

Amendment Instrument

Proposed Sunshine Coast Planning Scheme 2014 Amendment No. [to be inserted] – Site Specific (Including SEQRP Bring Forward Sites) and Operational Matters

Post Notification Ministerial Review Version

November 2018

Made under the *Planning Act 2016*, section 18 (Making or amending planning schemes)

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 Amendment No. [to be inserted]*.

2. Commencement

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

3. Purpose

The purpose of this amendment instrument is to:

- (a) make zoning changes relating to specific sites, in order to:
 - (i) better reflect existing or desired future land uses; and
 - (ii) respond to changes to the urban footprint under the South East Queensland Regional Plan 2017;
- (b) amend local plan provisions, where relevant, to provide more detailed planning outcomes in response to zoning changes;
- (c) amend growth management boundaries and local plan area boundaries to reflect zoning changes; and
- (d) address operational matters to improve the clarity and efficiency of the planning scheme.

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 7 (Local plans)	Section 7.2.2 (Beerwah local plan code), Section 7.2.2.3 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 7 (Local plans)	Section 7.2.2 (Beerwah local plan code), Section 7.2.2.4 (Performance outcomes and acceptable outcomes)	Amend as shown in Appendix A
Part 7 (Local plans)	Section 7.2.2 (Beerwah local plan code), Figure 7.2.2A (Beerwah Local Plan Elements)	Amend as shown in Appendix B
Part 7 (Local plans)	Section 7.2.3 (Blackall Range local plan code), Figure 7.2.3A (Blackall Range Local Plan Elements)	Amend as shown in Appendix B
Part 7 (Local plans)	Section 7.2.4 (Bli Bli local plan code), Section 7.2.4.3 (Purpose and overall outcomes)	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 7 (Local plans)	Section 7.2.4 (Bli Bli local plan code), Section 7.2.4.4 (Performance outcomes and acceptable outcomes)	Amend as shown in Appendix A
Part 7 (Local plans)	Section 7.2.4 (Bli Bli local plan code), Figure 7.2.4A (Bli Bli Local Plan Elements)	Amend as shown in Appendix B
Part 7 (Local plans)	Section 7.2.12 (Glass House Mountains local plan code), Section 7.2.12.3 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.12 (Glass House Mountains local plan code), Section 7.2.12.4 (Performance outcomes and acceptable outcomes)	Amend as shown in Appendix A
Part 7 (Local plans)	Section 7.2.12 (Glass House Mountains local plan code), Figure 7.2.12A (Glass House Mountains Local Plan Elements)	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.23 (Palmwoods local plan code), Section 7.2.27.3 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 7 (Local plans)	Section 7.2.23 (Palmwoods local plan code), Section 7.2.27.4 (Performance outcomes and acceptable outcomes)	Amend as shown in Appendix A
Part 7 (Local plans)	Section 7.2.23 (Palmwoods local plan code), Figure 7.2.23A (Palmwoods Local Plan Elements)	Amend as shown in Appendix B
Part 7 (Local plans)	Section 7.2.27 (Yandina local plan code), Section 7.2.27.3 (Purpose and overall outcomes)	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.27 (Yandina local plan code), Section 7.2.27.4 (Performance outcomes and acceptable outcomes)	Amend as shown in Appendix A
Part 7 (Local plans)	Section 7.2.27 (Yandina local plan code), Figure 7.2.27A (Yandina Local Plan Elements)	Amend as shown in Appendix B
Part 9 (Development Codes)	Section 9.3.5 (Dual occupancy code)	Amend as shown in Appendix A
Part 9 (Development Codes)	Section 9.3.6 (Dwelling house code)	Amend as shown in Appendix A

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 9 (Development Codes)	Section 9.3.20 (Telecommunications facility code)	Amend as shown in Appendix A
Part 9 (Development Codes)	Section 9.4.2 (Landscape code)	Amend as shown in Appendix A
Part 9 (Development Codes)	Section 9.4.4 (Reconfiguring a lot code)	Amend as shown in Appendix A
Part 9 (Development Codes)	Section 9.4.8 (Transport and parking code)	Amend as shown in Appendix A
Schedule 2 (Mapping)	Zone Map ZM8 (Yandina Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM16 (Blackall Range Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM19 (Bli Bli Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM28 (Palmwoods Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM43 (Rural Map Tile)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM49 (Beerwah Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM50 (Glass House Mountains Local Plan Area)	Amend as shown in Appendix 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 1 (About the Planning Scheme)	Map SCC1 (Local government planning scheme area and context)	Amend the Growth Management Boundaries to align with the proposed amendment to Zone Maps, as detailed in Table 1
Part 3 (Strategic Framework) and Schedule 2 (Mapping)	Strategic Framework Map 1 SFM1 (Land Use Elements)	Amend the “urban area” and “rural residential area” land use categories to align with the proposed amendment to Zone Maps, as detailed in Table 1
Part 3 (Strategic Framework) and Schedule 2 (Mapping)	Strategic Framework Map 2 SFM2 (Economic Development Elements)	Amend the “urban area” and “rural residential” land use categories to align with the proposed amendment to Zone Maps, as detailed in Table 1

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 3 (Strategic Framework) and Schedule 2 (Mapping)	Strategic Framework Map 3 SFM3 (Transport Elements)	Amend the “urban area” and “rural residential” land use categories to align with the proposed amendment to Zone Maps, as detailed in Table 1
Part 3 (Strategic Framework) and Schedule 2 (Mapping)	Strategic Framework Map 4 SFM4 (Infrastructure Elements)	Amend the “urban area” and “rural residential” land use categories to align with the proposed amendment to Zone Maps, as detailed in Table 1
Part 3 (Strategic Framework) and Schedule 2 (Mapping)	Strategic Framework Map 6 SFM6 (Community, Identity, Character and Social Inclusion Elements)	Amend the “rural town setting” and “rural residential setting” elements to align with the proposed amendments to Zone Maps, as detailed in Table 1
Part 9 (Development Codes)	Figure 9.4.8A (2031 Functional Transport Hierarchy)	Amend the “urban area” and “rural residential area” land use categories to align with the proposed amendment to Zone Maps, as detailed in Table 1
Part 9 (Development Codes)	Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))	Amend the “urban area” and “rural residential area” land use categories to align with the proposed amendment to Zone Maps, as detailed in Table 1
Part 9 (Development Codes)	Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))	Amend the “urban area” and “rural residential area” land use categories to align with the proposed amendment to Zone Maps, as detailed in Table 1
Part 9 (Development Codes)	Figure 9.4.8C (2031 Strategic Network of Public Transport Links)	Amend the “urban area” and “rural residential area” land use categories to align with the proposed amendment to Zone Maps, as detailed in Table 1
Schedule 2 (Mapping)	Map SCC2 Index Map	Amend the Local Plan Area boundaries to align with the proposed amendments to Zone Maps, as detailed in Table 1
Schedule 2 (Mapping)	Zone Map ZM26 (Rural Map Tile)	Amend the Palmwoods Local Plan Area boundary
Schedule 2 (Mapping)	Zone Map ZM40 (Rural Map Tile)	Amend zoning to reflect changes to Zone Map ZM43 (Rural Map Tile)
Schedule 2 (Mapping)	Zone Map ZM43 (Rural Map Tile)	Amend “rural residential growth management boundary” to reflect “rural residential growth management boundary” on ZM40 (Rural Map Tile)
Schedule 2 (Mapping)	Zone Map ZM48 (Rural Map Tile)	Amend the Beerwah Local Plan Area boundary and Glass House Mountains Local Plan Area boundary
Schedule 2 (Mapping)	Zone Map ZM7 (Rural Map Tile)	Amend the Yandina Local Plan Area boundary

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 2 (Mapping)	Acid Sulfate Soils Overlay Map: <ul style="list-style-type: none"> • OVM7A (Rural Map Tile); • OVM8A (Yandina Local Plan Area); • OVM26A (Rural Map Tile); • OVM28A (Palmwoods Local Plan Area); • OVM48A (Rural Map Tile); • OVM49A (Beerwah Local Plan Area); and • OVM50A (Glass House Mountains Local Plan Area). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	Biodiversity, Waterways and Wetlands Overlay Map: <ul style="list-style-type: none"> • OVM7C(i) (Rural Map Tile); • OVM7C(ii) (Rural Map Tile); • OVM8C(i) (Yandina Local Plan Area); • OVM8C(ii) (Yandina Local Plan Area); • OVM26C(i) (Rural Map Tile); • OVM26C(ii) (Rural Map Tile); • OVM28C(i) (Palmwoods Local Plan Area); • OVM28C(ii) (Palmwoods Local Plan Area); • OVM48C(i) (Rural Map Tile); • OVM48C(ii) (Rural Map Tile); • OVM49C(i) (Beerwah Local Plan Area); • OVM49C(ii) (Beerwah Local Plan Area); • OVM50C(i) (Glass House Mountains Local Plan Area); and • OVM50C(ii) (Glass House Mountains Local Plan Area). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	Bushfire Hazard Overlay Map: <ul style="list-style-type: none"> • OVM7D (Rural Map Tile); • OVM8D (Yandina Local Plan Area); • OVM26D (Rural Map Tile); • OVM28D (Palmwoods Local Plan Area); • OVM48D (Rural Map Tile); 	Amend the Local Plan Area boundaries, as detailed in Table 1

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> • OVM49D (Beerwah Local Plan Area); and • OVM50D (Glass House Mountains Local Plan Area). 	
Schedule 2 (Mapping)	<p>Coastal Protection Overlay Map:</p> <ul style="list-style-type: none"> • OVM7E (Rural Map Tile); • OVM8E (Yandina Local Plan Area); • OVM26E (Rural Map Tile); • OVM28E (Palmwoods Local Plan Area); • OVM48E (Rural Map Tile); • OVM49E (Beerwah Local Plan Area); and • OVM50E (Glass House Mountains Local Plan Area). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	<p>Extractive Resources Overlay Map:</p> <ul style="list-style-type: none"> • OVM7F (Rural Map Tile); • OVM8F (Yandina Local Plan Area); • OVM26F (Rural Map Tile); • OVM28F (Palmwoods Local Plan Area); • OVM48F (Rural Map Tile); • OVM49F (Beerwah Local Plan Area); and • OVM50F (Glass House Mountains Local Plan Area). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	<p>Flood Hazard Overlay Map:</p> <ul style="list-style-type: none"> • OVM7G (Rural Map Tile); • OVM8G (Yandina Local Plan Area); • OVM26G (Rural Map Tile); • OVM28G (Palmwoods Local Plan Area); • OVM48G (Rural Map Tile); • OVM49G (Beerwah Local Plan Area); and • OVM50G (Glass House Mountains Local Plan Area). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	<p>Height of Buildings and Structures Overlay Map:</p> <ul style="list-style-type: none"> • OVM7H (Rural Map Tile); • OVM8H (Yandina Local Plan Area). 	Amend the Local Plan Area boundaries, as detailed in Table 1

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Area); <ul style="list-style-type: none"> • OVM26H (Rural Map Tile); • OVM28H (Palmwoods Local Plan Area); • OVM48H (Rural Map Tile); • OVM49H (Beerwah Local Plan Area); and • OVM50H (Glass House Mountains Local Plan Area). 	
Schedule 2 (Mapping)	Heritage and Character Areas Overlay Map: <ul style="list-style-type: none"> • OVM7I (Rural Map Tile); • OVM8I (Yandina Local Plan Area); • OVM26I (Rural Map Tile); • OVM28I (Palmwoods Local Plan Area); • OVM48I (Rural Map Tile); • OVM49I (Beerwah Local Plan Area); and • OVM50I (Glass House Mountains Local Plan Area). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	Landslide Hazard and Steep Land Overlay Map: <ul style="list-style-type: none"> • OVM7J(i) (Rural Map Tile); • OVM7J(ii) (Rural Map Tile); • OVM8J(i) (Yandina Local Plan Area); • OVM8J(ii) (Yandina Local Plan Area); • OVM26J(i) (Rural Map Tile); • OVM26J(ii) (Rural Map Tile); • OVM28J(i) (Palmwoods Local Plan Area); • OVM28J(ii) (Palmwoods Local Plan Area); • OVM48J(i) (Rural Map Tile); • OVM48J(ii) (Rural Map Tile); • OVM49J(i) (Beerwah Local Plan Area); • OVM49J(ii) (Beerwah Local Plan Area); • OVM50J(i) (Glass House Mountains Local Plan Area); and • OVM50J(ii) (Glass House 	Amend the Local Plan Area boundaries, as detailed in Table 1

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Mountains Local Plan Area).	
Schedule 2 (Mapping)	<p>Regional Infrastructure Overlay Map:</p> <ul style="list-style-type: none"> • OVM7K (Rural Map Tile); • OVM8K (Yandina Local Plan Area); • OVM26K (Rural Map Tile); • OVM28K (Palmwoods Local Plan Area); • OVM48K (Rural Map Tile); • OVM49K (Beerwah Local Plan Area); and • OVM50K (Glass House Mountains Local Plan Area). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	<p>Scenic Amenity Overlay Map:</p> <ul style="list-style-type: none"> • OVM7L (Rural Map Tile); • OVM8L (Yandina Local Plan Area); • OVM26L (Rural Map Tile); • OVM28L (Palmwoods Local Plan Area); • OVM48L (Rural Map Tile); • OVM49L (Beerwah Local Plan Area); and • OVM50L (Glass House Mountains Local Plan Area). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	Scenic Amenity Overlay Map OVM 49 (Beerwah Local Plan Area)	Amend the Regional Inter-Urban Break to reflect zone changes to Zone Map ZM49 (Beerwah Local Plan Area)
Schedule 2 (Mapping)	Scenic Amenity Overlay Map OVM 50 (Glass House Mountains Local Plan Area)	Amend the Regional Inter-Urban Break to reflect zone changes to Zone Map ZM50 (Glass House Mountains Local Plan Area)
Schedule 2 (Mapping)	<p>Water Resource Catchments Overlay Map:</p> <ul style="list-style-type: none"> • OVM7M (Rural Map Tile); • OVM8M (Yandina Local Plan Area); • OVM26M (Rural Map Tile); • OVM28M (Palmwoods Local Plan Area); • OVM48M (Rural Map Tile); • OVM49M (Beerwah Local Plan Area); and • OVM50M (Glass House 	Amend the Local Plan Area boundaries, as detailed in Table 1

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Mountains Local Plan Area).	
Schedule 2 (Mapping)	<p>Priority Infrastructure Plan Map Tile 7 (Rural Map Tile):</p> <ul style="list-style-type: none"> • PIPM7A (Priority Infrastructure Area); • PIPM7B (Stormwater Quality Network); • PIPM7C(i) (Transport Network (Road)); • PIPM7C(ii) (Transport Network (Council Active Network)); and • PIPM7D (Public Parks and Land for Community Facilities). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	<p>Priority Infrastructure Plan Map Tile 8 (Yandina Local Plan Area):</p> <ul style="list-style-type: none"> • PIPM8A (Priority Infrastructure Area); • PIPM8B (Stormwater Quality Network); • PIPM8C(i) (Transport Network (Road)); • PIPM8C(ii) (Transport Network (Council Active Network)); and • PIPM8D (Public Parks and Land for Community Facilities). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	<p>Priority Infrastructure Plan Map Tile 26 (Rural Map Tile):</p> <ul style="list-style-type: none"> • PIPM26A (Priority Infrastructure Area); • PIPM26B (Stormwater Quality Network); • PIPM26C(i) (Transport Network (Road)); • PIPM26C(ii) (Transport Network (Council Active Network)); and • PIPM26D (Public Parks and Land for Community Facilities). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	<p>Priority Infrastructure Plan Map Tile 28 (Palmwoods Local Plan Area):</p> <ul style="list-style-type: none"> • PIPM28A (Priority Infrastructure Area); • PIPM28B (Stormwater Quality 	Amend the Local Plan Area boundaries, as detailed in Table 1

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<p>Network);</p> <ul style="list-style-type: none"> • PIPM28C(i) (Transport Network (Road)); • PIPM28C(ii) (Transport Network (Council Active Network)); and • PIPM28D (Public Parks and Land for Community Facilities). 	
Schedule 2 (Mapping)	<p>Priority Infrastructure Plan Map Tile 48 (Rural Map Tile):</p> <ul style="list-style-type: none"> • PIPM48A (Priority Infrastructure Area); • PIPM48B (Stormwater Quality Network); • PIPM48C(i) (Transport Network (Road)); • PIPM48C(ii) (Transport Network (Council Active Network)); and • PIPM48D (Public Parks and Land for Community Facilities). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	<p>Priority Infrastructure Plan Map Tile 49 (Beerwah Local Plan Area):</p> <ul style="list-style-type: none"> • PIPM49A (Priority Infrastructure Area); • PIPM49B (Stormwater Quality Network); • PIPM49C(i) (Transport Network (Road)); • PIPM49C(ii) (Transport Network (Council Active Network)); and • PIPM49D (Public Parks and Land for Community Facilities). 	Amend the Local Plan Area boundaries, as detailed in Table 1
Schedule 2 (Mapping)	<p>Priority Infrastructure Plan Map Tile 50 (Glass House Mountain Local Plan Area):</p> <ul style="list-style-type: none"> • PIPM50A (Priority Infrastructure Area); • PIPM50B (Stormwater Quality Network); • PIPM50C(i) (Transport Network (Road)); • PIPM50C(ii) (Transport Network (Council Active Network)); and 	Amend the Local Plan Area boundaries, as detailed in Table 1

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<ul style="list-style-type: none"> • PIPM50D (Public Parks and Land for Community Facilities). 	
Schedule 2 (Mapping)	Scenic Amenity Overlay Map OVM 49 (Beerwah Local Plan Area)	Amend the Regional Inter-Urban Break to reflect zone changes to Zone Map ZM49 (Beerwah Local Plan Area)
Schedule 2 (Mapping)	Scenic Amenity Overlay Map OVM 50 (Glass House Mountains Local Plan Area)	Amend the Regional Inter-Urban Break to reflect zone changes to Zone Map ZM50 (Glass House Mountains Local Plan Area)

Appendix A Amendment schedule (text)

Part 7 Local Plans

7.2.2 Beerwah local plan code

7.2.2.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Beerwah local plan area as shown on Map ZM49 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Beerwah local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are the assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.2.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.2.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.2A (Beerwah local plan elements)**.

7.2.2.2 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 Beerwah local plan code.

The Beerwah local plan area is located in the southern central part of the Sunshine Coast on the North Coast Rail Line between the towns of Landsborough and Glass House Mountains. The local plan area comprises the rural town of Beerwah and adjacent urban and rural residential areas as well as the Beerwah golf course and industrial estate and has a land area of approximately 775 hectares.

The local plan area is traversed by Coochin Creek and is set within a picturesque rural and natural landscape with the prominent Mount Coochin (Glass House Mountains National Park) a key feature within the otherwise gently undulating coastal plain landscape. The local plan area is surrounded by large areas of productive agricultural land, including many of the Sunshine Coast's distinctive pineapple plantations.

Beerwah's town centre, focussed on the traditional main street of Simpson Street is the major business centre for nearby towns and surrounding rural and rural residential communities, providing a range of community facilities and services and offering large retail outlets as well as a variety of shops, cafes and other local businesses. Beerwah is intended to continue to serve a significant business, retail, community and administrative role as the major regional activity centre for the southern Sunshine Coast hinterland; however, is expected to remain smaller in scale relative to other major regional activity centres on the Sunshine Coast.

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 Simpson Street and Peachester Road predominantly supporting retail functions, and the eastern side (north of Mawhinney Street) currently supporting service industry functions. New development is intended to provide for retail and commercial functions to be consolidated on the western side of the rail line, with the eastern side providing for high density residential accommodation and local convenience shopping only as well as the preservation of the existing heritage listed Beerwah Hotel.

A developing industrial estate centred on Moroney Place is located on the eastern side of Steve Irwin Way. An Identified Growth Area (Employment) lies outside the local plan area to the east of Steve Irwin Way and to the South of Coochin Creek. This area is to be protected from fragmentation and inappropriate land use until decisions about long term land use are made.

The Beerwah local plan area includes a range of community facilities and sport and recreational areas including primary and high schools, a community hall, public library, emergency services, district sports grounds, swimming pool and golf course.

Older residential areas of the local plan area are characterised by relatively large lots typical of a traditional rural town setting. Substantial new urban subdivisions are located off Roberts Road and Pine Camp Road.

Greenfield expansion of Beerwah is limited to the west by the poultry industry which provides an important economic driver for the area, to the east by State forest and to the north and south by the important agricultural land which surrounds the local plan area and the desire to preserve the separate identity of Beerwah by providing for non-urban breaks between the towns of Landsborough and Glass House Mountains. However, significant urban consolidation opportunities are provided in the local plan area, particularly within walking distance to the town centre and railway station.

Steve Irwin Way is Beerwah's principal road link. Other major roads in the local plan area include Kilcoy - Beerwah Road, Pine Camp Road, Old Landsborough Road and the western end of Roys Road.

The North Coast Rail Line extends through the central part of the local plan area on a north – south alignment. The railway station and associated park and ride facilities are currently located off Simpson Street and Beerwah Parade. The Dedicated Public Transport Corridor to Caloundra South (CAMCOS) is intended to link to central Beerwah, providing excellent connectivity and accessibility to the coastal urban area.

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

7.2.2.3 Purpose and overall outcomes

- (1) The purpose of the Beerwah local plan code is to provide locally relevant planning provisions for the assessment of development within the Beerwah local plan area.
- (2) The purpose of the Beerwah local plan code will be achieved through the following overall outcomes:-
 - (a) Beerwah is progressively developed as the major regional activity centre for the southern Sunshine Coast hinterland providing a broad range of higher order uses and activities capable of servicing the local community as well as surrounding towns, villages, rural residential and rural areas. Significant urban consolidation opportunities are provided for within Beerwah, with a focus on transit oriented development in locations close to the town centre and railway station.
 - (b) Urban and rural residential development within the Beerwah local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce the separate identity of Beerwah, provide a compact urban form, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the rural productivity and character of surrounding rural land.
 - (c) Development is sited and designed to protect significant environmental areas and retain and enhance the key landscape, and built form elements that contribute to the setting, character and identity of Beerwah as a modern country town with a strong sense of place.
 - (d) A broad range of higher order retail, commercial, community, cultural, health, entertainment and employment generating uses that support the role and function of Beerwah as a small major regional activity centre are provided to service the needs of Beerwah and surrounding areas including Beerburrum, Glass House Mountains, Landsborough, Peachester and Mooloolah.
 - (e) Development provides for centre activities to be consolidated in the Major centre zone on the western side of the rail line, with the Local centre zone on the eastern side of the rail line providing local convenience goods and services for nearby residents. Development in the Local centre zone respects the character of, and provides for the continued operation of, the Beerwah Hotel.
 - (f) Development in the Major centre zone enhances the built form and *streetscape* character of the Beerwah Town Centre so that Simpson Street is maintained and enhanced as a wide, attractive and pedestrian friendly main street. Development provides for the retention, extension and connection of existing laneways to improve connectivity and allow rear access to premises.
 - (g) Development provides for increased accessibility and permeability for pedestrians and cyclists to and from key destinations within the local plan area, and in particular for the provision of an improved connection between the eastern and western sides of the local plan area currently separated by the rail line in the vicinity of Mawhinney Street and Peachester Road. An open space corridor is provided along both sides of the rail line, parallel to the *primary active street*

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)~~ (i) Residential expansion areas in the Low density residential zone at the northern and southern extent of the local plan area provide for large residential lot sizes and a corresponding dwelling mix comprising predominantly single household detached housing, which is sympathetic to the character of adjacent residential areas and provides an appropriate transition to surrounding rural areas.
- ~~(j)(i)~~ (j)(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)(k)~~ (j)(k) 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)(l)~~ (k)(l) 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.
- ~~(m)~~ (m) 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.
- ~~(n)~~ (n) 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.
- ~~(o)~~ (o) Development provides for the retention of important viewlines from public places to the Glass House Mountains.
- ~~(p)~~ (p) 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 heritage places and in neighbourhood character areas.
		AO1.2	Buildings and structures incorporate

Performance Outcomes		Acceptable Outcomes	
		<p>AO1.3</p> <p>For residential, business and community activities, roof forms use simple, traditional Queensland style roof designs including gable, hip, pitched, skillion or multiple gable roof forms.</p> <p>AO1.4</p> <p>Development uses understated colour schemes and low-reflective roofing and cladding materials.</p>	<p>traditional external building materials, such as timber cladding and corrugated iron roofs.</p>
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 Beerwah.	<p>AO2.1</p> <p>AO2.2</p> <p>AO2.3</p>	<p>Development provides for the retention of historical landmarks, memorials and monuments.</p> <p>Development protects and emphasises, and does not intrude upon, the important sight lines to Mount Coochin and other important views identified on Figure 7.2.2A (Beerwah local plan elements).</p> <p>Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> that contributes to the vegetated backdrop and character of the Beerwah local plan area including:-</p> <ul style="list-style-type: none"> (a) native <i>vegetation</i> adjacent to Coochin Creek; (b) bushland areas between Parkside Drive and Peachester Road; (c) native <i>vegetation</i> at the foothills of Mount Coochin; (d) bushland areas along Roberts Road and Kilcoy-Beerwah Road; and (e) other character <i>vegetation</i> identified on Figure 7.3A (Beerwah local plan elements). <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>
PO3	Development contributes to the establishment of attractive and coherent gateways and <i>streetscapes</i> that enhance the modern rural town character of, and sense of entry and arrival to, Beerwah.	<p>AO3.1</p> <p>AO3.2</p>	<p>Development adjacent to a primary streetscape treatment area or identified gateway/entry point on Figure 7.2.2A (Beerwah local plan elements) incorporates architectural and landscape treatments and other design elements which:-</p> <ul style="list-style-type: none"> (a) enhance the sense of arrival to and the modern rural town character of Beerwah; and (b) emphasise corner sites and locations. <p>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—Section 9.4.2 (Landscape code) sets</p>

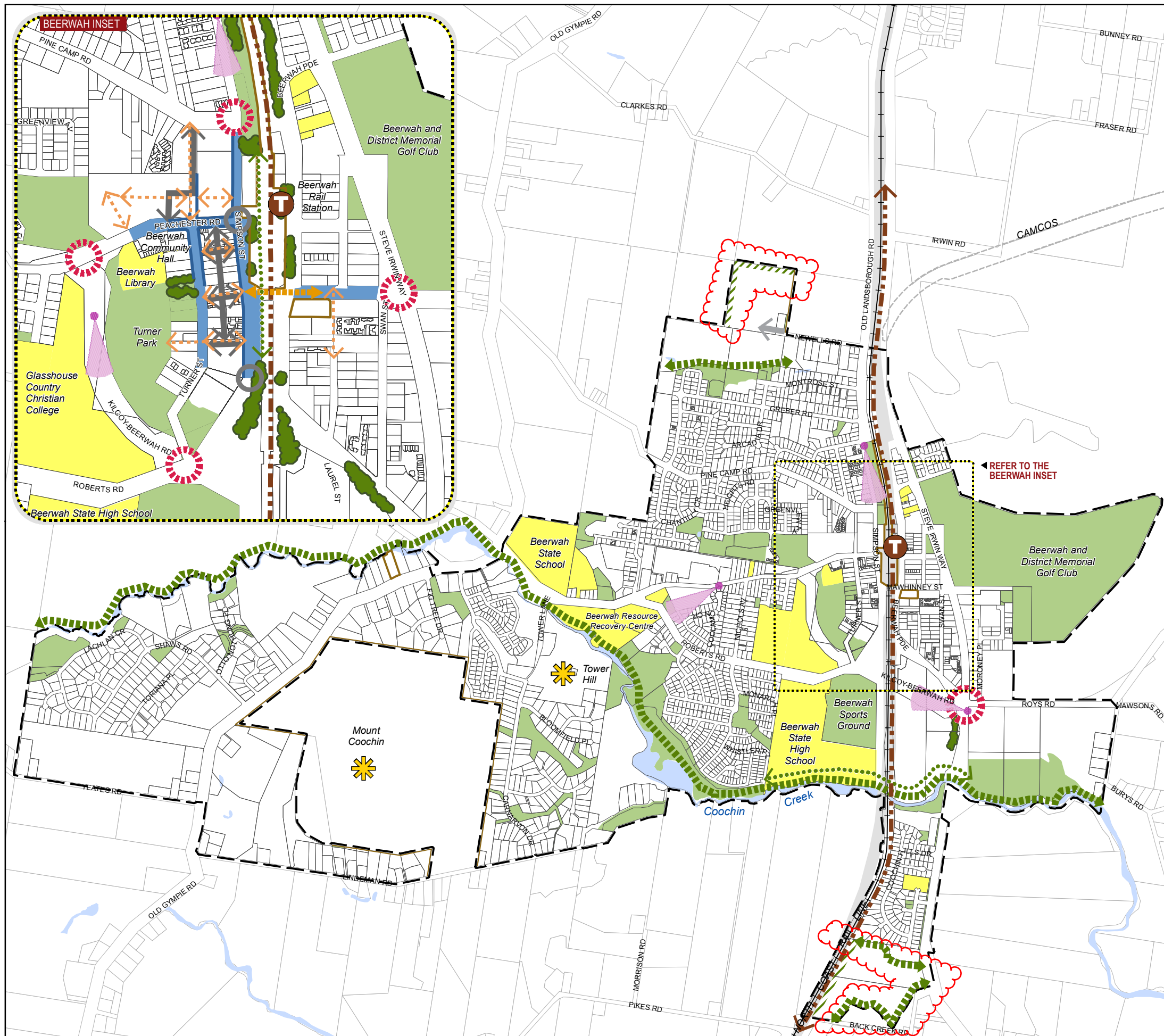
Performance Outcomes		Acceptable Outcomes	
			<p>out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO4	Development adjacent to Steve Irwin Way incorporates a dense <i>landscape buffer</i> to visually screen and soften built form elements and maintain and enhance the visual amenity of the road as a scenic route.	AO4	No acceptable outcome provided.
PO5	Development provides for the retention and enhancement of an open space corridor (greenspace link):- (a) along both sides of the rail line from Pine Camp Road south to Kilcoy-Beerwah Road; and (b) along Coochin Creek.	AO5	Development provides for the retention and enhancement of a <i>public open space</i> corridor where identified as a greenspace link on Figure 7.2.2A Beerwah local plan elements).
PO6	Development on land with frontage to Coochin Creek identified as a local ecological linkage on Figure 7.2.2A (Beerwah local plan elements) facilitates the provision of the local ecological linkage.	AO6	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands code) sets out requirements for the provision of ecological linkages.
PO7	Development does not compromise the provision and continued operation of:- (a) the North Coast Rail Line; and (b) the Dedicated Public Transport Corridor from Beerwah to Caloundra South (CAMCOS).	AO7	No acceptable outcome provided.
Built form			
PO8	Multi-storey buildings are designed in a manner that preserves important view lines through design measures such as:- (a) the location, configuration and orientation of buildings and structures on the <i>site</i> ; (b) use of <i>setbacks</i> ; and (c) built form which provides for gaps or openings in buildings and structures.	AO8	No acceptable outcome provided.
Development in the Major Centre Zone			
PO9	Development in the Major centre zone:- (a) supports Beerwah's role and function as a small major regional activity centre; and (b) provides a wide range of local and higher order goods and services to residents of Beerwah and surrounding areas including Beerburum, Glass House Mountains, Landsborough, Peachester and Mooloolah.	AO9	No acceptable outcome provided.
PO10	Development in the Major centre zone:- (a) enhances the character and identity of Beerwah as a modern country town; (b) provides for new or extended large floor plate retail uses to be sleeved and located behind smaller scale,	AO10	Development in the Major centre zone:- (a) provides for Simpson Street to be maintained and enhanced as a wide, attractive and pedestrian friendly main street; (b) provides for new or extended large floor plate retail uses to be sleeved

Performance Outcomes		Acceptable Outcomes	
	<p>fine grain built form elements;</p> <p>(c) creates vibrant and active streets and public spaces;</p> <p>(d) provides a continuous pedestrian friendly facade including all weather protection for pedestrians; and</p> <p>(e) provides integrated and functional parking and access arrangements that do not dominate the street.</p>		<p>and located behind smaller scale, fine grain built form elements;</p> <p>(c) provides <i>primary active street frontages</i> built to the boundary at street level where identified on Figure 7.2.2A (Beerwah local plan elements);</p> <p>(d) 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;</p> <p>(e) has building openings overlooking the street;</p> <p>(f) ensures that signage is integrated with the building;</p> <p>(g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(h) provides for on-site car parking at the rear or to one side of the development;</p> <p>(i) avoids direct service vehicle and car park access to Simpson Street;</p> <p>(j) provides for development fronting Turner Street on sites not identified as having a <i>primary active street frontage</i> to comprise of buildings that address the street with a maximum front boundary <i>setback</i> of 2 metres and/or densely landscaped car parking areas.</p>
PO11	<p>Development in the Major centre zone provides for improved vehicular circulation and connectivity within the Beerwah town centre by providing for:-</p> <p>(a) the continued operation of existing laneways; and</p> <p>(b) the provision of new dedicated public vehicular access laneways which extend and connect existing laneways.</p>	AO11	<p>Development provides dedicated public vehicular access laneways where identified on Figure 7.2.2A (Beerwah local plan elements).</p>
PO12	<p>Development in the Major centre zone provides through block pedestrian linkages which:-</p> <p>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces in particular between the Railway Station, Simpson Street, Turner Street and Turner Park;</p> <p>(b) provide a safe alternative to the street based pedestrian and cycle movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	AO12	<p>Development provides visible, safe, comfortable and attractive through block pedestrian linkages where identified on Figure 7.2.2A (Beerwah local plan elements).</p>
Development in the Local Centre Zone			
PO13	<p>Development in the Local centre zone:-</p> <p>(a) provides for a mix of residential</p>	AO13	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>uses and small scale local convenience goods and services only;</p> <p>(b) does not detract from the Major centre zone as the primary location for centre activities within Beerwah; and</p> <p>(c) is designed in a manner which respects and complements the character and heritage values of the Beerwah Hotel.</p>		<p>Editor's Note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on and adjacent to heritage places and in neighbourhood character areas.</p>
PO14	<p>Development in the Local centre zone:-</p> <p>(a) enhances the character and identity of Beerwah as a modern country town;</p> <p>(b) provides a continuous pedestrian friendly facade including all weather protection for pedestrians; and</p> <p>(c) provides integrated and functional parking and access arrangements that do not dominate the street.</p>	AO14	<p>Development in the Local centre zone:-</p> <p>(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;</p> <p>(b) has building openings overlooking the street;</p> <p>(c) ensures that signage is integrated with the building;</p> <p>(d) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(e) provides for on-site car parking at the rear or to one side of the development.</p>
Development in the High Density Residential Zone			
PO15	<p>Development in the High density residential zone:-</p> <p>(a) provides for medium to high density residential accommodation in locations close to the Beerwah Town Centre and railway station;</p> <p>(b) occurs on large, integrated development sites through the co-ordinated amalgamation of existing lots;</p> <p>(c) provides for buildings which are designed to address, and optimise casual surveillance to, public streets, parks and other areas of community activity; and</p> <p>(d) improves pedestrian connectivity to the railway station and business areas.</p>	AO15.1 AO15.2	<p>Development in the High density residential zone:-</p> <p>(a) provides for residential accommodation in the form of low rise apartment buildings, townhouses and the like;</p> <p>(b) amalgamates lots to create a minimum development <i>site</i> of 1,000m²;</p> <p>(c) ensures that the amalgamated lots do not isolate excluded lots; and</p> <p>(d) provides for buildings which address and optimise casual surveillance to public areas, particularly to Simpson Street and Turner Park.</p> <p>Development provides for high quality, attractive and comfortable pedestrian and cycle linkages to the railway station and business areas including where identified on Figure 7.2.2A (Beerwah local plan elements).</p>
Development in the Low Density Residential Zone			
PO16	<p>Development in the Low density residential zone has an appropriate separation distance from intensive animal industries (poultry).</p>	AO16	<p>A minimum separation distance of 500m is provided from an existing or approved poultry shed to the nearest boundary of a residential lot.</p>
PO17	<p><u>Reconfiguring a lot in the Low density residential zone at the northern and southern extent of the local plan area provides for large lot sizes, and a configuration of lots, which:-</u></p> <p><u>(a) is sympathetic to the character of</u></p>	AO17	<p><u>Reconfiguring a lot in the Low density residential zone north of Montrose Street and south of Coochin Hills Drive provides for:-</u></p> <p><u>(a) a minimum lot size of 600m², and an average lot size of at least 800m²;</u></p>

Performance Outcomes		Acceptable Outcomes	
	<u>adjacent residential areas;</u> (b) <u>are used predominantly for single household detached housing; and</u> (c) <u>appropriately transitions to the adjacent and surrounding rural areas.</u>		<u>and</u> (b) <u>any lots intended for a dual occupancy or secondary dwelling, to be nominated on a plan of development, with the lots nominated for these dwellings to not exceed 5% and 20% of total lots, respectively.</u>
Development in the Rural Residential Zone			
PO187	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.	AO187	Reconfiguring a lot in the Rural residential zone provides for lots with a minimum lot size of 2,500m ² .
PO198	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.	AO198	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out <i>buffer</i> distances and other requirements for development on land adjacent to conservation areas and other <i>ecologically important areas</i> .
Development in the Specialised Centre Zone			
PO2049	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 access; (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.	AO2049	No acceptable outcome provided.
Development in the Medium Impact Industry Zone			
PO210	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 access from Roys Road; (d) provides for a substantial <i>landscape buffer</i> to screen development from Steve Irwin	AO210	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Way; and (e) provides landscaped visual and acoustic attenuation to nearby residential uses.		



LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Greenspace Link
- Character Vegetation
- Landscape Buffer
- Gateway/Entry Point
- Mountain or Hill
- Significant View
- Heritage Place^{Note 2}
- Through Block Pedestrian/Cycle Linkage
- Pedestrian Connection
- Indicative Access Laneway
- Dedicated Public Transport Corridor (CAMCOS)
- Dedicated Public Transport Corridor
- Transit Hub
- Indicative Road Linkage/Access Point
- Proposed Rail Corridor Upgrade

Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (mapping).



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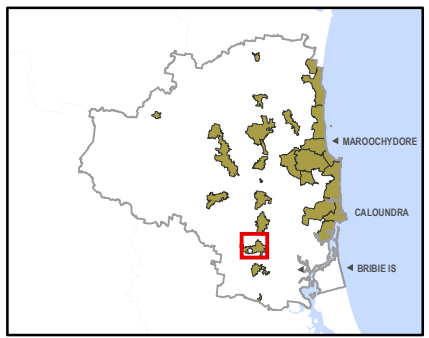


Figure 7.2.2A
(Beerwah Local Plan Elements)

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 church and hall located near the intersection of Willis and School Roads 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 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.

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 rural 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.
 - (i) Land ~~to in the north-west of Camp Flat Road~~ Emerging community zone is master planned and developed in a coordinated manner that sensitively responds to the flooding, drainage 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

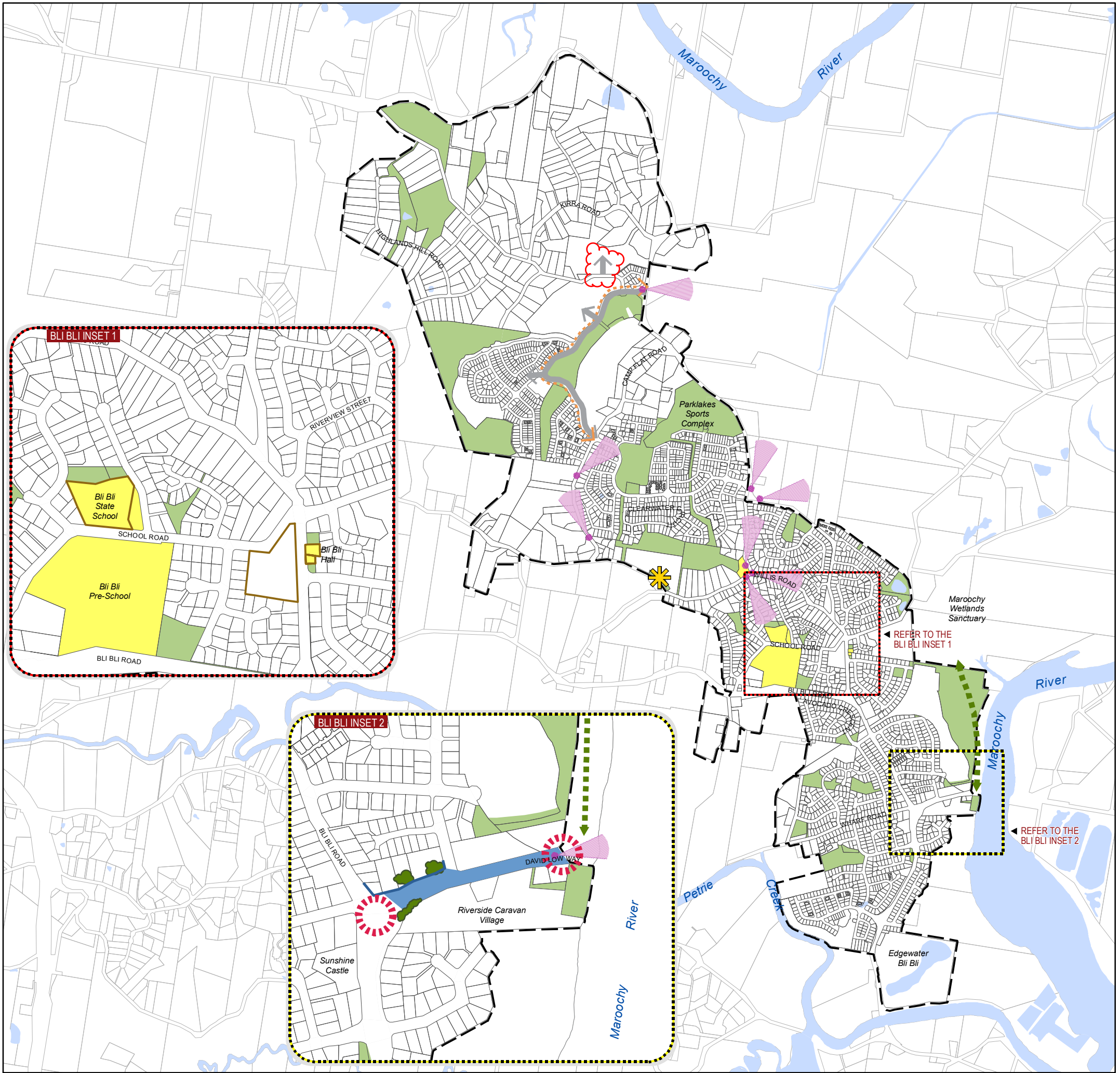
Performance Outcomes		Acceptable Outcomes	
<i>Development in the Bli Bli Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the local plan area and integrate with the natural landscape and skyline <i>vegetation</i> in terms of scale,	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 texture and detailing.

Performance Outcomes		Acceptable Outcomes	
	siting, form, composition and use of materials.	<p>AO1.2</p> <p>Development provides for buildings and structures which incorporate articulated, pitched, skillion or curved roof forms.</p> <p>AO1.3</p> <p>Development uses understated colour schemes and low-reflective roofing and cladding materials.</p> <p>AO1.4</p> <p>Development provides for existing mature trees to be retained and incorporated into the development design.</p>	
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to reflect and enhance the sense of arrival to, and character of, Bli Bli.	<p>AO2.1</p> <p>Development adjacent to a primary streetscape treatment area or gateway/entry point identified on Figure 7.2.4A (Bli Bli local plan elements):-</p> <p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, Bli Bli, and emphasise corner locations; and</p> <p>(b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>AO2.2</p> <p>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— Section 9.4.2 (Landscape code) 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>	
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 Bli Bli.	<p>AO3.1</p> <p>Development protects and emphasises, and does not intrude upon, the important sight lines and views over the surrounding rural landscape, Maroochy River <i>floodplain</i> and north Buderim escarpment where identified on Figure 7.2.4A (Bli Bli local plan elements).</p> <p>AO3.2</p> <p>Development provides for the retention and enhancement of existing mature trees, <i>vegetation</i> on ridgelines and along <i>waterways</i> and gullies and other character <i>vegetation</i> identified on Figure 7.2.4A (Bli Bli local plan elements).</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>	
PO4	Development is sited and designed in a manner which is responsive to local topography, flooding and drainage constraints.	AO4	<p>No acceptable outcome provided.</p> <p>Editor's Note—Section 8.2.10 (Landslide hazard and steep land overlay code) sets</p>

Performance Outcomes		Acceptable Outcomes	
			<p>out requirements for development on steep land.</p> <p>Editor's Note—Section 8.2.7 (Flood hazard overlay code) sets out requirements in relation to flood prone land.</p>
PO5	<p>Development for a <i>food and drink outlet</i> does not:-</p> <p>(a) provide for the establishment of a <i>high volume convenience restaurant</i>; or</p> <p>(b) incorporate a <i>drive-through facility</i>.</p>	AO5	No acceptable outcome provided.
Development in the Local Centre Zone			
PO6	<p>Development in the Local centre zone fronting David Low Way provides for small scale uses and mixed uses that:-</p> <p>(a) support the role and function of the Bli Bli Village Centre as a local (full service) activity centre; and</p> <p>(b) provide a range of convenience goods and services to local residents.</p>	AO6	No acceptable outcome provided.
PO7	<p>Development in the Local centre zone fronting David Low Way:-</p> <p>(a) provides an attractive interface to David Low Way and contributes to the creation of an attractive village centre and gateway to Bli Bli, through the provision of:-</p> <p>(i) vibrant and active streets and public spaces;</p> <p>(ii) continuous weather protection for pedestrians;</p> <p>(iii) streetscape improvements; and</p> <p>(iv) safe pedestrian and traffic zones;</p> <p>(b) is designed and sited to emphasise the area's riverside location, with visual and pedestrian/cycle links to the waterfront enhanced; and</p> <p>(c) provides integrated and functional parking and access arrangements that do not dominate the street.</p>	<p>AO7.1</p> <p>AO7.2</p> <p>AO7.3</p>	<p>Development in the Local centre zone fronting David Low Way:-</p> <p>(a) provides for new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements;</p> <p>(b) provides <i>primary active street frontages</i> built to boundary where identified on Figure 7.2.4A (Bli Bli local plan elements);</p> <p>(c) provides for any residential uses to be effectively integrated with business uses;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) 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;</p> <p>(f) ensures that signage is integrated with buildings;</p> <p>(g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(h) provides for on-site car parking at the rear or to one side of the development.</p> <p>Development protects and emphasises views and sight lines from the Bli Bli Village Centre to the Maroochy River where identified on Figure 7.2.4A (Bli Bli local plan elements).</p> <p>Development provides for safe and efficient pedestrian and cycle connections between the Bli Bli Village Centre and the Maroochy River.</p>

Performance Outcomes		Acceptable Outcomes	
PO8	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.	AO8	No acceptable outcome provided.
Development in the Low Density Residential Zone			
PO9	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.	AO9	Development in the Low density residential zone provides for conventional residential lots which are a minimum of 700m ² in area.
Development in the Tourism Zone (Sunshine Castle)			
PO10	Development in the Tourism zone recognises the Sunshine Castle as a significant landmark site and tourist attraction.	AO10	No acceptable outcome provided.
Development in the Emerging Community Zone Generally			
PO11	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	AO11	No acceptable outcome provided.
PO12	Development in the Emerging community zone is subject to the provides for downstream drainage infrastructure, with capacity to drain ultimate development within the South Maroochy Drainage Board catchment, being identified, defined and delivered following:- (a) the completion of a master drainage study for all land within the South Maroochy Drainage Board catchment which: (i) identifies how flooding and drainage will be appropriately managed within the catchment; (ii) includes consideration of the ultimate development scenario for the catchment; (iii) appropriately defines and considers actionable nuisance and worsening; and (iv) is endorsed by both Council and the South Maroochy Drainage Board; (b) the completion of any downstream works identified by the master drainage study as required to manage stormwater discharge related to the development; (c) the development implements all requirements/recommendations of a master drainage study applicable to development within the South Maroochy Drainage Board catchment; and	AO12	No acceptable outcome provided. Drainage infrastructure is to be identified, defined and constructed in accordance with a master drainage study for all land within the South Maroochy Drainage Board catchment which: (a) identifies how flooding and drainage will be appropriately managed within the catchment; (b) considers the ultimate development and pre-urban development scenarios for the catchment; (c) appropriately defines and considers actionable nuisance and worsening; and (d) is endorsed by Council. Editor's note—in lieu of the developer undertaking works, an infrastructure agreement may be entered into to provide a monetary contribution for these works to be undertaken by the South Maroochy Drainage Board.

Performance Outcomes		Acceptable Outcomes	
	(d) the establishment of a discharge agreement between the developer and the South Maroochy Drainage Board granting permission for Council to discharge stormwater through all land/drains to the Maroochy River.		
Development in the Emerging Community Zone (Land to the North West of Camp Flat Road <u>Park Lakes II</u>)			
PO11	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	AO11	No acceptable outcome provided.
PO1352	<p>Development in the Emerging community zone provides for:-</p> <p>(a) a variety of residential lot sizes and housing options including <i>dwelling houses</i>, <i>dual occupancies</i>, and <i>retirement facilities</i>; and</p> <p>(b) local community/sporting facilities in the northern corner of the area adjacent to Yandina-Bli Bli Road.</p> <p>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.</p>	AO1352	<p>No acceptable outcome provided.</p> <p>Editor's note – Development at Park Lakes II is currently subject to an approved master plan and plan of development.</p>
PO1463	<p>Development in the Emerging community zone provides for:-</p> <p>(a) adequate flood immunity whilst avoiding any adverse off-site flooding impacts;</p> <p>(b) the protection and buffering of <i>ecologically important areas</i> and drainage areas, including the greenspace areas identified on Figure 7.2.4A (Bli Bli local plan elements);</p> <p>(c) appropriate buffering and separation to nearby agricultural land and rural uses;</p> <p>(d) an internal link road (district collector street) that connects Camp Flat Road to Yandina-Bli Bli Road;</p> <p>(e) a local road connection between East View Court and the internal link road; and</p> <p>(f) pedestrian and cycle links between residential neighbourhoods and planned community uses to the north.</p> <p>Note—indicative road linkages and pedestrian/cycle links are identified on Figure 7.2.4A (Bli Bli local plan elements).</p>	AO1463	<p>No acceptable outcome provided.</p> <p>Editor's note – Development at Park Lakes II is currently subject to an approved master plan and plan of development.</p>



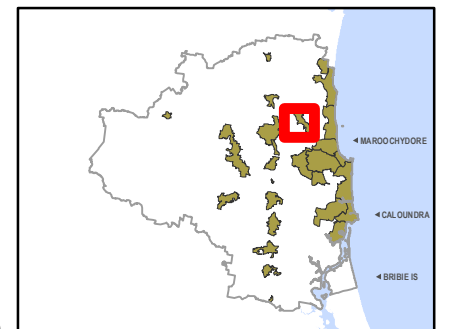
LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Character Vegetation
- Gateway/Entry Point
- Mountain or Hill
- Heritage Place^{Note 2}
- Significant View
- Key Pedestrian/Cycle Linkage
- Indicative Road Linkage/Access Point

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Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

Figure 7.2.4A (Bli Bli Local Plan Elements)

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.

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.

7.2.12.3 Purpose and overall outcomes

- (1) The purpose of the Glass House Mountains local plan code is to provide locally relevant planning provisions for the assessment of development within the Glass House Mountains local plan area.
- (2) The purpose of the Glass House Mountains local plan code will be achieved through the following overall outcomes:-
 - (a) Glass House Mountains remains a small rural town with a heritage character, primarily servicing the local community and visitors to the area. Some expansion of local business and residential areas is provided for.
 - (b) Urban and rural residential development in the Glass House Mountains 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 Glass House Mountains Township, 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 retains the key landscape and built form elements that contribute to the setting, character and identity of the Glass House Mountains 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, including Mount Ngungun and Mount Tibrogargan, and to reflect the physical characteristics and constraints of the land including avoiding flood prone areas and providing appropriate buffers to watercourses and rural uses.
 - (e) The Glass House Mountains Town Centre functions as a local (full service) activity centre providing a range of convenience goods and services to residents of the local plan area 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) Whilst the business functions of the Glass House Mountains 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 Glass House Mountains continue to rely upon larger centres such as Beerwah or Caloundra to fulfil higher order business and industry needs.
 - (g) Development provides for centre activities to be consolidated in the Local centre zone on the eastern side of the rail line, with the Local centre zone on the western side of the rail line retaining a service role supporting the main town centre and providing local convenience goods and services, complementary *service industries* and medium density residential development.
 - (h) The traditional built form and *streetscape* character of the Glass House Mountains Town Centre is retained and reinforced with Bruce Parade and Reed Street enhanced as wide, attractive and pedestrian friendly main streets. Development in the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
 - (i) Development in the Medium density residential zone provides for the establishment of a range of medium density housing which contributes to a high level of residential amenity and design quality consistent with the rural character of the local plan area, the scale and character of the *streetscape* and surrounding development.
 - ~~(j)~~ (i) 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.
 - ~~(j)~~ (k) Residential expansion areas in the Low density residential zone at the northern extent of the local plan area provide for large residential lot sizes and a corresponding dwelling mix comprising predominantly single *household* detached housing, which is sympathetic to the character of adjacent residential areas and which provides an appropriate transition to surrounding rural and rural residential areas.
 - ~~(k)~~ (l) Development provides appropriate landscape buffering to Steve Irwin Way in order to effectively visually screen built form elements and maintain the visual amenity of this road as a scenic route.

(+)(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.

7.2.12.4 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 character significance, including where identified on Figure 7.2.12A (Glass House Mountains local plan elements) . Editor's Note— Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas.	
		AO1.2 Where buildings of heritage or local character 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 Figure 7.2.12A (Glass House Mountains local plan elements) .	
		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	

Performance Outcomes		Acceptable Outcomes	
			<p>including:-</p> <ul style="list-style-type: none"> (a) mature Mango, African Tulip, Poinciana, Jacaranda, Coral, Tibouchina and Frangapani trees within the town centre; (b) the memorial Camphor Laurel on the corner of Reed Street and Bishop Street; (c) Ivory Curl Flower, Yellow Poinciana and Flindersia street trees and parkland trees; (d) stands of Eucalyptus trees adjacent to the Neighbourhood Centre, Uniting Park and the railway station car park; (e) <i>vegetation</i> along Bruce Parade; (f) bushland along the Local centre zone boundaries; (g) remnant <i>vegetation</i> along Coonowrin Creek and tributaries; and (h) other character <i>vegetation</i> where identified on Figure 7.2.12A (Glass House Mountains local plan elements). <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>
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry and the rural town character of Glass House Mountains local plan area.	AO3.1	Development adjacent to a primary streetscape treatment area or gateway/entry point identified on Figure 7.2.12A (Glass House Mountains local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of arrival to, and the rural town character of, Glass House Mountains, and emphasise corner locations.
		AO3.2	<p>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 – Section 9.4.2 (Landscape code) 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>
PO4	Development on land adjacent to Steve Irwin Way incorporates a dense <i>landscape buffer</i> to visually screen and soften built form elements and maintain and enhance the visual amenity of the road as a scenic route.	AO4	<p>Development provides a minimum 10 metre wide densely vegetated <i>landscape buffer</i> along Steve Irwin Way.</p> <p>Editor's Note—Section 8.2.12 (Scenic amenity overlay code) sets out additional requirements in relation to development on scenic routes.</p>
PO5	Development on land with frontage to Coonowrin Creek, or on land otherwise	AO5	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	identified as a local ecological linkage on Figure 7.2.12A (Glass House Mountains local plan elements) , facilitates the provision of the local ecological linkage.		Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO6	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> ; or (b) incorporate a <i>drive-through facility</i> .	AO6	No acceptable outcome provided.
Development in the Local Centre Zone			
PO7	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support Glass House Mountains Township's role and function as a local (full service) activity centre; and (b) provide a wide range of convenience goods and services to residents and visitors.	AO7	No acceptable outcome provided.
PO8	Development in the Local centre zone provides for:- (a) that part of the Glass House Mountains Town Centre located on the eastern side of the rail line to be retained as the primary focus for centre activities; and (b) that part of the Glass House Mountains Town Centre located on the western side of the rail line to function as a mixed use area, with a service role supporting the main town centre and providing local convenience goods and services, complementary <i>service industries</i> and medium density residential development.	AO8	Development for a <i>supermarket, shopping centre</i> or for business uses (other than for the purposes of an <i>agricultural supplies store, garden centre</i> or <i>service industry</i>) with a total <i>gross leasable floor area</i> exceeding 1,000m ² occurs in the Local centre zone on the eastern side of the railway.
PO9	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Glass House Mountains Township; (b) addresses the street; (c) creates vibrant and active streets and public spaces; (d) provides continuous weather protection for pedestrians; (e) complements the traditional built form and <i>streetscape</i> ; and (f) uses traditional building materials.	AO9	Development in the Local centre zone:- (a) provides for Bruce Parade and Reed Street to be maintained as wide, attractive and pedestrian friendly main streets; (b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (c) provides <i>primary active street frontages</i> , built to the front boundary where identified on Figure 7.2.12A (Glass House Mountains local plan elements) ; (d) 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; (e) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (f) has building openings overlooking

Performance Outcomes		Acceptable Outcomes	
			<p>the street, with the main entrance visually emphasised in the centre of the ground floor facade;</p> <p>(g) uses understated colour schemes and low-reflective roofing and cladding materials;</p> <p>(h) ensures that signage is integrated with the building;</p> <p>(i) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; and</p> <p>(j) where involving an industrial use, provides for larger access doors (e.g. roller doors) to be located side on or, where facing the street, set back at least 6 metres.</p>
PO10	<p>Development in the Local centre zone:-</p> <p>(a) provides safe and convenient access which respects the road hierarchy and protects the safety and efficiency of Steve Irwin Way; and</p> <p>(b) provides integrated and functional parking and access arrangements that do not dominate the street.</p>	<p>AO10.1</p> <p>AO10.2</p> <p>AO10.3</p>	<p>Development does not gain access from Steve Irwin Way.</p> <p>Development provides for shared car parking and access arrangements between sites.</p> <p>Development provides on-site car parking at the rear or to one side of the development</p>
Development in the Medium Density Residential Zone			
PO11	<p>Development in the Medium density residential zone:-</p> <p>(a) provides for the establishment of medium density housing compatible with a rural town setting;</p> <p>(b) provides good pedestrian and cycle connectivity to the town centre;</p> <p>(c) avoids flood prone land, protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Coonowrin Creek;</p> <p>(d) is of a domestic scale that does not dominate the <i>streetscape</i> or detract from the visual amenity of adjoining properties;</p> <p>(e) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours;</p> <p>(f) contributes positively to local <i>streetscape</i> character;</p> <p>(g) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and</p> <p>(h) provides for on-site car parking to be located at the rear of buildings and separated into discrete areas so that it does not dominate the <i>streetscape</i>.</p>	AO11	No acceptable outcome provided.
PO12	Development in the Medium density residential zone provides for buildings and structures that take the form of small separate buildings rather than large single bulky developments.	AO12	Development provides for buildings that have no more than 4 attached <i>dwelling</i> s.
Development in the Low Density Residential Zone and Rural Residential Zone			

Performance Outcomes		Acceptable Outcomes	
PO13	Reconfiguring a lot in the Rural residential zone provides for lot sizes and a configuration of lots that:- (a) is sympathetic to the rural town character and identity of Glass House Mountains local plan area; and (b) provides for the safe and effective treatment and disposal of effluent on-site where applicable.	AO13.1	Development in the Rural residential zone provides for lots which are a minimum of 2,500m ² in area, or larger where required to provide for adequate on-site effluent disposal.
		AO13.2	Development provides for a street layout and configuration of lots that respects the existing open <i>streetscape</i> and provides for a linear street alignment that aligns with existing streets including where identified on Figure 7.2.12A (Glass House Mountains local plan elements) .
		AO13.3	Development provides for subdivision design and landscaping which softens the visual impact of development, particularly when viewed from the town's main approach roads.
PO14	Reconfiguring a lot within the Low density residential zone and Rural residential zone:- (a) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land; (b) avoids flood prone land; (c) protects native <i>vegetation</i> areas and provides appropriate riparian buffers to Coonowrin Creek and tributaries; and (d) provides an open feel and transition between the township and adjoining rural areas.	AO14	Reconfiguring a lot:- (a) incorporates an interconnected internal road system, pedestrian, cycle and open space links including where identified Figure 7.2.12A (Glass House Mountains local plan elements) ; (b) avoids land subject to flooding and drainage constraints; (c) protects native <i>vegetation</i> and dedicates land for ecological purposes along <i>waterways</i> , where identified as a local ecological linkage on Figure 7.2.12A (Glass House Mountains local plan elements) , that links to existing land in the Open space zone or Environmental management and conservation zone; and (d) provides for larger lot sizes adjoining land in the Rural zone or Rural residential zone.
PO15	Development provides for an appropriate separation distance from nearby intensive animal industries (poultry).	AO15	A minimum separation distance of 500m is provided from an existing or approved poultry shed to the nearest boundary of a residential lot.
<i>Additional Performance Outcomes and Acceptable Outcomes for Development in the Low Density Residential Zone North of Buzaki Road and Beanland Drive</i>			
PO16	<u>Reconfiguring a lot in the Low density residential zone north of Buzaki Road and Beanland Drive provides for large lot sizes, and a configuration of lots, which:-</u> (a) <u>is sympathetic to the character of adjacent residential areas;</u> (b) <u>appropriately transitions to the adjacent and surrounding rural and rural residential areas;</u> (c) <u>are used predominantly for single household detached housing; and</u> (d) <u>optimises view corridors to the Glass House Mountains from public roads and open space.</u>	AO16	<u>In partial fulfillment of Performance Outcome PO16:-</u> <u>Reconfiguring a lot in the Low density residential zone north of Buzaki Road and Beanland Drive provides for:-</u> (a) <u>a minimum lot size of 700m², and an average lot size of at least 900m²; and</u> (b) <u>any lots intended for a dual occupancy or secondary dwelling, to be nominated on a plan of development, with the lots nominated for these dwellings to not exceed 5% and 20% of total lots, respectively.</u>
PO17	<u>Development in the Low density residential zone north of Buzaki Road and Beanland Drive may, in part, provide for a retirement facility and/or a</u>	AO17	<u>No acceptable outcome provided.</u>

Performance Outcomes	Acceptable Outcomes
<p><u>residential care facility where the facility is:-</u></p> <p><u>(a) a small scale, well-designed integrated facility;</u></p> <p><u>(b) located towards the southern extent of the area; and</u></p> <p><u>(c) accommodated as a part of an overall design which provides for predominantly low density residential lots across the remainder of the area.</u></p>	



- LEGEND**
- Local Plan Area Boundary
 - Waterway^{Note 1}
 - Primary Active Street Frontage
 - Primary Streetscape Treatment Area
 - Local Ecological Linkage
 - Greenspace^{Note 1}
 - Community Activity/Facility^{Note 1}
 - Landscape Buffer
 - Character Vegetation
 - Gateway/Entry Point
 - Mountain or Hill
 - Significant View
 - Heritage Place^{Note 2}
 - Other Place of Local Character Significance
 - Dedicated Public Transport Corridor
 - Transit Hub
 - Indicative Road Linkage/Access Point
 - Proposed Rail Corridor Upgrade

Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

1:15,060 0 95 190 380 570 760 Metres

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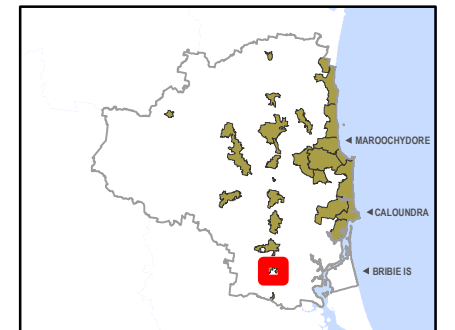


Figure 7.2.12A (Glass House Mountains Local Plan Elements)

7.2.23 Palmwoods local plan code

7.2.23.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Palmwoods local plan area as shown on Map ZM28 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Palmwoods 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 7.2.23.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.23.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.23A (Palmwoods local plan elements)**.

7.2.23.2 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 Palmwoods local plan code.

The Palmwoods local plan area is located in the central part of the Sunshine Coast on the North Coast Rail Line immediately south of Nambour and Woombye. The local plan area comprises the rural town of Palmwoods and adjacent residential and rural residential areas. It takes in a land area of approximately 496 hectares.

The local plan area is set within a picturesque rural and natural landscape on the foothills of the Blackall Range. Paynter Creek forms part of the western boundary of the local plan area and a number of other smaller water courses traverse the local plan area generally in a north-south direction. The local plan area is characterised by an undulating and gently sloping topography and is surrounded by large areas of productive rural land.

Palmwoods is a moderate sized rural town with a small town centre that services the local needs of its resident population as well as the needs of rural and residential communities immediately surrounding the town.

The Palmwoods Town Centre is based along Main Street and Margaret Street and has a traditional main street character with a number of older buildings that provide a strong sense of history and links to the past. The town centre meets the local shopping and convenience needs of Palmwoods and residents of nearby rural and rural residential areas whilst also providing tourist services to visitors. A small light industry area extends along Main Street south of the town centre, and a substantial food processing facility is located on Palmwoods-Montville Road.

The existing historic buildings in Palmwoods, especially fronting Main Street, and other heritage elements, such as the old stone retaining walls, contribute significantly to the character and identity of the town. The Palmwoods Hotel at the corner of Main and Church Streets is an important local landmark and heritage building.

The residential parts of Palmwoods are characterised by predominantly dwelling houses on large suburban lots.

The Palmwoods local plan area is dissected by a number of open space corridors that contain significant areas of remnant vegetation. The local plan area also contains a number of existing sporting facilities and notable parks, such as Kolora Park, with its duck ponds and playground facilities.

The North Coast Rail Line is planned to be subject to re-alignment and duplication, with the proposed new alignment through Palmwoods shifting the rail line and station to the east and freeing up existing rail land for alternative uses and potential improvements to the town centre. The realignment of the rail line also impacts upon opportunities for residential expansion in northern and southern parts of the local plan area with these

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 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) 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) 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) 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) 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 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.

~~(h)(i)~~ Development in the Emerging community zone provides lots predominantly for dwelling houses which are sympathetic to the rural town character and identity of Palmwoods, whilst providing for a limited number of small residential lots.

~~(i)(j)~~ 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.

~~(l)(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

Performance Outcomes		Acceptable Outcomes	
	consistent with and reflects the traditional <i>streetscape</i> and built form and rural town character of Palmwoods.	<p>AO1.2</p> <p>AO1.3</p>	<p>modification, of buildings which have cultural heritage or character significance.</p> <p>Editor's note—Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas.</p> <p>Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.</p> <p>For residential, business and community activities, roof forms are simple, traditional Queensland-style roof designs including gable, hip, pitched or multiple gable roof forms.</p>
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.	<p>AO2.1</p> <p>AO2.2</p> <p>AO2.3</p>	<p>Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments.</p> <p>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).</p> <p>Development protects and enhances existing mature trees and character <i>vegetation</i> including:-</p> <ul style="list-style-type: none"> (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). <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>
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.	<p>AO3.1</p> <p>AO3.2</p>	<p>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.</p> <p>Development provides for streetscape</p>

Performance Outcomes		Acceptable Outcomes	
			<p>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—Section 9.4.2 (Landscape code) 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>
PO4	<p>Development provides through block pedestrian linkages which:-</p> <p>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</p> <p>(b) provide a safe alternative to the street based pedestrian and cycle movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	AO4	<p>Development provides visible, safe, comfortable and attractive through block pedestrian linkages where identified on Figure 7.2.23A (Palmwoods local plan elements).</p>
PO5	<p>Development is sited and designed in a manner which sensitively responds to local topography.</p>	AO5	<p>Development on sloping sites provides for building form that steps down the slope and minimises the extent of cut and fill required to accommodate development.</p>
PO6	<p>Development on land with frontage to Paynter Creek and the major drainage lines running north from Rifle Range Road across Palmwoods School Road and Dunning Street, or on land otherwise identified as a local ecological linkage on Figure 7.2.23A (Palmwoods local plan elements), facilitates the provision of the local ecological linkage.</p>	AO6	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO7	<p>Development does not compromise or adversely impact upon the operation or future upgrading of the North Coast Rail Line.</p>	AO7	<p>No acceptable outcome provided.</p>
PO8	<p>Development for a <i>food and drink outlet</i> does not:-</p> <p>(a) provide for the establishment of a <i>high volume convenience restaurant</i>; or</p> <p>(b) incorporate a <i>drive-through facility</i>.</p>	AO8	<p>No acceptable outcome provided.</p>
Development in the Local Centre Zone			
PO9	<p>Development in the Local centre zone provides for small scale uses and mixed uses that:-</p> <p>(a) support Palmwoods' role and function as a local (full service) activity centre; and</p> <p>(b) provide a wide range of goods and services to meet the convenience needs of</p>	AO9	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes	
	Palmwoods' resident population and immediately surrounding rural community.		
PO10	Development in the Local centre zone provides for:- (a) Main Street to be retained as the primary focus for centre activities; and (b) development along Margaret Street to be limited to small scale, low intensity business uses with low traffic generation.	AO10	No acceptable outcome provided.
PO11	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Palmwoods; (b) addresses the street; (c) complements the traditional built form and <i>streetscape</i> ; (d) creates vibrant and active streets and public spaces; (e) provides continuous weather protection for pedestrians; (f) uses traditional building materials; and (g) provides functional and integrated access, car parking and servicing areas which preserve the integrity of existing stone retaining walls and do not dominate the street.	AO11	Development in the Local centre zone:- (a) provides for Main Street and Margaret Street to be maintained and enhanced as attractive and pedestrian friendly main streets; (b) provides for <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.23A (Palmwoods local plan elements) ; (c) maintains the appearance of fine-grained shopfronts addressing the street; (d) respects the layout, scale (including height and <i>setback</i>) and character of existing buildings; (e) provides all-weather protection for pedestrians in the form of continuous awnings and/or light verandah structures with decorative (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; (f) has simple, traditional Queensland-style roof designs such as hipped or gabled and parapet walls of various shapes facing the street; (g) has building openings overlooking and addressing the street; (h) incorporates vertical proportions on the front façade and well defined shopfronts and entry doors; (i) uses traditional building materials (timber cladding and corrugated iron roofing); (j) uses understated colour schemes and low-reflective roofing and cladding materials; (k) ensures that signage is integrated with the building; (l) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; (m) provides for vehicular access to be from the rear of sites where required to preserve old stone retaining walls; and (n) retains on-street car parking and

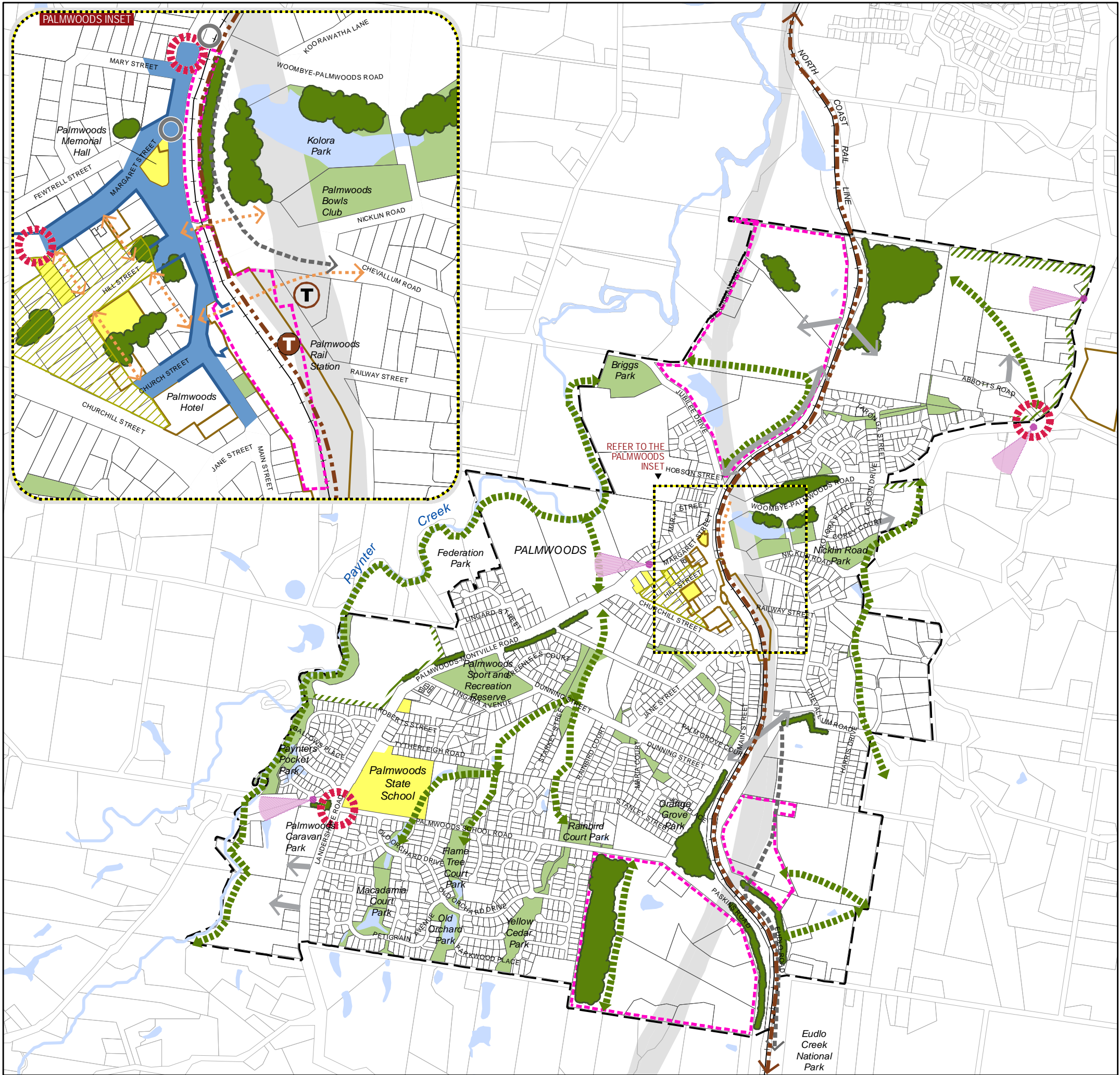
Performance Outcomes		Acceptable Outcomes	
			provides for on-site car parking behind buildings at the rear of the development.
PO12	<p>Redevelopment of disused railway land adjacent to Main Street in the vicinity of Church Street:-</p> <ul style="list-style-type: none"> (a) provides for the development of community activities and/or business activities, in particular, a <i>supermarket</i> (where not otherwise established in the local plan area); (b) does not compromise or adversely impact upon the current or future operation of the North Coast Rail Line; (c) provides for the retention and/or adaptive re-use of existing heritage buildings and features; (d) provides for safe and convenient pedestrian access to the railway station; (e) provides an attractive and active streetfront address to Main Street and the future pedestrian link to the railway station; (f) retains public parking servicing the railway station integrated within the development design; and (g) is designed such that opportunities for possible future expansion are retained following realignment of the rail line. 	AO12	No acceptable outcome provided.
Development in the Medium Impact Industry Zone			
PO13	<p>Development in the Medium impact industry zone:-</p> <ul style="list-style-type: none"> (a) provides safe and efficient vehicular access; (b) is effectively screened from Palmwoods-Montville Road; (c) provides appropriate riparian buffers to Paynter Creek and protects water quality; and (d) protects the amenity of surrounding or nearby residential areas. 	AO13	No acceptable outcome provided.
Development in the Low Impact Industry Zone			
PO14	<p>Development in the Low impact industry zone:-</p> <ul style="list-style-type: none"> (a) is limited to small scale and low impact industry uses that are compatible with a rural town setting; (b) integrates with existing developed areas; (c) provides safe and efficient vehicular access; (d) is effectively screened from, or provides an attractive street front address, to Main Street; and (e) protects the amenity of surrounding or nearby residential areas. 	AO14	No acceptable outcome provided.
Development in the Low Density Residential Zone			

Performance Outcomes		Acceptable Outcomes	
PO15	Reconfiguring a lot in the Low density residential zone provides for lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of the Palmwoods local plan area.	AO15.1	Reconfiguring a lot in the Low density residential zone has a minimum lot size of 800m ² .
		AO15.2	Reconfiguring a lot in the Low density residential zone provides for regular-shaped lots with a grid street layout and subdivision pattern.
PO16	Reconfiguring a lot within the Low density residential zone:- (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; and (b) provides for an interconnected, legible and permeable system of local roads, pedestrian, cycle and open space links with adjoining land.	AO16	Reconfiguring a lot in the Low density residential zone:- (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; and (b) incorporates an interconnected internal road system, pedestrian, cycle and open space links, including where identified on Figure 7.2.23A (Palmwoods local plan elements) .
Development in the Low Density Residential Zone (West of Landershute Road)			
PO17	<u>Development in the Low density residential zone (west of Landershute Road) provides for coordinated road access/egress from Landershute Road, with no direct access to Palmwoods-Montville Road.</u>	AO17	<u>Development in the Low density residential zone (west of Landershute Road) provides road access/egress as indicated on Figure 7.2.23A (Palmwoods local plan elements).</u>
Development in the Medium Density Residential Zone			
PO17PO18	Development in the Medium density residential zone:- (a) provides for the establishment of a range of housing types compatible with a rural town setting; (b) sensitively responds to local topography; (c) allows for integration of existing <i>character buildings</i> into any redevelopment including the retention and adaptive re-use of existing <i>character buildings</i> , with limited external modification; (d) is of a domestic scale that does not dominate the <i>streetscape</i> or hillside or detract from the visual amenity of adjoining properties; (e) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours; (f) contributes positively to local <i>streetscape</i> character; (g) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; (h) provides for the retention of existing mature <i>vegetation</i> , particularly on ridgelines and hilltops; and (i) provides strong pedestrian links to the town centre.	AO17AO18	No acceptable outcome provided.
Development in the Emerging Community Zone Generally			

Performance Outcomes		Acceptable Outcomes	
<u>PO18PO19</u>	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	<u>AO18AO19</u>	No acceptable outcome provided.
<u>PO19PO20</u>	Development in the Emerging community zone provides for:- (a) predominantly low density residential housing; and (b) <u>a range of</u> lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of the Palmwoods local plan area.	<u>AO19AO20</u>	<u>Reconfiguring a lot provides for a minimum lot size of 450m², and an average lot size of at least 650m². No acceptable outcome provided.</u>
<u>PO20PO21</u>	Reconfiguring a lot within the Emerging community zone:- (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; and (b) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land and the Palmwoods Town Centre.	<u>AO20AO21</u>	Reconfiguring a lot in the Emerging community zone:- (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; and (b) incorporates an interconnected, permeable internal road system, pedestrian, cycle and open space links, including as indicated on Figure 7.2.23A (Palmwoods local plan elements) .
<u>PO21PO22</u>	Development in the Emerging community zone provides for:- (a) the protection and buffering of <i>ecologically important areas</i> and drainage areas, including the character <i>vegetation</i> and local ecological linkages identified on Figure 7.2.23A (Palmwoods local plan elements) ; and (b) appropriate buffering and separation to nearby agricultural land and rural uses.	<u>AO21AO22</u>	No acceptable outcome provided.
Development in the Emerging Community Zone (North-Eastern Part of Local Plan Area)			
<u>PO22PO23</u>	Development in the Emerging community zone in the north-eastern part of the local plan area:- (a) provides a physical and visual <i>buffer</i> at the interface to rural land directly to the north to reinforce and maintain the sub-regional inter urban break between Palmwoods and Woombye; (b) provides for a future road connection to the west of the existing North Coast Rail Line corridor; (c) provides for the retention of existing mature <i>vegetation</i> , particularly in and adjacent to Woombye-Palmwoods Road, drainage lines and <i>wetland</i> areas; (d) does not interfere with or adversely impact on significant views to the west from Woombye-Palmwoods Road; and (e) provides an appropriate interface to the Woombye War Cemetery located on the opposite (eastern)	<u>AO22AO23</u>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	side of Woombye-Palmwoods Road.		
Development in the Emerging Community Zone (South-Eastern Part of Local Plan Area)			
PO23PO24	Development in the Emerging community zone in the south-eastern part of the local plan area provides for local road connections and does not solely rely upon road access from Eudlo Road.	AO23AO24	No acceptable outcome provided.
Development of Surplus Railway land and Rural land within the Urban Growth Management Boundary not available for Urban Purposes at Commencement of Planning Scheme			
PO254	Development provides for the following land areas that are not available for urban development at the commencement of the planning scheme to be developed only once the North Coast Rail Line is re-aligned:- (a) surplus railway land included in the Community facilities zone in the central part of the local plan area immediately adjoining the Palmwoods Town Centre; and (b) rural zoned land within the urban growth management boundary in the north-western and south-eastern parts of the local plan area.	AO254	No acceptable outcome provided.
PO265	Development of rural land within the urban growth management boundary, where identified on Figure 7.2.23A (Palmwoods local plan elements) , and made available in the life of the planning scheme (once the North Coast Railway is realigned):- (a) provides for predominantly low density residential development; (b) is already connected to or can be efficiently connected to the <i>infrastructure</i> required to service the land; (c) is sympathetic to the rural town character and heritage of Palmwoods; (d) avoids development of land subject to constraints and protects <i>ecologically important areas</i> ; (e) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (f) protects visual amenity from Woombye-Palmwoods Road, Eudlo Road and the re-aligned rail line; (g) provides an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the town centre, community, sport and recreation facilities and open space; (h) provides appropriate open space to service the local community; and	AO265	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	(i) provides effective buffering to adjoining rural areas and uses.		
PO276	<p>Development of surplus railway land immediately adjoining the Palmwoods Town Centre, where identified on Figure 7.2.23A (Palmwoods local plan elements), and made available in the life of the planning scheme:-</p> <p>(a) provides for the improvement of the town centre and the consolidation of Main Street as the focus for centre activities and community interaction;</p> <p>(b) provides for predominantly open space and community activities, with limited business and residential activities;</p> <p>(c) is sympathetic to the rural town character and heritage of Palmwoods and provides a coherent and attractive streetfront address;</p> <p>(d) provides safe and convenient access to the new railway station, Kolora Park and surrounding areas;</p> <p>(e) effectively integrates with existing developed areas and the new railway station; and</p> <p>(f) where for business uses, provides an active <i>frontage</i> to Main Street and the pedestrian link to the new railway station.</p>	AO276	No acceptable outcome provided.
PO287	Development provides for surplus railway land and rural land within the urban growth management boundary made available in the life of the planning scheme to be master planned and occur in a logical sequence, providing for the efficient and timely provision of <i>infrastructure</i> and services.	AO287	Development of surplus railway land or rural land within the urban growth management boundary is undertaken in accordance with a local master plan that has been subject to public consultation and implemented either through a planning scheme amendment or a variation approval.



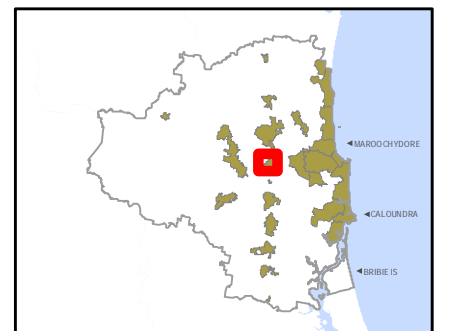
LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Character Vegetation
- Gateway/Entry Point
- Landscape Buffer
- Heritage Place^{Note 2}
- Neighbourhood Character Area^{Note 2}
- Significant View
- Through Block Pedestrian/Cycle Linkage
- Dedicated Public Transport Corridor
- Transit Hub
- Future Transit Hub
- Indicative Road Linkage/Access Point
- Intersection Upgrade
- Proposed Rail Corridor Upgrade
- Proposed road following Rail Corridor Upgrade
- Land for Potential Urban Purposes following Rail Corridor Upgrade (subject to master planning)

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Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

Figure 7.2.23A (Palmwoods Local Plan Elements)

AA-38

7.2.27 Yandina local plan code

7.2.27.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Yandina local plan area as shown on Map ZM8 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Yandina 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 7.2.27.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.27.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.27A (Yandina local plan elements)**.

7.2.27.2 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 Yandina local plan code.

The Yandina local plan area is located in the central part of the Sunshine Coast and is traversed by the Bruce Highway and the North Coast Rail Line. The local plan area comprises the rural town of Yandina and adjacent urban areas as well as industrial estates in the northern and southern parts of the town. The local plan area has a land area of approximately 396 hectares.

Yandina is located on undulating land and set within a picturesque rural and natural landscape with the prominent Mount Ninderry to the east, Parklands Forest Reserve to the south and Wappa Dam and the Mapleton Forest Reserve in the west. The local plan area is traversed by the South Maroochy River in an east-west direction and bordered to the northeast by the North Maroochy River. The local plan area is surrounded by large areas of productive agricultural land.

The Yandina Town Centre is focussed on the traditional main street of Stevens Street, servicing the town and its surrounding rural and rural residential communities and providing a range of commercial, retail, industrial, community, sport and recreational activities.

The local plan area contains a range of community, sport and recreation facilities including Yandina State School, and Yandina Sports Complex. The local plan area also contains the Yandina Caravan Park which provides both permanent residential accommodation and temporary visitor accommodation.

The Yandina local plan area contains three main industrial estates providing employment for the central hinterland areas. An industrial estate is located in the northern part of the local plan area on the western side of the Bruce Highway. It comprises a range of industrial uses including the Ginger Factory which is also a premier tourist attraction on the Sunshine Coast. The industrial estate located in the northern part of the local plan area on the eastern side of the Bruce Highway is largely undeveloped. The southern industrial estate is located on the eastern side of the Nambour North Connection Road and consists of a range of industrial uses. A smaller industrial area is located on the eastern side of Farrell Street in the northern part of the local plan area.

Yandina's character is derived from its picturesque landscape setting, rural heritage, traditional main street, grid pattern road layout, historical building designs and laid back 'country town' atmosphere. The existing character areas and historic buildings, especially fronting Stevens Street and Farrell Street, significantly contribute to the character and identity of the town.

The residential areas in Yandina are predominantly traditional low density neighbourhoods of detached housing characterised by a grid pattern street layout in the older, inner parts of the local plan area and cul-de-sacs in the newer outer parts. Medium density residential areas are located to the west of the town centre with further expansion opportunities available.

The Yandina local plan area has good access to the Bruce Highway via Yandina Cooloolabin Road and Flemming 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) 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) 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) 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) 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) 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) 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.
 - (k) 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.

- (l) 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) Development in the Low density residential zone **and Emerging community 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) 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) Development in the local plan area provides road network improvements required to service development, improve local connectivity and permeability and ensure safe and efficient access to development sites.
- ~~(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.
- ~~(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 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 <i>vegetation</i> contributing to the setting, character and sense of place of	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 the western foothills of Yandina

Performance Outcomes		Acceptable Outcomes	
	Yandina.	<p>AO2.3</p> <p>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 town including:-</p> <ul style="list-style-type: none"> (a) the tree covered hillsides of the western foothills; (b) native <i>vegetation</i> along the North Maroochy River and South Maroochy River; and (c) other character <i>vegetation</i> where identified on Figure 7.2.27A (Yandina local plan elements). <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> <p>AO2.4</p> <p>Development retains and revegetates the remaining gully systems in the Fleming Street and Scott Street area.</p> <p>AO2.5</p> <p>Development retains and enhances the open space land west of Farrell Street to provide:-</p> <ul style="list-style-type: none"> (a) a green open space <i>buffer</i> between business uses and residential areas; and (b) a green foreground to views west of the town centre. 	<p>and Mount Ninderry, particularly from the town centre, and to the South Maroochy River, North Maroochy River and other views to surrounding rural and natural areas where identified on Figure 7.2.27A (Yandina local plan elements).</p>
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry to, and the rural town character of, Yandina.	<p>AO3.1</p> <p>Development adjacent to the primary streetscape treatment area or identified gateway/entry point on Figure 7.2.27A (Yandina 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, Yandina, and emphasise corner locations.</p> <p>AO3.2</p> <p>Development along Yandina Coolum Road and Fleming Street, between the Bruce Highway and the town centre provides streetscape and landscaping works to enhance the visual amenity of the route as an entrance to the town.</p> <p>AO3.3</p> <p>Development provides streetscape improvements and traffic calming at the Stevens Street and Farrell Street intersection to reinforce Stevens Street as the focus of the town centre.</p> <p>AO3.4</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i></p>	

Performance Outcomes		Acceptable Outcomes	
			<p>and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) 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>
PO4	Development on land adjacent to the Bruce Highway incorporates a <i>landscape buffer</i> to visually screen and soften built form elements and maintain and enhance the visual amenity of the highway as a scenic route.	AO4	Development provides a minimum 10 metre wide densely vegetated <i>landscape buffer</i> along the Bruce Highway <i>frontage</i> where identified on Figure 7.2.27A (Yandina local plan elements) .
PO5	Development on land with frontage to the North Maroochy River and South Maroochy River, or on land otherwise identified as a local ecological linkage on Figure 7.2.27A (Yandina local plan elements) , facilitates the provision of the local ecological linkage.	AO5	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO6	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> ; or (b) incorporate a <i>drive-through facility</i> .	AO6	No acceptable outcome provided.
Development in the Local Centre Zone			
PO7	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support the role and function of Yandina Town Centre as a local (full service) activity centre; and (b) provide a wide range of convenience goods and services to residents and visitors.	AO7	No acceptable outcome provided.
PO8	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Yandina; (b) addresses the street; (c) complements the traditional built form and <i>streetscape</i> ; (d) creates vibrant and active streets and public spaces; (e) provides continuous weather protection for pedestrians; (f) uses traditional building materials; and (g) provides integrated and functional car parking and access arrangements that do not dominate the street.	AO8	<p>Development in the Local centre zone:-</p> <p>(a) provides for Stevens Street to be maintained and enhanced as an attractive and pedestrian friendly main street;</p> <p>(b) provides a fine scale built form with narrow building frontages and buildings built to the Stevens Street road boundary;</p> <p>(c) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</p> <p>(d) provides <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.27A (Yandina local plan elements);</p> <p>(e) 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 kerb;</p>

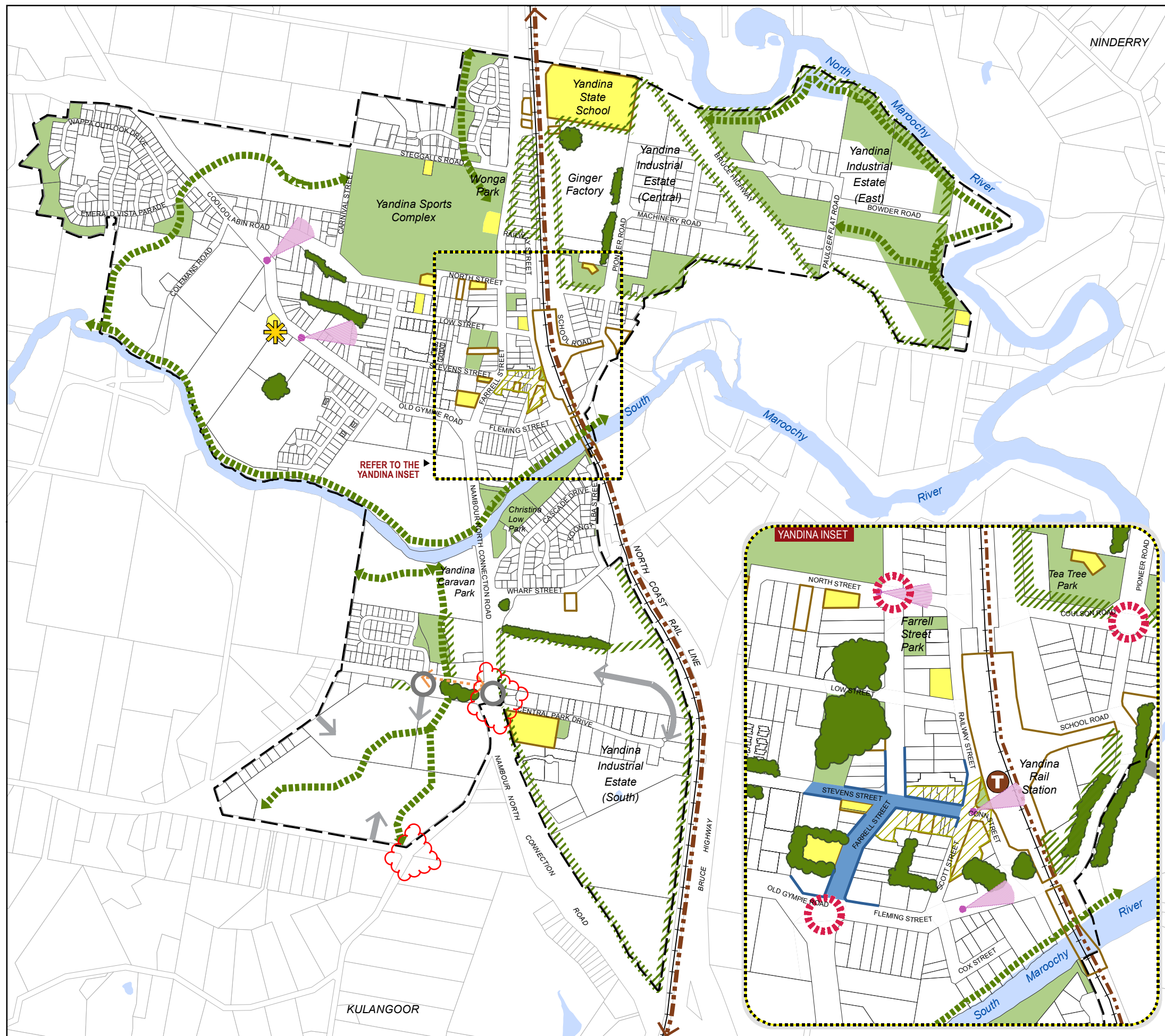
Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> (f) provides for a mixture of original lowset timber framed buildings and compatible new buildings; (g) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (h) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade; (i) provides detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor balconies; (j) uses traditional building materials (timber cladding and corrugated iron roofing); (k) uses understated colour schemes and low-reflective roofing and cladding materials; (l) ensures that signage is integrated with the building; (m) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; and (n) retains on street parking and provides on-site car parking at the rear or to one side of the development.
PO9	Development provides for buildings on corner sites to be designed as focal points and contribute to defining the street intersection, including use of interesting or decorative features or building elements and complementary landscape features.	AO9	No acceptable outcome provided.
PO10	Reconfiguring a lot in the Local centre zone does not result in the alienation of business zoned land.	AO10.1	Development for reconfiguring a lot in the Local centre zone provides for lots which are a minimum of 600m ² in area.
		AO10.2	Development in the Local centre zone does not result in the creation of <i>rear lots</i> .
Development in the Low Impact Industry Zone			
PO11	Development in the Low impact industry zone at Yandina protects the amenity of nearby and surrounding residential areas and premises and the visual amenity of scenic routes.	AO11	Development in the Low impact industry zone:- <ul style="list-style-type: none"> (a) incorporates attractive and sensitively designed street facades which are of a domestic scale; (b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of buildings; (c) provides for car parking and service areas to the side or rear of buildings; and (d) provides a minimum 3 metre wide densely vegetated <i>landscape buffer</i> along street <i>frontages</i>, boundaries adjoining sensitive uses and boundaries fronting the North Coast Rail Line, where identified on Figure 7.2.27A (Yandina local plan elements).
PO12	Development in the Low impact industry zone in the Yandina Industrial Estate (East):-	AO12	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(a) does not adversely impact on the scenic amenity of Mount Ninderry when viewed from the Bruce Highway and Yandina Coolum Road;</p> <p>(b) restricts filling for flood immunity to land included within the Low impact industry zone in the Yandina Industrial Estate (East);</p> <p>(c) protects and rehabilitates riparian <i>vegetation</i> and appropriate riparian <i>buffers</i> to the North Maroochy River and the unnamed <i>waterway</i>;</p> <p>(d) provides or contributes to the provision of greenspace where identified on Figure 7.2.27A (Yandina local plan elements), including an open space area with seating and shelters to serve the needs of employees, generally in the location of the corner of Paulger Flat Road and Bowder Road;</p> <p>(e) provides a minimum 20 metre wide densely vegetated <i>landscape buffer</i> along Yandina-Coolum Road (i.e. along the southern property boundary of Lot 4 on SP159592);</p> <p>(f) provides a minimum 60 metre wide densely vegetated <i>landscape buffer</i> along Banyandah Street North (i.e. along the western property boundary of Lot 263 on C311499); and</p> <p>(g) is in accordance with an approved infrastructure agreement between the developer and <i>Council</i> to fund the necessary <i>infrastructure</i> to service the development.</p> <p>Note—the infrastructure agreement is to contain <i>infrastructure</i> items including water supply, sewerage, open space, stormwater, cycle facilities, road networks and rehabilitation and maintenance of riparian buffers.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for appropriate riparian <i>buffers</i>.</p>		
PO13	<p>Development in the Low impact industry zone on Lot 312 on SP186045 at 22 Wharf Street:-</p> <p>(a) incorporates a wide, densely vegetated <i>landscape buffer</i> to adjoining land included in the Low density residential zone to provide appropriate separation between residential and industrial land uses, and visually screen development;</p> <p>(b) provides for access to be through the existing industrial area on Central Park Drive; and</p> <p>(c) provides for improved local vehicular circulation through the provision of a road link to industrial development to the west of the site</p>	<p>AO13.1</p> <p>AO13.2</p>	<p>Development provides a wide, densely vegetated <i>landscape buffer</i> along the boundary of land included in the Low density residential zone such that the wide bushland buffer on land to the west of the site is extended through the site as indicated on Figure 7.2.27A (Yandina local plan elements).</p> <p>Development provides for access and road connections in accordance with Figure 7.2.27A (Yandina local plan elements).</p>

Performance Outcomes		Acceptable Outcomes	
	on Lot 6 RP811902.		
PO14	Development in the Low impact industry zone on Lot 2 RP127844, at 1 Wappa Falls Road, retains a wide, densely vegetated <i>landscape buffer</i> to adjoining land included in the Low density residential zone to provide appropriate separation between residential and industrial land uses, and visually screen development.	AO14	Development provides for the retention of existing <i>vegetation</i> along the western boundary of the site adjacent to land included in the Low density residential zone such that the wide bushland buffer on land to the north of the site is extended as indicated on Figure 7.2.27A (Yandina local plan elements) .
Development in the Medium and High Impact Industry Zones			
PO15	Development in the Medium and High impact industry zones incorporates wide, densely vegetated <i>landscape buffers</i> to boundaries adjoining or adjacent to residential and other <i>sensitive land uses</i> to buffer, visually screen and soften built form elements and maintain and enhance the visual amenity of the site from the street and the North Coast Rail Line.	AO15	Development provides a minimum 3 metre wide, densely vegetated landscape buffer along street <i>frontages</i> (other than the Bruce Highway) and boundaries adjoining <i>sensitive land uses</i> where identified on Figure 7.2.27A (Yandina local plan elements) .
PO16	Development in the Medium impact industry zone in the central and eastern industrial areas, provides for a range of medium and low impact industrial uses, with a focus on uses that complement and enhance the tourism focus area.	AO16	No acceptable outcome provided.
Development in the Medium Density Residential Zone			
PO17	Development in the Medium density residential zone:- (a) provides for the establishment of a range of housing types compatible with a rural town setting; (b) is of a domestic scale that does not dominate the <i>streetscape</i> or detract from the visual amenity of adjoining properties; (c) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours; (d) contributes positively to local <i>streetscape</i> character; and (e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel.	AO17	No acceptable outcome provided.
PO18	Development in the Medium density residential zone provides for buildings and structures that take the form of small separate buildings rather than large single bulky developments.	AO18	Development provides for buildings that have no more than 4 attached <i>dwellings</i> .
Development in the Low Density Residential Zone			
PO19	Development for Reconfiguring a lot in the Low density residential zone provides for lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of Yandina.	AO19.1 AO19.2	Reconfiguring a lot in the Low density residential zone provides for lots which are a minimum of 700m ² in area. Reconfiguring a lot in the Low density residential zone provides for regular shaped lots with a grid or modified grid layout and subdivision pattern.
PO20	Development in the Low density residential zone on Lot 1 SP186045, located on Wharf Street, retains existing	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	bushland areas adjoining land in the High impact industry zone and supplements existing <i>vegetation</i> where necessary in order to provide a substantial <i>buffer</i> to the High impact industry zone.		
Additional Performance Outcomes and Acceptable Outcomes for Development in the <i>Emerging Community</i> Low Density Residential Zone (Yandina South West) South of Wappa Falls Road			
PO21	<p>Development in the <i>Emerging community zone</i> provides for:-</p> <p>(a) <i>predominantly low density residential uses; and</i></p> <p>(b) <i>lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of Yandina.</i></p> <p>Development in the <i>Low density residential zone south of Wappa Falls Road</i> provides for a larger average lot size, and a configuration of lots, which:-</p> <p>(a) <i>is sympathetic to the character of existing rural living and residential lots;</i></p> <p>(b) <i>appropriately transitions to the adjacent residential uses along Wappa Falls Road and Bracken Fern Road; and</i></p> <p>(c) <i>are used predominantly for single household detached housing.</i></p>	AO21	<p>No acceptable outcome provided. <i>In partial fulfillment of Performance Outcome PO21:-</i></p> <p>Reconfiguring a lot in the <i>Low density residential zone south of Wappa Falls Road</i> provides for:-</p> <p>(a) <i>an average lot size of at least 800m²; and</i></p> <p>(b) <i>lots which are a minimum of 1,000m² in area adjacent to existing lots along Wappa Falls Road and along the frontage to Bracken Fern Road.</i></p>
PO22	<p>Development in the <i>Emerging community zone Low density residential zone south of Wappa Falls Road</i> provides for:-</p> <p>(a) <i>the protection, rehabilitation and buffering of natural waterways and drainage lines through the site;</i></p> <p>(b) <i>a minimum 10 metre wide vegetated buffer to Creightons Road, extending and enhancing the existing vegetated buffer along the eastern boundary of the site; and</i></p> <p>(c) <i>the continuation of the existing nature strip/vegetated buffer on the northern boundary of the site fronting Wappa Falls Road.</i></p>	AO22	No acceptable outcome provided.
PO23	<p>As identified conceptually on Figure 7.2.27A (Yandina local plan elements), development in the <i>Emerging community Low density residential zone south of Wappa Falls Road</i> provides for an <i>safe, interconnected, permeable and legible road, pedestrian and cycle network to service the development, including:-</i></p> <p>(a) <i>primary access from Wappa Falls Road at the northern boundary of the site, via a new intersection at Retreat Crescent;</i></p> <p>(b) <i>other external access points from:</i></p> <p>(i) <i>Wappa Falls Road on the western boundary of the site; and</i></p> <p>(ii) <i>Bracken Fern Road;</i></p> <p><i>the extension of Bracken Fern Road, connecting to Creightons Road; and</i></p>	AO23	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(c) works to improve the safety and efficiency of the Nambour North Connection Road, Wappa Falls Road and Creightons Road intersections; and</p> <p>(d) the extension of the existing pedestrian/cycle pathway along Wappa Falls Road from Retreat Crescent to Nambour North Connection Road.</p>		



LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Character Vegetation
- Landscape Buffer
- Gateway/Entry Point
- Mountain or Hill
- Significant View
- Heritage Place^{Note 2}
- Neighbourhood Character Area^{Note 2}
- Dedicated Public Transport Corridor
- Pedestrian/Cycle Linkage
- Indicative Road Linkage/Access Point
- Transit Hub
- Intersection Upgrade

Note 1: For contextual purposes only.
 Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

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Figure 7.2.27A
 (Yandina Local Plan Elements)

AA-49

Part 9 Development Codes

Dual occupancy code

Performance Outcomes		Acceptable Outcomes	
	landscapes and setback requirements); and (e) is not steep and is otherwise suitable for the proposed development.	AO1.2	LDR-1 (Protected Housing Area). Where located on a <i>site</i> included in the Low density residential zone, other than in Precinct LDR-1 (Protected Housing Area) <u>and there is no approved plan of development (nominating dual occupancy lots)</u> , the <i>site</i> :- (a) has a minimum area of 800m ² , exclusive of any access strip; (b) does not adjoin another lot developed or approved for a <i>dual occupancy</i> ; and (c) has a <i>slope</i> of not more than 15%. OR <u>Where located on a <i>site</i> included in the Low density residential zone, other than in Precinct LDR-1 (Protected Housing Area), the lot is nominated as a <i>dual occupancy</i> lot on an approved plan of development.</u> <u>Note—A reference to an approved plan of development in AO1.2 above, only applies to an approved plan of development which nominates <i>dual occupancy</i> lots.</u>
Height of Buildings and Structures			
PO2	The height of the <i>dual occupancy</i> is consistent with the preferred character of a local area and does not adversely impact on the amenity of adjacent premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises.	AO2	The height of the <i>dual occupancy</i> does not exceed:- (a) for a <i>site</i> included in a <i>centre zone</i> —the height specified on the applicable Height of Buildings and Structures Overlay Map; or (b) for a <i>site</i> included in the Medium density residential zone or Low density residential zone—8.5 metres, notwithstanding the height specified on the applicable Height of Buildings and Structures Overlay Map.
Site Cover and Density			
PO3	The <i>dual occupancy</i> :- (a) is of a scale that is compatible with surrounding development; (b) does not present an appearance of bulk to adjacent premises, road or other areas in the vicinity of the <i>site</i> ; (c) maximises opportunities for the retention of existing <i>vegetation</i> and allows for soft landscapes between buildings and the street; (d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other site facilities; and (e) facilitates on-site stormwater management and vehicular access.	AO3.1 AO3.2	The <i>site cover</i> of the <i>dual occupancy</i> does not exceed:- (a) 50% where a single <i>storey dual occupancy</i> ; (b) 40% where the <i>dual occupancy</i> is 2 or more <i>storeys</i> in height; or (c) 50% for the ground floor and 30% for the upper floors where the <i>dual occupancy</i> is 2 or more <i>storeys</i> in height. The maximum number of bedrooms per <i>dwelling</i> in the <i>dual occupancy</i> does not exceed 3.
Streetscape Character			
PO4	The <i>dual occupancy</i> is designed and constructed to:- (a) provide an attractive address to all street <i>frontages</i> ; (b) make a positive contribution to the	AO4.1	Each <i>dwelling</i> has an individual design such that the floor plan is not a mirror image of the adjoining <i>dwelling</i> and includes distinct external design elements (e.g. variations in roof line, facade,

Performance Outcomes		Acceptable Outcomes	
Access and Car Parking			
PO8	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	AO8	On-site car parking is provided in accordance with the following:- (a) for a lot exceeding 300m ² —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m ² —at least 1 (one) covered car parking space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
PO9	The design and management of access, parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dwelling house</i> by residents and visitors.	AO9	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-049, R-050 and R-056 as applicable; and (b) <i>AS2890 Parking facilities – Off-street parking</i> .
Tennis Courts and Sports Courts			
PO10	Where a <i>dwelling house</i> includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	AO10.1	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.
		AO10.2	The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.
		AO10.3	Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
Secondary Dwellings			
PO11	Any <i>secondary dwelling</i> established in association with the <i>dwelling house</i> is:- (a) located on a lot with sufficient area to accommodate the <i>secondary dwelling</i> and associated access, parking, landscape and setback requirements; (b) small in scale and clearly ancillary to the <i>dwelling house</i> ; and (c) provided with sufficient on-site car parking to meet user needs.	AO11.1	The <i>secondary dwelling</i> is located on a lot with a minimum area of 600m ² , <u>where there is no approved plan of development (nominating lots for secondary dwellings).</u> OR <u>Where there is an approved plan of development (nominating lots for secondary dwellings), the secondary dwelling:-</u> (a) <u>is located on a lot nominated for a secondary dwelling; or</u> (b) <u>provides accommodation only for a relative or carer of a resident of the dwelling house.</u> Note—A reference to an approved plan of

Performance Outcomes		Acceptable Outcomes	
		AO11.2	<u>development in AO11.1 above, only applies to an approved plan of development which nominates secondary dwelling lots.</u>
		AO11.3	The <i>secondary dwelling</i> has a maximum <i>gross floor area</i> of:- (a) 90m ² where located on a lot in the Rural zone or Rural residential zone; and (b) 60m ² where located on a lot in another zone.
		AO11.4	The <i>dwelling house</i> and the <i>secondary dwelling</i> have a combined maximum <i>site cover</i> of 50%. At least 1 (one) car parking space, in addition to the requirement for the <i>dwelling house</i> , is provided for the <i>secondary dwelling</i> .
Filling or excavation			
PO12	Any <i>filling or excavation</i> associated with a <i>dwelling house</i> :- (a) sensitively responds to the slope and landform characteristics of the <i>site</i> ; (b) provides safe and efficient access for vehicles and pedestrians on sloping land; (c) minimises adverse impacts on the <i>streetscape</i> ; and (d) does not adversely impact upon the privacy or amenity of surrounding premises.	AO12	Except where located on a <i>site</i> having a <i>slope</i> of greater than 15% as identified on an applicable Landslide Hazard and Steep Land Overlay Map:- (a) the extent of excavation (cut) or fill does not involve a total change of more than 1.0 metre relative to ground level at any point; and (b) no part of any un-retained cut or fill batter is within 1.5 metres of any property boundary except cut and fill involving a change in ground level of less than 200mm. OR Filling and/or excavation is confined to within the plan area of the <i>dwelling house</i> with ground level being retained around external walls of the building. OR Where on a lot in an identified drainage deficient area, filling is undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> for the <i>site</i> . Editor's note—drainage deficient areas are identified on Figure 8.2.7 (Drainage deficient areas) of the Flood hazard overlay code .
Additional Requirements for Dwelling Houses in Certain Areas and Precincts			
Blackall Range Local Plan Area			
PO13	The <i>dwelling house</i> :- (a) has a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up; (b) has exterior surfaces that allow the <i>dwelling house</i> to blend in with the natural and rural landscape; and (c) incorporates roof forms that are consistent with traditional rural or	AO13.1	The height of the <i>dwelling house</i> does not exceed 2 <i>storeys</i> .
		AO13.2	The total footprint of the <i>dwelling house</i> , including any associated garage, carport or shed, does not exceed 280m ² .
		AO13.3	The exterior colour of the <i>dwelling house</i> is characterised by muted earth/environmental tones that blend with

9.3.20 Telecommunications facility code

9.3.20.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Telecommunications facility 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.

Editor's note—

- (a) this code deals with *telecommunication facilities* involving the erection of a telecommunication tower; and
- (b) development for a *telecommunications facility* that involves studios or offices for broadcasting should be assessed against the Business uses and centre design code as provided for in **Part 5 (Tables of assessment)**.

Editor's note—the planning scheme does not apply to *telecommunications facilities* identified as low impact under the *Telecommunications (Low Impact Facilities) Determination 1997*. This includes certain co-located *telecommunications facilities*.

9.3.20.2 Purpose and overall outcomes

- (1) The purpose of the Telecommunications facility code is to ensure *telecommunication facilities* are developed in a manner which protects public health, the environment and the amenity of surrounding premises.
- (2) The purpose of the Telecommunication facility code will be achieved through the following overall outcomes:-
 - (a) a *telecommunications facility* does not adversely affect the amenity of surrounding premises;
 - (b) a *telecommunications facility* is integrated with its natural, rural or townscape setting and does not detract from the visual amenity of scenic routes;
 - (c) a *telecommunications facility* does not adversely impact upon community wellbeing; and
 - (d) a *telecommunications facility* is located with compatible uses and facilities.

9.3.20.3 Performance outcomes and acceptable outcomes

Table 9.3.20.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Proximity To Sensitive Land Residential Uses and Public Spaces</i>			
PO1	The <i>telecommunications facility</i> is located so as to minimise any adverse impacts on the amenity of nearby residential uses and public spaces, community and other sensitive land uses.	AO1	The <i>telecommunications facility</i> is located at least:- (a) 400 metres from any residential use; 500 metres from any child care centre, community care centre, educational establishment or park, and (b) 20 metres from any public pathway; and (b) 1 kilometre from any other existing or approved <i>telecommunications facility</i> . Editor's note—to demonstrate compliance with PO1, where a proposal cannot achieve the setback requirements and has demonstrated that there is no other suitable location that can meet the setback requirement, a visual impact assessment may be undertaken to demonstrate how impacts have been mitigated as far as practical.

Performance Outcomes		Acceptable Outcomes	
Visual Amenity and Landscape Character			
PO2	The <i>telecommunications facility</i> is integrated with its natural, rural or townscape setting and is not visually dominant or obtrusive.	AO2.1	<i>In partial fulfilment of Performance Outcome PO2</i> The <i>telecommunications facility</i> :- (a) is of a similar height to surrounding structures or <i>vegetation</i> ; (b) has a colour and finish that reduces visual recognition in the landscape; and (c) is unobtrusive when viewed from any scenic route identified on a Scenic Amenity Overlay Map.
		AO2.2	<u>The <i>telecommunications facility</i> is located at least 1 kilometre from any other existing or approved telecommunications facility.</u>
		AO2.3	Any building associated with the <i>telecommunications facility</i> is <i>setback</i> from any street front boundary a distance at least equal to the front <i>setback</i> required for the adjoining use.
		AO2.4	A 3 metre wide landscape strip is provided between any building associated with the <i>telecommunications facility</i> and any street front boundary or adjoining use.
Health and Safety			
PO3	The <i>telecommunications facility</i> does not cause human exposure to electromagnetic radiation beyond accepted precautionary limits.	AO3	The <i>telecommunications facility</i> is designed and operated to restrict human exposure to electromagnetic radiation in accordance with the:- (a) <i>Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 2003</i> ; and (b) <i>Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields</i> .
PO4	The <i>telecommunications facility</i> is secure and potential impacts from vandalism are minimised.	AO4.1	Security fencing is provided to prevent unauthorised entry to the <i>telecommunications facility</i> .
		AO4.2	Safety and warning signage is displayed where necessary.
Facility Co-location			
PO5	The <i>telecommunications facility</i> is designed to facilitate co-location with other <i>telecommunication facilities</i> .	AO5	The structural elements of the <i>telecommunications facility</i> are designed to support co-masting or co-siting with other carriers.

Landscape code

Performance Outcomes		Acceptable Outcomes	
	<p>suitable for local native fauna;</p> <p>(g) minimising adverse effects to koalas by planting and retaining appropriate tree species and facilitating koala movement in koala habitat areas; and</p> <p>(h) providing wildlife nesting boxes, fauna bridges, ropeways, arboreal road crossings, fauna underpasses and traffic calming.</p>		
Landscape Buffers			
PO21	<p>Development provides for <i>landscape buffers</i> that:-</p> <p>(a) effectively protect the edges of existing native <i>vegetation</i> or another <i>ecologically important area</i>;</p> <p>(b) achieve visual screening of acoustic attenuation devices; and</p> <p>(c) provide separation between incompatible land uses or between major <i>infrastructure</i> elements (such as State controlled roads) and land uses.</p>	AO21	<p>Where a <i>landscape buffer</i> is required by an applicable use development code, local plan code or overlay code, it is designed, constructed, established and maintained in accordance with the following:-</p> <p>(a) earth mounding is provided, where necessary, to complement and achieve satisfactory acoustic attenuation, visual screening or land use separation;</p> <p>(b) selected plant species are appropriate to the location, drainage and soil type, meet the buffer's functional requirements and require minimal ongoing maintenance;</p> <p>(c) plant selection includes a range of species to provide variation in form, colour and texture to contribute to the natural appearance of the <i>buffer</i>;</p> <p>(d) planting density results in the creation of upper, mid and understorey strata with:-</p> <p>(i) large trees planted at 6 metre centres;</p> <p>(ii) small trees planted at 2 metre centres; and</p> <p>(iii) shrubs planted at 1 metre centres;</p> <p>(e) tufting plants, vines and groundcovers planted at 0.5 metre to 1 metre centres; and</p> <p>(f) where adjoining the edge of native <i>vegetation</i> or <i>waterway</i> understorey, shrubs and vines are used to bind appropriately the <i>buffer</i> edges against degradation and weed infestation.</p> <p>Note—Figure 9.4.2E (Landscape buffer design) illustrates the preferred configuration of <i>landscape buffers</i>.</p> <p>Figure 9.4.2E Landscape buffer design</p>

Reconfiguring a lot code

Performance Outcomes		Acceptable Outcomes	
	rearrangement of lot boundaries is an improvement on the existing situation.		<p>results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with Table 9.4.4.3.2 (Minimum lot size and dimensions), and at least one of the following is achieved:-</p> <ul style="list-style-type: none"> (a) the rearrangement of lots remedies an existing boundary encroachment by a building or areas; (b) the rearranged lots will be made more regular in shape; (c) access is provided to a lot that previously had no access or an unsuitable access; (d) the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the <i>site</i> is situated; (e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings; (f) the rearrangement of lots provides for a significant improvement in rural productivity; or (g) the rearrangement of lots results in a significant improvement in the protection of environmental values.
Volumetric Subdivision			
PO9	Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the <i>site</i> is located, or is consistent with a development approval for material change of use that has not lapsed.	AO9	No acceptable outcome provided.
Subdivision by Lease			
PO10	Development provides that subdivision by lease facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the <i>site</i> is located, or is consistent with a development approval for material change of use that has not lapsed.	AO10	No acceptable outcome provided.
Buffers to Sensitive Land, Incompatible Uses and Infrastructure			
PO11	<p>Development provides for lots to be created in locations that:-</p> <ul style="list-style-type: none"> (a) are adequately buffered to prevent potential adverse impacts on future users of the lots and adjacent lots; (b) separate the lots from incompatible uses and infrastructure; (b)(c) <u>provide for protection of the scenic qualities of the Sunshine Coast through visual screening of development</u> and (e)(d) do not create “reverse amenity” situations where the continued operation of existing uses <u>or infrastructure</u> is 	<p>AO11.1</p> <p>AO11.2</p>	<p>No part of any lot included in a <i>residential zone</i>, the Emerging community zone or the Rural residential zone is located within the setback area of an existing <i>intensive rural use</i> as specified in Column 4 of Table 9.3.16.3.3 (Siting and setback requirements for intensive rural uses).</p> <p>Where located adjacent to rural land, development for residential and rural residential lots provides an agricultural <i>buffer</i> included in public land, or in the common property of a community title scheme, that complies with the buffer design criteria specified in Table 2 of the <i>State Planning Guidelines – Separating Agricultural and Residential Land Uses</i>.</p>

Performance Outcomes		Acceptable Outcomes	
	compromised by the proposed development.	<p>AO11.3</p> <p>Any part of any lot included in a residential zone, the Emerging community zone or the Rural residential zone:-</p> <p>(a) can accommodate a minimum square or rectangle as specified in Column 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions), clear of any electricity transmission line easement;</p> <p>(b) is not located within 500 metres of an existing or planned high voltage transmission grid substation site;</p> <p>(c) is not located within 100 metres of an existing bulk supply transformer;</p> <p><u>(d) incorporates a minimum 40 metre wide landscape buffer in accordance with the Landscape code, where adjoining a major road or railway corridor;</u></p> <p>(e)(e) is not located within 60 metres of an existing zone transformer; and</p> <p>(f)(f) is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use.</p> <p>AO11.4</p> <p>Any reconfiguring a lot involving land in a <i>residential zone</i>, the Emerging community zone or the Rural residential zone provides for the number of lots burdened by electrical transmission line easements to be reduced to one.</p>	
Avoidance of Contaminated Land			
PO12	Development ensures that lots are not created on contaminated land, unless the land is first remediated and declared to be fit for the intended purpose.	AO12	No acceptable outcome provided.
Road and Public Transport Infrastructure¹²			
PO13	Development involving the creation of new roads and other transport corridors ensures that the road network:-	AO13	No acceptable outcome provided.
	<p>(a) accords with the 2031 Functional Transport Hierarchy as shown on Figure 9.4.8A (2031 Functional Transport Hierarchy);</p> <p>(b) provides visible distinction of roads, based on function and design features;</p> <p>(c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements;</p> <p>(d) allows for unimpeded and practical access to each proposed lot;</p> <p>(e) accommodates or facilitates</p>		<p>Editor's note – Section 9.4.8 (Transport and parking code) and Section 9.4.11 (Works, services and infrastructure code) include assessment criteria relating to the design and construction of road and public transport <i>infrastructure</i>.</p>

¹² Editor's note—vehicle access points to State controlled roads require approval under the *Transport Infrastructure Act 1994*. Access approvals to State controlled roads are administered by the Department of Transport and Main Roads in accordance with the Road Planning and Design Manual.

Performance Outcomes		Acceptable Outcomes	
	<p>activity centres, employment areas, residential areas, community facilities, open space and public transport stops;</p> <p>(c) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other <i>infrastructure</i>;</p> <p>(d) incorporates safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails;</p> <p>(e) incorporates shade through the provision of street trees and landscapes; and</p> <p>(f) is well lit and located where there is casual surveillance from nearby premises.</p>		pedestrian and bicycle path <i>infrastructure</i> .
Public Parks and Open Space Infrastructure <i>Open space (including environmental reserves) and drainage reserves</i>			
PO18	<p>Development provides for parks, <u>environmental reserves</u>, drainage reserves and open space <i>infrastructure</i> that:-</p> <p>(a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community;</p> <p>(b) is well distributed and contributes to the legibility, accessibility and character of the locality;</p> <p>(c) creates attractive settings and focal points for the community;</p> <p>(d) benefits the amenity of adjoining land uses;</p> <p>(e) incorporates appropriate measures for stormwater and flood management;</p> <p>(f) facilitates the retention and enhancement of native <i>vegetation, waterways, wetlands</i> and other <i>ecologically important areas</i> and natural and cultural features;</p> <p>(g) is cost effective to maintain; and</p> <p>(h) is dedicated as public land in the early stages of the subdivision.</p>	AO18	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.2 (Landscape code) includes requirements for the design and construction of landscape elements in public parks and open space <i>infrastructure</i>.</p>
Local Parks			
PO19	<p>Development provides for local parks that:-</p> <p><u>(a) are of a size and configuration that meets the needs of the local catchment;</u></p> <p><u>(b) are located central to the catchment they are intended to serve;</u></p> <p><u>(c) provide a recreation area that is a prominent local feature which contributes to the character and identity of the local area and provides visual relief from the built environment;</u></p>	AO19	<p>Development contributes local parks at a rate of 25m² per additional dwelling or lot, whichever is greater:-</p> <p><u>(a) having a minimum area of 0.5 hectares or adjoining existing or proposed local parks to achieve a consolidated useable area and open space connectivity;</u></p> <p><u>(b) located within 500 metres of the catchment the park is intended to serve; and</u></p> <p><u>(c) in accordance with the Planning scheme policy for development works.</u></p>

Performance Outcomes		Acceptable Outcomes	
	<p>(d) are designed to accommodate varying and changing recreation activities;</p> <p>(e) are co-located with other open space and community facilities, where possible;</p> <p>(f) integrate with the natural environment;</p> <p>(g) are fit for purpose, low maintenance and minimise asset life cycle costs; and</p> <p>(h) achieve Council's desired standards of service for a local park.</p>		<p><u>Editor's note—local parks are required to be provided where identified in council's Environment and Liveability Strategy or a local plan area or one or more of the following applies:</u></p> <p>(a) the development creates a residential catchment generating the need for a local park; or,</p> <p>(b) the development extends an existing residential catchment, generating the need to either extend an existing local park, or, provide an additional local park; or,</p> <p>(c) the development extends an existing residential catchment that is not already serviced by a local park.</p>
Stormwater Management Infrastructure			
PO4920	<p>Development provides for the effective drainage of lots and roads in a manner that:-</p> <p>(a) maintains and restores the natural flow regime;</p> <p>(b) effectively manages stormwater quality and quantity; and</p> <p>(c) ensures no adverse impacts on receiving waters and surrounding land.</p>	AO4920	<p>No acceptable outcome provided.</p> <p><u>Editor's note—Section 9.4.6 (Stormwater management code) includes requirements for the design and construction of stormwater management infrastructure.</u></p>
Infrastructure and Services			
PO2021	<p>Development provides that each lot is provided with appropriate development infrastructure and services commensurate with the nature and location of the subdivision.</p>	<p>AO2021.1</p> <p>AO2021.2</p> <p>AO2021.3</p>	<p>In urban areas, new lots are connected to:-</p> <p>(a) the reticulated water supply infrastructure network;</p> <p>(b) the reticulated sewer infrastructure networks;</p> <p>(c) the reticulated electricity infrastructure network; and</p> <p>(d) where available, a high speed telecommunications infrastructure network.</p> <p><u>Editor's note—Section 9.4.6 (Stormwater management code) and Section 9.4.7 (Sustainable design code) include requirements for integrated water management and dual water reticulation systems that may reduce demand upon the reticulated water supply infrastructure network.</u></p> <p>In urban areas, where 5 or more new lots are created or a new road is created, electricity supply infrastructure is provided underground.</p> <p>In non-urban areas, new lots are provided with:-</p> <p>(a) a connection to the reticulated water supply infrastructure network, where available;</p> <p>(b) a connection to the reticulated sewer infrastructure network, where available, or otherwise an area suitable to accommodate an on-site effluent treatment and disposal system;</p> <p>(c) a connection to the reticulated electricity infrastructure network or a separate electricity generation</p>

Transport and parking code

Performance Outcomes		Acceptable Outcomes	
On-Site Car Parking			
<p>PO3</p>	<p>Development provides on-site car parking for the demand anticipated to be generated by the development.</p>	<p>AO3.1</p>	<p>Development provides on-site car parking spaces at the minimum rates specified in Table 9.4.8.3.3 (Minimum on-site parking requirements).</p> <p>OR</p> <p>Where located in a <i>centre zone</i> or the Tourist accommodation zone, development provides on-site car parking spaces at rates varied from those in Table 9.4.8.3.3 (Minimum on-site parking requirements) for specified development, as outlined below:-</p> <p>(a) <i>multiple dwelling</i> – 1 space per dwelling plus 1 visitor space per 4 dwellings;</p> <p>(a)(b) <i>rooming accommodation, short-term accommodation, resort complex, or retirement facility</i> – reduce visitor parking to at 1 space per 10 rooming units/beds (for rooming accommodation) or dwellings/rooming units;</p> <p>(b)(c) <i>food and drink outlet, function facility, hotel, indoor and sport and recreation, theatre</i> – reduce parking to 1 space per 20m² gross floor area;</p> <p>(c)(d) <i>shopping centre</i> – reduce parking to 1 space per 25m² gross floor area for any component above 1,000m² gross floor area; and</p> <p>(d)(e) <i>child care centre</i> – reduce customer parking to at 1 space per 7 children.</p> <p>Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number or rounded up to the next whole number in the circumstance of half a space. Parking requirements for other vehicles including service vehicles, motorcycles/scooters and cycles, as well as design requirements, outlined in the remainder of this code do not change.</p>
		<p>AO3.2</p>	<p>OR</p> <p>For accepted development, other than a call centre, located in premises that were lawfully established prior to the commencement of the planning scheme, the number of on-site car parking spaces provided is equal to the number of spaces required at the time the premises were lawfully established.</p> <p>OR</p> <p>Where development is physically unable to provide the required number of car parking spaces on-site, an Infrastructure Agreement is entered into between the developer and the <i>Council</i> which provides for contributions in lieu of on-site car</p>

Performance Outcomes		Acceptable Outcomes	
	and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive); and (c) to reduce the amount and size of the car parking area.		
PO9	Development in a <i>Regional Activity Centre</i> provides for or contributes to the provision of public or shared car <i>parking stations</i> which serve a variety of nearby uses.	AO9	No acceptable outcome provided.
PO10	Development ensures that car parking areas, service areas and access driveways are located where they will not dominate the <i>streetscape</i> and will not unduly intrude upon pedestrian use of pathways, through:- (a) the use of rear access lanes; (b) car parking areas and service areas being situated at the rear of the premises or below ground level; or (c) shared driveways.	AO10	No acceptable outcome provided.
PO11	Development does not provide for <i>basement</i> car parking areas to be located below public streets or roads.	AO11	No acceptable outcome provided.
PO12	Development provides for multi-level car parking areas to be designed, articulated and finished to make a positive contribution to the local <i>streetscape</i> character.	AO12	No acceptable outcome provided.
PO13	Development provides for car parking areas which are located, designed and managed to promote public security and safety.	AO13	No acceptable outcome provided. Note— Section 9.4.5 (Safety and security code) sets out requirements for safety and security in car parking areas.
On-site Parking for Motorcycles and Scooters			
PO14	Development provides sufficient on-site parking for motorcycles and scooters to encourage their use and support the demand anticipated to be generated by the development.	AO14.1 AO14.2	Development provides on-site motorcycle and scooter parking spaces at the minimum rates specified in Table 9.4.8.3.3 (Minimum on-site parking requirements) . Motorcycle and scooter parking is designed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works .
On-site Parking for Buses			
PO15	Development provides for sufficient access, internal circulation and on-site parking for buses to meet the needs of the development.	AO15.1	Development for any of the following uses provides a number of on-site bus parking spaces commensurate with the scale of the use and in any case, does not provide less than one on-site bus parking space:- (a) <i>rooming accommodation, short-term accommodation or resort complex</i> where having more than 20 beds (for rooming accommodation) or dwelling/rooming units ; (b) <i>retirement facility</i> , where having more than 20 <i>dwelling</i> s; (c) <i>function facility</i> , where having a gross floor area exceeding 200m ² ; (d) <i>hotel</i> , where having a <i>gross floor area</i> exceeding 500m ² ;

Table 9.4.8.3.3 Minimum on-site parking requirements²⁶

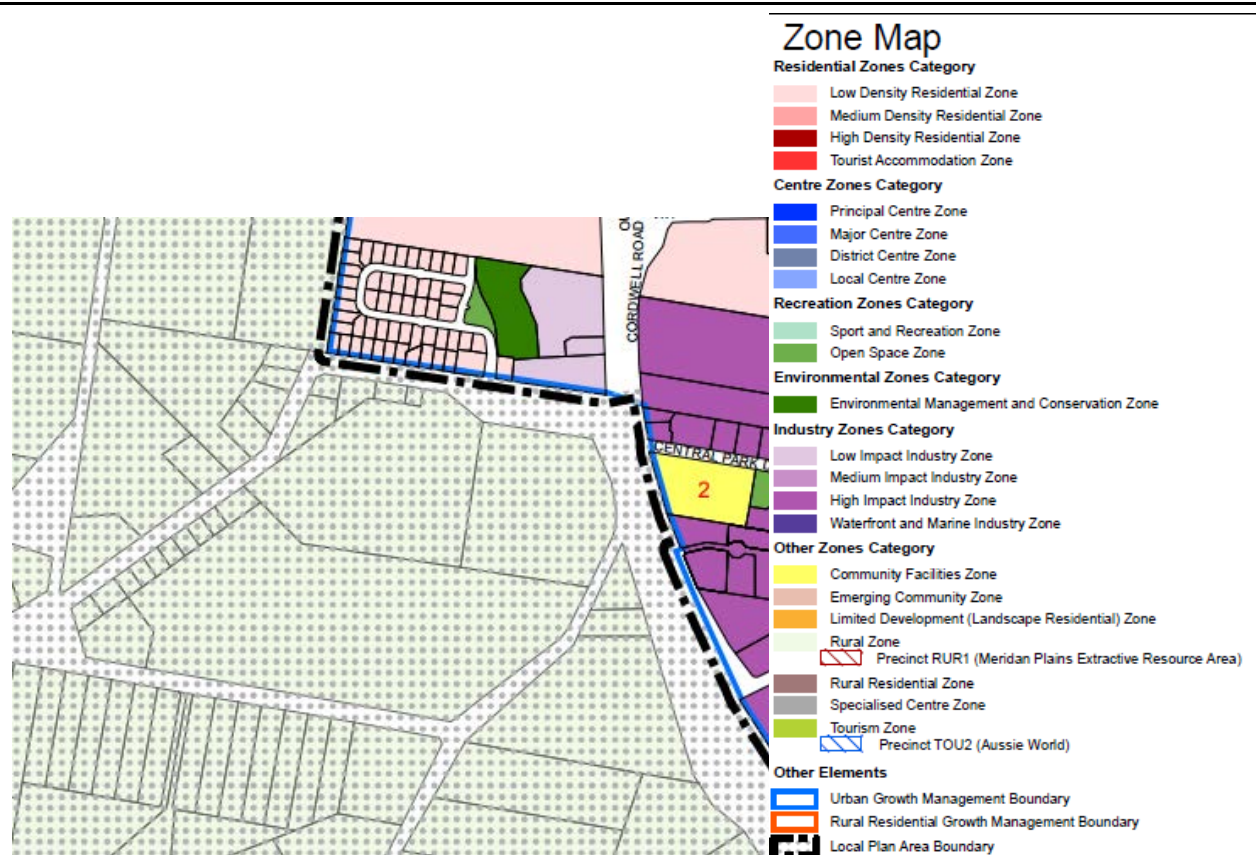
Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
Residential activities				
Dwelling unit	1 covered space minimum	Not required	Not required	Not required
Multiple dwelling	1 space / <u>1 bedroom dwelling</u> <u>1.25 spaces / 2 bedroom dwelling</u> <u>1.5 spaces / 3 bedroom dwelling</u> <u>2 spaces / 4 bedroom or more dwelling</u> + 1 visitor space / 4 dwellings	<ul style="list-style-type: none"> Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN Where > 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV 	1 space / 10 dwellings (min. 1 space)	1 resident space / dwelling + 1 visitor space / 4 dwellings
Nature-based tourism	1 space / site/cabin/rooming unit + 1 visitor space / 10 sites + 1 manager space (covered)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required
Rooming accommodation	1 space / <u>6-4 beds</u> (min. 1 space) + 1 space / staff <u>1 space / 2 beds (min. 1 space) + 1 space / staff for student accommodation</u>	<ul style="list-style-type: none"> Where ≤ 20 rooming-unitsbeds and requiring access via a street – MRV (Type B Access) + VAN Where > 20 rooming-unitsbeds or requiring access via a road – MRV (Type A Access) + VAN + WCV Where > 50 rooming-unitsbeds – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (based on an approved Parking Needs Assessment, with min. MRV (Type A Access) + VAN + WCV) 	1 space / 10 rooming-unitsbeds (min. 1 space)	1 resident / employee space / 40-5 rooming-unitsbeds + 1 visitor space / 20 rooming-unitsbeds
Relocatable home park	1 space / relocatable home (covered) + 1 visitor space / 4 relocatable homes + 1 manager space (covered) + boat / trailer storage	<ul style="list-style-type: none"> Where ≤ 10 relocatable homes and requiring access via a street – MRV (Type B Access) + VAN Where > 10 relocatable homes or requiring access via a road – MRV (Type A Access) + VAN + WCV 	1 space / 10 relocatable homes (min. 1 space)	1 resident space / relocatable home + 1 visitor space / 4 relocatable homes
Residential care facility	1 space / 4 beds	MRV (Type A Access) + VAN + WCV + ambulance	1 space / 10 beds (min. 1 space)	1 employee space / 10 beds + 1 visitor space / 10 beds

²⁶ Note—for those uses which are typically accepted development (i.e. caretaker's accommodation, dual occupancy and dwelling house), the minimum on-site parking requirements are specified in the applicable use code.

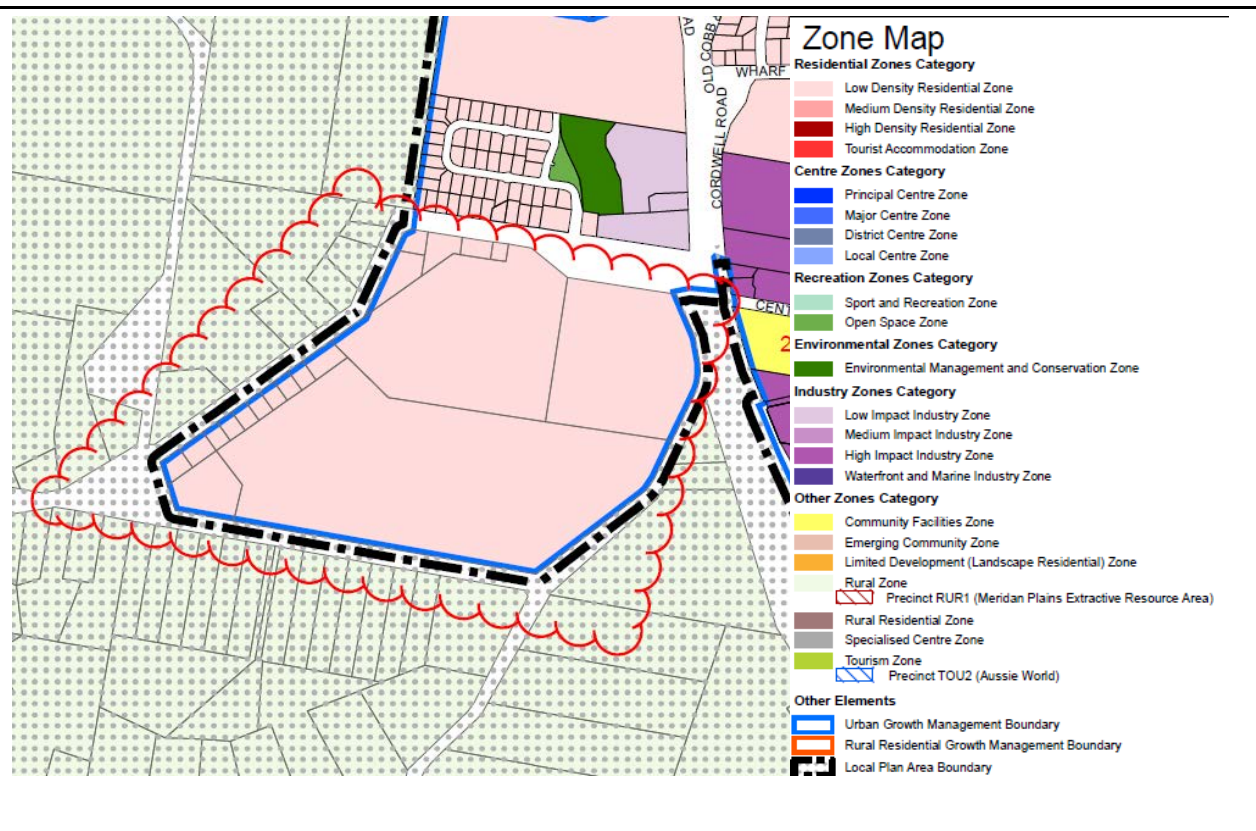
Appendix B Amendment schedule (maps and figures)

Extract of Zone Map ZM8 (Yandina Local Plan Area)

Existing

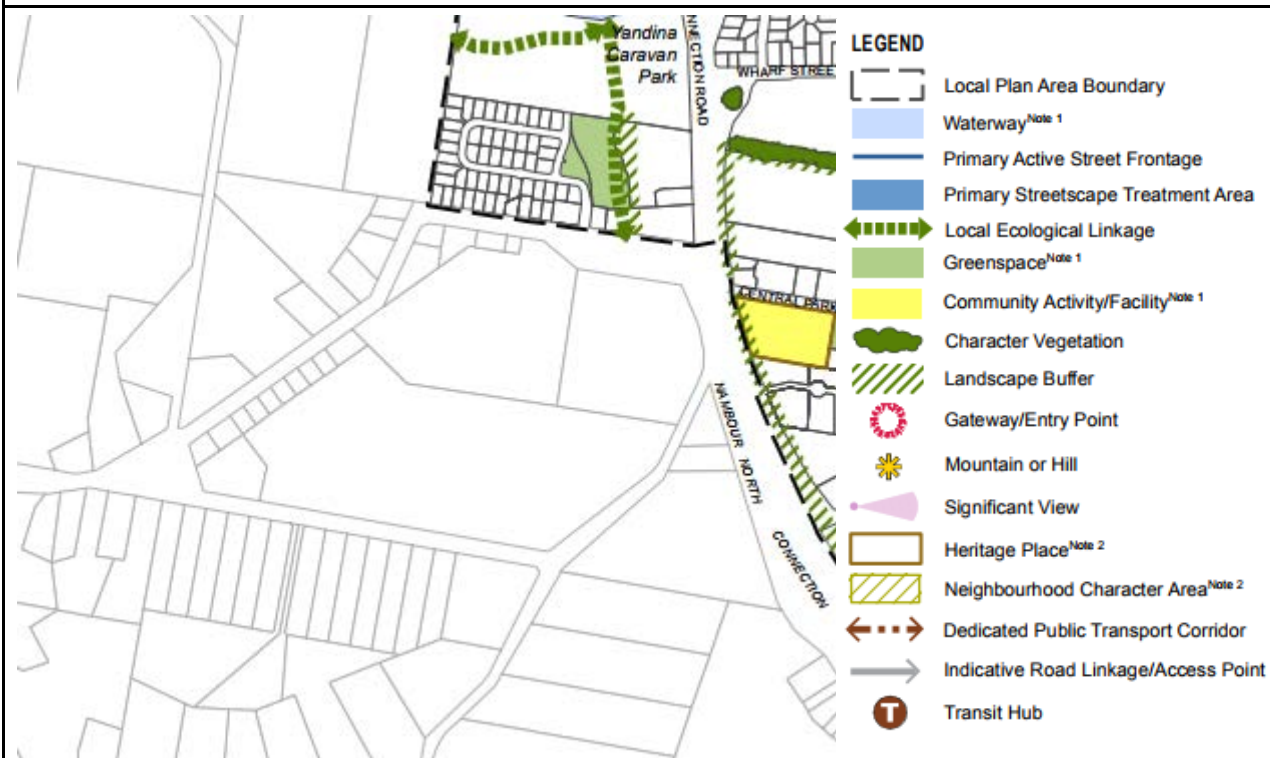


Proposed



Extract of Figure 7.2.27A (Yandina Local Plan Elements)

Existing

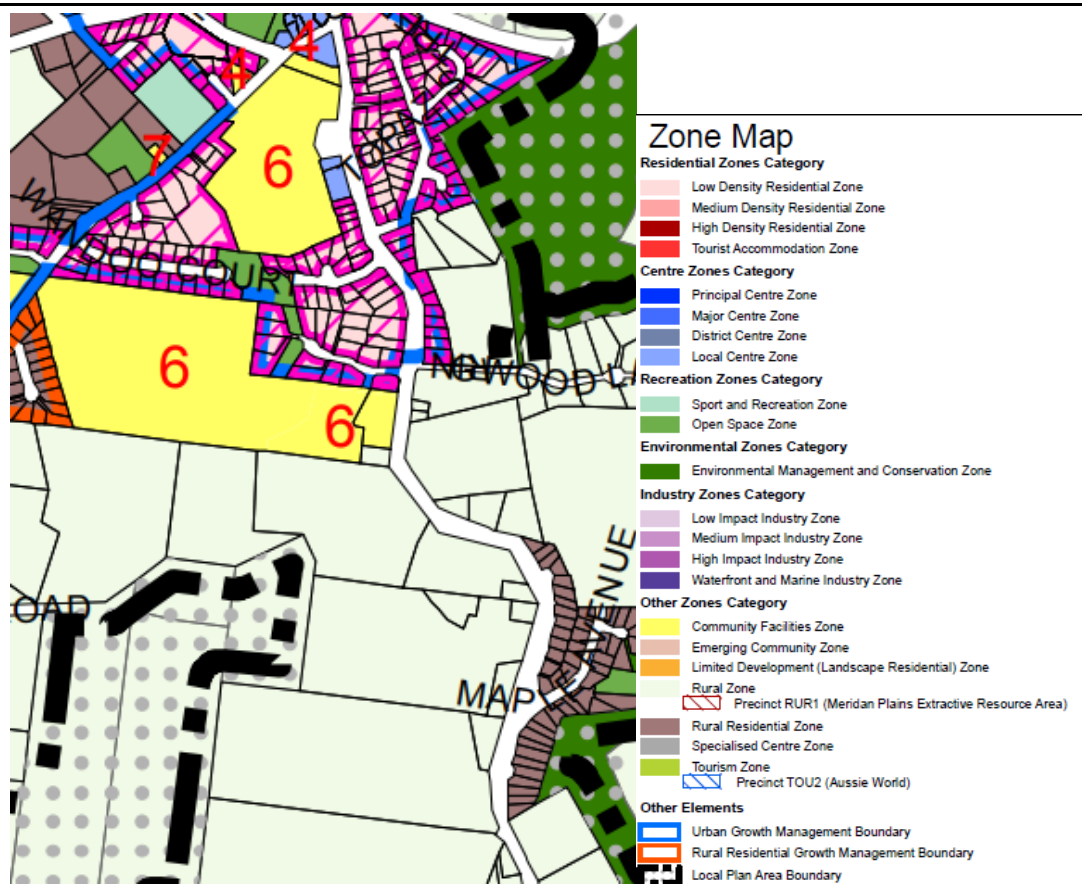


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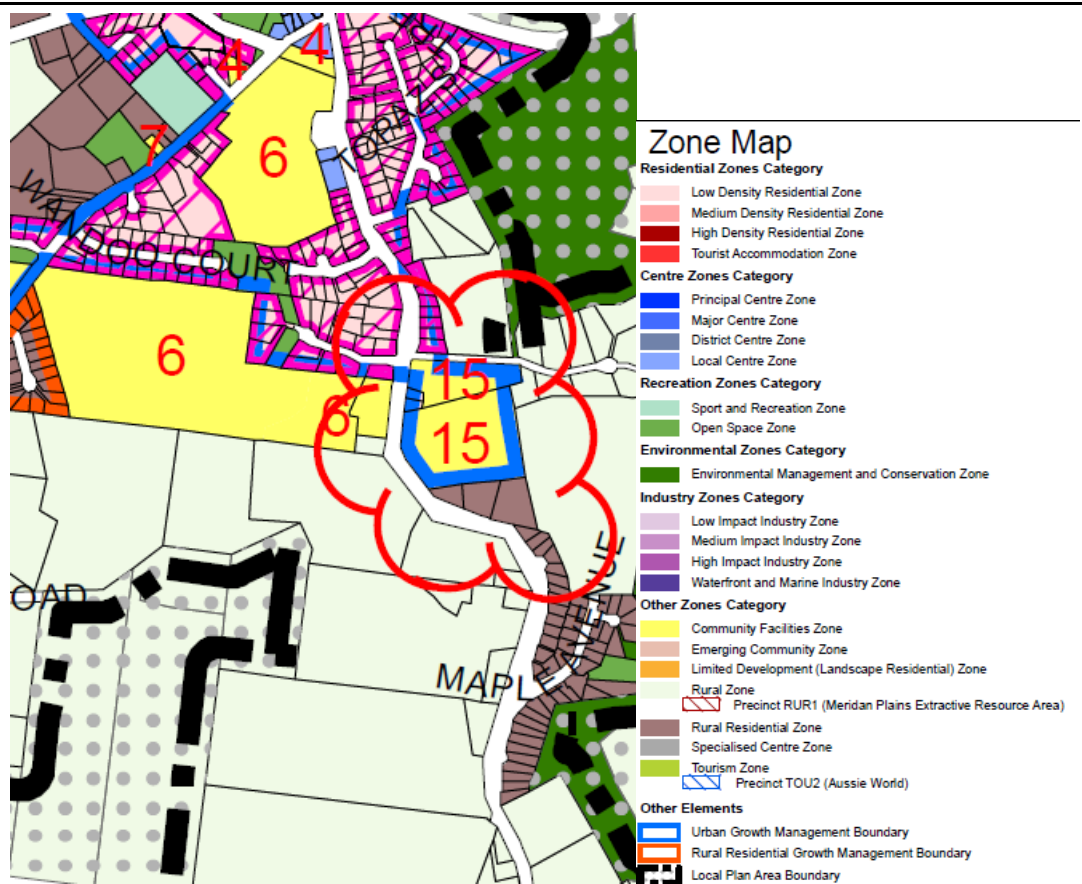


Extract of Zone Map ZM16 (Blackall Range Local Plan Area)

Existing

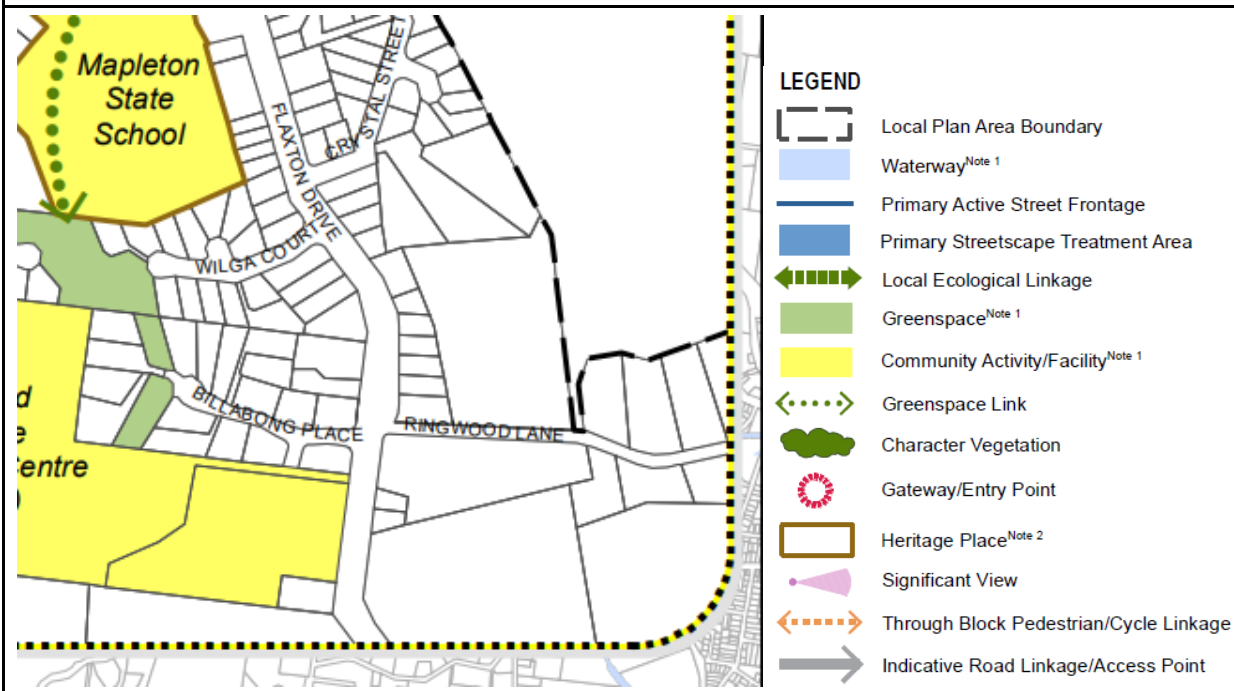


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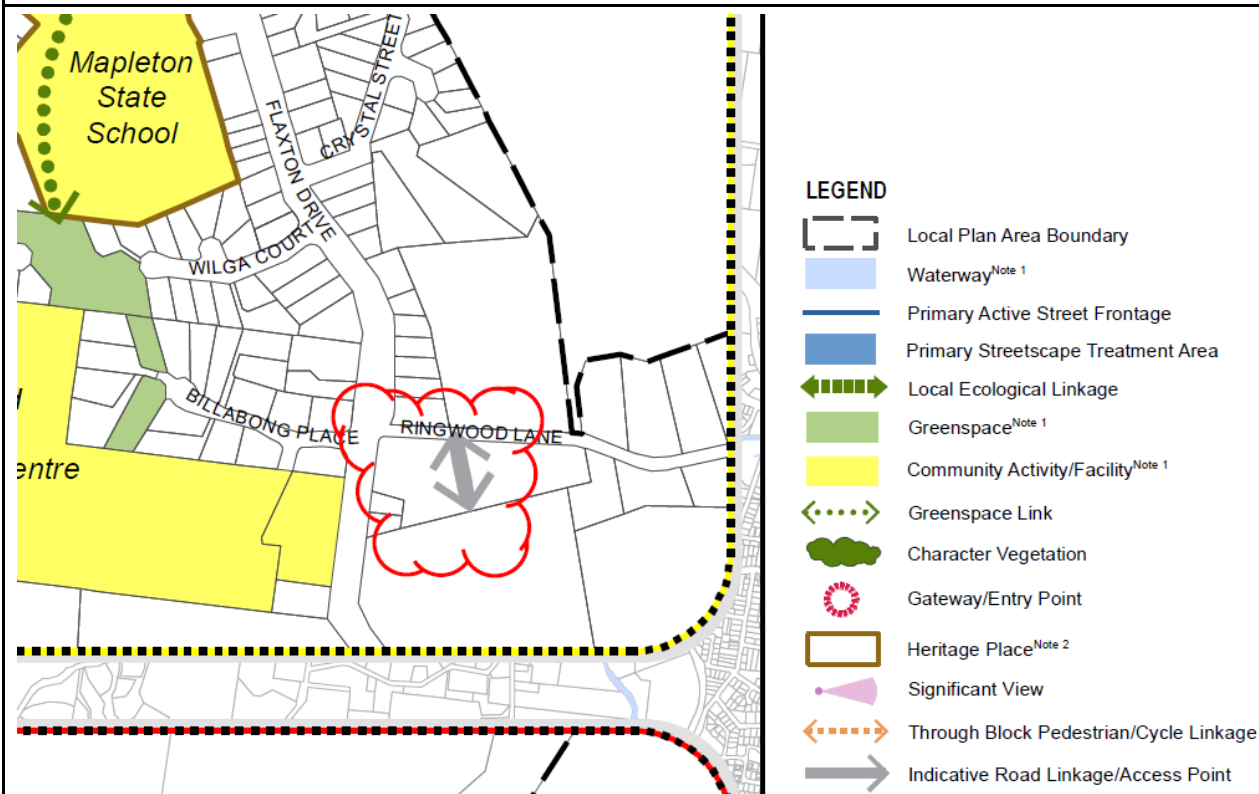


Extract of Figure 7.2.3A (Blackall Range Local Plan Elements)

Existing

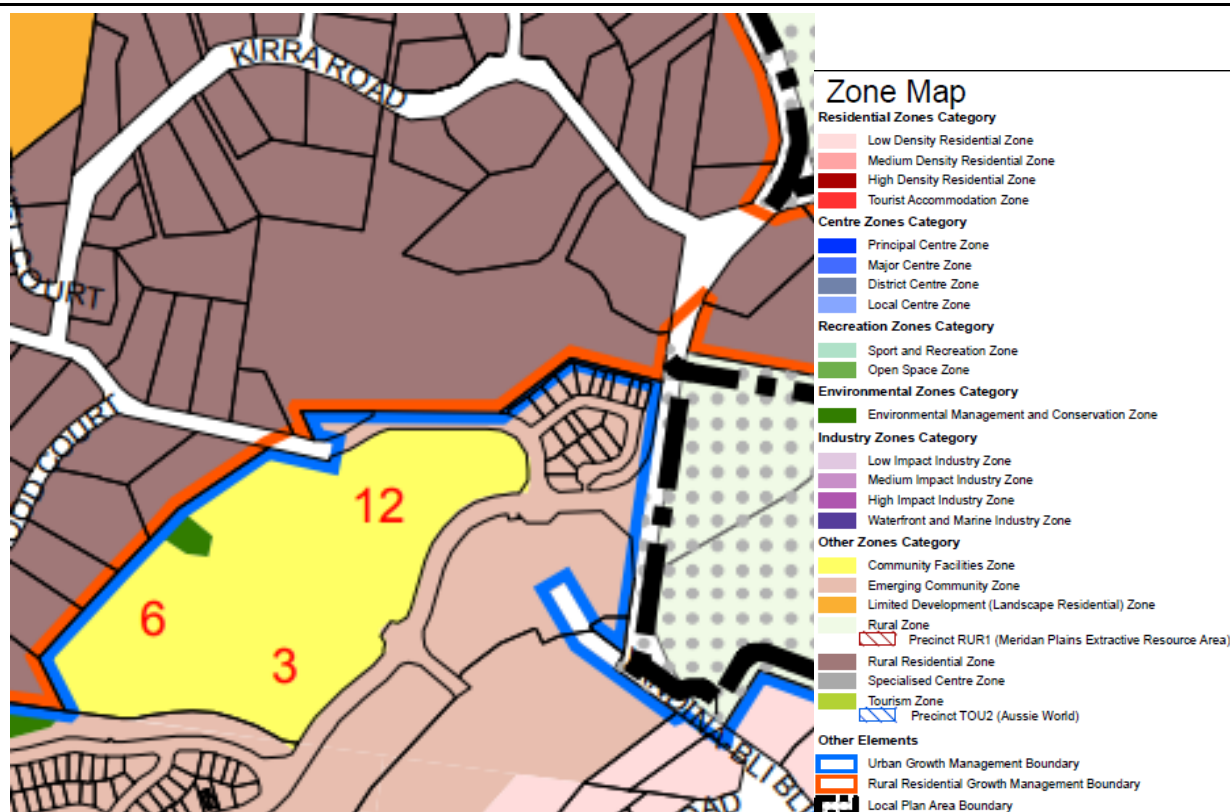


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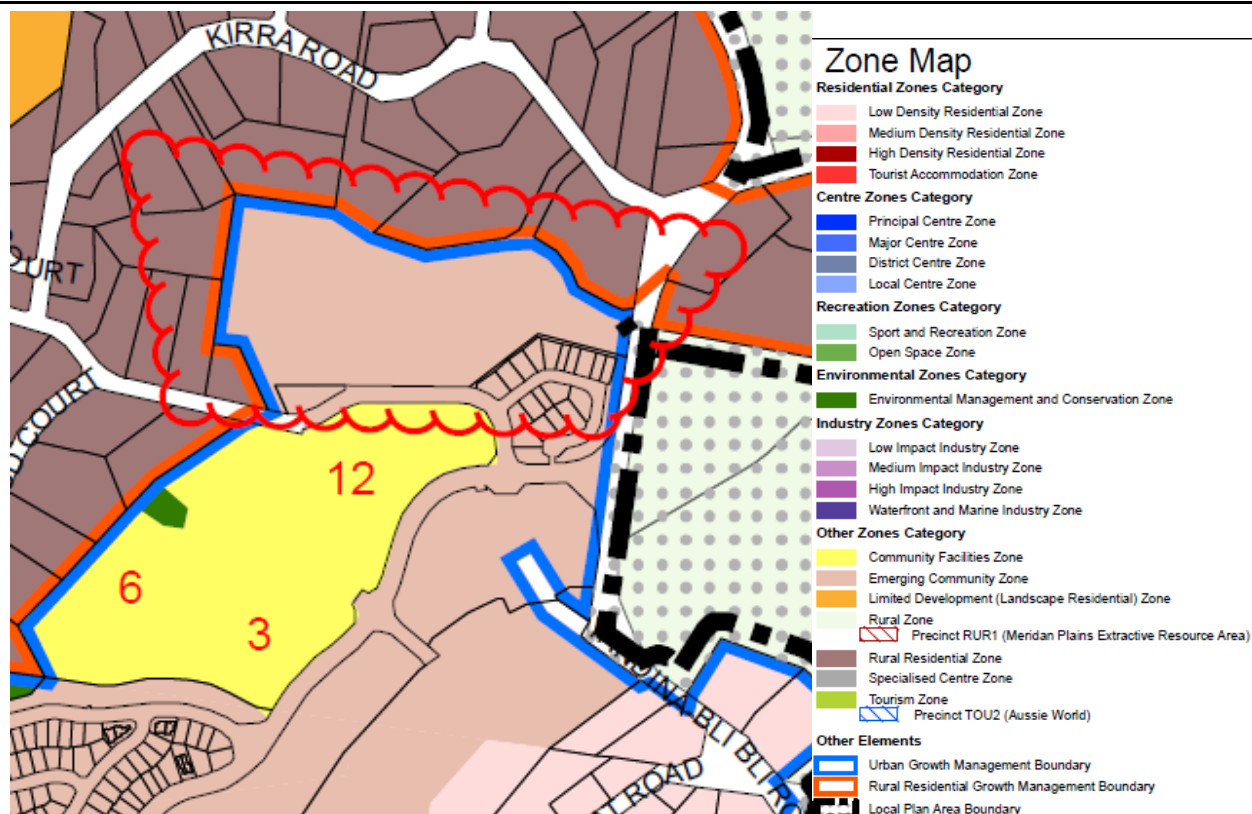


Extract of Zone Map ZM19 (Bli Bli Local Plan Area)

Existing

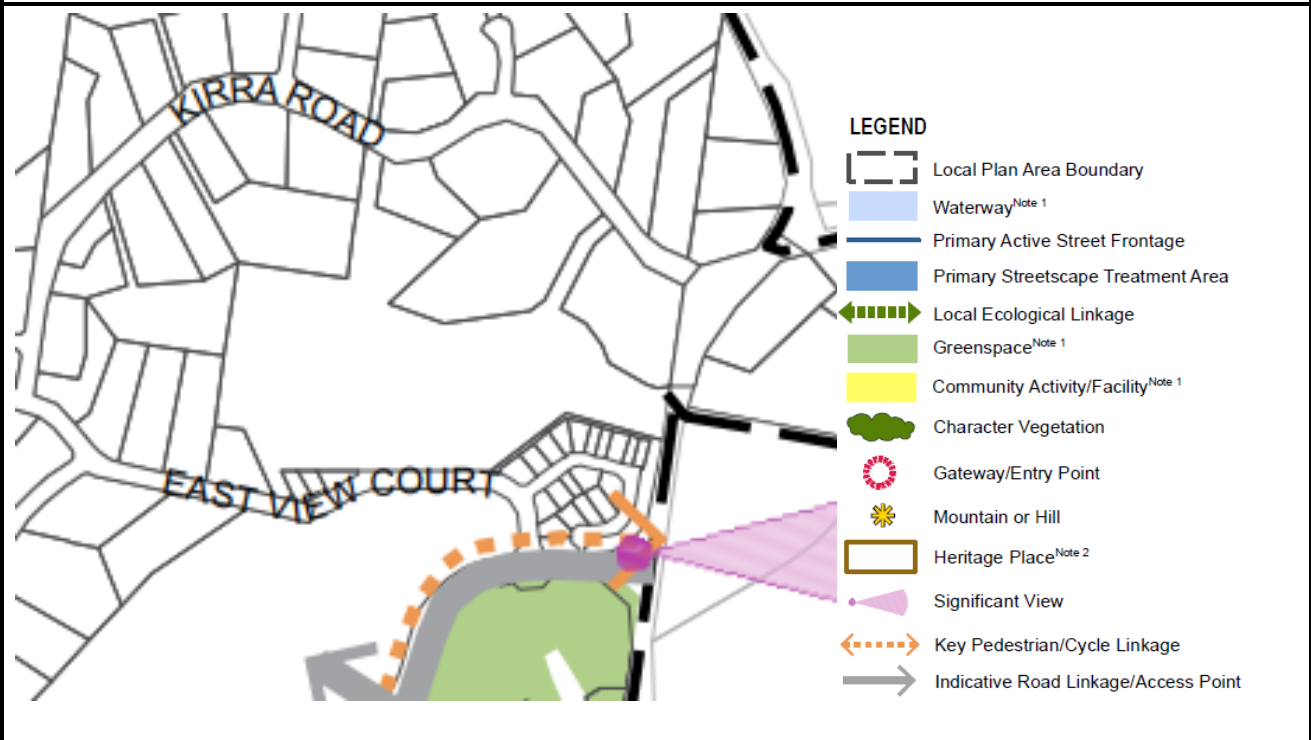


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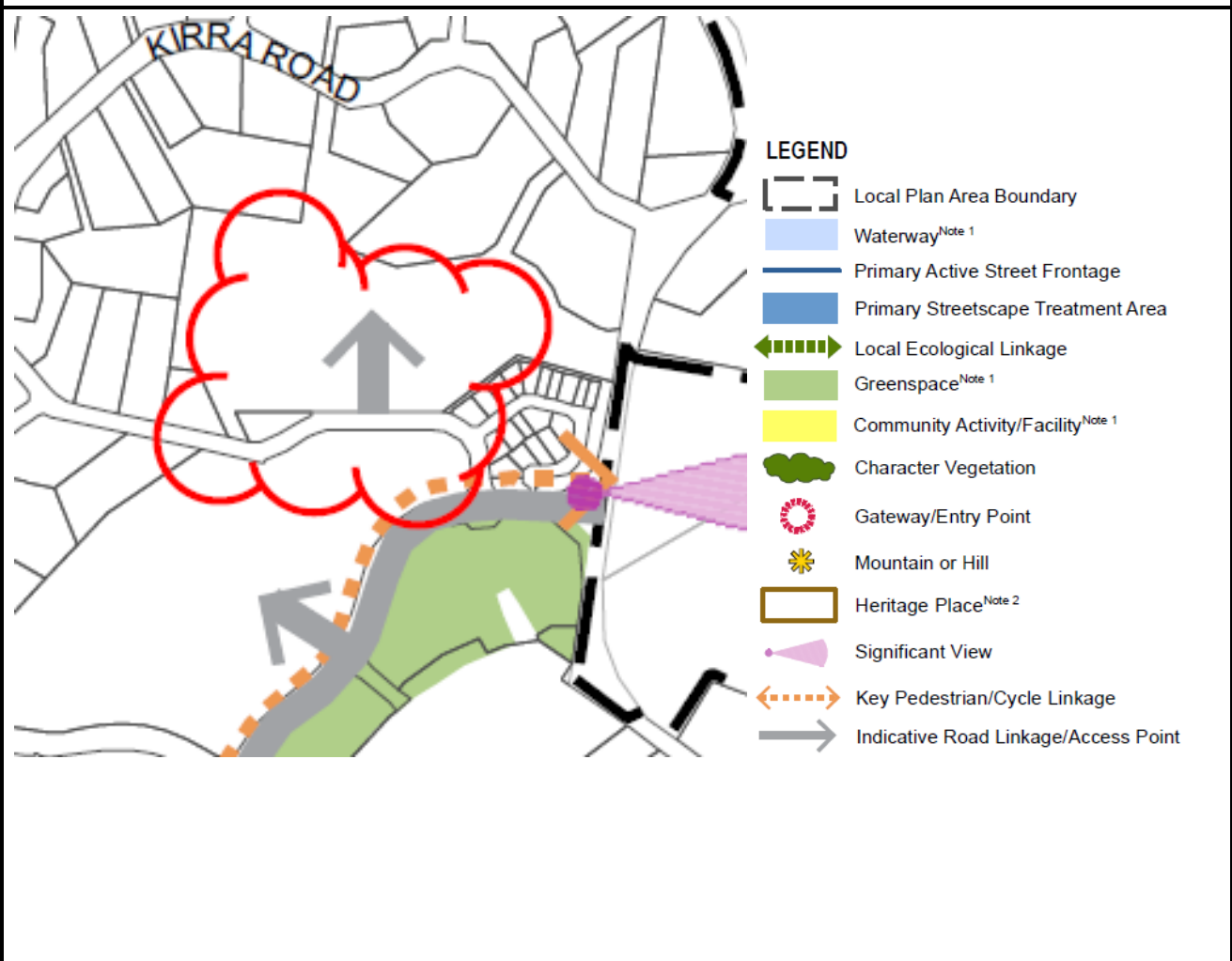


Extract of Figure 7.2.4A (Bli Bli Local Plan Elements)

Existing

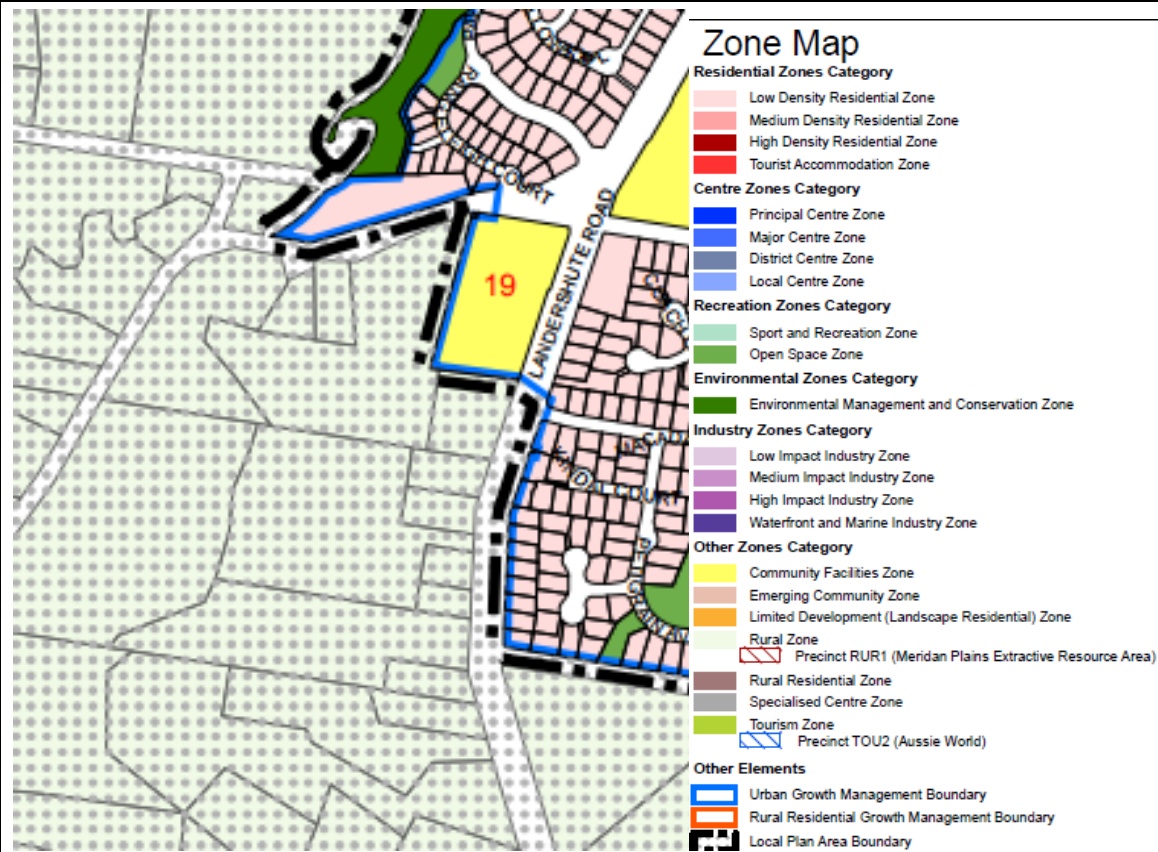


Proposed

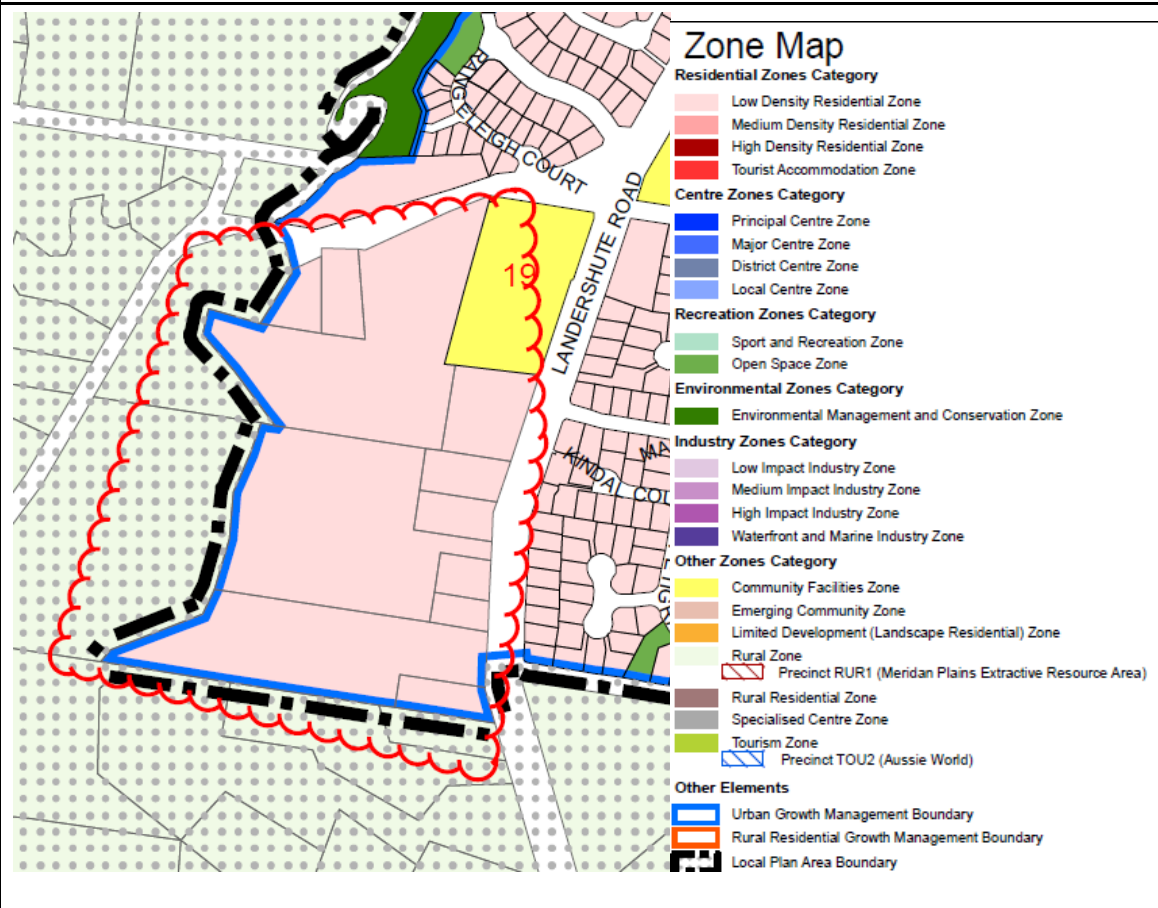


Extract of Zone Map ZM28 (Palmwoods Local Plan Area)

Existing

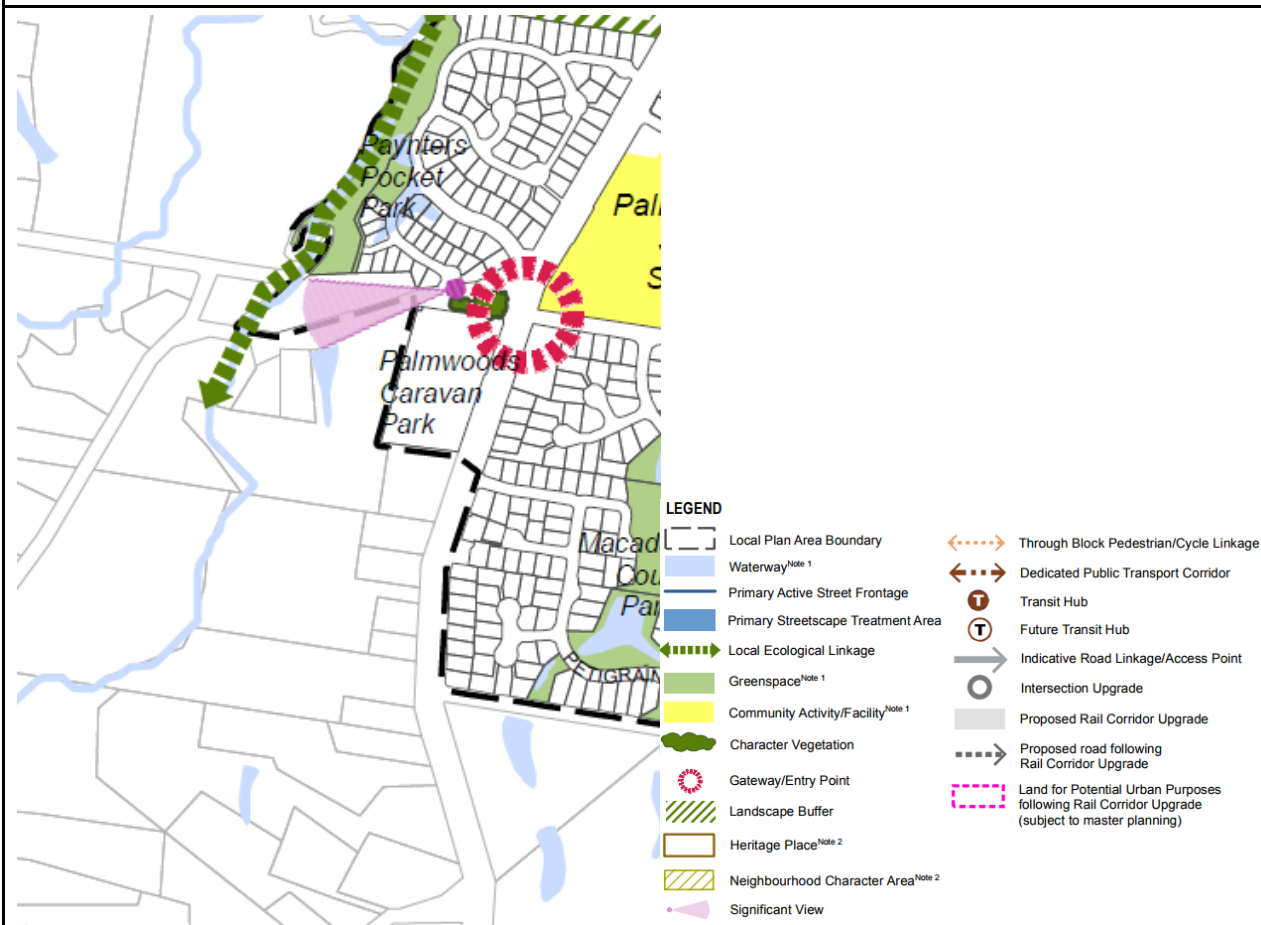


Proposed

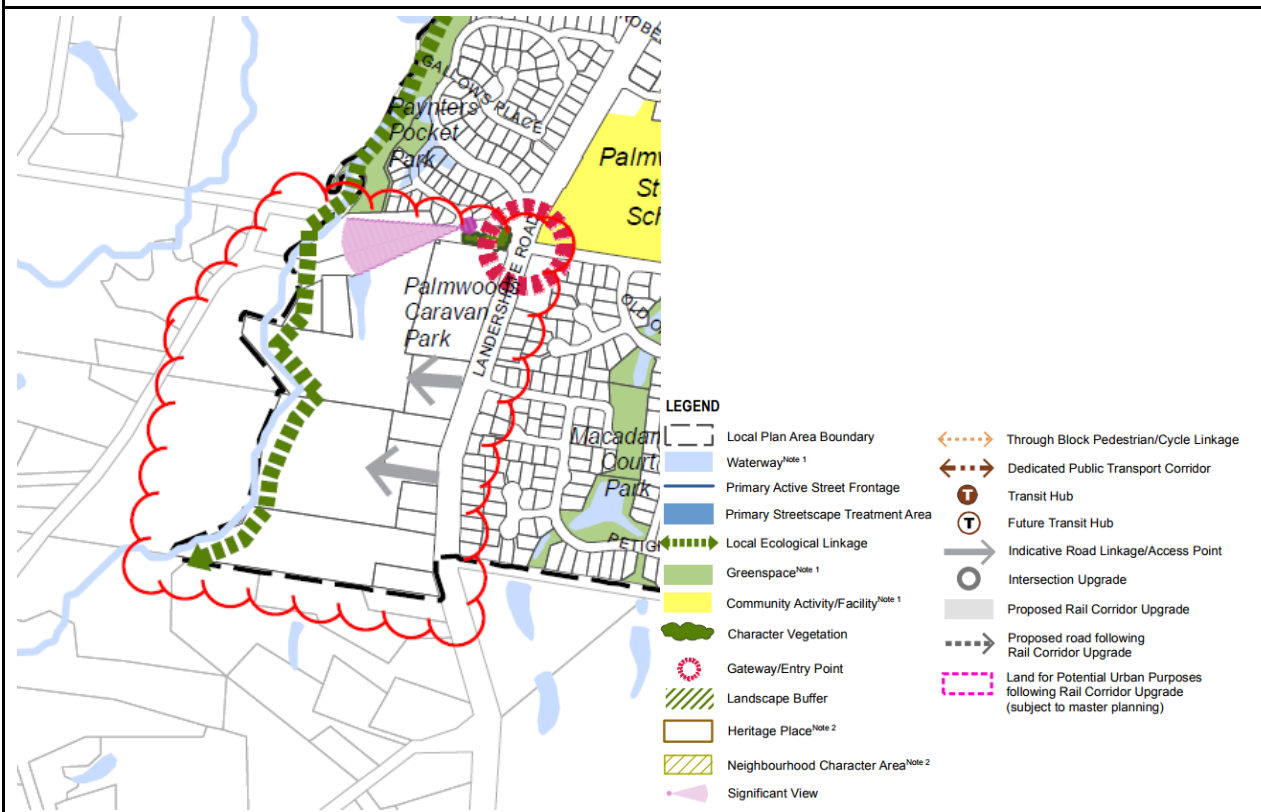


Extract of Figure 7.2.23A (Palmwoods Local Plan Elements)

Existing

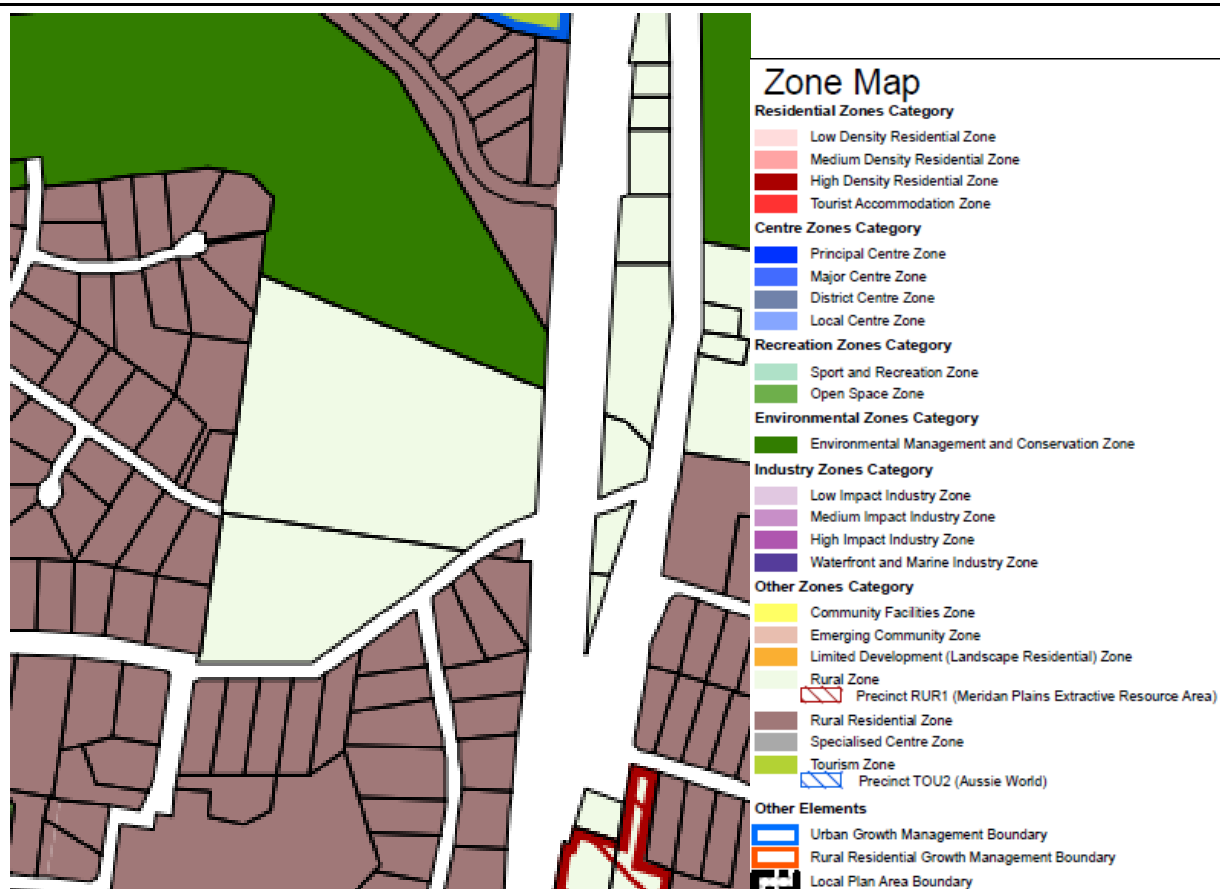


Proposed

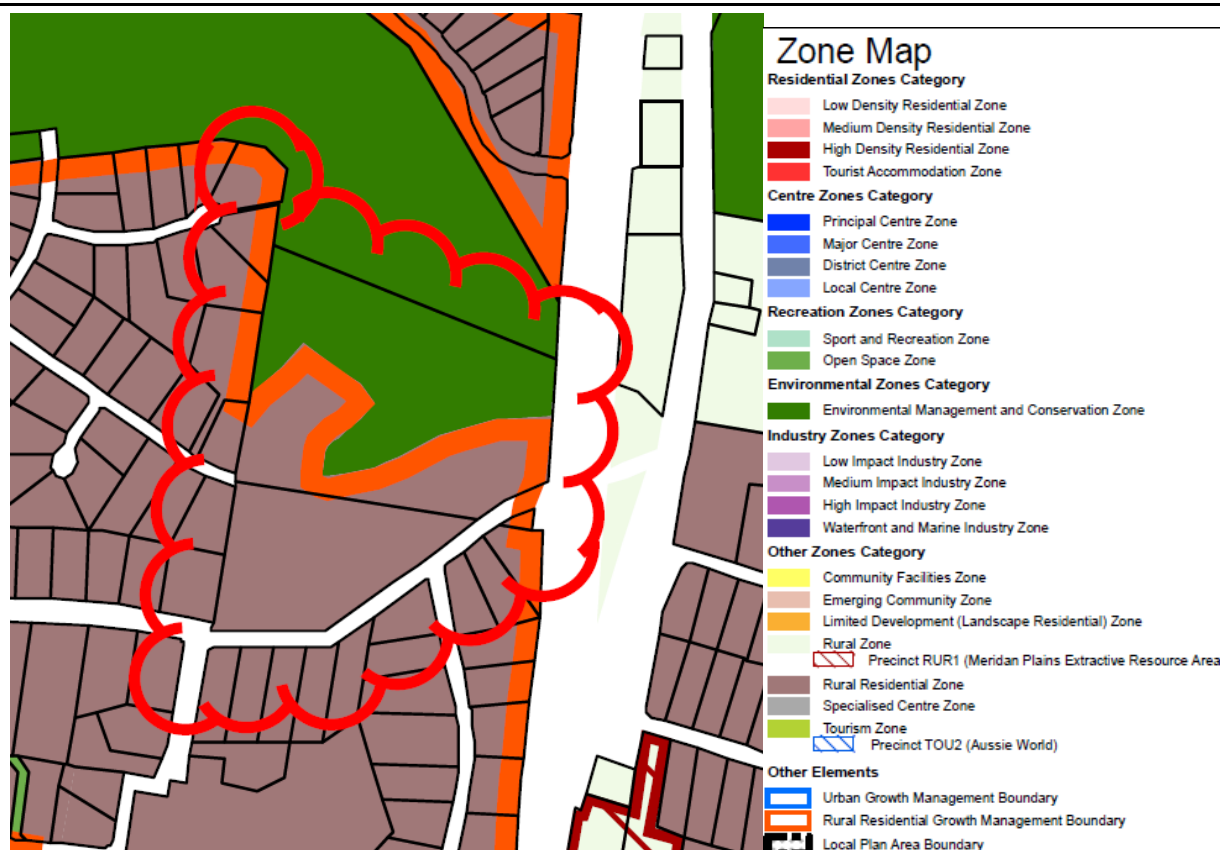


Extract of Zone Map ZM43 (Rural Map Tile)

Existing

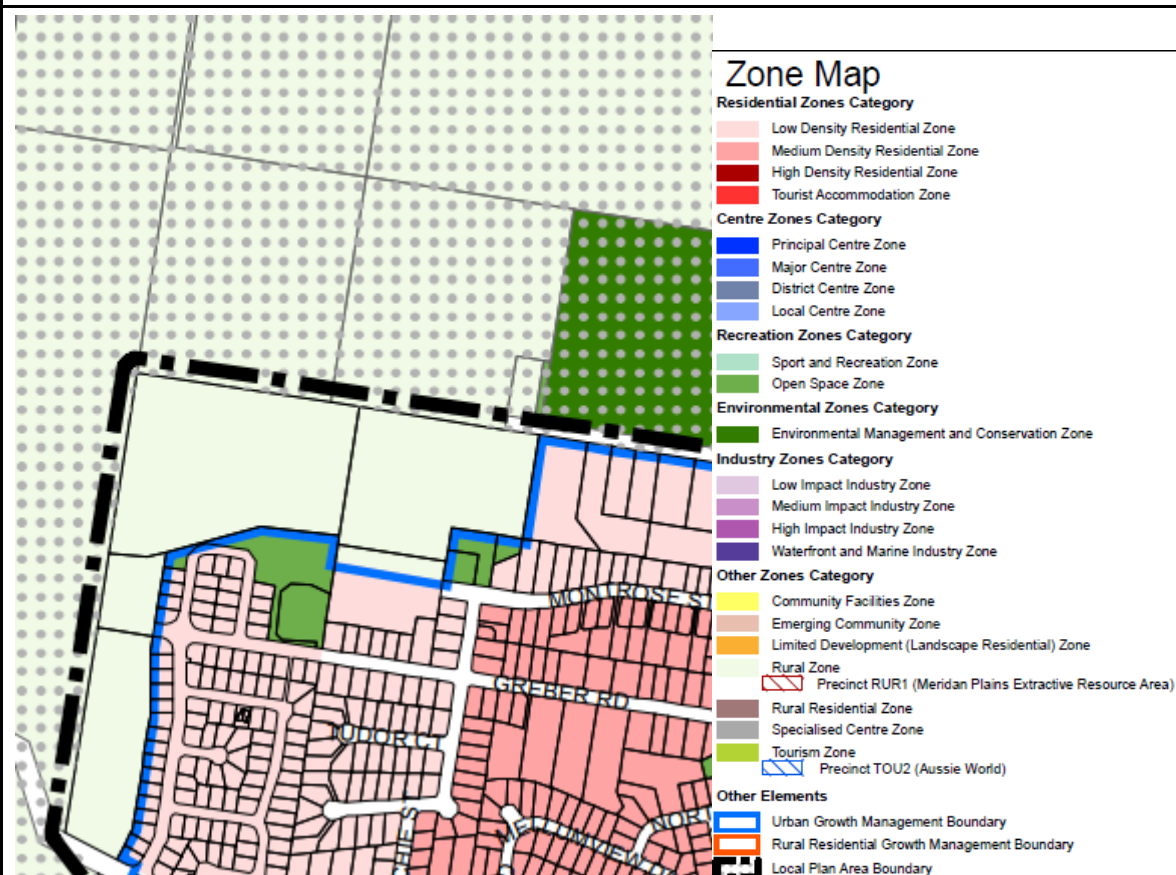


Proposed

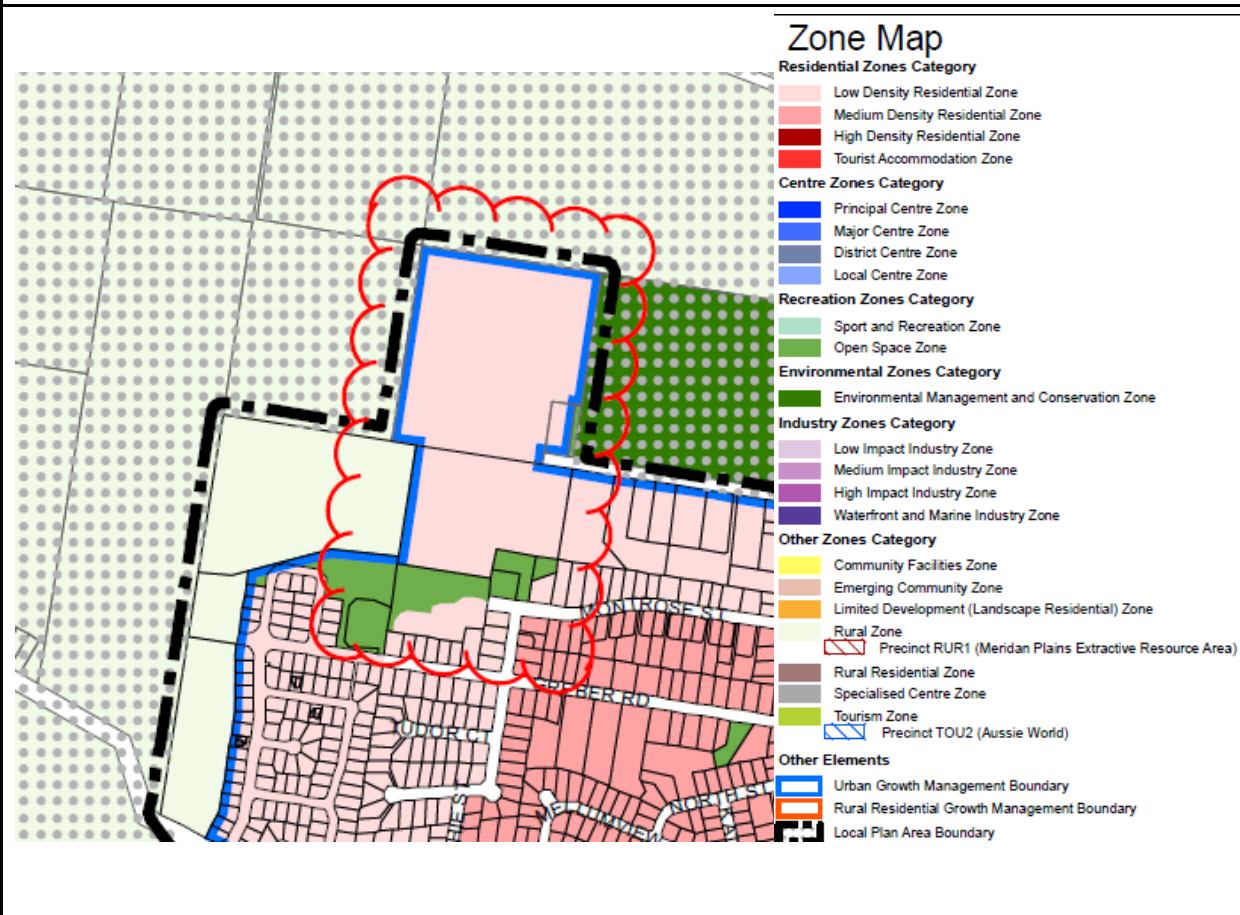


Extract of Zone Map ZM49 (Beerwah Local Plan Area)

Existing

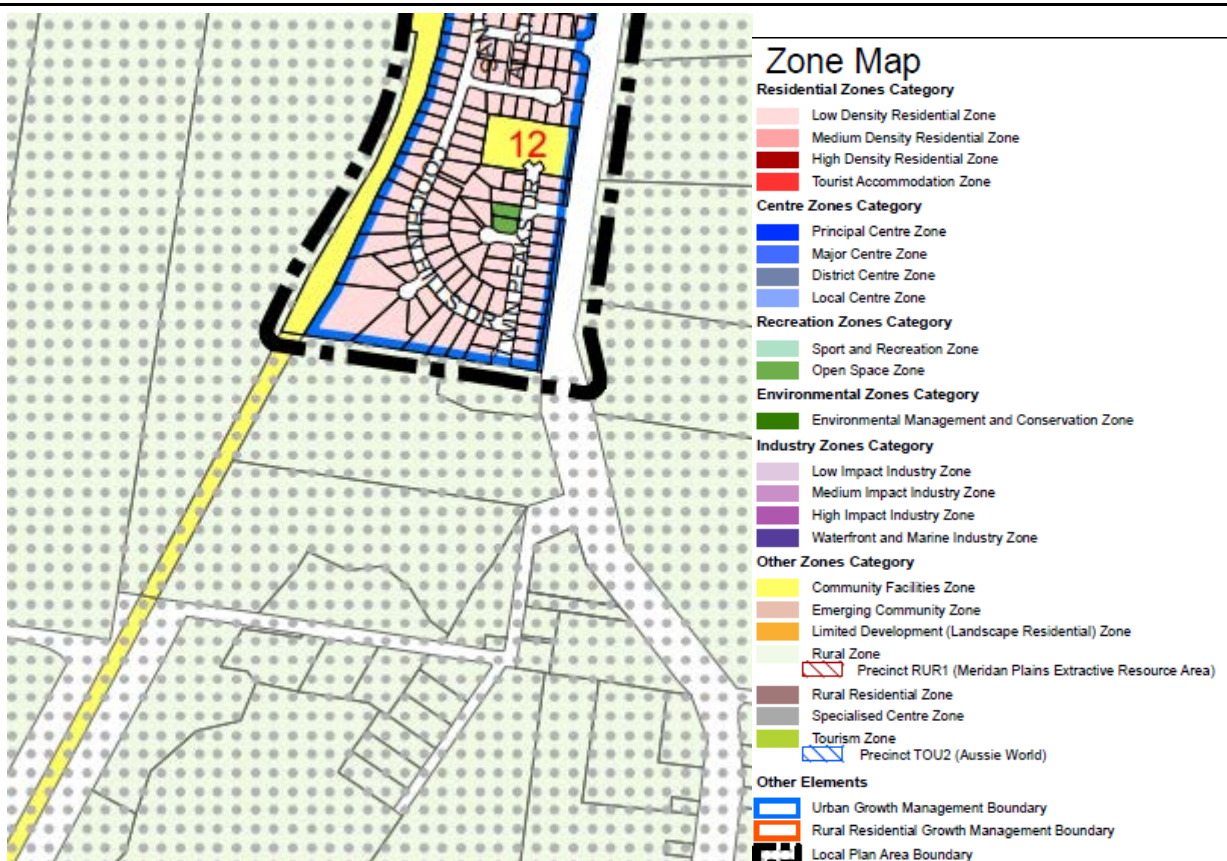


Proposed

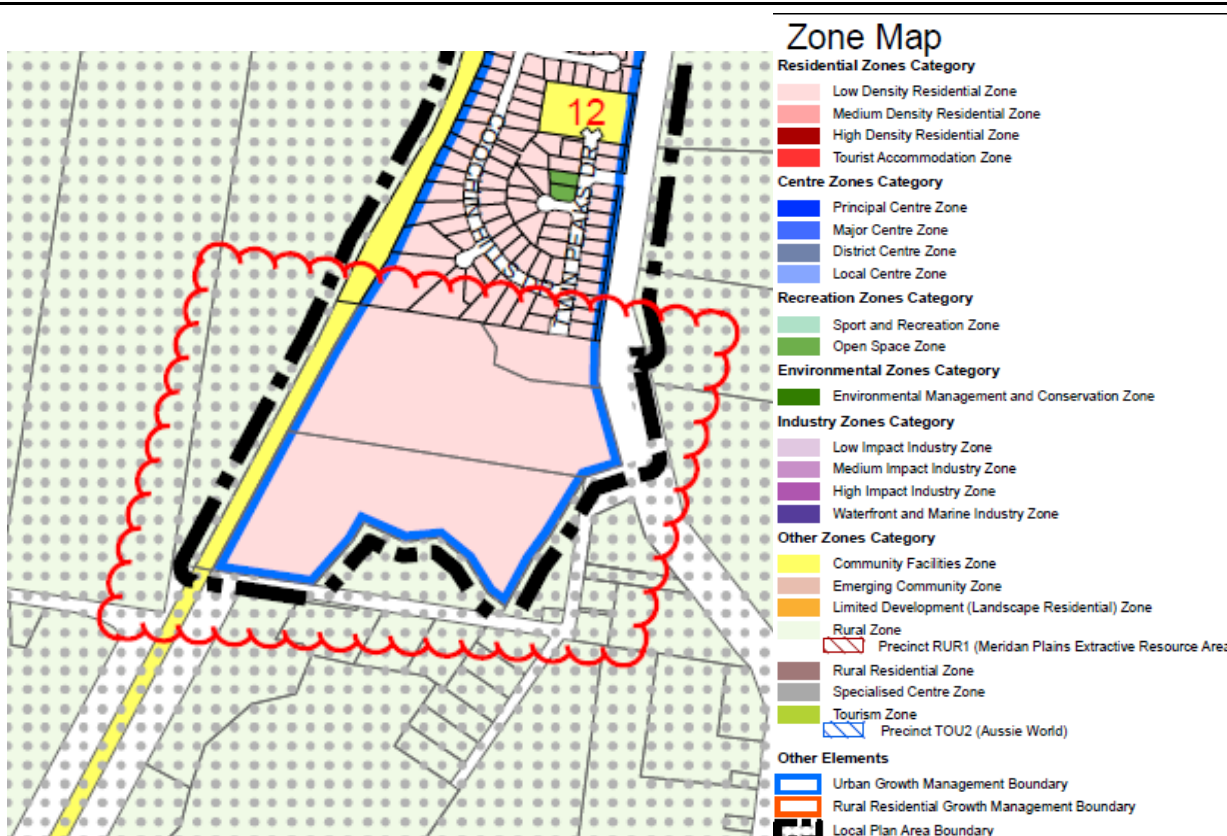


Extract of Zone Map ZM49 (Beerwah Local Plan Area)

Existing

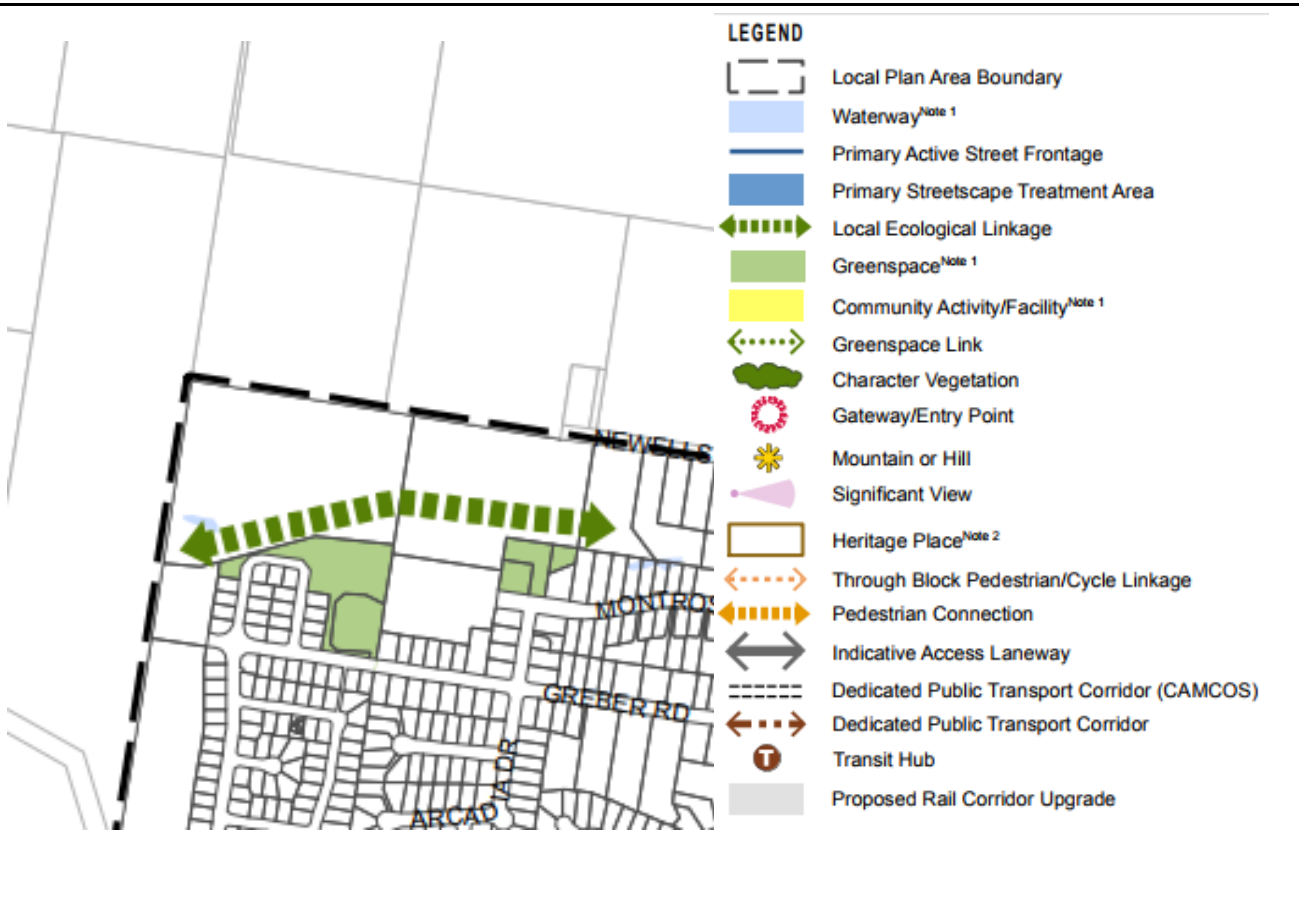


Proposed



Extract of Figure 7.2.2A (Beerwah Local Plan Elements)

Existing

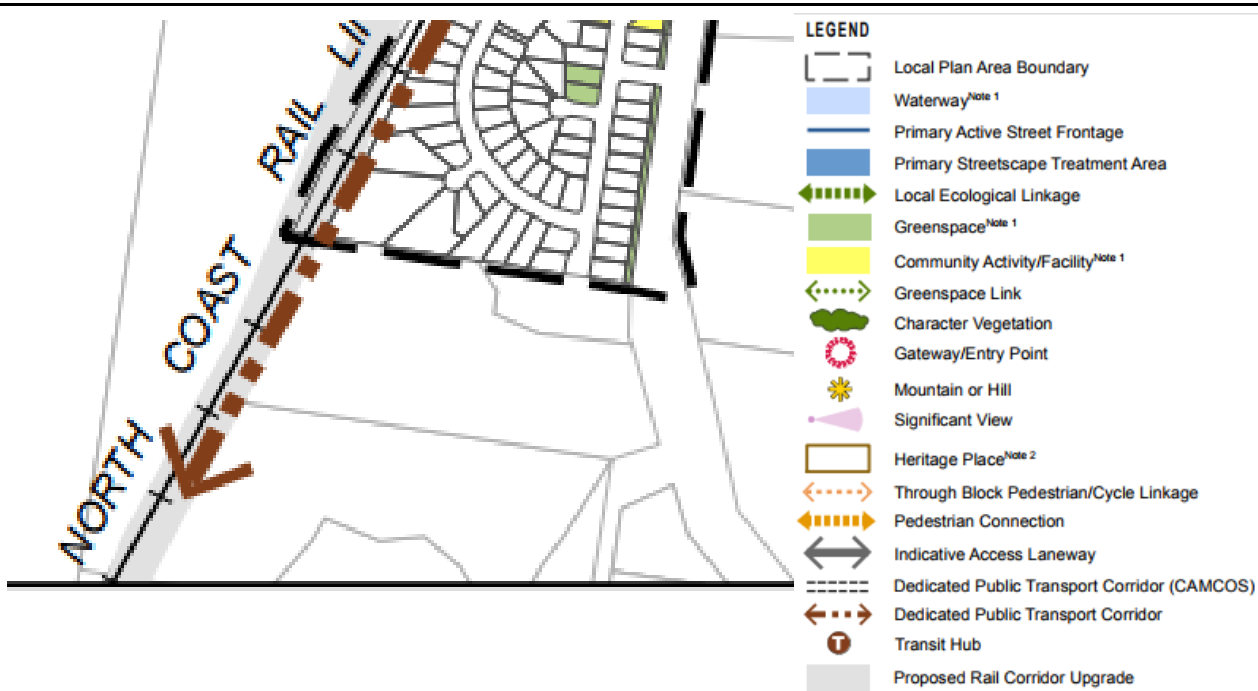


Proposed

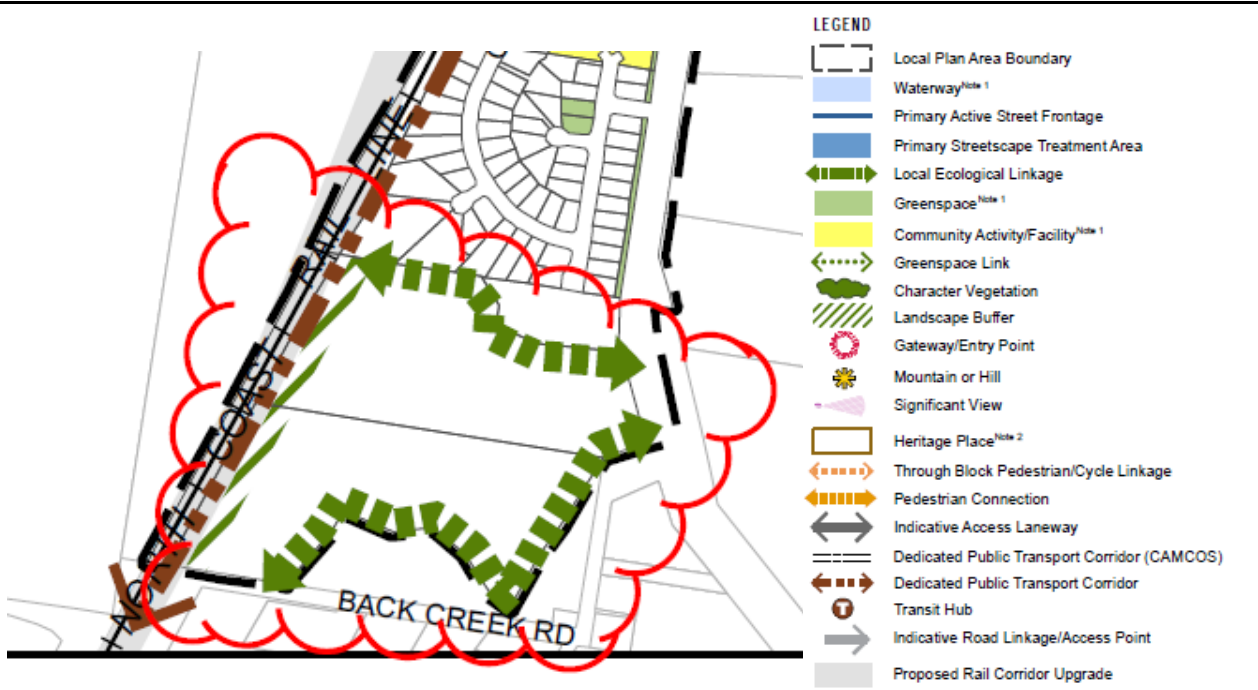


Extract of Figure 7.2.2A (Beerwah Local Plan Elements)

Existing

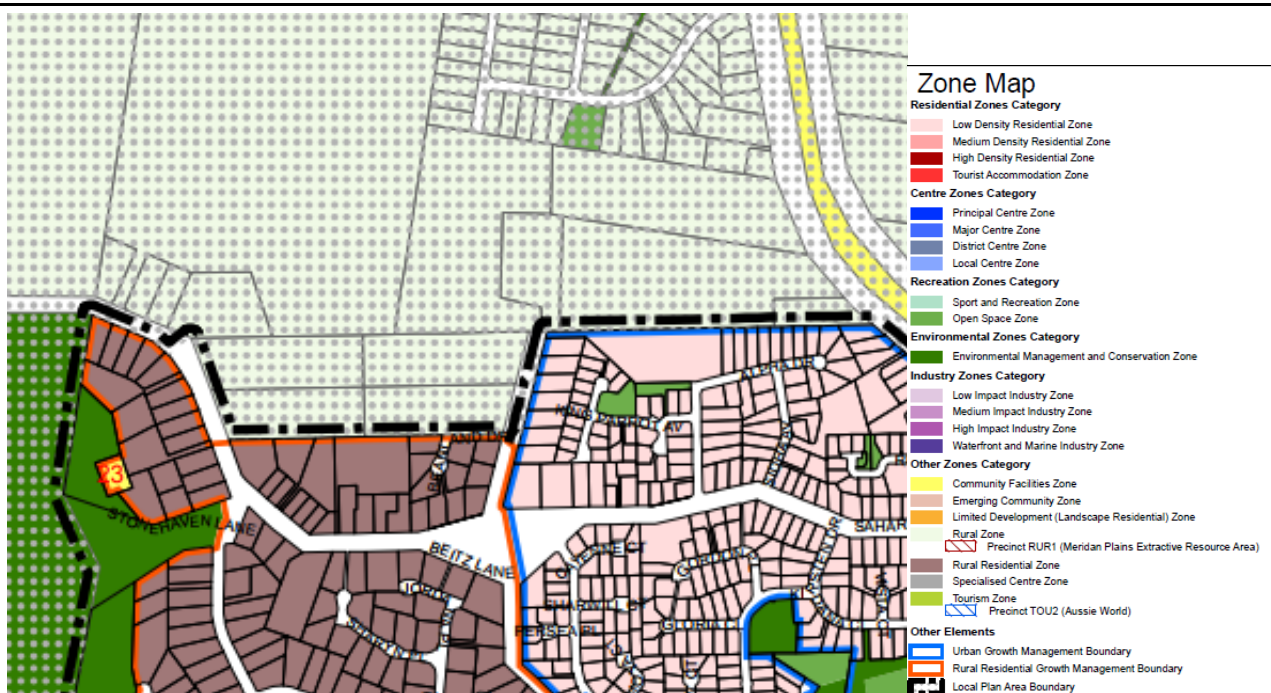


Proposed

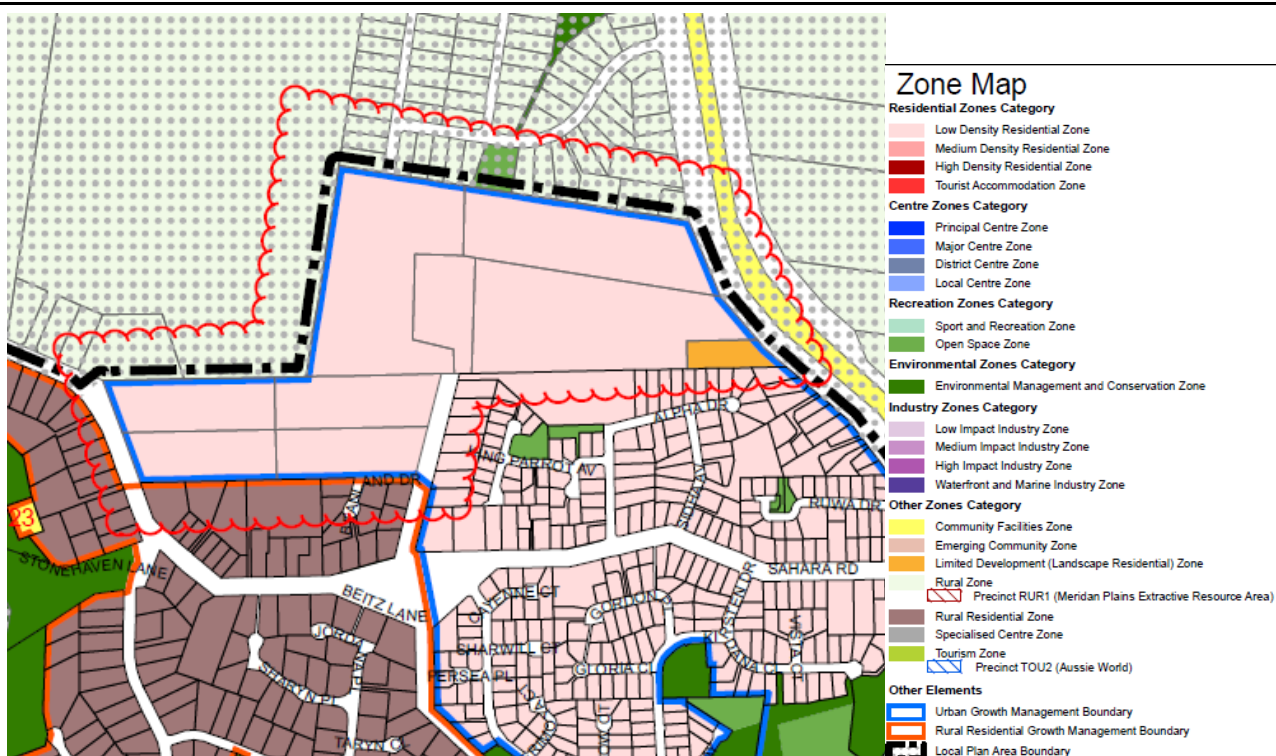


Extract of Zone Map ZM50 (Glass House Mountains Local Plan Area)

Existing



Proposed



Extract of Figure 7.2.12A (Glass House Mountains Local Plan Elements)

Existing



Proposed

