles as outlined in the General Design Guidelines, concerning both Architectural and Streetscape Elements (Sections 6.5 and 6.6 respectively); and
- in accordance with the particular intents and criteria established for the various Master Plan Units (Map 6.2).

6.3 Components of the Master Plan

The Urban Design Master Plan comprises the following components:-

- **Caloundra Regional Centre Concept Plan**

The concept plan (Figure 6.1) provides a contextual overview of a variety of proposed public spaces, enhancements and urban design precincts. It broadly outlines the preferred direction and combination of public and open space uses and themes.

- **General Design Guidelines**

General design guidelines have been formulated to highlight some of the relevant urban design principles which can be applied to development in the Caloundra Regional Centre. Generally, they encourage the maintenance, consolidation and enhancement of the established townscape structure of the Regional Centre.

Variation will be encouraged by Council where it can be demonstrated that the modification achieves other goals and leads to greater accordance with the intent of the particular Master Plan Unit concerned.

- **Master Plan Units**

The Tourist Hub and Regional Core precincts have been divided into Master Plan Units (Map 6.2), as a means of providing a more responsive approach to guiding the future form and character of development and streetscape improvements.

The individual Master Plan Units have been determined following consideration of the contribution of these units to the planned area.

6.4 Caloundra Regional Centre Concept Plan

The following Concept Plan (Figure 6.1) indicates the general intent of various public spaces, urban elements, enhancements and urban design precincts. It outlines the preferred objective of each area and the preferred combination of public and open space uses and themes.

Proponents of development applications (seeking bonuses) will be required to demonstrate how the development contributes to the implementation of the Concept Plan.

INSERT FIGURE 6.1 (CALOUNDRA REGIONAL CENTRE URBAN DESIGN CONCEPT PLAN)

6.5 General Design Guidelines : Architectural Elements

6.5.1 City Form

The town structure will focus upon the Tourist Hub with Bulcock Street and Bulcock Beach being the main activity spines and pedestrianised areas within the Caloundra Regional Centre. Strong visual and pedestrian links between Bulcock Street and Bulcock Beach will be developed and will provide human scale, pedestrian friendly, shaded and comfortable streetscapes.

It is intended that the diverse streetscapes contained within the Caloundra Regional Centre will invite a range of appropriate building forms, street frontages and innovative design solutions.

The network of laneways are a positive asset to the overall function, service access and pedestrian permeability of the centre and are to be enhanced by sensitive and appropriate treatment. In this regard adjacent development should contribute to the provision of a comfortable and safe pedestrian environment along these laneways in conjunction with the traditional service based role of the laneways.

6.5.2 Building Form

Building form collectively plays a dominant role in determining the character of the Tourist Hub and Regional Core. In the evolution of the centre each decision on the form or shape of a new building is important.

Building shapes which complement the existing street pattern are to assist in forming cohesive and legible public spaces. If the building form for each site is decided in isolation then the resulting streetscape is likely to consist of unrelated buildings which disregard their context and collectively create a disjointed character. It is worth noting that the Caloundra Regional Centre is at a critical stage in this development process.

For example the maintenance of the predominant setback, vertical scale, frontage length and texture of the various shopfronts that front Bulcock Street is essential to the overall character of the main street. This form has developed as a result of the fine grained subdivision pattern (with narrow road frontages) along Bulcock Street. Future development on amalgamated sites may have a detrimental effect upon this character if this existing built form and scale is not reiterated.

The right combination of setback and tower heights above podium should also be carefully determined to ensure that adjacent streetscapes and developments are not impacted upon by overshadowing and to ensure that streets are not overly dominated by building height and structure.

The location and form of a building on its site can significantly affect views along streets. Therefore building design should take into account the way it will be viewed. In particular, buildings in the following locations require careful consideration of siting and design issues so that views are not detrimentally affected:

- on a slope, ridgeline or highly visible location;
- at the end of a street or vista;
- in the vicinity of an existing landmark or building of historic or community interest; and
- on the edge of the Regional Centre, Tourist Hub or at one of its entrances.

6.5.3 Prominent Corners

Within the Tourist Hub and Regional Core, buildings and public spaces on significant corner sites are intended to play a vital role in creating the character and legibility of the centre. Due to the established form of Caloundra Regional Centre some of these corner sites assume greater importance than others.

Generally, these are located at the major entrances to the centre on intersections with significant streets. Gateway buildings on corners should be designed to be visual landmarks in the city townscape. Some of these sites have been identified as Key Sites in Part 5.0 (Development on Key Sites) of this DCP.

The design of corner buildings has a greater impact on the character of a street or precinct because of its visual prominence. Following are some general principles which should be considered in respect to buildings on significant and prominent corner sites:

- contribution can be made to the definition of intersections and street entrances (often this will assist in establishing the desired linkages between Bulcock Street and Bulcock Beach);
- prominent corners can be enhanced through the use of well-scaled, vertical building elements;
- corner buildings can reflect the variable streetscape requirements of streets with differing widths and facade scale; and
- City gateway buildings should be visually dominant and of a high design and construction standard as well as adhering to siting and scale requirements for a corner location.

6.5.4 Building Alignment

Development, which is consistent with the pattern of existing development is encouraged. A new building may disrupt this pattern when it is setback or placed at an angle which is inconsistent with the street.

In the Tourist Hub and particularly along Bulcock Street, buildings should generally abut the street frontage to create a relatively continuous edge of built form. Building alignment at street level should define and relate to the major streets and public places.

In the Regional Core and Regional Frame precincts building alignment can be more variable than in the Tourist Hub as the established character may require different siting and setback design. Generally, the design should ensure that the building relates to neighbouring development and does not detract from the continuity of existing built form.

6.5.5 Building Orientation

This section is concerned with how a building is located on its site and the direction it faces. Building orientation should reflect and define the major streets and public spaces.

The Tourist Hub precinct is generally characterised by buildings which address their frontage. For developments that incorporate a tall building the desired orientation of both the podium base and the tower above should address the street grid.

The Centrepoint development is an example of a development in which the tower above podium does not address the street and the levels below podium do. In this case the development has provided other features such as through-site links, on-site open space, appropriate tower setback and street furniture and landscaping within public/private interface areas.

A buildings major facade(s) should address the public realm of the street to project the buildings image and contribute to desired streetscape character. Depending upon setting, height and relationship with surrounding buildings, the side and particularly the rear elevations of a building, can be more utilitarian in nature.

6.5.6 Scale of Development

To reinforce desired scale and character in the form of new buildings in the Caloundra Regional Centre, factors of scale, height and massing of the podium base and towers above podium should be carefully considered. The Master Plan encourages development of a scale which conforms with that of surrounding buildings and streetscape.

- *Height:* Achieving the right ratio of building height (or podium height with tower setback) to street width will complement the spatial character of the established streetscape and will reduce the impacts of overshadowing on the street and neighbouring development.
- *Mass:* In order to complement the scale of the existing streetscape new buildings should blend with rather than dominate space. If a development is to be substantially bigger than its neighbours the new building should be articulated to reduce its apparent mass when viewed from the street. In combination with building articulation, well considered colour schemes can also be used to reduce visual impact.
- *Podium base:* On certain sites within the Tourist Hub the permitted height of new buildings may far exceed the established streetscape height. To minimise the impact of a new oversized development within a streetscape a podium is required. The podium or building base can be designed to fit within the existing streetscape. By creating a podium, new buildings can complement the existing scale and streetscape texture of development, reduce adverse amenity impacts and introduce additional detailing to improve pedestrian amenity at street level. For example, the podium can be more detailed in its design than the facade of the upper tower. The contribution of a new building to the streetscape is largely assessed by its presentation at ground level which is the entry point and the edge between the public space of the street and the private space of the building.

6.5.7 Amenity

The Master Plan promotes a high quality public environment by encouraging developers to contribute to the amenity of adjoining public spaces. The Tourist Hub and Regional Core are places where the pedestrian should feel welcome and comfortable.

Development can improve the public environment through the provision of pedestrian shelter, access and through-site links and open space. Generally, buildings should also incorporate design elements to minimise detrimental effects of overshadowing, wind (wind conditions are improved by a podium base to towers) and glare (limits on the use of reflective glass are included in Section 3.2.5 - Use of Reflective Glass on Buildings).

Access and Through-Site Links

Pedestrian arcades and laneways currently add interest and pedestrian permeability to the Regional Centre as well as functioning as service accesses. The quality of design detail and/or landscaping provided should enhance these public environments. A diversity of through-site links will be encouraged and may take the form of arcades, lanes, pedestrianised streets or widened footpaths.

Pedestrian Protection (Awnings)

The DCP requires some developments to provide pedestrian shelter in the form of awnings, canopies, balconies or verandahs (refer Map 3.2 – Standard Urban Design Requirements). In the Tourist Hub and Regional Core existing developments typically provide cantilevered awnings as rain and sun shelter. This is desirable along the full length of active frontages in the Tourist Hub and Regional Core. The existing built form in Bulcock Street predominantly provides this form of pedestrian amenity and this is seen as a desirable feature.

In areas where this is not specifically required by the DCP, shading of pedestrian areas may be provided by carefully designed structures like light-weight free standing awnings as well as street ‘canopy’ tree plantings (in accordance with Council determined or established street tree species).

Internal Open Space

In the Tourist Hub Precinct defacto-public space can be incorporated and designed within the site boundaries of the development. Whilst it is generally required to build to the front boundary for the length of developments fronting Bulcock Street and other areas in the Tourist Hub, it is still possible to locate dining areas (similar in effect to broader footpath spaces) within the site. This may be achieved through the use of bi-fold doors and the like. In these situations level changes and appropriate pavement treatments need to be considered to define the boundary of the development.

6.5.8 Design

Design that incorporates elements integral to Caloundra’s identity and generates site specific solutions is strongly encouraged. For example, developments should contribute to associated footpath areas and be of a coastal, sensitive and climate conscious construction.

Other architectural principles which should be considered in order to effectively integrate new development into the established streetscapes, are:

- composition and proportion: rhythm and pattern can create distinctive streetscape character;
- articulation and modelling of facades: visual interest and diversity, creation of shade and shadow;
- fenestration: placement of windows and building openings; and
- materials, colours and finishes: significant in blending new buildings with their setting.

6.5.9 Cultural Heritage

The incorporation of remaining heritage items and buildings (or typical detailing) in the future development of the Regional Centre would be advantageous in terms of cultural development and tourism appeal. The retention and strengthening of existing linkages to the past is to be encouraged. Notable sites include Tripcony’s Sea Wall, Bulcock Beach Sea Wall, Clarke’s Ice Works, Thomason’s Shop (6 Bulcock Street), Comino’s Drapery Shop (26 Bulcock Street), Shannon’s Shoes (31 Bulcock Street) and various residences (Harmony Lodge, Gralton, Isis, Moreton, The Chalet, 12 Latona Avenue, Dyne’s House, Maloney’s House and various holiday houses in Leeding Terrace).

6.6 General Design Guidelines : Streetscape Elements

It is intended that Council will develop a Streetscape Design Manual for the Caloundra Regional Centre. This document will detail and specify various streetscape elements for use in public spaces and private land interface areas. The manual will outline various elements, including required specification, treatments, materials and detailing for:

- pavements and hard stand areas;
- alfresco dining areas;
- street furniture;
- colour schemes;
- signage;
- lighting; and
- streetscape planting.

Until such time as the Streetscape Design Manual is developed and adopted by Council, streetscape details are to be determined in consultation with Council's Urban Designer and will be subject to Council specification and approval.

6.6.1 Pavements

Typically, pavements are a significant expense within streetscape schemes, therefore the selection of materials is particularly important.

Pavements within public spaces should be designed and constructed in accordance with the Streetscape Design Manual. The approved pavement treatment(s) will be required to meet certain criteria, including the following:

- provision of a level and barrier free walking surface;
- provide footpaths and public spaces of an appropriate civic standard;
- be robust and able to cope with high wear conditions over time (with predictable maintenance costs);
- be able to be applied in a creative manner in order to convey the preferred design and theme;
- ability to provide visual interest and to express individuality within the paving system;
- ability to incorporate art pieces and other integrated items and fixtures (pit covers etc.); and
- ability to be applied consistently throughout the centre in terms of material, colour palette and surface textures.

A consistent theme in footpath paving will act as a visually unifying element for the Tourist Hub and over time this area should be repaved to new and consistent designs to ensure that it is perceived as an integrated and attractive centre. The colour scheme will need to be carefully selected and set out, and footpaths will be sufficiently wide to comfortably cater for expected pedestrian volumes.

Appropriate pavement layouts for the various streetscapes and spaces within the Caloundra Regional Centre are discussed in Section 6.7 (Master Plan Units). A controlled and semi-formal layout and patterning is preferred for Bulcock Street and the adjoining streetscapes to the north of the main street.

In the Bulcock Beach and Esplanade areas, a more casual freeform set-out and patterning is intended to visually and thematically link public spaces to the beach and Pumicestone Passage. The streets connecting Bulcock Street to Bulcock Beach are intended to be the transitional areas creatively merging the two pavement themes.

6.6.2 Street Furniture

Street furniture within public spaces and private land interfaces shall be in accordance with Council specification and the Streetscape Design Manual. It is intended to develop a standard range of items for use within the Regional Centre that is suited for use in the foreshore, open space and park areas of the Regional Centre in addition to the more civic and urban spaces in and around Bulcock Street.

A selection of purpose designed items will be created and these will be coordinated in terms of materials, colours and style, and could incorporate themes developed by artists/designers to reflect the character of Caloundra. The furniture will be constructed from robust materials capable of withstanding coastal conditions in a contemporary style and able to incorporate preferred streetscape and cultural themes.

Within the various open space and park areas associated with Bulcock Beach, furniture elements are to cater for families and other groups. Structures should be coordinated with street and park furniture and would include bus shelters, wind screens, shade structures and entry structures.

6.6.3 Lighting

Lighting and lighting fixtures will be provided to Council specification and in accordance with the proposed Streetscape Design Manual. Appropriate lighting is critical to the viability of the Caloundra Regional Centre as a safe night time area. The lighting will be designed to:-

- be in accordance with Crime Prevention through Environmental Design (CPTED) principles to provide personal safety and security in carparks and linking pathways;
- enable vehicular and pedestrian traffic to circulate safely;
- be visually and aesthetically interesting; and
- not create unwanted glare for residents of adjoining sites.

Lamp posts and lighting fixtures are to be consistent with the Streetscape Design Manual.

6.6.4 Sculptures and Artwork

A program of adding public artworks to the streetscape over a number of years will improve the quality of the streetscapes and assist in capturing local distinctiveness and various themes (cultural, historic, natural, coastal, environmental etc.).

Council will encourage the provision of art in the Regional Centre's public places to be provided as part of new development particularly for those developments seeking bonuses. Primarily, the focus will be upon the public spaces and private land interfaces in the Tourist Hub and specific areas of the Regional Core. The implementation of artworks will be in accordance with Council's Art in Public Places Policy and Public Art Master Plan.

6.6.5 Planting

Planting within public spaces and private land interfaces shall be designed and constructed subject to Council approval and in accordance with the Streetscape Design Manual and the Caloundra City Council Street Tree Manual.

Integration of appropriate flora within urban areas is desirable for aesthetic and environmental reasons. In the Tourist Hub landscaping will principally be limited to the provision of street trees, groundcovers and discrete planter areas.

There is an opportunity to establish a green canopy and seasonal interest within the streets surrounding the Tourist Hub where this is not inhibited by awnings or other structures. In many cases this will include planting in footpath areas and possibly to the edge of carriageway areas.

Generally a broad palette of street tree species is envisaged with several thematic options available. Selection of street tree species is to be in accordance with the Caloundra City Council Street Tree Manual. Detailed planting design within precincts will necessitate the examination of

each street, block or urban situation with planting set-out and species specified accordingly. Additional guidance on this issue is provided by the Caloundra City Council Policy Statement : City Beautification – Street Tree Program.

Siting of street tree and major shrub plant species should incorporate the assessment of potential to cause disturbance to underground infrastructure and adjacent structures. Prudent mitigation measures should be taken to minimise potential disturbance, for example the provision of root-barriers or implementation of a tree pruning regime.

In the Regional Core and Frame precincts the landscaping area should be variously applied to enhance street appearance, soften the visual impact of buildings and hard paving areas, screen car parking areas and service areas and to act as buffer areas to adjoining development.

Caloundra City Council Local Planning Policy : Landscaping and Screening (PDLPP3.2/01) provides some guidance to appropriate plant species. In particular, refer to the Attachment 2 listings titled *Foreshore/Salt Spray Areas, Coastal Plain and Hinterland, Tall and Large Trees suitable for Framing/Sealing Multi-Storey Buildings Subject to Salt Spray (Foreshore Areas)* and *“Hardy” Groundcovers, Low Growing Plants Tolerant of Salt Spray.*

6.7 Master Plan Units

The Tourist Hub and Regional Core Precincts have been divided up into various Master Plan Units as indicated on Map 6.2 (Master Plan Units).

The following pages are intended to provide an outline of the preferred character of streetscape improvements and associated development in the various streetscapes which make up the Tourist Hub and Regional Core.

Proponents of development applications (seeking bonuses) will be required to demonstrate how the development contributes to the stated intent of each Master Plan Unit. The incorporation and development of other appropriate, original and innovative ideas/themes are not intended to be hindered by the stated intent of each Master Plan Unit.