

EUMUNDI VILLAGE Supplementary Precinct Intent Statements and Supplementary Table of Assessment 22 August 2019

This document provides precinct intent statements and variations to the categories of development and categories of assessment for material change of use contained in the *Sunshine Coast Planning Scheme 2014*.

NOTE:

In the event of any inconsistency, this document prevails. Where this document is 'silent' about a particular matter, then the provisions of the Sunshine Coast Planning Scheme 2014 (15 August 2016) will have effect.

1.0 Precinct intent statements

(1) Cook Street precinct

Land within the Cook St precinct (Lot 2 RP151041 and Lot 11 CG1676) is recognised as being potentially suitable for short term accommodation and/or small scale, non-residential activities subject to:

- (a) vehicular access being obtained from the Caplick Way / Cook Street intersection, and
- (b) appropriate setbacks from adjoining sensitive land uses, and
- (c) adequate mitigation of potential amenity impacts eg. noise, light, odour, dust on adjoining sensitive land uses.

(2) Butter Factory precinct

Land within the Butter Factory precinct (Lot 5 RP810711) is recognised as being potentially suitable for short term accommodation in conjunction with small scale, non-residential activities, subject to:

- (a) retention of the Old Butter Factory building and associated structures in any new development, or, in the event the building and/or structures are found to be structurally unsound, incorporation of features in any new development demonstrating the site's history eg. salvaged materials, photographs, interpretative signage, and
- (b) vehicle access and carparking provision commensurate with the land use activity proposed, and
- (c) appropriate setbacks from adjoining sensitive land uses, and
- (d) mitigation of any potential amenity impacts eg. noise, light, odour, dust on adjoining sensitive land uses.

(3) Open Space precinct

Land within the Open Space precinct (Lot 7 RP852001 and Lot 8 RP852001) is recognised as being potentially suitable for small scale, community based uses subject to:

- (a) no permanent structures being located on the land, and
- (b) achieving an appropriate balance between any land use activity and the primary purpose of the precinct being for open space, recreation and pedestrian/cycle thoroughfare.

2.0 Categories of development and categories of assessment - Material change of use over Lot 2 RP151041, Lot 11 CG1676, Lot 5 RP810711, Lot 7 RP852001 and Lot 8 RP852001

Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
PRECINCT 2 - COOK STREET		
Residential activities		
<i>Caretaker's accommodation</i>	Accepted development if in an existing building	• Caretaker's accommodation code
	Code assessment if not otherwise specified	• Eumundi local plan code* • Caretaker's accommodation code • Prescribed other development codes
<i>Short term accommodation</i>	Code assessment	• Eumundi local plan code* • Multi-unit residential uses code • Prescribed other development codes

Item 8.2 Development Permit for Material Change of Use (Shopping Centre) and Preliminary Approval (Mixed Use Development) at 106, 108, 110 & 124 Memorial Drive, 1 & 3 Cook Street, 18 Elizabeth Street & 9 Caplick Way Eumundi

Attachment 3 Plans for Approval - Preliminary Approval

Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Business activities		
Garden centre	Code assessment if:- (a) not exceeding a <i>gross floor area</i> of 300m ² ; and (b) located a minimum of 10m from any external boundary; and (c) vehicular access is available from the Caplick Way/Cook St intersection	<ul style="list-style-type: none"> Eumundi local plan code* Business uses and centre design code Prescribed other development codes
Health care services	Code assessment if vehicular access is available from the Caplick Way/ Cook St intersection	<ul style="list-style-type: none"> Eumundi local plan code* Business uses and centre design code Prescribed other development codes
Office	Code assessment if vehicular access is available from the Caplick Way/ Cook St intersection	<ul style="list-style-type: none"> Eumundi local plan code* Business uses and centre design code Prescribed other development codes
Shop	Code assessment if:- (a) not exceeding a <i>gross floor area</i> of 250m ² ; and (b) vehicular access is available from the Caplick Way/Cook St intersection	<ul style="list-style-type: none"> Eumundi local plan code* Business uses and centre design code Prescribed other development codes
Industrial activities		
Service industry	Code assessment if vehicular access is available from the Caplick Way/ Cook St intersection.	<ul style="list-style-type: none"> Eumundi local plan code* Business uses and centre design code Prescribed other development codes
Community activities		
Community use	Code assessment if vehicular access is available from the Caplick Way/Cook St intersection	<ul style="list-style-type: none"> Eumundi local plan code* Community activities code Prescribed other development codes
PRECINCT 3 - BUTTER FACTORY		
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> Eumundi local plan code* Caretaker's accommodation code Prescribed other development codes
Short term accommodation	Code assessment	<ul style="list-style-type: none"> Eumundi local plan code* Multi-unit residential uses code Prescribed other development codes
Business activities		
Food and drink outlet	Code assessment if:- (a) not exceeding a <i>gross floor area</i> of 250m ² ; and (b) not incorporating a drive-through facility; and (c) not for a high volume convenience restaurant	<ul style="list-style-type: none"> Eumundi local plan code* Business uses and centre design code Prescribed other development codes
Garden centre	Code assessment	<ul style="list-style-type: none"> Eumundi local plan code* Business uses and centre design code Prescribed other development codes
Health care services	Code assessment	<ul style="list-style-type: none"> Eumundi local plan code* Business uses and centre design code Prescribed other development codes
Office	Code assessment	<ul style="list-style-type: none"> Eumundi local plan code* Business uses and centre design code Prescribed other development codes
Shop	Code assessment if not exceeding a <i>gross floor area</i> of 250m ² .	<ul style="list-style-type: none"> Eumundi local plan code* Business uses and centre design code

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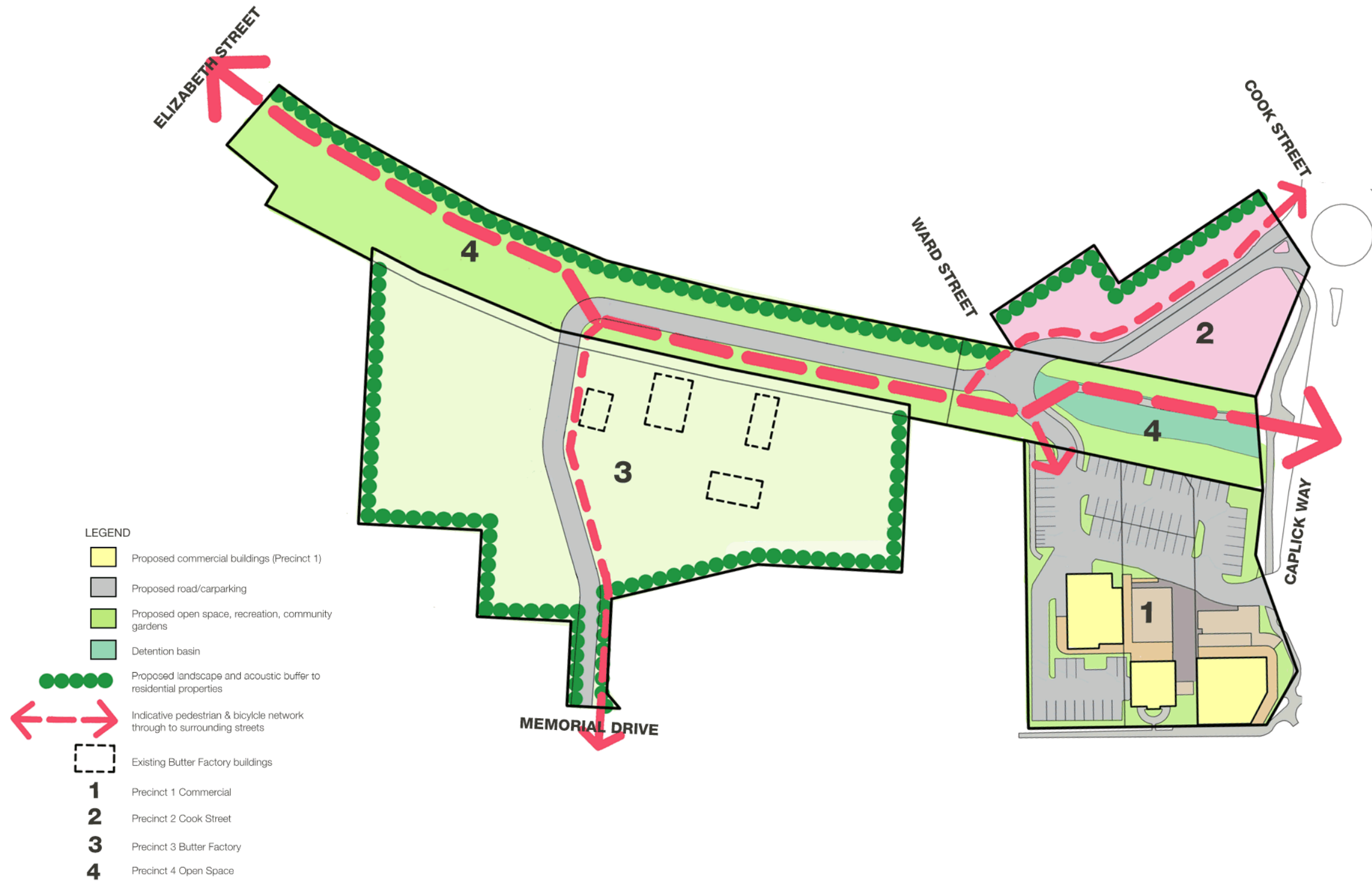
Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Shopping centre	Code assessment if:- (a) not exceeding an overall gross floor area of 1000m ² ; and (b) no single tenancy exceeds a gross floor area of 250m ²	<ul style="list-style-type: none"> • Prescribed other development codes • Eumundi local plan code* • Business uses and centre design code • Prescribed other development codes
Industrial activities		
Low impact industry	Code assessment if no single tenancy exceeds a gross floor area of 300m ²	<ul style="list-style-type: none"> • Eumundi local plan code* • Business uses and centre design code • Industry uses code • Prescribed other development codes
Service industry	Code assessment	<ul style="list-style-type: none"> • Eumundi local plan code* • Business uses and centre design code • Prescribed other development codes
Other activities		
Parking station	Code assessment if:- (a) for an interim use up to 24 months; and (b) located at least 5m from any external boundary	<ul style="list-style-type: none"> • Eumundi local plan code* • Business uses and centre design code • Prescribed other development codes
PRECINCT 4 – OPEN SPACE		
Business activities		
Food and drink outlet	Accepted development if:- (a) provided in a single, temporary removable structure such as a kiosk or cart; and (b) not exceeding a land area of 100m ² , including any outdoor seating area; and (c) located a minimum of 5m from any external boundary Code assessment if:- (a) provided in a temporary removable structure such as a kiosk or cart; and (b) not exceeding an overall land area of 300m ² , including any outdoor seating area; and (c) involving a maximum of 3 tenancies where no single tenancy exceeds 100m ² ; and (d) located a minimum of 10m from any external boundary	<ul style="list-style-type: none"> • No requirements applicable • Eumundi local plan code* • Transport and parking code • Prescribed other development codes
Community activities		
Community use	Code assessment if:- (a) no permanent structures are proposed; (b) conducted in association with an open space use on the same site; and (c) not exceeding 300m ² in gross floor area	<ul style="list-style-type: none"> • Eumundi local plan code* • Community activities code • Transport and parking code • Prescribed other development codes
Rural activities		
Intensive horticulture	Accepted development if:- (a) for a community garden; and (b) not involving any permanent structures; and	<ul style="list-style-type: none"> • No requirements applicable

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Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(c) the use area does not exceed 300m ² ; and (d) located a minimum of 5m from any external boundary	

**Eumundi local plan code as varied by this Preliminary Approval*



Lot 5 on RP 810711 & Lot 8 on RP852001
 Eumundi Butter Factory

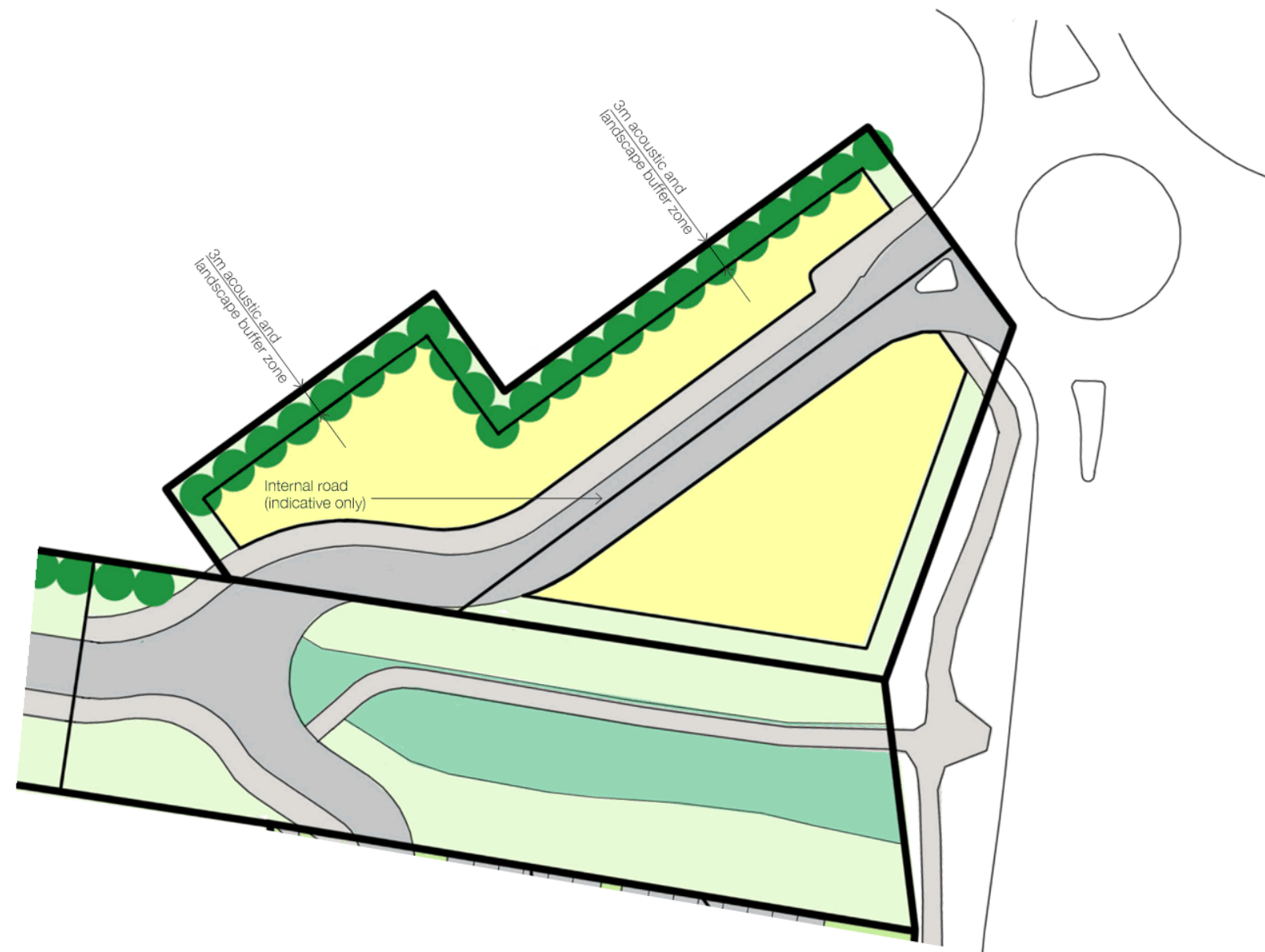
MASTERPLAN



1:1000 @ A3
 180401 SD/05b 09 July 2019



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LEGEND

Precinct 2 Indicative Development Area

Indicative road location

Indicative ped/cycle path

Acoustic and landscape buffer

Exact road alignment and location of pedestrian pathways/other infrastructure is indicative only and subject to future detailed design

Lot 5 on RP 810711 & Lot 8 on RP852001
Eumundi Butter Factory

PRECINCT 2 PLAN OF DEVELOPMENT



1:500 @ A3
180401 SD/06b 07 July 2019



INNOVATIVE
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Lot 5 on RP 810711 & Lot 8 on RP852001
Eumundi Butter Factory

PRECINCT 3 PLAN OF DEVELOPMENT



1:500 @ A3
180401 SD/07b 06 July 2019



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