



## Amendment Instrument

# Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) and Planning Scheme Policy (Amendment) No. [to be inserted] – Historic Cultural Heritage

Post Notification Ministerial Review Version

February 2020

Made under the *Planning Act 2016*, section 20 (Amending planning schemes under Minister's rules) and section 22 (Making or amending planning scheme policies)

This amendment has effect on and from [to be inserted]



## 1. Short title

This amendment instrument may be cited as the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) and Planning Scheme Policy (Amendment) No. [to be inserted] – Historic Cultural Heritage*.

## 2. Commencement

This amendment instrument has effect on and from [to be inserted].

## 3. Purpose

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) and Planning Scheme Policy (Amendment) No. [to be inserted] – Historic Cultural Heritage* is to revise and update the planning scheme provisions relating to cultural heritage. This includes amendments to:

- (a) the Strategic framework, to clarify the intent of the strategic provisions relating to local heritage places and character areas;
- (b) the tables of assessment in section 5.10 'Categories of development and categories of assessment – overlays' to introduce an assessment trigger for land in proximity to a local heritage place, to make refinements to the range of building work that triggers assessment, to exempt material changes of use within an existing building in character areas from assessment, as well as clarifying the range of works (including demolition, relocation or removal works) that trigger different levels of assessment under the Heritage and character area overlay code;
- (c) the local planning provisions in Part 7, to make specific changes related to individual places (including to the Lighthouse View Protection Area in the Caloundra local plan and the removal of the 'Other Place of local character significance' local plan element present in Eumundi and Glass House Mountains), as well as other changes to facilitate the implementation of the proposed revisions to identified local heritage places and character areas;
- (d) the Heritage and character areas overlay code (Part 8, s8.2.9), to include amendments that improve the practical workability of the code, as well as providing consistent coverage of development in proximity to a local heritage place;
- (e) Schedule 1 Definitions, to introduce revised definitions for 'character area' (replacing the term 'neighbourhood character area'), 'character building', 'exempt vegetation clearing' and a new definition - 'land in proximity to a local heritage place', to give effect to revisions to the Heritage and character areas overlay code;
- (f) the Heritage and character areas overlay code mapping in Schedule 2, to incorporate revised mapping of local heritage places and character areas, as well as the introduction of mapping to indicate character buildings and land in proximity to a local heritage place;
- (g) SC6.10 Planning scheme policy for the heritage and character areas code, to incorporate revised and expanded place information reflecting the recommended revisions to local heritage places and character areas; and
- (h) address other consequential operational matters.

## 4. Amendment table

This amendment instrument amends the component of the *Sunshine Coast Planning Scheme 2014* in Table 1, Column 1, in respect of the planning scheme provisions stated in Table 1, Column 2, in the manner stated in Table 1, Column 3.

**Table 1 Amendment table**

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 3 (Strategic framework), section 3.8 (Community identity, character and social inclusion)	Section 3.8.4 (Element 3 – Cultural heritage and character)	Amend as shown in <b>Appendix A</b> .
Part 5 (Tables of assessment), 5.10 (Categories of development and categories of assessment – overlays)	Table 5.10.1 (Overlays) – Heritage and character areas overlay (all categories)	Amend as shown in <b>Appendix A</b> .
Part 7 (Local plans)	All Local plans except for s7.2.7 Caloundra West and s7.2.24 Peregian South	Amend as shown in <b>Appendix A</b> .
Part 8 (Overlays)	Section 8.2.9 (Heritage and character areas overlay code)	Amend as shown in <b>Appendix A</b> .
Schedule 1 (Definitions)	SC1.2 (Administrative definitions)	Amend as shown in <b>Appendix A</b> .
Schedule 2 (Mapping)	All Heritage and character areas overlay maps  Local plan elements maps for Caloundra (Figure 7.2.6A), Eumundi (Figure 7.2.10A) and Glass House Mountains (Figure 7.2.12A)	Amend as shown in <b>Appendix B</b> .
Schedule 6 (Planning scheme policies)	SC6.10 Planning scheme policy for heritage and character areas overlay	Amend as shown in <b>Appendix A</b> .

As a consequence of the amendments in Table 1, this amendment instrument also makes consequential amendments to the component of the *Sunshine Coast Planning Scheme 2014* in Table 2, Column 1, in respect of the planning scheme provisions stated in Table 2, Column 2, in the manner stated in Table 2, Column 3.

**Table 2 Consequential amendment table**

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 7 (Local plans)	All Local Plan Elements Maps except those corresponding to s7.2.7 Caloundra West and s7.2.24 Peregian South	Updated to reflect the revisions to the Heritage and character areas overlay mapping (local heritage places and character areas).
Schedule 6 (Planning scheme policies)	SC6.17 Planning scheme policy for the transport and parking code	Amend as shown in <b>Appendix A</b> .

## Appendix A Amendment schedule (text)

### Part 3

#### (Strategic Framework)

Theme 6 – Community identity, character and social inclusion

- (i) Building forms, landscaping and signage complement landscape features and provide for these features to remain intact and undiminished.

**Table 3.8.2.1 Regionally significant landscape features**

Landscape features		
Mountains, ridgelines, escarpments and foothills	<ul style="list-style-type: none"> <li>• Blackall Range</li> <li>• Conondale Range</li> <li>• Mooloolah Range</li> <li>• Glass House Mountains</li> <li>• Mount Cooloom</li> <li>• Mount Eerwah</li> <li>• Mount Emu</li> </ul>	<ul style="list-style-type: none"> <li>• Mount Mellum</li> <li>• Mount Ninderry</li> <li>• Mount Peregian</li> <li>• Peachester escarpment</li> <li>• Maleny escarpment</li> <li>• Buderim escarpment</li> </ul>
Waterways	<ul style="list-style-type: none"> <li>• Mary River</li> <li>• Maroochy River</li> <li>• Mooloolah River</li> </ul>	<ul style="list-style-type: none"> <li>• Pumicestone Passage</li> <li>• Stanley River</li> </ul>
Water bodies	<ul style="list-style-type: none"> <li>• Cooloolabin Dam</li> <li>• Ewen Maddock Dam</li> <li>• Lake Baroon</li> </ul>	<ul style="list-style-type: none"> <li>• Wappa Dam</li> <li>• Lake Weyba</li> </ul>
Other landscape elements	<ul style="list-style-type: none"> <li>• Beaches</li> <li>• Parabolic high dunes</li> <li>• Coastal headlands</li> </ul>	<ul style="list-style-type: none"> <li>• Islands, particularly Mudjimba Island and Bribie Island</li> <li>• Ocean.</li> </ul>

### 3.8.3 Element 2 – Sub-tropical character and locally responsive design

#### 3.8.3.1 Specific outcomes

- (a) The sub-tropical character of the Sunshine Coast is reflected and enhanced throughout the built environment.
- (b) Sub-tropical landscapes, including appropriate street tree planting create shade and cooling micro-climates, and attractive, leafy urban environments.
- (c) A high standard of urban design and landscaping is provided that:-
- (i) is sensitive to a local setting as described in local plans;
  - (ii) enhances the character, identity, and natural and cultural associations of the local area;
  - (iii) reinforces the positive elements of character, identity and landscape of the local area;
  - (iv) responds to relevant topographic and landscape influences;
  - (v) contributes to a sense of place and the creation of pleasant, living environments; and
  - (vi) creates healthy and safe environments that support community activity and participation, healthy lifestyles and the prevention of crime.
- (d) The height of buildings and other structures recognises the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low-medium rise built form which is intentionally distinct from other places in metropolitan South East Queensland.
- (e) Areas of higher buildings are limited to *regional activity centres* and nominated areas within the Sunshine Coast Enterprise Corridor which are intended to be the focus for economic activity, tourism and infill residential development.

### 3.8.4 Element 3 – Cultural heritage and character

#### 3.8.4.1 Specific outcomes

- (a) Places of cultural heritage significance, including areas of built environment character, areas of *streetscape* and landscape heritage, and Aboriginal and non-aboriginal places are protected and managed in accordance with the Australia ICOMOS Burra Charter.

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**Part 3** (Strategic Framework) Theme 6 – Community identity, character and social inclusion

- (b) Development is sensitive in its design response and the manner in which it relates to and addresses places of cultural heritage significance.
- (c) Where a distinctive historical character is formed by a cluster of buildings or *streetscapes*, that character is maintained and, ~~where possible~~, enhanced.
- (d) The adaptive re-use of *local heritage places* is encouraged where sympathetic to cultural heritage values.

### 3.8.5 Element 4 – Community, educational and cultural facilities

#### 3.8.5.1 Specific outcomes

- (a) A diverse and appropriate range of community services and facilities are provided to support the physical, safety, cultural, educational, health and social needs of the Sunshine Coast Region and are connected by *active transport networks*.
- (b) Major regional social infrastructure and services and community and cultural facilities are directed to the Maroochydore Principal Regional Activity Centre so as to reinforce the role of this centre, provide a focus for facilities and services, reduce transport demands and provide better access to facilities and services for the whole of the region.
- (c) Other types of social infrastructure and services and community and cultural facilities are generally established within *regional activity centres* to support their role in servicing the needs of sub-regional population catchments.
- (d) Community meeting places that are integrated with community facilities and/or open space and sport and recreation facilities and which encourage the congregation or people and community interaction are established within activity centres.

### 3.8.6 Element 5 – Open space and sport and recreation facilities

#### 3.8.6.1 Specific outcomes

- (a) Open space and sport and recreation facilities are well located, and designed to encourage healthy, active living and to support the outdoor lifestyle enjoyed by residents and visitors to the Sunshine Coast.
- (b) All communities have the opportunity to access green areas and green corridors throughout the urban environment including through ensuring that new development contributes to the availability of useable on-site open space, public space and communal areas to promote activity and community interaction.
- (c) Regional recreational trails provide key corridors for exploring rural and natural landscapes outside of urban areas.

### 3.8.7 Element 6 – Inclusion and equity

#### 3.8.7.1 Specific outcomes

- (a) People of all abilities are able to access and utilise meeting places, community facilities, open space and other places of community interest.

### 3.8.8 Strategic framework maps

- (1) **Strategic Framework Map SFM 6 (Community identity, character and social inclusion elements)** identifies elements of the strategic framework as relevant to the community identity, character and inclusion theme and in particular identifies the following:-
  - (a) The regional inter-urban break separating the Sunshine Coast from the Brisbane to Caboolture metropolitan area;

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Part 5 (Tables of Assessment - Table 5.10.1 Overlays)

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
Tourism zone in Precinct TOU2 (Aussie World).		
<b>Material change of use</b> if:- (a) not exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map; and (b) for a use other than a <i>dual occupancy</i> or <i>dwelling house</i> .	No change	<ul style="list-style-type: none"> <li>Height of buildings and structures overlay code</li> </ul>
<b>Building work not associated with a material change of use</b> if exceeding the maximum height specified for the <i>site</i> on the applicable Height of Buildings and Structures Overlay Map <sup>14</sup> .	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Heritage and character areas overlay – where involving or adjoining a local heritage place<sup>15</sup></b>		
<b>Material change of use</b> if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map.	<b>Code assessment</b> if the change of use:- (a) will not <u>result in building work involve involving the complete or partial</u> demolition, relocation or removal of <u>elements that contribute to the significance<sup>16</sup> of a local heritage place</u> ; and (b) is provisionally made accepted development by a table of assessment for material change of use.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
	<b>Impact assessment</b> if the change of use will result in building work involving <u>the complete or partial</u> demolition, relocation or removal of <u>elements that contribute to the significance<sup>16</sup> of a local heritage place</u> .	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
	<b>No change</b> if not otherwise specified above.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Reconfiguring a lot</b> if:- involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map; <u>or on a lot or premises adjoining a State heritage place or local heritage place as identified on a Heritage and Character Areas Overlay Map.</u>	No change	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Building work not associated with a material change of use</b> if involving a <i>local heritage place</i> as identified on a Heritage and Character Areas Overlay Map, <u>other than maintenance works that do not affect the external appearance or integrity of elements that contribute to the significance<sup>16</sup> of a local heritage place.</u>	<b>Code assessment</b> if the building work does not involve the <u>complete or partial</u> demolition, relocation or removal of <u>elements that contribute</u>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>

<sup>14</sup> Note—in accordance with Note 1 on the applicable Height of Buildings and Structures Overlay Map, for development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Height of buildings and structures overlay code.

<sup>15</sup> Note - The planning scheme depicts *State heritage places* for information purposes only. *State heritage places* should be identified by checking the State heritage register. Development involving a *State heritage place* is subject to the provisions of the *Planning Regulation 2017*.

<sup>16</sup> Note - The heritage significance of each *local heritage place* is described in SC6.10 Planning scheme policy for heritage and character areas overlay code.

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Part 5 (Tables of Assessment - Table 5.10.1 Overlays)

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
	<u>to the significance<sup>18</sup> of a local heritage place.</u>	
	<b>Impact assessment</b> if the building work involves the <u>complete or partial</u> demolition, relocation or removal of <u>elements that contribute to the significance<sup>18</sup> of a local heritage place.</u>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Operational work involving filling or excavation exceeding 50m<sup>3</sup></b> if on a <u>local heritage place</u> as identified on a Heritage and Character Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Operational work involving placing an advertising device on premises</b> if involving a <u>local heritage place</u> as identified on a Heritage and Character Areas Overlay Map.	<b>Code assessment</b> if the operational work is provisionally made accepted development by the applicable table of assessment for operational work.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
	<b>No change</b> if not otherwise specified above.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Operational work involving vegetation clearing</b> if on a <u>local heritage place or a State heritage place</u> identified on a Heritage and Character Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Heritage and character areas overlay – where involving land in proximity to a local heritage place</b>		
<b>Material change of use</b> , other than in an existing building, if involving <u>land in proximity to a local heritage place</u> as identified on a Heritage and Character Areas Overlay Map.	<b>Code assessment</b> if the material change of use is provisionally made accepted development by a table of assessment for material change of use.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
	<b>No change</b> if not otherwise specified above.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Reconfiguring a lot</b> if involving <u>land in proximity to a local heritage place</u> as identified on a Heritage and Character Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Operational work involving filling or excavation exceeding 50m<sup>3</sup></b> if involving <u>land in proximity to a local heritage place</u> as identified on a Heritage and Character Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Operational work involving placing an advertising device on premises</b> if involving <u>land in proximity to a local heritage place</u> as identified on a Heritage and Character Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Heritage and character areas overlay – where within a neighbourhood character area</b>		
<b>Material change of use</b> , other than in an existing building, if within a <u>neighbourhood character area</u> as identified on a Heritage and Character Areas Overlay Map.	<b>Code assessment</b> if the change of use:- (a) will <u>not result in building work</u> involving the <u>complete or partial</u> demolition, relocation or removal of a <u>character building</u> ; and (b) is provisionally made accepted development by the applicable table of assessment for	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>

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Part 5 (Tables of Assessment - Table 5.10.1 Overlays)

ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT FOR OVERLAYS		
Development subject to overlay <sup>9</sup>	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development <sup>10</sup>
	material change of use.	
	<b>Impact assessment</b> if the change of use will result in building work involving <u>the complete or partial</u> demolition, relocation or removal of a <i>character building</i> .	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
	<b>No change</b> if not otherwise specified above.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Reconfiguring a lot</b> if within a <u>neighbourhood</u> -character area as identified on a Heritage and Character Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Building work not associated with a material change of use</b> if:- within a <u>neighbourhood</u> -character area as identified on a Heritage and Character Areas Overlay Map; and involving any of the following external building work to a <i>character building</i> :- (a) <u>extensions—extensions or other structures located</u> forward of the existing front building alignment; (b) extensions not forward of the existing front building alignment having a <i>gross floor area</i> exceeding 10m <sup>2</sup> ; (c) enclosing a front verandah; (d) <u>a change of external building material or cladding used for the roof, or to</u> the front or side elevation; or (d)(e) <u>a change to the pitch or layout of the building roof, or</u> (e)(f) a change of window placement or window design in the front facade.	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Building work not associated with a material change of use</b> if:- (a) within a <u>neighbourhood</u> -character area as identified on a Heritage and Character Areas Overlay Map; and (b) involving the <u>complete or partial</u> demolition, relocation or removal of a <i>character building</i> .	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Operational work involving filling or excavation exceeding 50m<sup>3</sup></b> if within a <u>neighbourhood</u> -character area as identified on a Heritage and Character Areas Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Operational work involving placing an advertising device on premises</b> if within a character area as identified on a Heritage and Character Areas Overlay Map.	<b>Code assessment</b> if the operational work is provisionally made accepted development by the applicable table of assessment for operational work. <b>No change</b>	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
	<b>No change</b> if not otherwise specified above.	<ul style="list-style-type: none"> <li>Heritage and character areas overlay code</li> </ul>
<b>Landslide hazard and steep land overlay</b>		
<b>Material change of use</b> other than in an existing building if:- (a) on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map; and (b) for a use other than animal husbandry or cropping.	<b>No change</b>	<ul style="list-style-type: none"> <li>Landslide hazard and steep land overlay code</li> </ul>
<b>Reconfiguring a lot</b> if on <i>steep land</i> or a landslide hazard area as identified on a Landslide Hazard and Steep Land Overlay Map.	<b>No change</b>	<ul style="list-style-type: none"> <li>Landslide hazard and steep land overlay code</li> </ul>

Part 5



Part 7 (Local Plans)

*The Beerburrum local plan area has only limited urban services. Although reticulated water is available to the local plan area, reticulated sewerage is not available and is not planned to be made available in the life of the planning scheme.*

7.2.1.3 Purpose and overall outcomes

- (1) The purpose of the Beerburrum local plan code is to provide locally relevant planning provisions for the assessment of development within the Beerburrum local plan area.
- (2) The purpose of the Beerburrum local plan code will be achieved through the following overall outcomes:-
  - (a) Beerburrum remains a small village with an intimate rural character and identity.
  - (b) Urban development in the Beerburrum local plan area is limited to land within the urban growth management boundary so as to protect and reinforce Beerburrum's discrete rural village character and identity, provide for the efficient provision of *infrastructure* and services, protect significant environmental areas and avoid land substantially constrained to development.
  - (c) Development retains the key built form, *streetscape*, landscape character and natural environment elements that contribute to the setting, character and identity of the Beerburrum local plan area as a rural village with a strong sense of place and associations with the past.
  - (d) The form and scale of development is low key with buildings that are low rise and cover a comparatively small area of the *site* thereby leaving significant areas for landscaping and *private open space*.
  - (e) Development in the Local centre zone supports the role and function of the Beerburrum local centre as a small local (not full service) activity centre serving the basic convenience needs of residents and visitors. Whilst development in the Local centre zone provides for the expansion and enhancement of business uses, residents continue to rely upon Glass House Mountains Township, Beerwah or other centres in the Moreton Bay Regional Council area to fulfil most of their business and industry needs.
  - (f) The traditional built form character of Beerburrum, and particularly the village centre, is retained and new development is designed to complement the traditional built form and *streetscape* character of the local plan area.
  - (g) Development in the Low density residential zone maintains large urban size lots to preserve the rural village character and provide for the effective treatment and disposal of effluent on-site.
  - (h) Development in the Low impact industry zone respects the amenity of surrounding residential areas and is designed to protect the *streetscape* character of Anzac Avenue.
  - (i) Development in the local plan area is supported by a network of open space that meets the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.1.4 Performance outcomes and acceptable outcomes

Table 7.2.1.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Beerburrum Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural village architectural character of Beerburrum in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage significance.  Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on or in proximity to

Part 7

Part 7 (Local Plans)

Performance Outcomes		Acceptable Outcomes	
			<p><i>local heritage places and in character areas.</i></p> <p><b>AO1.2</b> Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.</p> <p><b>AO1.3</b> For residential, business and community activities, roof forms use simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms.</p>
<b>PO2</b>	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Beerburum.	<p><b>AO2.1</b> Development provides for the retention of historical landmarks, memorials and monuments.</p> <p><b>AO2.2</b> Development protects and emphasises, and does not intrude upon, the important sight lines to Mount Beerburum identified on <b>Figure 7.2.1A (Beerburum local plan elements)</b>.</p> <p><b>AO2.3</b> Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> that contributes to the streetscape character and vegetated backdrop to the village including:-                      (a) the memorial trees along Anzac Avenue;                      (b) riparian vegetation along Beerburum Creek; and                      (c) other character <i>vegetation</i> identified on <b>Figure 7.2.1A (Beerburum local plan elements)</b>.</p> <p>Note—In some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>	
<b>PO3</b>	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that reflect and enhance the sense of entry to and the rural village character of Beerburum.	<p><b>AO3.1</b> Development adjacent to a primary streetscape treatment area or gateway/entry point identified on <b>Figure 7.2.1A (Beerburum local plan elements)</b> incorporates architectural and landscape treatments and other design elements which enhance the sense of arrival to and the rural village character of Beerburum.</p> <p><b>AO3.2</b> Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—<b>Section 9.4.2 (Landscape code)</b> sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>	
<b>PO4</b>	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of	<b>AO4</b>	No acceptable outcome provided.

Part 7

Part 7 (Local Plans)

*frontage* of Simpson Street, providing an attractive pedestrian, cycle and visual link between the town centre and residential areas and the railway station.

- (h) Development in the High density residential zone, Medium density residential zone and Low density residential zone occurs in an integrated manner with higher residential densities provided within walking distance of the town centre and railway station to support transit oriented development. Development provides for walkable neighbourhoods with good pedestrian and cycle connectivity to employment, community and recreation areas as well as a diverse range of lot sizes and housing choices contributing to the creation of a well serviced, connected and affordable place to live.
- (i) Development within the Low density residential zone, particularly along Pine Camp Road and Peachester Road, provides for appropriate *buffers* to the nearby poultry industries.
- (j) Development in the Rural residential zone provides for lot sizes and a road and lot layout which preserves the character and amenity of the rural residential area, and provides for appropriate *buffers* to Coochin Creek and the Glass House Mountains National Park (Mount Coochin section).
- (k) Development within the Specialised centre zone to the south of the Kilcoy-Beerwah Road overpass provides for an integrated development which appropriately addresses the constraints of the *site*. Development provides for high quality design and landscaping which softens the visual impact of new premises, especially as viewed from the Kilcoy-Beerwah Road overpass and Steve Irwin Way. Development does not detract from the role of the Beerwah Town Centre as the primary focus for centre activities.
- (l) The industrial area to the east of Steve Irwin Way is consolidated and expanded to include additional allocated land south of Roys Road and west of Burys Road. Development provides for a range of lot sizes to cater for a range of medium and low impact industrial uses set within an integrated, modern and visually appealing industry park with a high level of environmental performance.
- (m) Development provides appropriate landscape buffering to Steve Irwin Way in order to effectively screen and soften built form elements and maintain the visual amenity of this road as a scenic route.
- (n) Development provides for the retention of important viewlines from public places to the Glass House Mountains.
- (o) Development does not compromise or adversely impact upon the future provision or operation of the North Coast Rail Line or the Dedicated Public Transport Corridor (CAMCOS) between Beerwah and Caloundra South.

7.2.2.4 Performance outcomes and acceptable outcomes

Table 7.2.2.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Beerwah Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that enhances the modern country town character of Beerwah in terms of form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage significance.  Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on <u>or in proximity to local heritage places</u> and in <u>neighbourhood character areas</u> .
		AO1.2	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and

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Performance Outcomes		Acceptable Outcomes	
	materials and function.		
<b>PO13</b>	<u>Development in the Major centre zone on sites that adjoin the former Beerwah School of Arts or former Beerwah Butchery is designed in a manner which respects and complements the character and heritage values of these local heritage places.</u>	<b>AO13</b>	<u>No acceptable outcome provided.</u>
<b>Development in the Local Centre Zone</b>			
<b>PO13PO14</b>	Development in the Local centre zone:- (a) provides for a mix of residential uses and small scale local convenience goods and services only; (b) does not detract from the Major centre zone as the primary location for centre activities within Beerwah; and (c) is designed in a manner which respects and complements the character and heritage values of the Beerwah Hotel.	<b>AO13AO14</b>	No acceptable outcome provided.  Editor's Note— <b>Section 8.2.9 (Heritage and character areas overlay code)</b> sets out requirements for development on <u>and adjacent-or in proximity to local heritage places</u> and in <u>neighbourhood-character areas</u> .
<b>PO14PO15</b>	Development in the Local centre zone:- (a) enhances the character and identity of Beerwah as a modern country town; (b) provides a continuous pedestrian friendly facade including all weather protection for pedestrians; and (c) provides integrated and functional parking and access arrangements that do not dominate the street.	<b>AO14AO15</b>	Development in the Local centre zone:- (a) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (b) has building openings overlooking the street; (c) ensures that signage is integrated with the building; (d) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (e) provides for on-site car parking at the rear or to one side of the development.
<b>Development in the High Density Residential Zone</b>			
<b>PO15PO16</b>	Development in the High density residential zone:- (a) provides for medium to high density residential accommodation in locations close to the Beerwah Town Centre and railway station; (b) occurs on large, integrated development sites through the co-ordinated amalgamation of existing lots; (c) provides for buildings which are designed to address, and optimise casual surveillance to, public streets, parks and other areas of community activity; and (d) improves pedestrian connectivity to the railway station and business areas.	<b>AO15-116.1</b>          <b>AO15-216.2</b>	Development in the High density residential zone:- (a) provides for residential accommodation in the form of low rise apartment buildings, townhouses and the like; (b) amalgamates lots to create a minimum development <i>site</i> of 1,000m <sup>2</sup> ; (c) ensures that the amalgamated lots do not isolate excluded lots; and (d) provides for buildings which address and optimise casual surveillance to public areas, particularly to Simpson Street and Turner Park.  Development provides for high quality, attractive and comfortable pedestrian and cycle linkages to the railway station

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Performance Outcomes		Acceptable Outcomes	
			and business areas including where identified on <b>Figure 7.2.2A (Beerwah local plan elements)</b> .
<b>Development in the Low Density Residential Zone</b>			
<b>PQ16PO17</b>	Development in the Low density residential zone has an appropriate separation distance from intensive animal industries (poultry).	<b>AO16AO17</b>	A minimum separation distance of 500m is provided from an existing or approved poultry shed to the nearest boundary of a residential lot.
<b>Development in the Rural Residential Zone</b>			
<b>PQ17PO18</b>	Development in the Rural residential zone provides for lot sizes and a configuration of lots that: (a) is sympathetic to the existing rural residential character of the area; and (b) provides for adequate on-site effluent disposal.	<b>AO17AO18</b>	Reconfiguring a lot in the Rural residential zone provides for lots with a minimum lot size of 2,500m <sup>2</sup> .
<b>PQ18PO19</b>	Development adjacent to the Glass House Mountains National Park or other <i>ecologically important areas</i> provides a vegetated open space <i>buffer</i> to protect the sustainability of vegetation communities and maintain visual amenity.	<b>AO18AO19</b>	No acceptable outcome provided.  Editor's Note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out <i>buffer</i> distances and other requirements for development on land adjacent to conservation areas and other <i>ecologically important areas</i> .
<b>Development in the Specialised Centre Zone</b>			
<b>PQ19PO20</b>	Development in the Specialised centre zone:- (a) provides predominantly for <i>showrooms</i> and other compatible uses; (b) does not compete with the role and function of the Beerwah Town Centre; (c) occurs in accordance with a <i>local area structure plan</i> for the whole of the area included in the zone; (d) avoids flood prone land, protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Coochin Creek; (e) provides safe and efficient vehicular <i>access</i> ; (f) provides for high quality design and mature landscaping which softens the visual impact of premises when viewed from the Kilcoy-Beerwah Road overpass; and (g) provides for a substantial <i>landscape buffer</i> to screen development from Steve Irwin Way.	<b>AO19AO20</b>	No acceptable outcome provided.
<b>Development in the Medium Impact Industry Zone</b>			
<b>PQ20PO21</b>	Development in the Medium impact industry zone:- (a) integrates with existing developed areas; (b) avoids flood prone land, protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Coochin Creek; (c) provides safe and efficient vehicular <i>access</i> from Roys Road;	<b>AO20AO21</b>	No acceptable outcome provided.

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7.2.3 Blackall Range local plan code

7.2.3.1 Application

- (1) This code applies to assessable development:-
- (a) within the Blackall Range local plan area as shown on Map ZM16 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Blackall Range local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
- (a) **section 7.2.3.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.3.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.3A (Blackall Range local plan elements)**.

7.2.3.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Blackall Range local plan code.

*The Blackall Range local plan area is located on the Maleny plateau in the central hinterland of the Sunshine Coast and has a land area of approximately 2,505 hectares.*

*The local plan area includes the small rural villages of Montville and Mapleton, the rural residential community of Flaxton, as well as a number of smaller rural residential estates. The local plan area also includes the rural and natural areas that surround and weave in between these rural villages and rural residential areas.*

*The local plan area falls within the headwaters of a number of short creeks which flow to the coast and those which generally flow in a westerly direction to their confluence with the Mary River.*

*The local plan area is characterised by a patchwork of rural and semi-rural landscapes interspersed with pockets of ancient rainforest adjacent to creek lines in strongly dissected local catchments. The elevated setting provides a temperate local climate and provides many areas with panoramic views to the coast and hinterland.*

*The local plan area takes in or is bounded by a number of environmental reserves including the Mapleton Falls National Park, Kondalilla National Park, Linda Garrett Environmental Park, Mapleton Forest Reserve and the Lake Baroon Catchment Reserve.*

*The combination of magnificent mountain and rural scenery and the village atmosphere of its urban communities have made the Blackall Range a popular hinterland short stay tourist destination and a popular location for day trippers from other parts of South East Queensland. As a consequence the area hosts a range of small scale tourist accommodation and function facilities.*

*Montville, located in the southern part of the local plan area is the key tourist node on the Blackall Range. It includes a mix of European style buildings intermingled with historic and traditional Australian style heritage buildings that climb the Main Street and offer shops, cafés, galleries and other predominantly tourist related services. Montville also includes a number of significant historical buildings and places including the Montville Village Hall, Saint Mary's Church and the Montville Village Green which together provide the community heart of Montville. Hoopers Engineering works located on Balmoral Road has operated on the site for over 50 years and is a well known local landmark.*

*Mapleton, located in the northern part of the local plan area is the main residential area on the Blackall Range. The Mapleton Village Centre on the corner of Obi Obi Road and Mapleton-Montville Road offers local convenience shopping and employment opportunities and is more oriented to servicing the needs of the local community rather than tourists visiting the area.*

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- (g) The Mapleton Village Centre functions as a local (not full service) activity centre oriented to providing for the basic convenience needs of residents of the village and nearby rural residential areas.
- (h) Whilst opportunities exist for the expansion and improvement of business functions within the Local centre zone at Montville and Mapleton, residents of the Blackall Range local plan area continue to rely upon Maleny, Palmwoods or Nambour to fulfil most of their business and industry needs.
- (i) Tourism development in the local plan area retains a primary focus on nature and/or hinterland based tourism experiences and small scale visitor accommodation and services and is of a scale and intensity that is compatible with and subservient to the rural village character and rural and natural values of the local plan area. Existing tourist service nodes in the Rural zone, such as the existing node at Kondalilla Falls Road, Flaxton, are retained. Any additional development proposals in these areas are small scale and are compatible with and enhance the existing function of the tourist node whilst not detracting from the role and function of Montville and Mapleton as the local centres for the area.
- (j) Although not consistently represented throughout the whole of the local plan area, the traditional built form, heritage and *streetscape* character reflected in many buildings and places (i.e. Montville Village Hall, Saint Mary's Church, the Mapleton Tavern and the *streetscape* of Main Street/Maleny-Montville Road at Montville) is retained and reinforced through the design and construction of new development.
- (k) Development in Montville village centre improves pedestrian and visual linkages from Main Street to Russell Family Park wherever practicable.
- (l) Other than for the purpose of providing a *retirement facility* or *residential care facility* in the Low density residential zone, development in the Low density residential zone and Rural residential zone provides for low density living on relatively large urban and rural residential lots.  
  
 Editor's note—*Council* supports the establishment of an appropriately located *retirement facility/residential care facility* in the Blackall Range local plan area.
- (m) Development protects and emphasises and does not intrude upon significant coastal and hinterland views and vistas and the rural and natural landscape values of scenic routes.
- (n) The significant environmental values and scenic quality of Linda Garrett Environmental Park, Mapleton Falls National Park, Kondalilla National Park and the Lake Baroon catchment area are protected and enhanced.

7.2.3.4 Performance outcomes and acceptable outcomes

Table 7.2.3.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Blackall Range Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and retains the discrete rural village identity and architectural character of the Blackall Range and, in particular, the villages of Montville and Mapleton, in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive reuse, with limited modification, of buildings which have cultural heritage, character or townscape significance.  Editor's note— <b>Section 8.2.9 (Heritage and character areas overlay code)</b> sets out requirements for development on <u>or in proximity to local heritage places</u> and in <i>character areas</i> .  Note— <b>Figure 7.2.3B (Places of high community value)</b> illustrates how places of high community value, such as Misty's Mountain Restaurant, add considerably to the architectural landscape, monumental, cultural and historic significance of the Blackall Range. This building acts as a prominent visual focus and has a rich history.
		AO1.2	Development provides for buildings, structures

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Performance Outcomes		Acceptable Outcomes	
		AO1.3	and landscaping that are consistent with and reflect the traditional townscape and architectural character demonstrated by such buildings as the Montville Village Hall, Saint Mary's Anglican Church, <b>Misty's Restaurant</b> , <b>The Lookout</b> , the Mapleton Tavern and the <i>streetscape</i> of Main Street/Maleny-Montville Road at Montville.
		AO1.4	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.5	Development provides for buildings and structures to incorporate roof forms that are consistent with the traditional Queensland style including gable, hip, pitched, or multiple gable roof forms.  Note— <b>Figure 7.2.3C (Typical Queensland vernacular roof designs)</b> illustrates roof forms that are consistent with the character of the Blackall Range.
PO2	Development provides for buildings and structures that:- (a) are low rise and present a <i>building height</i> consistent with development on adjoining and surrounding land; (b) do not visually dominate the street, adjacent properties, surrounding spaces or the existing skyline, particularly in areas of high scenic value; (c) preserve the amenity of surrounding land, including sunlight to neighbouring properties; and (d) respect the scale of surrounding <i>vegetation</i> .	AO2	No acceptable outcome provided.  Note— <b>Figure 7.2.3D (Buildings of consistent height and bulk as to achieve a human scale), Figure 7.2.3E (Use of vegetation to break up large building masses)</b> and <b>Figure 7.2.3F (Use of street trees and site frontage landscaping)</b> illustrate buildings that have a scale and design that is consistent with development and <i>vegetation</i> on the site and surrounding land.
PO3	Development provides for buildings and structures that have a maximum height of 2 <i>storeys</i> .	AO3	No acceptable outcome provided.
PO4	Development provides for the retention and enhancement of key landscape elements contributing to the setting, character and sense of place of the Blackall Range including historical landmarks, existing character trees and areas of significant <i>vegetation</i> and rural landscape character.	AO4.1	Development provides for the retention of hedgerows, old stone retaining walls, landmarks, memorials and monuments.
		AO4.2	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the character and vegetated backdrop to the local plan area including: (a) <i>vegetation</i> on ridgelines or along <i>waterways</i> ; (b) <i>vegetation</i> on land with slopes generally of 25% or greater or on land prone to slippage; (c) species of local importance (i.e. bunya pines ( <i>Araucaria bidwillii</i> ), macadamia species ( <i>Macadamia interfolia</i> and <i>M. ternifolia</i> ) and <i>Romnaldia strobilacea</i> species); and

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7.2.4 Bli Bli local plan code

7.2.4.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Bli Bli local plan area as shown on Map ZM19 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Bli Bli local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
  - (a) **section 7.2.4.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.4.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.4A (Bli Bli local plan elements)**.

7.2.4.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Bli Bli local plan code.

*The Bli Bli local plan area is situated between the urban areas of Nambour, Maroochydore and Pacific Paradise in the central part of the Sunshine Coast. The Bli Bli local plan area includes the Bli Bli Village Centre and residential areas, the Maroochy River and Kirra Road rural residential area and the Parklakes urban residential community. The local plan area has a land area of approximately 740 hectares.*

*The Bli Bli local plan area is located within a rural setting with the significant environmental areas of the Maroochy River, Maroochy Wetlands Sanctuary, Petrie Creek and Parklands State Forest key elements within this landscape setting.*

*The topography of the local plan area is varied ranging from elevated and steeper slopes, providing views over the river valleys to the surrounding countryside, views to the north Buderim and Kunda Park escarpments and over the lowlands of the Maroochy River floodplain.*

*The Maroochy River rural residential area located in the northern part of the local plan area is characterised by dwelling houses on large sloping rural lots interspersed with remnant vegetation and some rural activities. The emerging Parklakes community comprises predominantly dwelling houses on urban size lots with a neighbourhood shopping and community precinct located at the eastern end of the area, with sport, recreational and environmental areas located in the north. An extension to the Parklakes community is planned to the north west of the existing community and is intended to provide additional community facilities including a school, environmental areas and open space. The existing residential community of Bli Bli consists predominantly of dwelling houses on urban size lots with larger lot sizes occurring in sloping and steeper vegetated ridgeline areas.*

*The Bli Bli Village Centre, located on David Low Way, provides convenience shopping and a community focus for local residents. A smaller local business and community centre is to be established in Parklakes to service immediate residents. The ~~former Bli Bli Presbyterian church~~ and ~~hall-Bli Bli Public Hall~~ located near the intersection of Willis and School Roads ~~are local heritage places that also provides~~ a community focus area for local residents. Bli Bli is also supported by a number of small scale tourist attractions which exist within or adjoining the local plan area, including Sunshine Castle ~~(a local heritage place)~~ and GoWake Cable Park.*

*The existing remnant vegetation along the ridgelines and gullies and the adjoining wetland areas and waterways, including declared fish habitat areas, have significant environmental and scenic values and contribute to the amenity and character of the local plan area.*

*The Nambour-Bli Bli Road, Yandina-Bli Bli Road, David Low Way and Willis Road are major road links within the local plan area. Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.*

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7.2.4.3 Purpose and overall outcomes

- (1) The purpose of the Bli Bli local plan code is to provide locally relevant planning provisions for the assessment of development within the Bli Bli local plan area.
- (2) The purpose of the Bli Bli local plan code will be achieved through the following overall outcomes: -
  - (a) The Bli Bli local plan area remains an attractive residential area comprising a number of urban and rural residential neighbourhoods and a village centre surrounded by a mosaic of farming land and natural areas.
  - (b) Urban and rural residential development in the Bli Bli local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce Bli Bli's village character and identity, provide for the efficient provision of *infrastructure* and services, avoid constrained land and environmentally significant areas and protect the character and productivity of surrounding rural land.
  - (c) Development in the local plan area is designed and sited to protect key landscape features contributing to the rural and natural setting and character of the Bli Bli local plan area including existing *vegetation*, particularly along forested ridgelines and gullies, and significant views to surrounding countryside and across the Maroochy River *floodplain*, and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes.
  - (d) The Bli Bli Village Centre, fronting the David Low Way, functions as a local (full service) activity centre providing a range of convenience goods and services to the Bli Bli community and surrounding rural and residential areas.
  - (e) Development in the Bli Bli Village Centre provides a range of small-scale business and community activities which activate the street *frontage* and include residential development located above the ground *storey* level. Whilst the business functions of the Bli Bli Village Centre may expand and be enhanced, the centre remains compact, with any expansion limited to land included within the Local centre zone. Residents continue to rely upon Nambour or Maroochydhore to fulfil their higher order business and industry needs.
  - (f) The Parklakes Local centre zone functions as a local (not full service) activity centre, providing a basic convenience level of business and community uses to service immediate residents. No new business centres are established within the Bli Bli local plan area.
  - (g) Development in the Low density residential zone maintains the primarily low density residential character of the Bli Bli local plan area.
  - (h) Development protects the Sunshine Castle as a significant landmark building and tourist attraction and local heritage place.
  - (i) Land to the north-west of Camp Flat Road is master planned and developed in a coordinated manner that sensitively responds to the flooding and environmental constraints over this area. Development in this area provides for a range of land uses including residential uses, community uses and open space.
  - (j) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.4.4 Performance outcomes and acceptable outcomes

Table 7.2.4.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Bli Bli Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the local plan area and integrate with the natural landscape	AO1.1	Development provides for building design which incorporates a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in

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Performance Outcomes		Acceptable Outcomes	
<b>PO8</b>	Development in the Local centre zone fronting Parklakes Drive provides for small scale uses that:- (a) support the role and function of the centre as a local (not full service) activity centre providing basic convenience goods and services to immediate residents; and (b) does not detract from the role and function of Bli Bli Village Centre as the local (full service) activity centre for the local area.	<b>AO8</b>	Maroochy River. No acceptable outcome provided.
<b>Development in the Low Density Residential Zone</b>			
<b>PO9</b>	Development for reconfiguring a lot in the Low density residential zone provides for comparatively large lot sizes that are responsive to the local topography and maintain the low density character and amenity of neighbourhoods.	<b>AO9</b>	Development in the Low density residential zone provides for conventional residential lots which are a minimum of 700m <sup>2</sup> in area.
<b>Development in the Tourism Zone (Sunshine Castle)</b>			
<b>PO10</b>	Development in the Tourism zone recognises the Sunshine Castle as a significant landmark site, and tourist attraction and local heritage place.	<b>AO10</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (Land to the North West of Camp Flat Road)</b>			
<b>PO11</b>	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	Development in the Emerging community zone provides for:- (a) a variety of residential lot sizes and housing options including <i>dwelling houses, dual occupancies, and retirement facilities</i> ; and (b) local community/sporting facilities in the northern corner of the area adjacent to Yandina-Bli Bli Road.  Note—should the northern corner of the Emerging community zone not be required for community purposes, as determined by the <i>Council</i> , this part of the zone may be developed for low density residential purposes.	<b>AO12</b>	No acceptable outcome provided.
<b>PO13</b>	Development in the Emerging community zone provides for:- (a) adequate flood immunity whilst avoiding any adverse off-site flooding impacts; (b) the protection and buffering of <i>ecologically important areas</i> and drainage areas, including the greenspace areas identified on <b>Figure 7.2.4A (Bli Bli local plan elements)</b> ; (c) appropriate buffering and separation to nearby agricultural land and rural uses; (d) an internal link road (district collector street) that connects Camp Flat Road to Yandina-Bli Bli Road; (e) a local road connection between	<b>AO13</b>	No acceptable outcome provided.

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- (k) Lot sizes for *dwelling houses* are large compared with other parts of the coastal urban area and allow for houses to be set within generous landscaped grounds so as to retain the prevailing low density character and amenity of the local plan area.
- (l) Development on lots fronting the southern end of Gloucester Road preserves the established large lot size and *frontage setbacks* that are a characteristic of this area.
- (m) Development in the Medium density residential zone provides for a mix of residential housing types with *dwelling*s that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development.
- (n) Development of the greenfield *site* located in the northern part of the local plan area and included in the Emerging community zone provides for an integrated residential development which appropriately addresses the constraints of the land and in particular minimises the visual impact of development on the prominent northern Buderim escarpment. A development solution involving small precincts of development set within a rehabilitated landscape setting is the preferred outcome.
- (o) The significant environmental values and scenic quality of Buderim Forest Park, Eric Joseph Foote War Memorial Sanctuary and the Rocky Creek Conservation Reserve and other local environmental parks and reserves are protected and enhanced.
- (p) Views from *public open space* to important landscape features such as beaches and the Glass House Mountains are retained.
- (q) Development provides for the protection of remnants of the Buderim to Palmwoods Tramway and the extension of public pedestrian access along the former tramway route.

7.2.5.4 Performance outcomes and acceptable outcomes

Table 7.2.5.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Buderim Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for the retention and enhancement of individual buildings, sites, places and historical landmarks that contribute to the character and identity of Buderim as a place with close associations with the past.	AO1.1	Development provides for the retention and/or adaptive reuse, with limited modification, of buildings which have cultural heritage significance.  Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on <u>or in proximity to local heritage places</u> and in character areas.
		AO1.2	Development provides for the retention of historical landmarks, memorials and monuments.
PO2	Development provides for the retention of remnants of the Buderim to Palmwoods Tramway and the extension of public pedestrian access along the former tramway route via dedication of land or public easement.	AO2	No acceptable outcome provided.
PO3	Development provides for buildings, structures and landscaping that are consistent with and reflect the village character of Buderim and integrate with the natural landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	AO3.1	Development provides for building design which incorporates a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing.
		AO3.2	Development provides for buildings and structures which incorporate roof forms that are consistent with the traditional Queensland style including gable, hip, pitched or multiple gable roof forms.

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The local plan area accommodates a full range of residential settings from traditional low density neighbourhoods comprised predominantly of dwelling houses to high density residential and tourist accommodation areas comprised of multi storey apartment buildings. Kings Beach and Bulcock Beach offer the most intensive residential accommodation and are a major focus for visitor accommodation. At Shelly Beach and Moffat Beach small pockets of beachside character housing remain. The traditional beachside housing areas of Shelly Beach and Moffat Beach are characterised by larger lots, despite the fact that some smaller lots exist within the areas a result of historical subdivision decisions that are not now supported by this planning scheme. This planning scheme local plan code sets out how determines the character of this the area is determined by based on its the vision set out for its future and not how the past determines its future rather than previous planning decisions.

The local plan area also accommodates a large range of civic, community, sport and recreation activities including the Caloundra Courthouse, Caloundra Hospital, Caloundra Private Hospital, emergency services, the Events Centre, Caloundra office of the Sunshine Coast Council, Sunshine Coast Institute of TAFE, nine public and private schools, Caloundra Library, Caloundra Community Centre, Central Park, Roy Henzell Park, Russell Barker Memorial Park, Grahame Stewart Park, Caloundra Golf Club, Currimundi Recreation Camp and the Caloundra Cemetery.

Vehicle access is predominantly via Caloundra Road from the west and the Nicklin Way from the north. A new northern access road is proposed from Nicklin Way via Queen Street and Ulm Street into the Caloundra Town Centre. Other major roads in the local plan area include Buderim Street, Beerburum Street, Buccleugh Street, Tooway Parade, George Street, Regent Street and Bowman Road.

The Caloundra Bus interchange in Cooma Terrace currently caters for local and long distance bus services and links to the North Coast Rail Line. The proposed Dedicated Public Transport Corridor (CAMCOS) runs along the eastern side of the Caloundra Aerodrome with a proposed transit station planned for the area south of Caloundra Road.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

#### 7.2.6.3 Purpose and overall outcomes

- (1) The purpose of the Caloundra local plan code is to provide locally relevant planning provisions for the assessment of development within the Caloundra local plan area.
- (2) The purpose of the Caloundra local plan code will be achieved through the following overall outcomes:-
  - (a) The Caloundra local plan area is a mature and complex coastal urban area incorporating a diverse range of uses and activities that support the consolidation and development of Caloundra Town Centre and the adjoining Kings Beach and Bulcock Beach tourism focus areas, whilst maintaining the predominantly low density character of the traditional beachside suburbs and neighbourhoods of Moffat Beach, Dicky Beach, Currimundi, Shelly Beach and Battery Hill.
  - (b) Urban development within the Caloundra local plan area is limited to land within the urban growth management boundary so as to protect the integrity of foreshore and creekside environmental reserves.
  - (c) The Caloundra Town Centre continues to be developed as a major regional activity centre and the dominant centre for the southern part of the Sunshine Coast, providing a full range of town centre activities to meet the needs of the Caloundra community and communities in the southern part of the Sunshine Coast.
  - (d) Opportunities for transit oriented development are provided within the town centre and in designated areas adjacent to the CoastConnect Priority Public Transport Corridor and Dedicated Public Transport Corridor (CAMCOS) in accordance with allocated zonings.
  - (e) Development within the local plan area protects and retains buildings identified as having cultural heritage or streetscape significance and the character area at Moffat Beach as important elements of local character and identity.
  - (e)(f) Development in the Major centre zone contributes to the economic vitality of the Caloundra Town Centre by providing for a wide range and depth of business uses.

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- (f)(g) Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) provides for this part of the Caloundra Town Centre to be retained as the traditional 'main street' retail and entertainment area, accommodating a range of business uses with an emphasis on retail business uses and entertainment/catering business uses, together with multi-unit residential uses located above street level.
- (g)(h) Development in Precincts CAL LPP-5 (Events Centre Hospitality Area), CAL LPP-6 (Bulcock Street Hospitality Area), CAL LPP-7 (Bulcock Beach Hospitality Area) and CAL LPP-8 (Kings Beach Hospitality Area) provides a range of business uses and entertainment activities including *food and drink outlets, function facilities, bars and hotels* that may operate after hours and include live music which creates a vibrant atmosphere. *Nightclub entertainment facilities* are only established in the Major centre zone in Precinct CAL LPP-6 (Bulcock Street Hospitality Area).
- (h)(i) The traditional main street character of Bulcock Street is maintained. New or extended large floor plate retail uses are sleeved and located behind smaller scale, fine grain shopfronts that address the street and reinforce Bulcock Street's established townscape character. Through block pedestrian links are provided to allow convenient pedestrian access with development addressing and activating pedestrian links and vehicular laneways, wherever practicable. Development in Precinct CAL LPP-1 (Bulcock Street) is integrated with the adjoining community uses in Felicity Park and Omrah Avenue and the mixed use tourist development at nearby Bulcock Beach.
- (i)(j) Development in the Major centre zone in Precinct CAL LPP-2 (Ormuz Avenue) supports the Bulcock Street retail and entertainment area by providing a range of complementary business uses and multi-unit residential uses. Development in this precinct is integrated with and includes strong pedestrian connections to Bulcock Street and the adjoining community uses in Omrah Avenue. Key Site 1 (Kronks Motel) is redeveloped as a signature *mixed use development* that incorporates high quality buildings, active street *frontages* and streetscaping.
- (j)(k) Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) accommodates a range of large floor plate business uses and community uses that cannot practically be accommodated in other parts of the Caloundra Town Centre together with some fine grain business uses that support, or are complementary to, the adjoining government and medical hub. These small scale business uses predominantly occur in that part of Precinct CAL LPP-3 between West Terrace and Second Avenue through the redevelopment of this area.
- (k)(l) Key Site 2 (Stockland Shopping Centre) is consolidated and further developed in accordance with an approved plan of development to create a more integrated and less internalised retail and entertainment based development which addresses public streets, is permeable and supports pedestrian connectivity to other parts of the Caloundra Town Centre.
- (l)(m) Key Site 3 (Caloundra RSL Club) is consolidated and further developed as a major entertainment venue which supports pedestrian connectivity to surrounding development and provides an attractive street front address to Oval Avenue.
- (m)(n) Development in the Specialised centre zone provides for the progressive refurbishment of sites adjoining Caloundra Road with high quality buildings, landscaping and integrated signage that improves the visual appearance of Caloundra Road as a landscaped boulevard and major gateway to Caloundra Town Centre.
- (n)(o) The existing local centres at Currimundi and Moffat Beach are retained as local (not full service) activity centres providing for the basic convenience needs of residents of and visitors to the local area.
- (o)(p) Development within the Local centre zone at Moffat Beach provides active street *frontages*, streetscape improvements and other urban elements that create vibrant streets and reflect the prevailing beachside character of the area.
- (p)(q) Development in the Medium impact industry zone provides for the continued development and refurbishment of the Caloundra West Industrial Estate as an area accommodating a broad range of industry uses, while avoiding significant conflicts with nearby residential areas.
- (q)(r) Development in the Low impact Industry zone provides for the refurbishment and further development of the Moffat Beach Business Park, incorporating a range of *low impact industry*

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uses and complementary business uses in an attractive mixed use environment. The amenity of surrounding residential areas is maintained.

- (r)(s) Residential areas are characterised by high quality residential buildings that reflect a beachside setting. Development has a form, scale and level of intensity that minimises its physical and visual impact. In Kings Beach in particular, development responds to its waterfront, intermediate or ridgeline location through variations in *building height* and sensitive residential tower design.
- (s)(t) Development in the Tourist accommodation zone at Bulcock Beach, Kings Beach, Dicky Beach, Currimundi and Golden Beach (Oaks Oasis Resort site) reinforces the role of Caloundra as a major coastal tourism destination and visitor accommodation area.
- (t)(u) Key Site 4 (Kings Beach Tavern), Key Site 5 (Kings Beach Shops) and Key Site 6 (Golden Beach Oaks Oasis Resort), are developed as signature mixed used developments which:-
- (i) incorporate high density, predominantly visitor accommodation in comfortable and attractive living environments together with tourism, convenience, leisure and recreation related uses;
  - (ii) are integrated with and contribute to the vibrancy of adjoining foreshore or parkland areas;
  - (iii) create active street *frontages* that encourage pedestrian movement and interaction between private development and adjacent public spaces; and
  - (iv) display an outstanding level of architectural and landscape design befitting their location and level of importance within the local plan area.
- (u)(v) Development in the Low density residential zone and Medium density residential zone occurs in an integrated manner and creates walkable neighbourhoods with good pedestrian and cycle connectivity to activity centres, community facilities, recreation areas and other key destinations.
- (v)(w) Development in Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) is compatible with, and sympathetic to, the preferred character of the area, which is characterised by larger lots. To maintain the low density character and amenity of this area, any residential lot is to be a minimum of 700m<sup>2</sup> in area.
- (w)(x) Development in the Medium density residential zone provides for a mix of residential housing types with *dwelling*s that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development.
- (x)(y) The government and medical hub established in the vicinity of West Terrace and Bowman Road adjacent to the Caloundra Town Centre, and comprising the Caloundra Hospital, Caloundra Courthouse, Caloundra Police Station and other *emergency services*, is consolidated. The government and medical hub further reinforces this part of Caloundra as the primary focus for the provision of major State government facilities.
- (y)(z) Precinct CAL LPP-9 (Omrah Avenue) includes a number of *dwelling houses* on lots immediately to the south of Bicentennial Park. Development in this precinct is limited to *dwelling houses* on existing lots in order to ensure the land is preserved for a central *park* and complementary community facilities to support civic and cultural functions in the Caloundra Town Centre.
- (z)(aa) Development within Precinct CAL LPP-10 (Caloundra Aerodrome) provides for the establishment of a range of uses and activities that are compatible with the primary function of the aerodrome including aviation related business and industrial uses. The scale of development and operations recognises the location of the aerodrome within the urban fabric and the need to take into consideration impacts on nearby existing or proposed residential areas. Development at the Caloundra Aerodrome does not compromise the Sunshine Coast Activity Centres Network.
- (aa)(bb) The significant environmental values of Ben Bennett Botanical Park, Currimundi Recreation Reserve and other local environmental parks and reserves are protected and enhanced.
- (bb)(cc) Significant views to important landscape features including beaches and *waterways*, headlands and the Glass House Mountains are protected.

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(cc)(dd) Views to and from the heritage protected Caloundra lighthouses, located on the corner of Canberra Terrace and Arthur Street, are retained.

(dd)(ee) Development does not compromise the provision and operation of the Dedicated Public Transport Corridor (CAMCOS) and the Caloundra Transit Station, the CoastConnect Priority Public Transport and Bicycle Corridor or the proposed new northern access road into the Caloundra Town Centre.

7.2.6.4 Performance outcomes and acceptable outcomes

Table 7.2.6.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Caloundra Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the beachside character and setting of, the local plan area.	AO1.1	Development for residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; (d) louvres; and (e) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO2	Development contributes to the establishment of an attractive and coherent <i>streetscape</i> character and gateways to enhance the sense of arrival to Caloundra Town Centre and other parts of the local plan area, including boulevard treatments along Caloundra and Bowman Roads.	AO2.1	Development adjacent to an identified primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> :- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, the local plan area, and emphasise corner locations; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		AO2.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.  Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.  Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.  Note—streetscape materials and palettes can be referenced from the Council's Infrastructure and Guideline Standards for each centre as

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Performance Outcomes		Acceptable Outcomes	
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the local plan area.	AO3.1	required. Development protects, emphasises and does not intrude upon the important sightlines and views to the Glass House Mountains, Pumicestone Passage, and Point Cartwright where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> .
		AO3.2	Development within the Lighthouse View Protection Area identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> does not interrupt:- <u>(a) views of coastal waters obtained from the viewing platforms of either of the Caloundra Lighthouse structures;</u> <u>(a)(b) views of the lighthouses from Kings Beach Park; and</u> <u>(b)(c) views from the northern portion of the park at the corner of Canberra Terrace and Arthur Street (Lot 2 RP135230) to the coastline and ocean in the direction of the Kings Beach Bathing Pavilion.</u>
		AO3.3	Development provides for the retention of character <i>vegetation</i> where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> .  Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO4	Development on sites fronting Otranto Avenue, Minchinton Street and Knox Avenue south of Bulcock Street provides for buildings to be set back from street <i>frontages</i> so as to maintain uninterrupted sight lines to the Pumicestone Passage and Bribie Island.	AO4	Development on sites fronting Otranto Avenue, Minchinton Street and Knox Avenue south of Bulcock Street provides for:- (a) that part of any building or structure up to two <i>storeys</i> in height to be <i>setback</i> at least 4 metres from the street property boundary; and (b) that part of any building or structure exceeding two <i>storeys</i> in height to be <i>setback</i> at least 6 metres from the street property boundary.
PO5	Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations including linkages:- (a) between the different precincts of the Caloundra Town Centre and in particular between Stockland Shopping Centre in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) and Precinct CAL LPP-1 (Bulcock Street); (b) between the different parts of Precinct CAL LPP-1 (Bulcock Street); and (c) along the Pumicestone Passage frontage of the Tripcony Hibiscus Caravan Park and the northern side of Maloja Avenue to	AO5	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
PO26	Development in Precincts CAL LPP-5 (Events Centre Hospitality Area), CAL LPP-6 (Bulcock Street Hospitality Area), CAL LPP-7 (Bulcock Beach Hospitality Area) and CAL LPP-8 (Kings Beach Hospitality Area) identified on <b>Local Plan Precinct Map LPM45</b> provides for:- (a) a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars and hotels</i> that may operate after hours and include live music which creates a vibrant atmosphere; and (b) in the case of the Major centre zone in Precinct CAL LPP-6 (Bulcock Street Hospitality Area), may include <i>nightclub entertainment facilities</i> .	AO26	No acceptable outcome provided.
<b>Development in the Specialised Centre Zone (Caloundra Road Showroom Area)</b>			
PO27	Development in the Specialised centre zone provides for Caloundra Road to be maintained and enhanced as a landscaped boulevard and major entry route to the Caloundra Town Centre, with buildings and other structures set well back from the street <i>frontage</i> and dense sub-tropical landscaping and street trees provided along the road <i>frontage</i> .	AO27	No acceptable outcome provided.
<b>Development in the Local Centre Zone (Currimundi and Moffat Beach Local Activity Centres)</b>			
PO28	Development in the Local centre zone ensures that the Currimundi and Moffat Beach Local Centres function as local (not full service) activity centres only, providing for the basic convenience needs of residents and visitors.	AO28	No acceptable outcome provided.
PO29	Development in the Local centre zone:- (a) contributes to the creation of a contemporary coastal built form and <i>streetscape, where development is located outside of the Moffat Beach character area;</i> (a)(b) contributes to the <i>maintenance of a traditional local character where located in the Moffat Beach character area;</i> (b)(c) creates vibrant and active streets and public spaces; (c)(d) provides continuous weather protection for pedestrians along active or semi-active street front areas; (d)(e) is of a domestic scale and appearance where there is an interface with the Low density residential zone; and (e)(f) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street.	AO29	Development in the Local centre zone:- (a) respects the layout, scale (including height and <i>setback</i> ) and character of development on adjoining sites; (b) provides for buildings to be set back from street <i>frontages</i> as follows:- (i) for sites fronting Seaview Terrace - built to the street front boundary; (ii) for sites fronting Buccleugh Street or Buderim Street - 3 metres from the street front boundary; and (iii) on sites with sole <i>frontage</i> to Roderick Street - a distance that is compatible with the character and scale of residential development on the southern side of Roderick Street, but in any case not less than 3 metres; (c) provides <i>primary active street frontages</i> where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> ; (d) provides all weather protection to active street <i>frontages</i> in the form of

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designed to service the Sunshine Coast Region. The industry park is protected from incompatible development that may adversely affect operations and avoids adverse affects on adjoining environmental areas.

- (i) The *tourist park* at Coolum Beach is protected for its role in providing budget accommodation and its contribution to the low key, family friendly character of Coolum.
- (j) The Palmer Coolum Resort and The Coolum Residences continues to be developed as an integrated tourist and residential development focussed around an 18 hole championship golf course and large areas of open space. Development is configured in a series of beachside villages and other precincts that sit lightly in the landscape and that are separated by green corridors and lush subtropical landscaping. Development protects the natural vegetated character of the coastal foreshore and foredunes and respects the scale and character of surrounding areas and *vegetation*. Dense vegetated buffers are maintained along the David Low Way and surrounding the Palmer Coolum Resort to effectively screen development and protect the scenic amenity of David Low Way and the amenity of nearby residential areas.
- (k) Development is designed and sited to protect significant environmental areas, character *vegetation* and views either to or from important landscape features and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes, remnant *vegetation* and other *ecologically important areas*.
- (l) Locally significant landscape and environmental elements which contribute to the character, identity and sense of place of the Coolum local plan area including Mount Coolum (a *local heritage place*), Stumers Creek, Coolum and Peregrin sections of the Noosa National Park, Point Perry, Point Arkwright, Mount Emu, Eurungunder Hill, remaining parts of the Point Arkwright bushland mosaic, rainforest areas on the Palmer Coolum Resort site, the Yaroomba parabolic dune and other foreshore dunes are retained in their natural state and protected from intrusion by built form elements and other aspects of urban development.
- (m) Development is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.8.4 Performance outcomes and acceptable outcomes

Table 7.2.8.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Coolum Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the low key beachside character of, the Coolum local plan area in that they are integrated with the natural and coastal landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	AO1.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.3	Development provides for existing mature trees to be retained and incorporated into the development design.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance	AO2.1	Development adjacent to a primary streetscape treatment area or gateway/entry point where identified on

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*Although some existing properties currently operate on sewerage 'pump out' systems, this method of disposal is not intended to be continued for new development in the area.*

**7.2.9.3 Purpose and overall outcomes**

- (1) The purpose of the Eudlo local plan code is to provide locally relevant planning provisions for the assessment of development within the Eudlo local plan area.
- (2) The purpose of the Eudlo local plan code will be achieved through the following overall outcomes:-
  - (a) Eudlo remains a small village with an intimate rural character and identity.
  - (b) Urban development within the Eudlo local plan area is limited to land within the urban growth management boundary so as to protect and reinforce Eudlo's rural village character and identity, provide for the efficient provision of *infrastructure* and services, avoid land substantially constrained to urban development, and protect the character and productivity of surrounding rural land.
  - (c) Development retains the key landscape and built form elements that contribute to the character and identity of Eudlo as a small rural village with a strong sense of place and associations with the past.
  - (d) The form and scale of development is low key with buildings that are low rise and cover a comparatively small area of the *site*, thereby leaving significant areas for landscaping and *private open space*.
  - ~~(e)~~ Development in the local plan area protects and retains the *character area* of Eudlo (Rosebed Street) and buildings identified as having cultural heritage or *streetscape* significance as important elements of local character and identity.
  - ~~(e)~~(f) Development in the Local centre zone supports the role and function of the Eudlo Village Centre as a small local (not full service) activity centre servicing the basic convenience needs of residents and visitors. Whilst development in the Local centre zone provides for the expansion and enhancement of business uses, residents continue to rely upon Mooloolah, Palmwoods or Nambour to fulfil most of their business and industry needs.
  - ~~(f)~~(g) The traditional built form character of Eudlo, and in particular the village centre, is retained and new development is designed to complement the traditional built form and *streetscape* character of the local plan area.
  - ~~(g)~~(h) Development in the Low density residential zone maintains large urban lots sizes to preserve the rural village character and provide for the effective treatment and disposal of effluent on-site.
  - ~~(h)~~(i) Development in the Community facilities zone on the former Olsen Mill site provides for community related activities or limited other uses that support local employment in a manner which does not detract from the role and function of the Eudlo Village Centre.
  - ~~(i)~~(j) Development in the local plan area is supported by a network of open space that meets the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

**7.2.9.4 Performance outcomes and acceptable outcomes**

**Table 7.2.9.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Eudlo Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural village architectural character of Eudlo in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or local character significance.  Editor's Note—Section 8.2.9 (Heritage and

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Performance Outcomes		Acceptable Outcomes	
		AO1.2	<b>character areas overlay code</b> ) sets out requirements for development on <u>or in proximity to local heritage places</u> and in character areas.  Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms use simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the rural village character, identity and sense of place of Eudlo.	AO2.1	Development provides for the retention of historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, the important sight lines and views to rural and natural areas identified on <b>Figure 7.2.9A (Eudlo local plan elements)</b> .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the setting and <i>streetscape</i> character of Eudlo including:- (a) trees planted along the median in Rosebed Street; (b) the large gum tree in the park opposite the tennis courts; (c) riparian <i>vegetation</i> adjacent to Eudlo Creek; (d) the community conservation reserve to the west of the railway station; and (e) other character <i>vegetation</i> where identified on <b>Figure 7.2.9A (Eudlo local plan elements)</b> .  Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
		AO2.4	Development provides for the retention and enhancement of the wide open space corridor that incorporates Eudlo Creek and adjacent land where identified on <b>Figure 7.2.9A (Eudlo local plan elements)</b> .
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that reflect and enhance the sense of entry to, and the rural village character of, Eudlo.	AO3.1	Development adjacent to a primary streetscape treatment area or gateway/entry point identified on <b>Figure 7.2.9A (Eudlo local plan elements)</b> incorporates architectural and landscape treatments and other design elements which enhance the sense of arrival to, and the rural village character of, Eudlo.
		AO3.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of

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7.2.10 Eumundi local plan code

7.2.10.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Eumundi local plan area as shown on Map ZM3 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Eumundi local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
  - (a) **section 7.2.10.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.10.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.10A (Eumundi local plan elements)**.

7.2.10.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Eumundi local plan code.

*The Eumundi local plan area is located in the northern part of the Sunshine Coast, in the North Maroochy River Valley and on the North Coast Rail Line. The local plan area includes Eumundi's town centre and surrounding residential areas and has a land area of approximately 160 hectares.*

*The local plan area is dominated by a ridge which rises to the west of the town centre and provides a vegetated backdrop to the town. Parts of the local plan area also provide views across the surrounding rural landscape including towards Cooroy Mountain in the north and Mount Eerwah in the west. Towards the east, the land gently slopes towards the North Maroochy River.*

*Eumundi is a small rural township providing important business, community, social, and recreational facilities to service the local level needs of its resident population as well as the needs of surrounding rural communities and visitors to the area. Eumundi derives its character from its rich cultural heritage, traditional main street and building designs, tree lined streets, attractive green backdrop and rural landscape setting. This strong and unique identity and character has helped create Eumundi's sense of place and niche role as a tourist destination.*

*The Eumundi town centre is focussed on the traditional main street of Memorial Drive, between the Eumundi - Noosa Road and Pacey Street intersections. This area contains the most substantial retail, office, commercial and tourism uses in Eumundi, including two hotels. Located parallel to Memorial Drive is an area of open space, both in public and private ownership, which includes Dick Caplick Park (a local heritage place) and which hosts the famous Eumundi markets. These markets are an important economic and tourist asset for the town and the region.*

*The Eumundi local plan area retains strong connections with its history and contains a number of buildings which have local cultural or historical significance, particularly along Memorial Drive and Cook Street including Eumundi School of Arts, Eumundi War Memorial and St George's Anglican Church, as well as other significant buildings such as Joe's Watering Hole Waterhole, the Imperial Hotel and the old railway station and former railway corridor. Stands of vegetation along the eastern side of Memorial Drive, particularly the mature Camphor Laurels and figs, are important landscape features of the town. The showgrounds and associated facilities at both ends of Memorial Drive provide important community, sporting and recreational facilities.*

*The residential areas surrounding the town have larger sized lots to accommodate the topography and which add to the rural town character of the area. Detached housing is typically of traditional Queensland style.*

*The Eumundi local plan area has good levels of accessibility with direct access to the Bruce Highway, Eumundi-Noosa Road and the North Coast Rail Line. Memorial Drive and Caplick Way are other key road links within the local plan area.*

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Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.10.3 Purpose and overall outcomes

- (1) The purpose of the Eumundi local plan code is to provide locally relevant planning provisions for the assessment of development within the Eumundi local plan area.
- (2) The purpose of the Eumundi local plan code will be achieved through the following overall outcomes:-
  - (a) Eumundi remains a small rural town with a distinct heritage character, primarily servicing the local community and tourist industry. Some expansion of local business and residential areas is provided for.
  - (b) Urban development in the local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the character and identity of Eumundi, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the natural landscape values and productivity of surrounding land.
  - (c) Development retains the key landscape and built form elements that contribute to the setting, character and identity of Eumundi as a rural town with a strong sense of place and associations with the past.
  - (d) Development is designed and sited to protect significant environmental areas and significant views either to or from important landscape features and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes, remnant *vegetation* and other *ecologically important areas*.
  - (e) Development in the local plan area protects and retains the *character areas* in Eumundi (Memorial Drive and Cook Street) and buildings identified as having cultural heritage or *streetscape* significance as important elements of local character and identity.
  - (e)(f) The Eumundi Town Centre functions as a local (full service) activity centre meeting the local convenience needs of the local community and surrounding rural and rural residential areas and visitors to the area, and provides a focus for small scale retail, commercial and community activity.
  - (f)(g) Whilst the business functions of Eumundi Town Centre may expand and be enhanced, the centre remains compact with any expansion limited to land included within the Local centre zone. Residents and visitors continue to rely upon larger centres such as Noosaville or Cooroy to fulfil higher order business and industry needs. Development for a *supermarket* does not result in more than one *supermarket* establishing within the local plan area or the size of the *supermarket* exceeding 1,000m<sup>2</sup> *gross leasable floor area*.
  - (g)(h) The "country town" feel, traditional built form, heritage and *streetscape* character of the Eumundi Town Centre is retained and reinforced, with Memorial Drive enhanced as a wide, attractive and pedestrian friendly main street providing a focus for business uses and tourists. Development within the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
  - (h)(i) *Markets*, while an important local economic activity, do not physically or economically dominate the town or unduly influence the character of the town.
  - (i)(j) Development in the Low density residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees.  
  
Note—land in the Low density residential zone at 21 Caplick Way, Eumundi (Lot 209 CG1888), is recognised as being potentially suitable for a *retirement facility* subject to adequate resolution of site constraints.
  - (j)(k) Development in the Medium density residential zone:-
    - (i) provides for a range of housing choices located with convenient access to the Eumundi Town Centre, public transport, parkland and community facilities;
    - (ii) provides for the preservation and adaptive re-use of locally significant historical buildings, where relevant;

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- (iii) provides good pedestrian and cycle connectivity to the town centre;
  - (iv) contributes to a high level of residential amenity and design quality consistent with the traditional rural character of Eumundi, the scale and character of the *streetscape* and surrounding development; and
  - (v) provides for building form which reflects the traditional Queensland style.
- (k)(l) Development provides appropriate landscape buffering to the Bruce Highway and Eumundi-Noosa Road in order to effectively visually screen built form elements and maintain the visual amenity of these roads as scenic routes.
- (4)(m) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.10.4 Performance outcomes and acceptable outcomes

Table 7.2.10.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Eumundi Local Plan Area Generally (All Zones)		Development in the Eumundi Local Plan Area Generally (All Zones)	
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town architectural character of Eumundi in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or local character significance, <del>including where identified on Figure 7.2.10A (Eumundi local plan elements).</del>  Editor's Note – Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on or in proximity to local heritage places and in character areas.
		AO1.2	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	Roof forms use simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant vegetation contributing to the setting, character and sense of place of the Eumundi local plan area.	AO2.1	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises and does not intrude upon the important views to Mount Eerwah and Cooroy Mountain and other views to surrounding rural and natural areas as identified on Figure 7.2.10A (Eumundi local plan elements).
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character vegetation that contributes to the <i>streetscape</i> character and vegetated backdrop to the town including:- (a) the camphor laurel and fig trees along Memorial Drive; and (b) other character vegetation where identified on Figure 7.2.10A (Eumundi local plan elements).

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**7.2.12 Glass House Mountains local plan code**

**7.2.12.1 Application**

- (1) This code applies to assessable development:-
  - (a) within the Glass House Mountains local plan area as shown on Map ZM50 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Glass House Mountains local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
  - (a) **section 7.2.12.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.12.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.12A (Glass House Mountains local plan elements)**.

**7.2.12.2 Context and setting**

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Glass House Mountains local plan code.

*The Glass House Mountains local plan area is located in the southern part of the Sunshine Coast on the North Coast Rail Line between Beerwah and Beerburrum. The local plan area includes the Glass House Mountains town centre and surrounding residential and rural residential areas and has a land area of approximately 474 hectares.*

*The local plan area is surrounded by a picturesque rural and natural landscape dominated by the National heritage listed Glass House Mountains and surrounding rural land used largely for crop farming and forestry. The landform of the local plan area is gently undulating. It is contained within the catchment of Coonowrin Creek, which traverses the local plan area in a south-west, north-east direction. Coonowrin Creek flows to the Pumicestone Passage and is subject to periodic local flooding.*

*The Glass House Mountains town centre, focused on Bruce Parade, Reed Street and the railway station, provides a range of convenience goods and services to meet the daily needs of the local community and visitors, including some service industry uses. A number of community facilities are located within the local plan area including a State primary school, neighbourhood centre, community hall, visitor and interpretive centre and sportsgrounds. Tourism opportunities within the local plan area are enhanced by its proximity to the Glass House Mountains National Park.*

*The residential areas within the local plan area are characterised by dwelling houses on large urban and rural residential size lots. Further opportunities for urban residential development are available to the south of Fullertons Road and Coonowrin Road.*

*Steve Irwin Way is the principal road link providing access to the town of Glass House Mountains and is subject to planned realignment and upgrade. Other major road links within the local plan area include Railway Parade, Coonowrin Road and Sahara Road. Coonowrin Road and Steve Irwin Way are identified haulage routes with heavy vehicles carrying extractive material frequently travelling these routes.*

*The Glass House Mountains railway station, located at the end of Reed Street, is of local heritage significance and functions as a commuter transfer station, providing park and ride facilities. The rail line between Beerburrum and Landsborough is planned to be subject to duplication, including upgrading of the Glass House Mountains railway station.*

*The Glass House Mountains Community Hall is also a local heritage place.*

*Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage. Reticulated water is also available to rural residential areas within the local plan area.*

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7.2.12.4 Performance outcomes and acceptable outcomes

Table 7.2.12.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Glass House Mountains Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town architectural character of Glass House Mountains local plan area in terms of form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or local <del>character</del> <u>historic</u> significance, <del>including where identified on Figure 7.2.12A (Glass House Mountains local plan elements).</del>  Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on <u>or in proximity to local heritage places</u> and in character areas.
		AO1.2	Where buildings of <u>cultural</u> heritage or local <del>character</del> <u>historic</u> significance cannot be retained due to <i>infrastructure</i> upgrades, (i.e. the Neighbourhood Centre in Ryan Street, Community Hall in Coonowrin Road, and the Glasshouse Country RSL building and Lutheran Church in Reed Street), they are relocated to the community hub along Ryan Street.
		AO1.3	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.4	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.5	Roof forms use simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the Glass House Mountains local plan area.	AO2.1	Development provides for the retention of historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, the important views to Mount Tibrogargan and Mount Ngungun, particularly from the town centre, and other views to surrounding rural and natural areas as identified on <b>Figure 7.2.12A (Glass House Mountains local plan elements)</b> .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> that contributes to the <i>streetscape</i> character and vegetated backdrop to the Glass House Mountains local plan area including:- (a) mature Mango, African Tulip, Poinciana, Jacaranda, Coral,

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7.2.14 Kawana Waters local plan code

7.2.14.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Kawana Waters local plan area as shown on Map ZM35 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Kawana Waters local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
  - (a) **section 7.2.14.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.14.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.14A (Kawana Waters local plan elements)**.

7.2.14.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Kawana Waters local plan code.

*The Kawana Waters local plan area is located in the south eastern part of the Sunshine Coast and includes the coastal urban communities of Kawana Waters, including the established beachside neighbourhoods of Buddina, Minyama, Warana, Wurtulla, Bokarina and Parrearra, that part of Mountain Creek south of the Sunshine Motorway including the community of Hideaway Waters, and the emerging community of Brightwater.*

*The local plan area also includes Kawana Shoppingworld and the strip commercial and showroom area that extends along a significant length of the Nicklin Way. A number of small local business centres that provide local services to residents are located primarily at nodes along the Nicklin Way. An industrial area is located centrally in the local plan area providing industrial services and employment.*

*A significant part of the local plan area has, and continues to be, developed as part of the Kawana Waters master planned community (Kawana Waters Community Development Area), including the proposed Kawana Town Centre, Sunshine Coast University Hospital, the Homemaker Centre, the Kawana business village, the Bokarina Beach site and the newer residential areas of Kawana Island, Kawana Forest, Creekside, Birtinya and parts of Parrearra. It also includes Lake Kawana which contributes to the waterside setting of the area and includes a regionally significant rowing course. These areas are subject to Development Control Plan 1 Kawana Waters and do not form part of this local plan code. The local plan area has a land area of approximately 2,485 hectares.*

*The Kawana Waters local plan area is located on a low sand dune system and coastal floodplain within the Mooloolah River catchment. As a result, most of the local plan area is relatively flat and close to sea level. The landform and landscape of the local plan area have been altered over time, with much of the existing development based on canal systems linked to Mooloolah River and Currimundi Lake. The local plan area is framed by a picturesque natural setting including the Mooloolah River National Park and Birtinya Wetlands in the west, the Mooloolah River in the north, Currimundi Creek, Currimundi Lake and Kathleen McArthur Conservation Park in the south (a local heritage place) and Kawana Beach and the Pacific Ocean in the east.*

*Most of the local plan area is currently developed for residential housing or committed to development for residential housing. In existing developed areas, dwelling houses are the dominant housing form with dual occupancies and multi-unit accommodation also established in a number of locations. Emerging urban areas including Brightwater are planned as integrated communities accommodating a variety of housing types as well as local businesses and community facilities.*

*Significant community and sporting facilities within the local plan area include Sunshine Coast Stadium, Kawana Library and Community Centre, Bokarina and Buddina State Primary Schools, Kawana Waters State High School, Kawana Surf Club, Kawana Bowls Club and Lake Kawana Community Centre. Major*

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7.2.15.3 Purpose and overall outcomes

- (1) The purpose of the Kenilworth local plan code is to provide locally relevant planning provisions for the assessment of development within the Kenilworth local plan area.
- (2) The purpose of the Kenilworth local plan code will be achieved through the following overall outcomes:-
- (a) Kenilworth remains a small rural town with a distinct heritage character, primarily servicing the local community and tourist industry. Some expansion of local business, employment, residential and rural residential areas is provided for.
  - (b) Urban and rural residential development within the Kenilworth local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce the character and identity of Kenilworth, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the character and productivity of surrounding rural land.
  - (c) Development retains the key landscape and built form elements that contribute to the setting, character and identity of the Kenilworth local plan area as a rural town with a strong sense of place and associations with the past.
  - (d) Development in the local plan area protects and retains the character area of Kenilworth and buildings identified as having cultural heritage or streetscape significance as important elements of local character and identity.
  - (d)(e) The Kenilworth Town Centre functions as a local (full service) activity centre meeting the convenience needs of the local community and surrounding rural areas and visitors to the area and provides a focus for small scale retail, commercial and community activity. Mixed uses and uses which enhance the "country town" character and rural service role of the town are established within the town centre, such as small scale rural service industries and business incubator uses, as well as small scale tourist facilities and enterprises.
  - (e)(f) The retail and commercial functions of Kenilworth Town Centre are given the opportunity to expand and be enhanced, however the town centre remains compact with any expansion and enhancement limited to land included within the Local centre zone. Residents of Kenilworth continue to rely upon larger centres such as Maleny or Nambour to fulfil higher order business and industry needs.
  - (f)(g) The "country town" feel, traditional built form, heritage and *streetscape* character of the Kenilworth Town Centre is retained and reinforced, with Elizabeth Street enhanced as a wide, attractive and pedestrian friendly main street. Development within the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
  - (g)(h) Industrial development remains small scale and low key and is limited to land included in the Low impact industry zone. Industrial uses which either complement the existing Kenilworth Cheese factory or take advantage of the growing tourist market are established in this zone, along with industrial uses servicing the local community.
  - (h)(i) The interface of industrial land to the Low density residential zone and Rural residential zone is buffered to mitigate impacts and sensitive design and landscaping softens the visual impact of new premises.
  - (i)(j) Development in the Low density residential zone and Rural residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees. Building form reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours.
  - (j)(k) Development in the Low density residential zone occurs in a sequenced manner such that land closest to the town centre is developed first in order to ensure urban expansion occurs in accordance with the efficient and cost effective extension of *infrastructure*.
  - (k)(l) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

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~~(4)(m)~~ Significant *vegetation*, particularly adjacent to the Mary River, is protected as an important part of the environment and local character of Kenilworth.

7.2.15.4 Performance outcomes and acceptable outcomes

Table 7.2.15.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Kenilworth Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town character of Kenilworth in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or local character significance.  Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on or in proximity to local heritage places and in character areas.
		AO1.2	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms use simple, traditional Queensland style roof designs, including gable, hip, pitched or multiple gable roof forms.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Kenilworth.	AO2.1	Development provides for the retention of historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, the important sight lines to Kenilworth Bluff, Kenilworth State Forest and other views to surrounding rural and natural areas identified on Figure 7.2.15A (Kenilworth local plan elements).
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the character of the local area including:- (a) native <i>vegetation</i> adjacent to the Mary River; and (b) other character <i>vegetation</i> identified on Figure 7.2.15A (Kenilworth local plan elements).  Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that reflect and enhance the sense of entry to, and the rural town character of, Kenilworth.	AO3.1	Development adjacent to identified gateway/entry points where identified on Figure 7.2.15A (Kenilworth local plan elements) provides for rural and semi rural uses and activities which retain the open rural landscape character of the local plan area.

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7.2.16 Landsborough local plan code

7.2.16.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Landsborough local plan area as shown on Map ZM42 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Landsborough local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
  - (a) **section 7.2.16.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.16.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.16A (Landsborough local plan elements)**.

7.2.16.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Landsborough local plan code.

*The Landsborough local plan area is located on the North Coast Rail Line between the towns of Beerwah and Mooloolah in the southern hinterland of the Sunshine Coast. The local plan area includes Landsborough's town centre, the surrounding urban area and adjacent rural residential areas to the north, south and west. The local plan area has a land area of approximately 880 hectares.*

*Landsborough is a picturesque and historic hinterland town. Situated at the southern entrance to the Blackall Range, Landsborough is framed to the north and west by elevated terrain associated with the Blackall Range escarpment and Mount Mellum. Mellum Creek and adjoining tributaries traverse the local plan area with pockets of remnant vegetation located along the creek corridors. The town includes a number of **local and State** heritage places as well as two character areas comprising groups of buildings indicative of early 20<sup>th</sup> century building styles.*

*Landsborough's town centre, which fulfils the local needs of the immediately surrounding urban, rural and rural residential community, is primarily located on the western side of the rail line around Cribb Street and Maleny Street. Cribb Street, which contains historic buildings and adjoins the railway station, is the traditional "main street" of Landsborough. Maleny Street provides a range of convenience retail and commercial uses.*

*The local plan area also includes an industrial area to the east of the rail line with access via Caloundra Street. There is also a substantial rendering plant operation (Sunland Meats) located immediately to the south of Mellum Creek.*

*Landsborough includes a range of community activities and sport and recreation areas including Landsborough State School, emergency services, local utilities, the Landsborough Museum, places of worship and district sports grounds. An Arts, Community and Heritage Precinct is planned for land south of the town centre and Maleny Street.*

*A mix of older dwelling houses, dual occupancies and small scale multiple dwellings are located in Mill Street, Cribb Street and Gympie Street which adjoins the business centre and railway station. Beyond the central area, the residential areas are characterised by dwelling houses on larger lots in traditional street layouts. The rural residential areas to the north, south and west include lot sizes of 5,000m<sup>2</sup> or greater. Some of these rural residential areas are constrained by flooding, steep land and/or significant vegetation.*

*Landsborough functions as an important public transport node, with a bus link from the railway station to the coastal urban area and to Maleny. The major road access into Landsborough from the east is via Caloundra Street from Steve Irwin Way. Maleny Street links Caloundra Street to Landsborough-Maleny Road providing access to Maleny and the Blackall Range. Old Landsborough Road links Landsborough to Beerwah.*

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The North Coast Rail Line, which bisects the local plan area, is proposed to be realigned and duplicated. As part of the planned upgrade, provision has been made for a grade separated crossing at Gympie Street North.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.16.3 Purpose and overall outcomes

- (1) The purpose of the Landsborough local plan code is to provide locally relevant planning provisions for the assessment of development within the Landsborough local plan area.
- (2) The purpose of the Landsborough local plan code will be achieved through the following overall outcomes:-
  - (a) Landsborough remains a small rural town with a visible heritage character, primarily servicing the local needs of the immediately surrounding urban, rural residential and rural community.
  - (b) Development for urban and rural residential purposes within the Landsborough local plan area is limited to land within the urban and rural residential growth management boundaries respectively to protect and reinforce the character and identity of Landsborough, provide for the efficient provision of *infrastructure* and services and to avoid constrained land that is generally unsuitable for urban and rural residential development.
  - (c) Development retains the key built form, *streetscape*, landscape character and natural environment elements that contribute to the character, setting and identity of Landsborough as a rural town with a strong sense of place and associations with the past.
  - ~~(d)~~ Development in the local plan area protects and retains the *character areas* in Landsborough (Cribb Street and Landsborough East) and buildings identified as having cultural heritage or *streetscape* significance as important elements of local character and identity.
  - ~~(d)(e)~~ Development for business uses is contained within the Local centre zone and contributes to Landsborough town centre's role as a local (full service) activity centre providing a wide range of convenience goods and services to service Landsborough and immediately surrounding rural residential and rural communities.
  - ~~(e)(f)~~ Development in the Local centre zone protects the traditional built form, heritage and *streetscape* character of Landsborough. Development in Cribb Street enhances the traditional main street of Landsborough with active street *frontages*, traditional built form and improved streetscaping and landscaping. Development in Maleny Street reflects this street's role as a gateway to the Blackall Range with active street *frontages*, traditional built form and enhanced *streetscape* and landscaping.
  - ~~(f)(g)~~ Development in the Specialised centre zone along Caloundra Street provides a range of larger format retail and business uses which are of a scale that is compatible with the rural town character and local activity centre role of Landsborough.
  - ~~(g)(h)~~ Development in the Medium impact industry zone remains small scale and low key and is limited to land included in the Medium impact industry zone to the east of the rail line. This area develops as an integrated industrial estate with high quality buildings and landscaped grounds, particularly where fronting Caloundra Street. The northern interface to land in the Low density residential zone is sensitively treated and buffered to mitigate impacts.
  - ~~(h)(i)~~ Development in the Low density residential zone is sympathetic to the traditional character and identity of established low density residential areas in Landsborough.
  - ~~(i)(j)~~ Development in the Medium density residential zone provides for the establishment of a range of medium density accommodation types that are compatible in scale and design with the rural town setting. Such accommodation provides a high standard of architectural design to complement the traditional built form character of Landsborough.
  - ~~(j)(k)~~ The rendering plant operation located immediately to the south of Mellum Creek operates in accordance with existing approvals. If the rendering plant ceases operation, the preferred future use of the *site* is for residential development which contributes to residential choice in

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Landsborough, sensitively responds to site constraints and provides for direct pedestrian and cycle connections across Mellum Creek to the town centre.

(k)(l) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around the key destinations within the local plan area.

(4)(m) Development does not compromise or adversely impact upon the existing transit hub and the North Coast Rail Line, including the planned realignment and duplication of the rail line and the possible future provision of a grade separated crossing within the local plan area.

7.2.16.4 Performance outcomes and acceptable outcomes

Table 7.2.16.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Landsborough Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town character of Landsborough in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or character significance.  Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on or in proximity to local heritage places and in character areas.  Note—The Planning Scheme Policy for Landsborough (urban design guidelines) provides guidance in relation to the achievement of urban design outcomes for development in Landsborough.
		AO1.2	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms reflect simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant vegetation contributing to the setting, character and sense of place of Landsborough.	AO2.1	Development provides for the retention of historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, important sight lines to Mount Mellum, the Blackall Range and other views to surrounding rural and natural areas, including the significant views identified on Figure 7.2.16A (Landsborough local plan elements).
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character vegetation contributing to the vegetated backdrop, setting and streetscape character of Landsborough including:- (a) riparian vegetation adjacent to Mellum Creek, Little Rocky Creek,

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7.2.17.3 Purpose and overall outcomes

- (1) The purpose of the Maleny local plan code is to provide locally relevant planning provisions for the assessment of development within the Maleny local plan area.
- (2) The purpose of the Maleny local plan code will be achieved through the following overall outcomes:-
  - (a) Maleny remains a moderate-sized rural town with a distinct heritage character, primarily servicing the needs of surrounding urban, rural residential and rural communities in the southern Sunshine Coast hinterland west of the Blackall Range escarpment.
  - (b) Urban and rural residential development within the Maleny local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce the identity of Maleny, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape values and productivity of surrounding rural lands.
  - (c) Development retains the key built form, *streetscape*, landscape character and natural environment elements that contribute to the setting, character and identity of Maleny as a rural town with a strong sense of place and associations with the past.
  - (d) Development in the local plan area protects and retains the *character area* in Maleny (Maple Street) and buildings identified as having cultural heritage or *streetscape* significance as important elements of local character and identity.
  - ~~(d)(e)~~ Development provides for the retail and commercial functions of Maleny Town Centre to expand and be enhanced. Development in the District centre zone supports the role and function of Maleny as a district activity centre meeting the needs of the local community and surrounding rural and rural residential areas along with the needs of tourists and travellers. The town centre remains compact, with any further development or expansion of business uses contained to land included within the District centre zone. Mixed uses and uses which enhance the rural town character and rural service centre role of the town are encouraged.
  - ~~(e)(f)~~ Retail and commercial uses which rely predominantly on pedestrian trade are located on land adjoining Maple Street. A mix of other business, community, residential and recreational uses are located within the District centre zone on land adjoining Coral Street and Bicentenary Lane. No new large floor plate retail uses are intended to be established in the Maleny Town Centre.
  - ~~(f)(g)~~ Development in the Low impact industry zone provides for minor expansion of the existing Lawyer Street industry area to accommodate the towns' immediate industry needs, such as small scale low-impact and service industries. This area provides a low key but high quality industrial area with an attractive street front address. The interface to adjacent land included in the Low density residential zone is sensitively treated to ensure impacts on existing and future residential development are mitigated.
  - ~~(g)(h)~~ Development in the Low density residential zone protects and is sympathetic to the traditional rural town character and identity of Maleny typified by low rise detached housing on relatively large lots. Building form reflects the traditional Queensland style through the use of timber, pitched roofs, verandahs and subdued colour schemes. Development in the zone provides an interconnected network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands. Reconfiguring a lot in Precinct MAL LPP-2 (Maleny West) provides a transition between the township and rural lands through larger lots than the minimum lot size specified for the Low density residential zone in other parts of the local plan area.
  - ~~(h)(i)~~ Development in the Medium density residential zone is of a scale, density and design which is complementary to a rural town setting and sensitively responds to site constraints. Further development on the Erowal aged care facility site provides for a range of *retirement facilities* with a building form and design compatible with the semi-rural setting and character of the area.
  - ~~(i)(j)~~ Reconfiguring a lot in the Rural residential zone maintains the rural living character of the zone with an interconnected network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands. Minimum lot sizes are consistent with the prevailing subdivision pattern in the area, sensitively respond to site constraints and provide for the satisfactory on-site treatment and disposal of effluent.

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- (j)(k) The Maleny Community Precinct (Precinct MAL LPP-1) is progressively developed in accordance with the adopted Maleny Community Precinct Master Plan and allocated land use zones, as an integrated area of open space comprising parkland, sport and recreation facilities, community facilities and land for environmental protection and rehabilitation purposes. Limited and sensitively designed residential development occurs in the Maleny Community Precinct to support and complement the provision of community facilities and open space assets on the site.
- (k)(l) Development in the local plan area is supported by a network of interconnected open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations and facilities within the local plan area.
- (l)(m) Development provides for retention and enhancement of riparian *vegetation* along Obi Obi Creek, Walkers Creek and other *waterways* that traverse the local plan area.
- (m)(n) Development provides for required improvements to the local road network including new road links to improve local connectivity and intersection upgrades.

7.2.17.4 Performance outcomes and acceptable outcomes

Table 7.2.17.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Maleny Local Plan Area Generally (All Zones)			
PO1	Development is consistent with and reflects and enhances the traditional rural town character of Maleny in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage <i>or character</i> significance.  Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on <i>or in proximity to local heritage places</i> and in <i>character areas</i> .
		AO1.2	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms are simple, traditional Queensland-style roof designs including gable, hip, pitched or multiple gable roof forms.
		AO1.4	Development with <i>frontage</i> to Maple Street, Bunya Street, Miva Street, Tulip Street, Coral Street and Beech Street maintains the traditional character evident in both the District centre zone and surrounding residential areas.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Maleny.	AO2.1	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, important views to surrounding rural and natural areas identified on Figure 7.2.17A (Maleny local plan elements).
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i>

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Performance Outcomes		Acceptable Outcomes	
	(b) sensitively responds to site constraints; and (c) provides for the safe and effective treatment and disposal of effluent on-site.		(b) 5,000m <sup>2</sup> where located in Precinct MAL LPP-3 (Walkers Creek); and (c) 5,000m <sup>2</sup> where located in Precinct MAL LPP-4 (Maleny North).
<b>Development in Precinct MAL LPP-1 (Maleny Community Precinct)</b>			
<b>PO18</b>	Development in Precinct MAL LPP-1, (Maleny Community Precinct) identified on <b>Maleny Local Plan Precinct Map LPM39</b> provides for the following:- (a) extensive areas of passive open space in the form of parks and gardens; (b) land for environmental open space for ecological protection and rehabilitation purposes, primarily focused along Obi Obi Creek and associated watercourses and <i>wetland</i> areas; (c) areas for active sport and recreation facilities, including a community golf course and sporting fields; (d) a range of community facilities, including an aquatic centre, environmental education centre, land care nursery and community hall; (e) a small cultural and heritage precinct centred around the heritage-listed <del>Pattemore House</del> <a href="#">Fairview site</a> ; (f) limited residential development which is sensitively sited and designed to be compatible with its location and setting within the Maleny Community Precinct; and (g) enhanced public access to the <i>site</i> via an extensive multi-use trail network and provision of appropriate vehicle connections.	<b>AO18</b>	No acceptable outcome provided.

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7.2.20.3 Purpose and overall outcomes

- (1) The purpose of the Mooloolaba/Alexandra Headland local plan code is to provide locally relevant planning provisions for the assessment of development within the Mooloolaba/Alexandra Headland local plan code.
- (2) The purpose of the Mooloolaba/Alexandra Headland local plan code will be achieved through the following overall outcomes:-
  - (a) Mooloolaba/Alexandra Headland local plan area is a diverse coastal urban area with a strong focus on tourism. The local plan area comprises a number of urban and suburban residential areas and high density visitor accommodation areas supported by a district activity centre at Mooloolaba, community and sport and recreation facilities, a harbour and associated waterfront and marine uses.
  - (b) Urban development in the Mooloolaba/Alexandra Headland local plan area is limited to land within the urban growth management boundary so as to protect the environmental and landscape value of foreshore areas and the Mooloolah River.
  - (c) Development in the local plan area is sited and designed to protect significant environmental areas and retain the key landscape elements that contribute to the setting, character and identity of Mooloolaba and Alexandra Headland, including beaches and dunal systems, foreshore parkland, Alex Forest Conservation Area, Mooloolaba environmental reserve, Nelson Park, Charles Clarke Park (*a local heritage place*), character *vegetation* along the foreshore and views either to or from important landscape features.
  - (d) Development recognises and reinforces the beachside location of the local plan area by providing for high quality, contemporary sub-tropical building and landscape design that emphasises the casual, outdoor lifestyle. Development is of a scale and form which protects and enhances the existing character and identity of established parts of the local plan area.
  - (e) Development on land with *frontage* to Alexandra Parade, Brisbane Road, Mooloolaba Esplanade and River Esplanade achieves a high standard of urban design and contributes to *streetscape*, landscape, public art and public space improvements which enhance gateway locations, create attractive boulevards along these roads and promote the beachside character of the local plan area.
  - (f) Development in the District centre zone contributes to the Mooloolaba Town Centre's role as a district activity centre providing a range of business, community and residential uses to service the needs of residents and visitors. Mixed uses and uses which enhance the tourism focus and district level role and function of the Mooloolaba Town Centre are encouraged.
  - (g) Development in the District centre zone contributes to the economic vitality of Mooloolaba Town Centre through the provision of improved streetscape and landscape treatments, active street *frontages* and improved public spaces.
  - (h) Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) provides for an integrated, high quality *mixed use development* incorporating a range of centre activities and residential accommodation. Development provides for significant streetscape and landscape improvements to all *frontages*, strong pedestrian connections to the adjoining tourist accommodation area and a well-designed and integrated public carpark.
  - (i) Development in the Tourist accommodation zone reinforces these areas, and in particular the *frontage* to Mooloolaba Esplanade, as the primary tourism focus areas with vibrant and pedestrian friendly active street *frontages* providing a range of small-scale boutique retail and outdoor dining experiences with residential accommodation above, and strong visual and pedestrian linkages with the foreshore areas and surrounding residential, business and community activities.
  - (j) Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area) provides a range of entertainment activities including *food and drink outlets, function facilities, bars* and *hotels* that may operate after hours and include live music which creates a vibrant atmosphere.
  - (k) Development in the Tourism area zone on Key Site 2 (Underwater World/Mooloolaba Wharf) provides for an integrated, high quality *mixed use development* which complements the existing range of tourism facilities on the site and contributes to the vitality and attractiveness of Mooloolaba, and in particular Underwaterworld/Mooloolaba Wharf, as a visitor and

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7.2.21 Mooloolah local plan code

7.2.21.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Mooloolah local plan area as shown on Map ZM41 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Mooloolah local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
  - (a) **section 7.2.21.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.21.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.21A (Mooloolah local plan elements)**.

7.2.21.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Mooloolah local plan code.

*The Mooloolah local plan area is located in the southern part of the Sunshine Coast on the North Coast Rail Line between Landsborough and Eudlo. The local plan area comprises the small rural town of Mooloolah and adjacent urban and rural residential areas. The local plan area has a land area of approximately 790 hectares.*

*The Mooloolah local plan area is framed to the west by the Blackall Range, to the south by the tall eucalypts of the Dularcha National Park, Mooloolah Forest Reserve and Tunnel Ridge and to the north by the Mooloolah Range. The local plan area is traversed by the Mooloolah River and South Mooloolah River and their tributaries and has a generally flat to gently undulating landform reflecting its location adjacent to the Mooloolah floodplain. Steeper parts are found on the edges of the local plan area where the land rises around the adjacent ranges.*

*The Mooloolah local plan area derives its character from its picturesque rural and natural landscape setting, village character and strong community feel. Mooloolah Connection Road provides a physical and visual gateway to the town, with a distinct sense of arrival provided by striking views to the Blackall Range, and the current railway crossing and traditional style pedestrian overpass. The town has a strong horse riding community with a pony club and riding school both located in close proximity to the town centre. Riders often travel through the town, adding to the rural character.*

*The Mooloolah Town Centre provides important commercial, community, social, and recreational facilities to service the local level needs of its resident population as well as the needs of the surrounding rural residential and rural communities. The town centre is currently divided into two parts by the North Coast Rail Line, with the western side of the rail line focussed on Bray Road and Jones Street, and the eastern side predominantly along Mooloolah Connection Road. The open level crossing provides good connectivity between the two sides of the town centre and functions as a gateway to the town.*

*Although the buildings in the centre are relatively new, they comprise characteristics of traditional rural towns, particularly on the western side of the railway. The town centre is complemented by the open space reserves of the Village Green and Martin Rungert Park. A number of community facilities are located within the local plan area including a local State primary school, community centre, public hall and recreation reserve (pony club). The Mooloolah railway shelter ~~is~~ *Mooloolah Public Hall and St Thomas Anglican Church are* of local heritage significance.*

*The local plan area consists of small residential lots focused on Jones Street and the northern side of Paget Street with the remaining residential areas of the town characterised by dwelling houses on larger sized lots.*

*The rural residential and rural lands surrounding the town are constrained by flooding, sloping topography and native vegetation which also contribute to the scenic amenity and character of the local plan area.*

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- (g) Development in Precinct NAM LPP-2 (Former Mill Site and Hospitality Area) consolidates Nambour's role as a major regional activity centre and integrates the site with the traditional town centre through a permeable pedestrian and street network. Building form and urban design on the site provides for an outwardly focussed, main street development which is sympathetic to Nambour's traditional built form and *streetscape* character.
- (h) The State heritage-listed Mill Houses form part of a courtyard setting for passive recreation and social interaction. The heritage significance of the Mill Houses is maintained and development provides for the retention and re-use of these buildings for business, community, cultural, entertainment and catering uses.
- (i) Development in Precinct NAM LPP-3 (Town Centre Frame) provides for *mixed use development* with retail business uses at a scale and intensity less than in other parts of the Major centre zone in accordance with **Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**. Development in Precinct NAM LPP-3 also provides for low intensity, small scale industry uses where adverse amenity impacts to surrounding uses are avoided. Physical and visual accessibility from the town centre frame to Nambour's transit hub and town centre core is maximised.
- (j) Development within the Nambour Town Centre provides for visually interesting building elements which respond to and respect the established patterns of development in Nambour and are created to provide high levels of pedestrian comfort and convenience, meaningful architectural expression and interesting urban forms.
- (k) Development within the local plan area protects and retains the **established character areas** **of** Nambour (**Netherton Street, Lower Blackall Terrace and Magnolia Street**) and buildings identified as having cultural heritage or *streetscape* significance as important elements of local character and identity.
- (l) Development retains key landscape character and natural environment elements and protects significant views contributing to the character and landscape setting of Nambour including the prominent vegetated hills, escarpments and ridgelines surrounding the town.
- (m) Development in Precinct NAM LPP-4 (Nambour Health Hub) provides for the consolidation of a sub-regional employment opportunity area, focussed around the Nambour General Hospital and Nambour Selangor Private Hospital. Development in the Local centre zone in the vicinity of the hospitals provides for the establishment of a range of health-related business uses and allied and compatible uses which are sympathetic to the residential amenity and character of the area in accordance with **Table 7.2.22.4.3 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone)**. Development in this area does not detract from the role and function of Nambour's town centre as the key focus for *office* and retail activities.
- (n) Development in the Medium density residential zone provides for a mix of housing types and densities with *dwellings* that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development relative to its surrounds.
- (o) Reconfiguring a lot in the Low density residential zone and Emerging community zone incorporates road and lot layouts which sensitively respond to site characteristics and are consistent with the established subdivision pattern of the town, characterised by regular shaped lots, grid street layout, open *streetscape* and mature street trees. Development occurs in an integrated manner and provides an interconnected network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands.
- (p) Development in the Community facilities zone at Carter Road/Doolan Street Nambour (Sundale Nambour Garden Village) is master planned to ensure that development occurs in a functionally efficient and integrated manner. Development provides for a range of *residential care facilities* and *retirement facilities* complemented by a range of supporting small-scale business and community activities. Such activities do not detract from the role and function of the Nambour Town Centre as the key focus for business activities. Development provides a transition of *building height* adjacent to Carter Road/Doolan Street to minimise amenity impacts and achieve appropriate building massing and scale relative to its surroundings. Development also contributes to the retention of the preferred built form character for the Nambour local plan area.

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Performance Outcomes		Acceptable Outcomes	
Coast Rail Line.			
<b>Development in the Major Centre Zone Generally</b>			
PO9	Development in the Major centre zone provides large scale and mixed uses that:- (a) support Nambour's role and function as the dominant major regional activity centre for the central Sunshine Coast hinterland, subservient only to the Maroochydore Principal Regional Activity Centre; and (b) provide a wide range of higher order goods and services to Nambour's resident population and surrounding areas, including Woombye, Palmwoods, Montville, Mapleton and Yandina.	AO9	No acceptable outcome provided.
PO10	Development in the Major centre zone:- (a) is sympathetic to and reinforces the rural character and heritage values of Nambour; (b) provides a walkable town centre which includes a permeable street network, wide tree lined footpaths and continuous weather protection for pedestrians along active or semi-active streetfront areas; (c) creates vibrant and active streets and public spaces; (d) maximises the physical and visual accessibility to Nambour's transit hub; and (e) provides integrated and functional car parking and access arrangements that do not dominate the street.	AO10	Development in the Major centre zone:- (a) respects the layout, scale and character of development on adjoining sites; (b) provides for <i>primary active street frontages</i> , built to the front boundary, where identified on <b>Figure 7.2.22A (Nambour local plan elements)</b> ; (c) provides for adaptive reuse, with limited modification, of <i>local heritage places or character buildings</i> that is sympathetic to the inherent character of the building and the Nambour town centre context; (d) provides for vertical and horizontal building elements created through the visible expression of building design elements such as columns, doors and doorways, windows, awnings, screens, shade structures, low relief decorative elements, parapet details and shadow lines; (e) incorporates variety in <i>storey</i> height, recessed upper levels, single and double <i>storey</i> colonnades and recesses for balconies and verandahs such that long unbroken blank wall planes with repetitive elements and continuous roof lines are avoided; (f) provides for buildings with <i>frontage</i> to Currie Street to incorporate:- (i) vertical building proportions that divide the building elevation into three (3) or more major vertical parts for every 20 metres of street <i>frontage</i> as identified on <b>Figure 7.2.22B (Typical vertical proportions along part of Currie Street)</b> ; (ii) roof forms designed to diminish the visual impact of large floor plate buildings and large flat roof forms by articulated roof designs (pitched or sloped) with multiple ridge lines and incorporating articulated upper facades as identified on <b>Figure 7.2.22C</b>

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areas intended to be predominantly retained for rural uses until the upgrade is completed and associated infrastructure and access issues can be resolved.

Major road links within the local plan area include Palmwoods-Montville Road, Woombye-Palmwoods Road, Eudlo Road and Chevallum Road.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.23.3 Purpose and overall outcomes

- (1) The purpose of the Palmwoods local plan code is to provide locally relevant planning provisions for the assessment of development within the Palmwoods local plan area.
- (2) The purpose of the Palmwoods local plan code will be achieved through the following overall outcomes:-
  - (a) Palmwoods remains a moderate sized rural town with a distinct heritage character, primarily servicing the local needs of its resident population and immediately surrounding rural communities.
  - (b) Urban development within the Palmwoods local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the separate identity of Palmwoods, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape character and productivity of surrounding rural lands.
  - (c) Development retains important built form, *streetscape*, landscape character and natural environment elements that contribute to the character, setting, and identity of Palmwoods as a rural town with a strong sense of place and associations with the past.
  - ~~(d)~~ Development in the local plan area protects and retains the *character area* in Palmwoods and buildings identified as having cultural heritage or *streetscape* significance as important elements of local character and identity.
  - ~~(d)(e)~~ Development in the Local centre zone supports the role and function of the Palmwoods Town Centre as a local (full service) activity centre, providing a wide range of convenience goods and services to meet the needs of its resident population and immediately surrounding rural communities.
  - ~~(e)(f)~~ The "country town" feel, traditional main street built form and heritage and *streetscape* character of the Palmwoods Town Centre is retained and reinforced, with Main Street and Margaret Street enhanced as attractive and pedestrian friendly streets. Development addresses the street, complements the traditional *streetscape* and building form and retains historical buildings and landmarks contributing to the character and identity of the town.
  - ~~(f)(g)~~ Development provides for centre uses to be consolidated along Main Street, with development along Margaret Street limited to small scale, low intensity business uses with low traffic generation.
  - ~~(g)(h)~~ Redevelopment of disused rail land fronting Main Street in the vicinity of Church Street:-
    - (i) provides for community activities and/or business activities and, in particular, a *supermarket*;
    - (ii) does not compromise or adversely impact upon the current or future operation of the North Coast Rail Line;
    - (iii) retains existing heritage buildings and features;
    - (iv) provides for safe and convenient pedestrian access to the railway station;
    - (v) provides an attractive and active streetfront address to Main Street and the future pedestrian link to the railway station;
    - (vi) retains public parking servicing the railway station integrated within the development design; and
    - (vii) is designed such that opportunities for possible future expansion are retained following realignment of the rail line.
  - ~~(h)(i)~~ Development in the Low density residential zone and Emerging community zone protects and is sympathetic to the traditional rural town character and identity of Palmwoods, typified by

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low-rise *dwelling houses* in generous landscaped grounds. Reconfiguring a lot in the Low density residential zone and Emerging community zone incorporates road and lot layouts which sensitively respond to site characteristics and are consistent with the established subdivision pattern of older parts of the town, characterised by regular shaped lots, grid or modified grid layout, open *streetscape* and mature street trees. Development in these zones provides an interconnected network of roads, pedestrian and cycle paths and open space.

- (j)(i) Development in the Medium density residential zone is sympathetic to the traditional rural town character and heritage values of Palmwoods and is of a bulk and architectural scale that does not dominate the *streetscape* or the hillside, is compatible with surrounding development and provides strong pedestrian links to the town centre.
- (j)(k) Development in the Low impact industry zone and Medium impact industry zone provides a range of small to medium scale industry uses compatible with a rural town setting. Industry uses are located, designed and operated in manner that does not adversely impact upon environmental values or the amenity of nearby residential land.
- (k)(l) Development provides for the establishment of a linked system of open space focussed on continuous vegetated corridors along Paynter Creek and the major drainage lines which traverse the local plan area.
- (j)(m) Development is designed and sited to protect significant environmental and riparian areas and to sensitively respond to the physical characteristics and constraints of land in the local plan area, including flood prone land, steep slopes and native *vegetation*.
- (m)(n) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.
- (n)(o) Development does not compromise or adversely impact upon the operation or future upgrading of the North Coast Rail Line. Rural land located within the urban growth management boundary is not developed for urban purposes prior to the re-alignment of the North Coast Rail Line.
- (o)(p) In the event that the North Coast Rail Line is re-aligned within the life of the planning scheme, the pattern of land use and the provision of transport and other *infrastructure* in the Palmwoods local plan area is adapted to:-
  - (i) appropriately utilise surplus railway land to consolidate and provide for improvements to the Palmwoods town centre, particularly in terms of the provision of community facilities and urban open space, with some expansion of business uses provided for; and
  - (ii) provide for the development of rural land within the urban growth management boundary that has been identified as being potentially suitable for urban purposes but that cannot be efficiently integrated within the town fabric prior to the realignment of the North Coast Rail Line.
- (p)(q) Development of surplus railway land and rural land within the urban growth management boundary that becomes available as a consequence of the re-alignment of the North Coast Rail Line occurs in a logical manner, consistent with the availability of *infrastructure* and services. Development that brings forward a requirement for new *infrastructure* only occurs if that *infrastructure* is provided as part of the development.
- (q)(r) Development of surplus railway land and rural land within the urban growth management boundary that becomes available as a consequence of the re-alignment of the North Coast Rail Line is master planned.

7.2.23.4 Performance outcomes and acceptable outcomes

Table 7.2.23.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Palmwoods Local Plan Area Generally</i>			
PO1	Development provides for buildings, structures and landscaping that is	AO1.1	Development provides for the retention and/or adaptive re-use, with limited

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Performance Outcomes		Acceptable Outcomes	
	consistent with and reflects the traditional <i>streetscape</i> and built form and rural town character of Palmwoods.	AO1.2	modification, of buildings which have cultural heritage or character significance.  Editor's note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on or in proximity to local heritage places and in character areas.  Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms are simple, traditional Queensland-style roof designs including gable, hip, pitched or multiple gable roof forms.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the character, setting, and sense of place of Palmwoods.	AO2.1	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, important view lines to the Blackall Range and other views to surrounding rural and natural areas where identified on Figure 7.2.23A (Palmwoods local plan elements).
		AO2.3	Development protects and enhances existing mature trees and character <i>vegetation</i> including:- (a) riparian <i>vegetation</i> along Paynter Creek and the major drainage lines running north from Rifle Range Road across Palmwoods School Road and Dunning Street; (b) <i>vegetation</i> in Kolora Park identified on Figure 7.2.23A (Palmwoods local plan elements); (c) bushland along Woombye-Palmwoods Road, Eudlo Road and Palmwoods-Montville Road; and (d) other character <i>vegetation</i> identified on Figure 7.2.23A (Palmwoods local plan elements).  Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the rural town character of, and sense of entry and arrival to, Palmwoods.	AO3.1	Development adjacent to a primary streetscape treatment area or identified gateway/entry point on Figure 7.2.23A (Palmwoods local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and rural town character of, Palmwoods, and emphasise corner locations.
		AO3.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the

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7.2.25 Sippy Downs local plan code

7.2.25.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Sippy Downs local plan area as shown on Map ZM33 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Sippy Downs local plan code by the tables of assessment in **Part 5 (Tables of assessment)** 4.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
  - (a) **section 7.2.25.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.25.4.1 (Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally)**;
  - (c) **Table 7.2.25.4.2 (Additional performance outcomes and acceptable outcomes for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre))**; and
  - (d) **Figure 7.2.25A (Sippy Downs local plan elements)**.

7.2.25.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Sippy Downs local plan code.

*The Sippy Downs local plan area is located in the central part of the Sunshine Coast, along the Sunshine Motorway, bordered to the west by the Bruce Highway, to the south by Sippy Creek and the Palmview declared master plan area and to the east by the Mooloolah River National Park. The local plan area includes the proposed Sippy Downs Town Centre, the University of the Sunshine Coast, the communities of Chancellor Park and Bellflower located to the south of the Sunshine Motorway and the Stringybark Road area north of the Sunshine Motorway. The local plan area takes in a land area of approximately 775 hectares.*

*The northern part of the local plan area is well vegetated and provides a bushland setting at the base of the Buderim escarpment and along Mountain Creek. The wallum heathland and open eucalypt woodlands of the Mooloolah River National Park, and remnant riparian vegetation along Sippy Creek provide an attractive landscape setting and natural edge to the local plan area in the east and south. The Chancellor Lakes system also provides an important open space link through the local plan area.*

*The proposed Sippy Downs Town Centre, located adjacent to the University of the Sunshine Coast, is a major regional activity centre and is intended to provide significant retail, commercial and community activities to service the needs of its resident population as well as the needs of surrounding communities, including the emerging community of Palmview located to the south of the local plan area. The proposed Sippy Downs Business and Technology Sub-precinct is located adjacent to the proposed Town Centre core and the University of the Sunshine Coast and is intended to support a broad range of science and technology based businesses and industries and maintain a strong nexus with the University.*

*The University of the Sunshine Coast is a regionally significant facility providing a focus for education, research and cultural activities on the Sunshine Coast. [The University Library Building is a local heritage place](#). The University is intended to continue to grow and develop in conjunction with the new Town Centre. A number of schools are also located within the local plan area adjacent to the University including Chancellor State College primary and secondary campuses, Siena Catholic College and Siena Primary School and the Montessori International College.*

*The existing residential areas of the local plan area including the Chancellor Park and Bellflower estates comprise primarily single dwelling houses on suburban lots of varying sizes. Substantial retirement facilities are located within Chancellor Park and student accommodation is also provided adjacent to the University. Local centres at Chancellor Village Boulevard and Scholars Drive currently provide for the convenience needs of residents. Several showrooms are also located along Chancellor Village Boulevard.*

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- (2) The purpose of the Woombye local plan code will be achieved through the following overall outcomes:-
- (a) Woombye remains a small rural town, primarily servicing the local needs of its resident population and immediately surrounding rural communities.
  - (b) Urban development within the Woombye local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the separate identity of Woombye, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape character and productivity of surrounding rural lands.
  - (c) Development retains important built form, *streetscape*, landscape character and natural environment elements that contribute to the character, setting, and identity of Woombye as a rural town with a strong sense of place and associations with the past.
  - (d) Development in the local plan area protects and retains the *character area* in Woombye (Blackall Street) and buildings identified as having cultural heritage or *streetscape* significance as important elements of local character and identity.
  - (d)(e) Development in the Local centre zone supports the role and function of the Woombye Town Centre as a local (full service) activity centre, providing a wide range of small-scale convenience goods and services to meet the needs of its resident population and immediately surrounding rural communities. The town centre remains compact and consolidated, with any further expansion of business uses contained to land included in the Local centre zone.
  - (e)(f) The “country town” feel, traditional main street built form and heritage and *streetscape* character of Woombye’s Town Centre is retained and reinforced, with Blackall Street enhanced as a wide, attractive and pedestrian friendly main street. Development along Blackall Street addresses the street, complements the traditional *streetscape* and building form, and retains the mature street trees.
  - (f)(g) Development in the Low density residential zone protects and is sympathetic to the traditional rural town character and identity of Woombye, typified by low-rise detached housing in generous landscaped grounds. Reconfiguring a lot in the Low density residential zone incorporates road and lot layouts which sensitively respond to site characteristics and are consistent with the established subdivision pattern of the town, characterised by regular shaped lots, grid or modified grid layout, open *streetscape* and mature street trees. Development in the zone provides an interconnected and permeable network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands.
  - (g)(h) Development in the Medium density residential zone is sympathetic to the traditional rural town character and heritage values of Woombye and is of a bulk and architectural scale that does not dominate the *streetscape* and is compatible with surrounding development.
  - (h)(i) Development is designed and sited to protect significant environmental and riparian areas and to sensitively respond to the physical characteristics and constraints of land in the local plan area, including steeper slopes and remnant *vegetation* and other *ecologically important areas*.
  - (i)(j) Development in the local plan area is supported by a network of open space to meet the needs of the local community, and facilitates safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.
  - (j)(k) Development does not compromise or adversely impact upon the planned realignment and duplication of the North Coast Rail Line and the possible future provision of a grade separated crossing within the local plan area.
  - (k)(l) In the event that the North Coast Rail Line is re-aligned within the life of the planning scheme, the pattern of land use and the provision of transport and other *infrastructure* in the Woombye local plan area is adapted to appropriately utilise surplus railway land, so as to consolidate and provide for improvements to Woombye’s town centre, particularly in terms of the provision of community facilities and *public open space*.

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7.2.26.4 Performance outcomes and acceptable outcomes

Table 7.2.26.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Woombye Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional <i>streetscape</i> and architectural character of Woombye in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or <i>character</i> significance.  Editor's note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on <i>or in proximity to local heritage places</i> and in <i>character areas</i> .
		AO1.2	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	For residential, business and community activities, roof forms are simple, traditional Queensland-style roof designs including gable, hip, pitched or multiple gable roof forms.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the character, setting and sense of place of Woombye.	AO2.1	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, important view lines to the Blackall Range and other views to surrounding rural and natural areas identified on <b>Figure 7.2.26A (Woombye local plan elements)</b> .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the vegetated backdrop and <i>streetscape</i> character of the local plan area, including where identified on <b>Figure 7.2.26A (Woombye local plan elements)</b> .  Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the rural town character of, and sense of entry and arrival to, Woombye.	AO3.1	Development adjacent to a primary <i>streetscape</i> treatment area or identified gateway/entry point on <b>Figure 7.2.26A (Woombye local plan elements)</b> incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and rural town character of, Woombye, and emphasise corner locations.
		AO3.2	Development provides for <i>streetscape</i> improvements which complement existing or proposed <i>streetscape</i> works in the local area to ensure continuity of <i>streetscapes</i>

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The Yandina local plan area has good access to the Bruce Highway via Yandina Coolool Road and Fleming Street. Further connections to the east are provided by Ninderry Road, to the north by Ben Williams Road, to the west by Old Gympie Road and Cooloolabin Road and south by the Nambour North Connection Road.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.27.3 Purpose and overall outcomes

- (1) The purpose of the Yandina local plan code is to provide locally relevant planning provisions for the assessment of development within the Yandina local plan area.
- (2) The purpose of the Yandina local plan code will be achieved through the following overall outcomes:-
  - (a) Yandina continues to develop as a small rural town, with a distinct heritage character, primarily servicing the local community and tourist industry and providing industrial employment opportunities. Some expansion of local business, industry and residential areas is provided for.
  - (b) Urban development within the Yandina local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the character and identity of Yandina, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the character and productivity of surrounding rural land.
  - (c) Development retains the key built form, landscape character and natural environment elements that contribute to the setting, character and identity of the Yandina local plan area as a rural town with a strong sense of place and associations with the past.
  - (d) Development is designed and sited to protect significant environmental areas and significant views either to or from important landscape features, and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes, flood prone areas, native *vegetation* areas and views of the western foothills, South Maroochy River, North Maroochy River and Mount Ninderry, particularly from the Yandina Town Centre.
  - ~~(e)~~ Development in the local plan area protects and retains the *character area* in Yandina and buildings identified as having cultural heritage or streetscape significance as important elements of local character and identity.
  - ~~(e)(f)~~ The Yandina Town Centre functions as a local (full service) activity centre, meeting the needs of the local community and surrounding rural and rural residential areas and visitors to the area, and provides a focus for small scale retail, commercial and community activity.
  - ~~(f)(g)~~ Whilst the retail and commercial functions of Yandina Town Centre may expand and be enhanced, the centre remains compact, with any expansion limited to land included within the Local centre zone. Residents of Yandina and surrounding areas continue to rely upon larger centres such as Nambour or Maroochydoore to fulfil higher order business and industry needs.
  - ~~(g)(h)~~ The "country town" feel, traditional built form, heritage and *streetscape* character of the Yandina Town Centre is retained and reinforced, with Stevens Street enhanced as an attractive and pedestrian friendly main street. Development within the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
  - ~~(h)(i)~~ Development in the Medium impact industry zone and High impact industry zone provides for the continued development of the three main industrial estates in Yandina in complementary rather than competing roles, so as to provide Yandina with a stronger and more-diversified industrial base.
  - ~~(i)(j)~~ Development in the Yandina Industrial Estate (Central) provides for a range of industry uses, particularly those that promote linkages and synergies with, and are compatible with, the food processing industry and the creation of a manufacturing tourism node.
  - ~~(j)(k)~~ Development in the Yandina Industrial Estate (East) accommodates a broad range of low to medium impact industrial uses, while protecting the environmental values of the North Maroochy River and views to Mount Ninderry.

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- (k)(l) Development in the Yandina Industrial Estate (South) accommodates a range of medium to high impact industrial uses, while avoiding impacts on nearby residential areas. Development in the High impact industry zone protects the visual amenity of scenic routes through the local plan area.
- (h)(m) Development in the Low impact industry zone accommodates a broad range of small scale industry and *service industry* uses, while avoiding impacts on nearby residential areas and protecting the visual amenity of scenic routes through the local plan area.
- (m)(n) Development in the Low density residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees.
- (n)(o) Development in the Medium density residential zone:-
  - (i) provides for a range of housing choices located with close and convenient access to the Yandina Town Centre, employment nodes, public transport and community facilities;
  - (ii) provides good pedestrian and cycle connectivity to the town centre; and
  - (iii) contributes to a high level of residential amenity and design quality consistent with the traditional rural character of Yandina, the scale and character of the *streetscape* and surrounding development.
- (o)(p) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.
- (p)(q) Development provides appropriate landscape buffering to the Bruce Highway and the North Coast Rail Line in order to effectively visually screen built form elements and maintain the visual amenity of these scenic routes.

7.2.27.4 Performance outcomes and acceptable outcomes

Table 7.2.27.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Yandina Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town architectural character of Yandina in terms of form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or character significance.  Editor's note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on or in proximity to local heritage places and in character areas.
		AO1.2	For residential, business and community uses, buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.4	Roof forms use simple, traditional Queensland style roof designs, such as hipped or gabled.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant	AO2.1	Development provides for the retention of historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises,

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8.2.9 Heritage and character areas overlay code<sup>31 32 33</sup>

8.2.9.1 Application

- (1) This code applies to assessable development:-
  - (a) subject to the heritage and character areas overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Heritage and character areas overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

8.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Heritage and character areas overlay code is to protect local heritage places and character areas by ensuring that:-
  - (a) development on a local heritage place or adjoining on land in proximity to an identified local heritage place is compatible with the heritage identified significance of the local heritage place; and
  - (b) the streetscape character and significance of identified character areas are conserved and enhanced; and
  - (b)(c) the protection of local heritage places and character areas contributes towards an enhanced community connection with historical places, values and traditions.
- (2) The purpose of the Heritage and character areas overlay code will be achieved through the following overall outcomes:-
  - (a) the heritage significance of individual sites and places is conserved for the benefit of the community and future generations;
  - (b) development on a *local heritage place* is compatible with the heritage significance of the place by:-
    - (i) retaining the local heritage place, unless there is no prudent and feasible alternative to its demolition or removal;

Note—in considering whether there is no prudent and feasible alternative to the demolition or removal of a local heritage place, the Council will have regard to:-

    - (a) safety, health and economic considerations; and
    - (b) any other matters the Council considers relevant.
  - (ii)(i) maintaining or encouraging, as far as practicable, the appropriate use (including adaptive reuse) of the *local heritage place* whilst protecting the amenity of adjacent uses;
  - (iii)(ii) protecting, as far as practicable, the context and setting of the *local heritage place*; and

<sup>31</sup> Editor's note—the Heritage and character areas overlay code does not apply to indigenous cultural heritage which is protected under the *Aboriginal Cultural Heritage Act 2003* or Torres Strait Islander cultural heritage which is protected under the *Torres Strait Islander Cultural Heritage Act 2003*. In accordance with these Acts, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage ("the cultural heritage duty of care").

<sup>32</sup> Editor's note—the following elements referred to in this code are identified on the Heritage and Character Areas Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) State heritage places; and
- (a) local heritage places; and
- (b) land in proximity to a local heritage place; and
- (c) neighbourhood character areas.

Statements of significance (citations) for the identified local heritage places and neighbourhood character areas are contained in the **Planning scheme policy for the Heritage and character areas overlay code**.

<sup>33</sup> Editor's note—the **Planning scheme policy for the Heritage and character areas overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a heritage impact assessment report and conservation management plan.



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- (iii) ensuring development on the *local heritage place* is compatible with the heritage significance of the place; and
- (iv) retaining the local heritage place, unless there is no prudent and feasible alternative to its demolition or removal;
- (c) development adjoining on land in proximity to a local or State-local heritage place<sup>34</sup> is sympathetic to the heritage significance of that place; and
- (d) development in a neighbourhood character area:-
  - (i) is sympathetic and complementary to the *streetscape* character and heritage values of the area;
  - (ii) retains character buildings as well as other buildings, structures and other elements that contribute to the preferred identified character of the area through their age, form, style, siting and character; and
  - (iii) complements, rather than mimics or replicates, the predominant identified building styles in the street.

8.2.9.3 Performance outcomes and acceptable outcomes

Table 8.2.9.3.1 Performance outcomes and acceptable outcomes for assessable development on a local heritage place or adjoining a State or local on land in proximity to a local heritage place

Performance Outcomes		Acceptable Outcomes	
<b>Material Change of Use Involving a Local Heritage Place</b>			
PO1	<p>The <u>form, scale and design of the</u> development is compatible with the conservation and management of the heritage significance of the <i>local heritage place</i>, <u>including with regard to:-</u></p> <ul style="list-style-type: none"> <li>(a) <u>bulk;</u></li> <li>(b) <u>building height;</u></li> <li>(c) <u>setbacks and siting;</u></li> <li>(d) <u>horizontal and vertical articulation;</u></li> <li>(e) <u>roof lines;</u></li> <li>(f) <u>building openings;</u></li> <li>(g) <u>orientation;</u></li> <li>(h) <u>materials, footings and architectural detailing;</u></li> <li>(i) <u>eaves; and</u></li> <li>(j) <u>access and on-site parking.</u></li> </ul> <p><u>Note the heritage significance of each local heritage place is described in SC6.10 Planning scheme policy for heritage and character areas overlay code.</u></p>	AO1	<p>Development is <u>undertaken compatible with a conservation management plan prepared in accordance with the Australian ICOMOS Charter Australia ICOMOS Burra Charter</u><sup>35</sup> for Places of Cultural Heritage Significance (Burra Charter).</p>
<b>Reconfiguring a Lot Involving a Local Heritage Place</b>			
PO2	<p>Development does not:-</p> <ul style="list-style-type: none"> <li>(a) reduce public access to the <i>local heritage place</i>;</li> <li>(b) result in a <i>local heritage place</i> being severed or obscured from public view; or</li> <li>(c) obscure or destroy any pattern of historic subdivision, the landscape setting or the scale and consistency of the urban fabric relating to the <i>local heritage place</i>.</li> </ul>	AO2	<p>Development is <u>compatible with a conservation management plan prepared undertaken</u> in accordance with the <u>Australian ICOMOS Charter for Places of Cultural Heritage Significance (Australia ICOMOS Burra Charter)</u>.</p>

<sup>34</sup> Editor's note—development on State heritage places is regulated by the Queensland Heritage Act 1992.

<sup>35</sup> Note—Australia ICOMOS Inc. is the national chapter of ICOMOS (International Council of Monuments and Sites), a non-government international organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.

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Performance Outcomes		Acceptable Outcomes	
<i>Building Work or Operational Work Involving a Local Heritage Place</i>			
PO3	Development conserves and is subservient to the features and values of the <i>local heritage place</i> that contribute to its heritage significance, <u>including with regard to:-</u> (a) <u>bulk;</u> (b) <u>building height;</u> (c) <u>setbacks and siting;</u> (d) <u>horizontal and vertical articulation;</u> (e) <u>roof lines;</u> (f) <u>building openings;</u> (g) <u>orientation;</u> (h) <u>materials, footings and architectural detailing;</u> (i) <u>eaves; and</u> (j) <u>access and on-site parking.</u>  <u>Note—the heritage significance of each local heritage place is described in SC6.10 Planning scheme policy for heritage and character areas overlay code.</u>	AO3	<u>Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Burra Charter Development-</u> (a) <u>does not alter, remove or conceal significant features of the local heritage place; or</u> (b) <u>is minor and necessary to maintain a significant use for the local heritage place.</u>
PO4	Changes to a <i>local heritage place</i> are appropriately managed and documented.	AO4.1	Development is compatible with a conservation management plan prepared in accordance with the <u>Australian ICOMOS Charter for Places of Cultural Heritage Significance Australia ICOMOS Burra Charter.</u>
		AO4.2	An archival quality photographic record is made of the features of the place that are destroyed because of the development that meets the standards outlined in the <i>Guideline: Archival Recording of Heritage Registered Places</i> (Department of Environment and Resource Management).
PO5	Development does not adversely affect the character, setting or appearance of the <i>local heritage place</i> , including removal of vegetation that contributes to the heritage significance of the place.	AO5.1	The scale, location and design of the development are compatible with the character, setting and appearance of the <i>local heritage place</i> .
		AO5.2	The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.
		AO5.3	Existing <i>vegetation</i> that forms part of the <i>local heritage place</i> is retained and incorporated into the design and layout of development.
PO6	<u>Excavation or other earthworks do not have a detrimental impact on archaeological sites. Development on a local heritage place with identified archaeological potential avoids or appropriately manages detrimental impacts on artefacts<sup>36</sup>.</u>	AO6.1	<u>The impact of excavation is minor and limited to parts of the local heritage place that have been disturbed by previous excavation. Development in areas not previously disturbed by excavation is in accordance with an archaeological investigation and management plan prepared by a suitably qualified person and approved by Council.</u>
		AO6.2	<u>An archaeological investigation is carried out</u>

<sup>36</sup> Editor's Note—the *Queensland Heritage Act 1992* requires a person who discovers a thing that they either know, or ought to reasonably know is an archaeological artefact, to give notice in accordance with the provisions in section 89 of the Act. It is also an offence to interfere with archaeological artefacts in the circumstances detailed in section 90 of the Act.

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Performance Outcomes		Acceptable Outcomes	
		<del>for development involving a high level of surface or sub-surface disturbance.</del>	
<b>Development <del>adjoining on land in proximity to a State or Local Heritage Place</del> a local heritage place</b>			
PO7	Where on a <del>lot or premises adjoining land in proximity to a local heritage place</del> a State heritage place or a local heritage place, development is located, designed and constructed in a manner that does not adversely affect the heritage significance of the <del>local heritage place</del> , including its context, setting <del>and</del> , appearance <del>and</del> archaeology.	AO7.1  AO7.2	The scale, location and design of the development is compatible with the heritage significance of the <del>adjoining State heritage place or local proximate heritage place</del> local heritage place, including its context, setting and appearance.  <del>Where the site adjoins a State heritage place or a local heritage place that has been identified as an archaeological place, an archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.</del>
<b>Advertising Devices (All Places)</b>			
PO8	Advertising devices located on a local heritage place or <del>adjoining a State heritage place, or a local heritage place, on land in proximity to a local heritage place</del> are sited and designed in a manner that:- (a) is compatible with the heritage significance of the place; and (b) does not obscure the appearance or prominence of the <del>local heritage place</del> when viewed from the street or other public place.  Note – the heritage significance of each local heritage place is described in SC6.10 Planning scheme policy for heritage and character areas overlay code.	AO8	No acceptable outcome provided.

Table 8.2.9.3.2 Performance outcomes and acceptable outcomes for assessable development within a neighbourhood character area

Performance Outcomes		Acceptable Outcomes	
<b>Infill Development in a character area</b>			
PO1	<del>Infill</del> Development within a neighbourhood character area, including redevelopment on vacant sites, is compatible with the key character elements for the area, having regard to:- (a) setting and streetscape context; (b) views and vistas; (c) scale and form; (d) materials; <del>and</del> (e) landscape treatments; (f) lot size; <del>and</del> (g) the identified character of the character area.  Note – the identified character of each character area is described in SC6.10 Planning scheme policy for heritage and character areas overlay code.	AO1	No acceptable outcome provided.
PO2	The existing streetscape is maintained in terms of:- (a) building orientation;	AO2	No acceptable outcome provided.

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Performance Outcomes		Acceptable Outcomes	
	(b) building alignment; (b)(c) lot size; and (d) side and front boundary setbacks; and (c)(e) the scale, form and siting of fences and driveways.		
PO3	Development provides front boundary setbacks that ensure new additions and works are consistent in alignment with adjoining lots.	AO3	No acceptable outcome provided.
PO4	<del>New buildings</del> Development respects the architectural style of surrounding development and complements, rather than replicates, period building styles.	AO4	No acceptable outcome provided.
PO5	Development involving the enclosure of the under storey area of a character building: (a) is recessed behind the front façade of the upper storey by not less than 1 metre; (b) preserves the dominant visual form of the upper storey; and (c) does not detract from the overall character of the building or the character area streetscape.	AO5	No acceptable outcome provided.
<b>Ancillary Structures</b>			
PO65	Ancillary structures are located such that they do not detract from the character area and are respectful of existing character buildings in terms of materials, form and scale.	AO65	Proposed structures are not visible from surrounding streets and do not detract from, or significantly obscure the view of, a character building.
<b>Advertising Devices</b>			
PO76	Advertising devices are sited and designed to be consistent with the identified character of the character area.  Note – the identified character of each character area is described in SC6.10 Planning scheme policy for heritage and character areas overlay code.	AO76	No acceptable outcome provided.
<b>Demolition or Removal of Character Buildings</b>			
PO587	Existing Character buildings or structures are not wholly or partially demolished or removed unless one or more of the following circumstances apply:- (a) the building or structure is not capable of structural repair; (b) repair is not feasible having regard to economic, safety and health considerations; or (c) the building or structure does not contribute to the historical, architectural or streetscape character of the area.	AO587	No acceptable outcome provided.
<b>Modifications to Character Buildings</b>			
PO8	Development involving the enclosure of the under storey area of a character building: (a) preserves the dominant visual form of the upper storey; and (b) does not detract from the	AO8	In partial fulfilment of Performance Outcome PO8:  Development involving the enclosure of the under storey area of a character building is recessed behind the front façade of the

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Performance Outcomes		Acceptable Outcomes	
	overall character of the building or the character area streetscape.		upper storey by not less than 1 metre.
<b>PO69</b>	Modifications to <i>existing character buildings</i> , including associated <i>vegetation</i> , <i>landscapes</i> and <i>fencing</i> :- (a) do not interfere with the integrity of the facade and continuity of the <i>streetscape</i> ; (b) utilise traditional materials and design elements consistent with other <i>character buildings</i> in the area and the period or characteristics of significance; and (c) complement the form and proportions of the existing building.	<b>AO69</b>	No acceptable outcome provided.
<b>Ancillary Structures</b>			
<b>PO7</b>	<del>Ancillary structures are located such that they do not detract from the neighbourhood character area and are respectful of the existing character building in terms of materials, form and scale.</del>	<b>AO7</b>	<del>Proposed structures are not visible from surrounding streets and do not detract from or significantly obscure the view of a character building.</del>
<b>Advertising Devices</b>			
<b>PO8</b>	<del>Advertising devices are sited and designed to be consistent with the style, size and form of signage of the significant era or period of time.</del>	<b>AO8</b>	<del>No acceptable outcome provided.</del>

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## SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in column 1 of **Table SC1.2.2 (Administrative definitions)** has the meaning set out beside that term in column 2.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

**Table SC1.2.1 Index of administrative definitions**

<ul style="list-style-type: none"> <li>• Access</li> <li>• Acid sulfate soils (ASS)</li> <li>• Active transport</li> <li>• Active use</li> <li>• Adjoining premises</li> <li>• Adult store sensitive use area</li> <li>• Advertising device</li> <li>• Affordable living</li> <li>• Ancillary</li> <li>• Annual exceedance probability (AEP)</li> <li>• Art and craft centre</li> <li>• Australian noise exposure forecast (ANEF)</li> <li>• Average recurrence interval (ARI)</li> <li>• Aviation facilities</li> <li>• Aviation facility sensitive area</li> <li>• Base date</li> <li>• Basement</li> <li>• Bed and breakfast</li> <li>• Best practice</li> <li>• Buffer or landscape buffer</li> <li>• Building height</li> <li>• Business activity group</li> <li>• Camping ground</li> <li>• Caravan park</li> <li>• Centre zone</li> <li>• <u>Character area</u></li> <li>• Character building</li> <li>• Coastal dependent development</li> <li>• Community activity group</li> <li>• Constructed water body</li> <li>• Corner store</li> <li>• Council</li> <li>• Defined flood event (DFE)</li> <li>• Defined storm tide event (DSTE)</li> <li>• Demand unit</li> <li>• Department store</li> <li>• Development Control Plan 1 Kawana Waters</li> <li>• Development footprint</li> <li>• Discount department store</li> <li>• Distributor-retailer</li> <li>• Domestic outbuilding</li> <li>• Drive-through facility</li> </ul>	<ul style="list-style-type: none"> <li>• Frontage</li> <li>• Full line supermarket</li> <li>• Gross floor area</li> <li>• Gross leasable floor area</li> <li>• Ground level</li> <li>• High impact home based business activities</li> <li>• High volume convenience restaurant</li> <li>• Home office</li> <li>• Household</li> <li>• Industrial activity group</li> <li>• Industry zone</li> <li>• Infrastructure</li> <li>• Intensive rural use</li> <li>• Kawana Waters Development Agreement</li> <li>• Koala habitat tree</li> <li>• <u>Land in proximity to a local heritage place</u></li> <li>• Local area structure plan</li> <li>• Local heritage place</li> <li>• Local utility</li> <li>• Major road</li> <li>• Major utility</li> <li>• Maritime development</li> <li>• Mezzanine</li> <li>• Minor building work</li> <li>• Minor electricity infrastructure</li> <li>• Mixed use building</li> <li>• Mixed use development</li> <li>• Net developable area</li> <li>• Netserv Plan</li> <li>• Non-juvenile koala habitat tree</li> <li>• Non-urban zone</li> <li>• Not-for-profit organisation</li> <li>• Obstacle limitation surface (OLS)</li> <li>• Other activity group</li> <li>• Operational airspace</li> <li>• Outermost projection</li> <li>• Planning assumptions</li> <li>• Plot ratio</li> <li>• Prescribed other development codes</li> <li>• Primary active street frontage</li> <li>• Principal public transport</li> </ul>	<ul style="list-style-type: none"> <li>• Property maintenance activities</li> <li>• Protected estate</li> <li>• Public open space</li> <li>• Public safety area</li> <li>• Rear lot</li> <li>• Reasonably necessary</li> <li>• Recommended flood level (RFL)</li> <li>• Regional activity centre</li> <li>• Residential activity group</li> <li>• Residential density or density of residential uses</li> <li>• Residential zone</li> <li>• Resource/processing area</li> <li>• Rooming unit</li> <li>• Rural activity group</li> <li>• Safe refuge</li> <li>• Secondary active street frontage</li> <li>• Secondary dwelling</li> <li>• Sensitive land use</li> <li>• Service catchment</li> <li>• Setback</li> <li>• Signface area</li> <li>• Site</li> <li>• Site cover</li> <li>• Slope</li> <li>• Slope analysis</li> <li>• Sport and recreation activity group</li> <li>• State heritage place</li> <li>• Steep land</li> <li>• Storey</li> <li>• Storm tide inundation area</li> <li>• Streetscape</li> <li>• Sunshine Coast activity centre network</li> <li>• Supermarket</li> <li>• Temporary use</li> <li>• Third party advertising device</li> <li>• Tidal waters</li> <li>• Transport hierarchy</li> <li>• Transport network</li> <li>• Transport route</li> <li>• Ultimate development</li> <li>• Urban purposes</li> <li>• Urban zone</li> <li>• Use area</li> </ul>
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Column 1 Term	Column 2 Definition
<b>Centre zone</b>	Means each of the following zones:- (a) Principal centre zone; (b) Major centre zone; (c) District centre zone; and (d) Local centre zone.
<b>Character area</b>	<del>An area identified as a <i>character area</i> as shown on a Heritage and Character Areas Overlay Map.</del>
<b>Character building</b>	<del>A building <u>or structure</u> within a <i>character area</i> that <u>contributes to and reinforces</u> <del>exemplifies</del> the identified and predominant character of the area <u>and which is shown on a Heritage and Character Areas Overlay Map.</u></del>  <del>The term includes those buildings identified as <i>character buildings</i> in the significance statements for neighbourhood character areas in the Planning scheme policy for the Heritage and character areas overlay code.</del>
<b>Coastal-dependent development</b>	Development that requires land adjoining the foreshore and access to tidal water to function, including:- (a) industrial and commercial facilities such as ports, harbours and navigation channels and facilities, erosion control structures and beach nourishment; and (b) tourism facilities for marine (boating) purposes or that are part of an integrated development proposal incorporating a marina.
<b>Community activity group</b>	The uses identified in <b>Figure SC1.1.2D (Community activity group)</b> as forming part of the <i>community activity group</i> .
<b>Constructed water body</b>	Any artificial <i>waterway</i> , including any artificial channel, lake or other body of water. The term includes a canal (being an artificial <i>waterway</i> connected, or intended to be connected to tidal water and from which boating access to the tidal water is not hindered by a lock, weir or similar structure) but does not include a sedimentation basin, stormwater drain (including of natural channel design), treatment wetland, water supply <i>infrastructure</i> or agricultural water body.
<b>Corner store</b>	The use of premises being <i>shop</i> for the display and retail sale of convenience goods to members of the public where the <i>gross leasable floor area</i> of the use is not more than 100m <sup>2</sup> . The use may be combined with the use of the same premises for a <i>dwelling unit</i> .
<b>Council</b>	The Sunshine Coast Regional Council.
<b>Defined flood event (DFE)</b>	The event, measured in terms of the likelihood of occurrence, adopted by the <i>Council</i> to manage development as identified in Column 2 of <b>Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development infrastructure)</b> of the Flood hazard overlay code. The <i>DFE</i> incorporates an allowance for future climate change over the design life of the development, through increased rainfall intensities and mean sea level rise.
<b>Defined storm tide event (DSTE)</b>	The event, measured in terms of the likelihood of occurrence, and associated inundation level adopted by the <i>Council</i> to manage development as identified in Column 2 of <b>Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development infrastructure)</b> of the Flood hazard overlay code. The <i>DSTE</i> incorporates an allowance for future climate change over the design life of the development, through increased rainfall intensities, mean sea level rise and a greater frequency of extreme weather events.
<b>Demand unit</b>	A standard of unit measurement to express demand on a trunk <i>infrastructure</i> network.
<b>Department store</b>	A single self-contained retailing outlet in a department based structure and with department based service facilities offering a wide variety of goods and services generally of a non-food nature for sale.  Note—examples - David Jones, Myer.
<b>Development Control Plan 1 Kawana Waters</b>	<i>Development Control Plan 1 Kawana Waters</i> made under the repealed <i>Planning and Environment Act 1997</i> and which was in existence prior to the commencement of the planning scheme and includes all amendments to the <i>Development Control Plan 1 Kawana Waters</i> made pursuant to Section 857

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Column 1 Term	Column 2 Definition
	(i) sewage treatment plants; and (j) water treatment plants.
<b>Exempt vegetation clearing</b>	<p><i>Vegetation clearing</i> under the following circumstances:-</p> <ul style="list-style-type: none"> <li>(a) <i>vegetation clearing</i> undertaken by a statutory authority on land other than freehold land;</li> <li>(b) <i>vegetation clearing</i> undertaken by the <i>Council</i> in the exercise of its power under the <i>Local Government Act 2009</i>;</li> <li>(c) <i>vegetation clearing</i> undertaken by or on behalf of the <i>Council</i> on <i>Council</i> owned or controlled land included within the Community facilities zone, Sport and recreation zone or Open space zone;</li> <li>(d) clearing of:-                         <ul style="list-style-type: none"> <li>(i) a plant declared as a pest pursuant to the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>;</li> <li>(ii) a plant identified as a locally significant pest species in the Sunshine Coast Local Government Area Pest Management Plan; or</li> <li>(iii) a plant which is otherwise an exotic species;</li> </ul>                         provided that the clearing:-                         <ul style="list-style-type: none"> <li>(i) is consistent with any current development approval that attaches to the land;</li> <li>(ii) does not involve the removal of <i>vegetation</i> on a <i>local heritage place</i> identified on a Heritage and Character Areas Overlay Map;</li> <li>(iii) does not involve the removal of <i>vegetation</i> identified as character <i>vegetation</i> in a local plan; and</li> <li>(iv) does not result in the total clearing of an area of <i>vegetation</i> greater than 250m<sup>2</sup>;</li> </ul> </li> <li>(e) <i>vegetation clearing</i> in the Rural zone associated with <i>property maintenance activities</i>;</li> <li>(f) <i>vegetation clearing</i> that is <i>reasonably necessary</i> for carrying out work that is:-                         <ul style="list-style-type: none"> <li>(i) authorised or required under legislation or a local law; or</li> <li>(ii) specified in a notice served by <i>Council</i> or another regulatory authority;</li> </ul> </li> <li>(g) <i>vegetation clearing</i> in accordance with a current development approval:-                         <ul style="list-style-type: none"> <li>(i) for material change of use, reconfiguring a lot or other operational work; or</li> <li>(ii) for building work associated with a <i>dwelling house</i>;</li> </ul> </li> <li>(h) <i>vegetation clearing</i> in accordance with an approved Property Vegetation Management Plan, current permit or other approved plan granted under a local law;</li> <li>(i) <i>vegetation clearing</i> required for emergency works, where:-                         <ul style="list-style-type: none"> <li>(iii) a person honestly and reasonably believes that an immediate threat exists to life or property;</li> <li>(iv) no other lawful action is reasonably available to the person to avoid the immediate threat to life or property;</li> <li>(v) no reasonable opportunity exists for an application to be made to clear the <i>vegetation</i>; and</li> <li>(vi) <i>Council</i> is advised in writing as soon as practicable after the action has been taken;</li> </ul> </li> <li>(j) <i>vegetation clearing</i> involving the harvesting of timber in a lawfully established plantation;</li> <li>(k) <i>vegetation clearing</i> within 3 metres of a lawful building or structure, unless the <i>vegetation</i> is otherwise required to be retained in accordance with a development approval;</li> <li>(l) <i>vegetation clearing</i> on a lot not exceeding 1,000m<sup>2</sup> in area provided that such <i>vegetation clearing</i>:-                         <ul style="list-style-type: none"> <li>(i) is consistent with any current development approval that attaches to the land;</li> <li>(ii) is not located in an area subject to a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant <i>vegetation</i>;</li> <li>(iii) is not located on land adjacent to land included within the Environmental management and conservation zone;</li> <li>(iv) does not involve the removal of <i>vegetation</i> on a <i>local heritage place</i> identified on a Heritage and Character Areas Overlay Map;</li> </ul> </li> </ul>

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Column 1 Term	Column 2 Definition
	<p>(v) does not involve the removal of <i>vegetation</i> identified as character <i>vegetation</i> in a local plan; and</p> <p>(vi) does not exceed a total area of 600m<sup>2</sup>; and</p> <p>(m) <i>vegetation clearing</i> on a lot exceeding 1,000m<sup>2</sup> in area provided that such <i>vegetation clearing</i>:-</p> <p>(i) is not located in a native <i>vegetation</i> area, <i>waterway</i> or <i>wetland</i> on a Biodiversity, Waterways and Wetlands Overlay Map;</p> <p>(ii) is consistent with any current development approval that attaches to the land;</p> <p>(iii) is not located in an area subject to a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant <i>vegetation</i>;</p> <p>(iv) is not located in or within 10 metres of the high bank of a natural <i>waterway</i> or <i>wetland</i>, other than a <i>waterway</i> with a revetment wall;</p> <p>(v) is not located on land identified as a landslide hazard area on a Landslide Hazard and Steep Land Overlay Map;</p> <p>(vi) does not involve the removal of <i>vegetation</i> on a <i>local heritage place identified on a Heritage and Character Areas Overlay map</i>; and</p> <p>(vii) does not involve the removal of <i>vegetation</i> identified as character <i>vegetation</i> in a local plan.</p> <p>Editor's note—<i>vegetation clearing</i> which is defined as <i>exempt vegetation clearing</i> for the purposes of the planning scheme may be subject to assessment under State and/or Federal legislation.</p>
<b>Extractive resources</b>	Natural deposits of sand, gravel, quarry rock, clay, and soil extracted from the earth's crust and processed for use in construction. The term does not include minerals under the <i>Mineral Resources Act 1989</i> such as metal ores, coal, clay for ceramic purposes, foundry sand, limestone and silica sand mined and used for their chemical properties, and rock mined in block or slab form for building or monumental purposes.
<b>Filling or excavation</b>	The removal or importation of material to or from a lot or the relocation of material within a lot that will change the ground level of the land.
<b>Floodplain</b>	An area of land adjacent to a creek, river, estuary, lake, dam or artificial channel, which is subject to inundation by the <i>Probable Maximum Flood (PMF)</i> .
<b>Frontage</b>	Any boundary line, or part thereof, of a lot which coincides with the alignment of a road.
<b>Full line supermarket</b>	A <i>supermarket</i> offering all or most major lines of groceries for sale and having a <i>gross leasable floor area</i> generally in excess of 2,500m <sup>2</sup> .  <i>Examples—larger types of the examples cited for the term supermarket.</i>
<b>Gross floor area (GFA)</b>	The total floor area of all <i>storeys</i> of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:- <p>(a) building services, plant and equipment;</p> <p>(b) access between levels;</p> <p>(c) ground floor public lobby;</p> <p>(d) a mall;</p> <p>(e) the parking, loading and manoeuvring of motor vehicles;</p> <p>(f) unenclosed private balconies whether roofed or not.</p>
<b>Ground level</b>	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.  Note—if the level of the natural ground has been lawfully changed as a result of filling to manage a flood hazard, the lawfully changed level of the natural ground is taken to be:- <p>(a) a level no higher than the level of the <i>defined flood event (DFE)</i> or the <i>defined storm tide event (DSTE)</i> for the <i>site</i>, or, if the DFE and DSTE have not been modelled for the area, the highest recorded flood level or storm tide inundation level for the <i>site</i>; or</p> <p>(b) the level determined by the Council, in all other circumstances.</p>
<b>Gross leasable floor</b>	That part of the <i>gross floor area</i> of a building accommodating non-residential

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Column 1 Term	Column 2 Definition
<b>area (GLFA)</b>	activities available to be rented by a tenant for exclusive use.
<b>High impact home based business activities</b>	A type of <i>home based business</i> that involves one or more of the following activities:- (a) any form of vehicle repairs, services, detailing; (b) panel beating; (c) spray painting; (d) engine reconditioning, repairs; (e) wood working/manufacturing involving the use of power tools; (f) furniture manufacturing; (g) metal work; (h) welding.
<b>High volume convenience restaurant</b>	The use of premises being fast food outlet for the preparation of take-away meals and foods for sale as a nationally or internationally franchised business, where provision is made for high customer turn over, facilities are provided for eating on the premises, and which may or may not include a <i>drive-through facility</i> .
<b>Home office</b>	The use of premises being <i>home based business</i> for office activities which:- (a) are subordinate to the residential component of the <i>dwelling</i> ; (b) are conducted only by residents of the <i>dwelling</i> ; (c) involve no client visits to the premises; (d) are located in the <i>dwelling</i> or an associated building, with no outside activity; and (e) do not exceed a <i>gross floor area</i> of 20m <sup>2</sup> .
<b>Household</b>	An individual or a group of two or more related or unrelated people who reside in the <i>dwelling</i> , with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
<b>Industrial activity group</b>	The uses identified in <b>Figure SC1.1.2C (Industrial activity group)</b> as forming part of the <i>industrial activity group</i> .
<b>Industry zone</b>	Means each of the following zones:- (a) Low impact industry zone; (b) Medium impact industry zone; (c) High impact industry zone; and (d) Waterfront and marine industry zone.
<b>Infrastructure</b>	The transport, water cycle management, energy generation, waste management, information and telecommunications, environmental management, open space and social systems and facilities required to support the sustainable growth of the region.
<b>Intensive rural use</b>	Means each of the following uses as defined in <b>Table SC1.1.2 (Use definitions)</b> :- (a) <i>animal keeping</i> ; (b) <i>aquaculture</i> ; (c) <i>intensive animal industry</i> ; and (d) <i>intensive horticulture</i> .
<b>Kawana Waters Development Agreement</b>	The development agreement dated 6 September 1996 between Kawana Estates Pty Ltd (ACN 009 693 556), Buddina Estates Pty Ltd (ACN 009 682 384), the Caloundra City Council and the Minister for Natural Resources and includes all amendments to the development agreement.
<b>Koala habitat tree</b>	Means:- (a) a food tree of the <i>Corymbia</i> , <i>Melaleuca</i> , <i>Lophostemon</i> or <i>Eucalyptus</i> genera; and (b) a preferred shelter species such as <i>Angophora</i> .
<b><u>Land in proximity to a local heritage place</u></b>	<u>Land identified on a Heritage and Character Areas Overlay Map as being in proximity to a local heritage place.</u>
<b>Local area structure plan</b>	An integrated plan setting out the environmental, land use, and <i>infrastructure</i> parameters intended to guide development on a <i>site</i> or in an area.
<b>Local heritage place</b>	A place of local heritage significance as shown on a Heritage and Character Areas Overlay Map.

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Schedule 6 (SC6.10 Planning Scheme Policy for Heritage and Character Areas Overlay Code )

**IMPORTANT NOTE - SC6.10 Planning scheme policy for Heritage and character areas overlay code proposed amendment**

**Existing statements of significance removed from this copy:** The existing State heritage place and local heritage place and character area statements of significance are proposed to be removed from **SC6.10 Planning scheme policy for Heritage and character areas** in their entirety, to be replaced with the statements of significance provided in this proposed amendment.

Schedule 6 (SC6.10 Planning Scheme Policy for Heritage and Character Areas Overlay Code)

## SC6.10 Planning scheme policy for heritage and character areas overlay code

### SC6.10.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) provide advice about achieving outcomes in the **Heritage and character areas overlay code**; and
- (b) identify information that may be required to support a development application where affecting a local heritage place or neighbourhood-character area.

Note—nothing in this planning scheme policy limits Council's discretion to request other relevant information under the Development Assessment Rules made under section 68(1) of the Act.

Note—the **Heritage and character areas overlay code** and the **Planning scheme policy for heritage and character areas code** does not apply to:-

- (a) Aboriginal cultural heritage which is protected under the *Aboriginal Cultural Heritage Act 2003* and which is subject to a cultural heritage duty of care; and
- (b) *State heritage places* or other areas which are protected under the *Queensland Heritage Act 1992*.

### SC6.10.2 Application

This planning scheme policy applies to assessable development which requires assessment against the **Heritage and character areas overlay code**.

### SC6.10.3 Advice for outcomes relating to local heritage places and development on land in proximity to a adjoining a State or local heritage place-outcomes

The following is advice for achieving outcomes in the **Heritage and character areas overlay code** relating to local heritage places and development on land in proximity to a adjoining a State or local heritage place:-

- (a) ~~State and local heritage places~~ have significant cultural significance and are important to the community as places that provide direct contact with evidence from the past;
- (b) ~~State and local heritage places~~ meet the criteria for cultural heritage significance based on the *Queensland Heritage Act (1992)*;
- (c) the Queensland Heritage Register records and provides a statement of significance for *State heritage places* and other State protected areas;
- (d) **Appendix SC6.10A (Significance statements for local heritage places)** records and provides a statement of significance for *local heritage places*;
- (e) compliance with Performance Outcomes PO1 to PO68 of **Table 8.2.9.3.1 (Performance outcomes and acceptable outcomes for assessable development - on a local heritage place or adjoining a State or local heritage place on land in proximity to a local heritage place)** of the **Heritage and character areas overlay code** may be demonstrated in part or aided by the submission of a heritage impact assessment report and conservation management plan prepared by a competent person in accordance with **Section SC6.10.5 (Guidance for preparation of a heritage impact assessment report and conservation management plan)**;

Note—For the purposes of this planning scheme policy, a competent person is an appropriately qualified and experienced consultant with appropriate and proven technical expertise in cultural heritage matters and membership of, or fulfilling the criteria for membership of, ICOMOS Australia.

- (f) in preparing a heritage impact assessment report or conservation management plan, an applicant should take into account and respond to the relevant statement of significance for the ~~State or local heritage place~~;
- (g) the physical location of each local heritage place is an aspect of its cultural significance and, in accordance with The Burra Charter, a local heritage place should remain in its historical, physical location; and

Schedule 6 (SC6.10 Planning Scheme Policy for Heritage and Character Areas Overlay Code)

- (h) unless relocation is the sole practical means of ensuring survival of a *local heritage place*, removal or relocation of a *local heritage place* is ~~generally unacceptable contrary to the desired outcomes of the planning scheme.~~

**SC6.10.4 Advice for ~~a~~ *neighbourhood* character area outcomes**

The following is advice for achieving outcomes in the **Heritage and character areas overlay code** relating to ~~neighbourhood~~ character areas:-

- (a) a *neighbourhood* character area is an area in which the historical origins and relationships between the various elements create a sense of place and demonstrate important aspects of the history of the locality;
- (b) ~~neighbourhood~~ character areas contain places that may not in themselves be of cultural heritage significance but which contribute to the significance of the character area as a group by reflecting the historic evolution of a locality;
- (c) **Appendix SC6.10B (Significance statements for *neighbourhood* character areas)** records and provides a statement of significance for ~~neighbourhood~~ character areas;
- (d) Compliance with Performance Outcomes PO1 to PO89 of **Table 8.2.9.3.2 (Performance outcomes and acceptable outcomes for assessable development within a *neighbourhood* character area)** of the **Heritage and character areas overlay code** may be demonstrated in part or aided by the submission of a heritage impact assessment report prepared by a competent person in accordance with **Section SC6.10.5 (Guidance for preparation of a heritage impact assessment report and conservation management plan)**;
- (e) in preparing a heritage impact assessment report an applicant should take into account and respond to the relevant statement of significance for the ~~neighbourhood~~ character area; and
- (f) the measures required for the protection of *neighbourhood* character areas may differ from those adopted for *local heritage places*, depending on the reasons for significance and should be determined as part of the development application and assessment process rather than through a conservation management plan.

**SC6.10.5 Guidance for preparation of a heritage impact assessment report and conservation management plan**

**SC6.10.5.1 Heritage impact assessment report**

- (1) A heritage impact assessment report is to be prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance, 2013* and associated guidelines.
- (2) A heritage impact assessment report is to include the following:-
- (a) a description of the proposed development providing sufficient information to clearly distinguish the existing fabric, including photographs and plans of the existing place or area together with plans of the proposed development;
- (b) a description of the history and context of the place or area demonstrating an understanding of the history and fabric of the place or area within the context of its class;
- (c) an assessment of the impact of the proposed development on the heritage significance of the place or area including:-
- (i) a description of how the development proposal will impact on the specific aspects of the significance of the place or area, as outlined in the statement of significance contained in ~~a local heritage register, or where applicable, the Queensland Heritage Register~~ this planning scheme policy;
- (ii) how the fabric of the place or area would be impacted on and conserved; and
- (iii) what works will be undertaken to adequately compensate for any loss of significant fabric or aspects of significance of the place or area;
- (d) any other additional information that may assist in adequately assessing the significance of the place or area, including information drawn from a range of verifiable sources such as

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**Schedule 6 (SC6.10 Planning Scheme Policy for Heritage and Character Areas Overlay Code)**

newspapers, government records, letters, books, photographs, maps or oral information which may help to establish the history of the place. Consideration of the historical context of the place or area shall be included to ascertain how its history contributes to an understanding of the place or area within broader historical events; and

- (e) a conservation policy.
- (3) A heritage impact assessment report is to include the details of the author/s, including qualifications and the date of the report.

**SC6.10.5.2 Conservation management plan**

- (1) A conservation management plan addresses the adverse impacts identified by a heritage impact assessment report and implements the conservation policy contained within a cultural heritage impact assessment report.
- (2) A conservation management plan is to be prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance, 2013* and associated guidelines.
- (3) A conservation management plan is to include the following:-
  - (a) a description of the *local heritage place*, its components, history and associations;
  - (b) a description of the defined heritage values and relative significance of each component of the place;
  - (c) an assessment of the condition of the place;
  - (d) a description of the conservation obligations and future needs, requirements, opportunities and constraints to protection of the place;
  - (e) specific management policies, specifying what needs to be done to maintain the significance of the place and respond to identified issues;
  - (f) an action plan identifying priorities, resources and timing; and
  - (g) an implementation plan and monitoring plan.
- (4) The conservation management plan is to include the details of the author/s, including qualifications and the date of the management plan.
- (5) A conservation management plan should be subject to ongoing review over time.

**SC6.10.6 Guidelines for achieving heritage and character areas overlay code outcomes**

For the purposes of the performance outcomes and acceptable outcomes in the **Heritage and character areas overlay code**, the following are relevant guidelines:-

- (a) *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance, 2013* (Australian ICOMOS, 2013); and
- (b) the following Practice Notes to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance, 2013*:-
  - (i) *Practice Note: Understanding and assessing cultural significance* (Australian ICOMOS, 2013);
  - (ii) *Practice Note: Developing Policy* (Australian ICOMOS, 2013); and
  - (iii) *Practice Note: Preparing studies and reports – contractual and ethical issues* (Australian ICOMOS, 2013).

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**Appendix SC6.10A Significance statements for heritage places**

**Appendix SC6.10B Significance statements for neighbourhood  
character areas**

Provided under separate cover

Schedule 6 (SC6.17 Planning Scheme Policy for the Transport and Parking Code)

Element	Requirement
	<ul style="list-style-type: none"> <li>o <b>Appendix SC6.17B (Active transport infrastructure guidelines standard treatments).</b></li> <li>• Cycle lane symbols:-                             <ul style="list-style-type: none"> <li>o white thermoplastic;</li> <li>o 1.1 x 1.8 metres; and</li> <li>o maximum 200 metres apart.</li> </ul> </li> <li>• Yellow "no stopping" lines if there is potential for conflict and parking within the cycle lane.</li> <li>• Cycle lane coloured treatments at sections of cycle lanes which are frequently crossed by motor vehicles and where safety is a concern, particularly at left slip lanes and roundabouts, painted in accordance with:-                             <ul style="list-style-type: none"> <li>o <b>Appendix SC6.17B (Active transport infrastructure guidelines standard treatments);</b> and</li> <li>o TRUM Manual.</li> </ul> </li> <li>• Green coloured cycle lane treatments are generally not to be used in areas identified as a <b>Neighbourhood character area</b> or <b>State heritage place</b> or <b>Local Heritage Place</b> under the <b>Heritage and character areas overlay code</b>. It is preferable to use edge lines and symbols or the like in its place.</li> </ul>

(b) compliance with Acceptable Outcome AO5.2 and AO5.3 of **Table 9.4.8.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** of the **Transport and parking code** may be demonstrated by providing cycle parking and end of trip facilities that complies with:-

- (i) **Table SC6.17J (Bicycle parking and end of trip facilities);**
- (ii) *AS2890.3 – Parking Facilities Part 3 – Bicycle Parking Facilities;*
- (iii) *Austroads Guide to traffic management Part 11: Parking;* and
- (iv) *Manual of Uniform Traffic Control Devices (MUTCD).*

**Table SC6.17J Bicycle parking and end of trip facilities**

Element	Requirement
<b>General</b>	<ul style="list-style-type: none"> <li>• Accessible, convenient, secure, safe and sufficient.</li> <li>• Attractive, designed to complement the streetscape.</li> <li>• Capable of being shared by multiple uses, either because of variation in demand or efficiencies gained from sharing.</li> <li>• Secure bicycle parking where identified, as required in <b>Table 9.4.8.3.3 (Minimum on-site parking requirements)</b> of the <b>Transport and parking code</b>.</li> <li>• Appropriately signed.</li> <li>• Well lit in accordance with <i>AS1158</i>.</li> </ul>
<b>Location</b>	<ul style="list-style-type: none"> <li>• At trip attractors (e.g. centres, shops, public transport interchanges, work places, patrolled beaches, education facilities, hospitals, sports grounds etc.).</li> <li>• At major transport interchanges, where provided by new development in accordance with Translink requirements.</li> <li>• As close as possible to the cyclist's ultimate destination.</li> <li>• Allows a bicycle to be ridden to within 20 metres of the parking space.</li> <li>• Easy access to cycle routes, building entrances and end of trip facilities.</li> <li>• Highly visible, in areas with passive surveillance for security (when not in a compound).</li> <li>• Occupant parking within the building, or on-site, within 70 metres of the destination and protected from the weather.</li> <li>• Visitor parking adjacent to a major public entrance to the building.</li> <li>• Does not interfere with reasonable access to doorways, loading areas, access covers, furniture, services and infrastructure.</li> <li>• Does not impede the movement of pedestrians or other vehicles.</li> </ul>
<b>Parking spaces</b>	<ul style="list-style-type: none"> <li>• Refer to Council's Drawing R-070A.</li> <li>• Minimum 1.7 metres long, 1.2 metres high and 0.7 metres wide at the handlebars.</li> </ul>

Schedule 6



**Appendix B Amendment schedule (mapping)**

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