

7.2.9 Eudlo local plan code

7.2.9.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Eudlo local plan area as shown on Map ZM29 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Eudlo 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 7.2.9.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.9.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.9A (Eudlo local plan elements)**.

7.2.9.2 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 Eudlo local plan code.

The Eudlo local plan area is located on the North Coast Rail Line in the central part of the Sunshine Coast.

The local plan area comprises the small rural village of Eudlo and the residential areas immediately to the south and north of the village, and has a land area of approximately 24 hectares.

Eudlo is set within a picturesque rural and natural landscape in the Eudlo Creek Valley approximately half way between the larger settlements of Mooloolah to the south and Palmwoods to the north. The timber industry was the means of livelihood for early settlers, with a sawmill built to process large quantities of timber from the Blackall Range and surrounding forests.

Rosebed Street in the centre of the village is a traditional style main street that incorporates a post office and general store. The general store provides convenience goods and services to local residents and nearby rural and rural residential areas. Eudlo village is relatively low lying compared to the surrounding areas and much of the housing in the village reflects the raised Queenslander style in response to low level flooding.

The Eudlo Hall in conjunction with other community facilities situated on the western side of Rosebed Street provides a focus for community activity within the local plan area.

A number of places of cultural heritage significance are found in Eudlo including the Eudlo Hall, the Eudlo State School and the Methodist Church. Eudlo has strong associations to the past and its timber getting and milling origins. The Chenrezig Institute, a well known Tibetan Buddhist temple and retreat is located a short drive from the village.

Whilst some smaller urban lots exist in the local plan area, the residential areas of Eudlo are characterised by large urban lots that contribute to the low-density rural village character. Detached housing is generally of the traditional Queensland style, also reflecting the rich heritage of the village.

The Eudlo community enjoys a quiet, relaxed lifestyle where surrounding open spaces, rural vistas and privacy are key features. A focus on community activities in the village area and heritage are also important elements of this lifestyle.

Rosebed Street, Corlis Avenue and Anzac Avenue are major roads in the local plan area. The North Coast Railway is intended to be upgraded in the future, and will result in the railway line shifting further west from the village which may provide opportunities for improved parkland and community facilities.

The Eudlo local plan area has only limited urban services. Neither reticulated water nor sewerage are available to the local plan area and are not planned to be made available in the life of the planning scheme.

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

7.2.9.3 Purpose and overall outcomes

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

7.2.9.4 Performance outcomes and acceptable outcomes

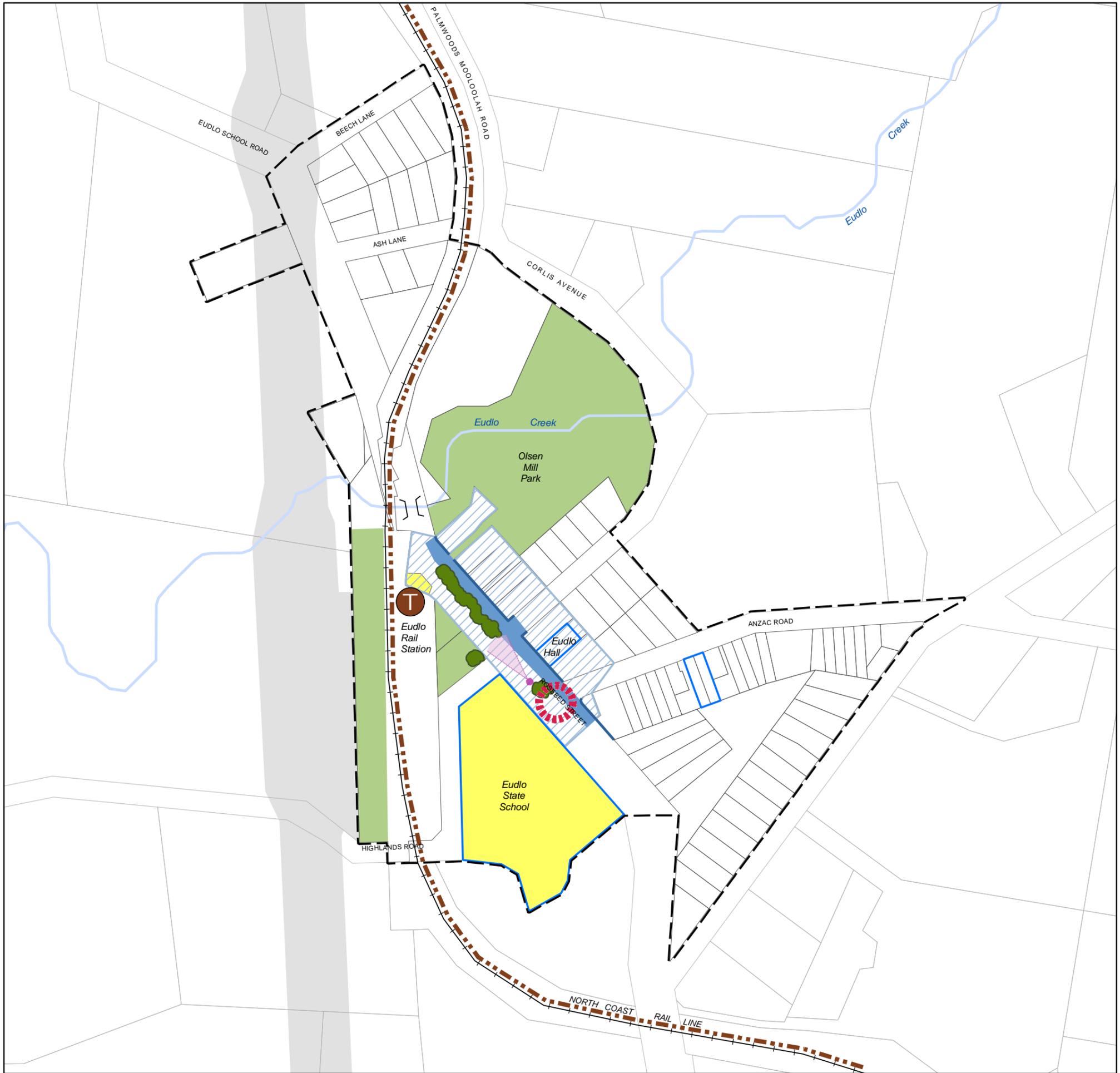
Table 7.2.9.4.1 Performance outcomes and acceptable outcomes for assessable development

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

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

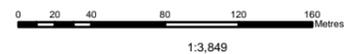
Performance Outcomes		Acceptable Outcomes	
			<p><i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular 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 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> .	AO4	No acceptable outcome provided.
PO5	Development is sited, designed and operated to ensure there are no adverse environmental impacts as a result of on-site effluent disposal, including on the water quality of Eudlo Creek.	AO5	No acceptable outcome provided.
Development in the Local Centre Zone			
PO6	Development in the Local centre zone provides for a mix of residential uses and small scale retail, entertainment/catering and commercial business uses that:- (a) support the role of the Eudlo Village Centre as a small local (not full service) activity centre; and (b) provide a basic level of convenience goods and services to local residents and visitors.	AO6	No acceptable outcome provided.
PO7	Development in the Local centre zone:- (a) is sympathetic to the rural village character and identity of Eudlo; (b) complements the traditional built form and <i>streetscape</i> of existing development; (c) provides an active interface to the street; and (d) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street.	AO7	Development in the Local centre zone:- (a) provides for Rosebed Street to be maintained as a wide, attractive and pedestrian friendly main street; (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 7.2.9A (Eudlo local plan elements) ; (d) has a maximum <i>plot ratio</i> of 1:1; (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; (f) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (g) has building openings overlooking the street; (h) uses understated colour schemes and low-reflective roofing and

Performance Outcomes		Acceptable Outcomes	
			cladding materials; (i) ensures that signage is integrated with the building; (j) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (k) provides for on-site car parking at the rear or to one side of the development.
PO8	Development for reconfiguring a lot in the Local centre zone provides for lot sizes and a configuration of lots that:- (a) is sympathetic to the village character and identity of Eudlo; and (b) provides for the safe and effective treatment and disposal of effluent on-site.	AO8	Development for reconfiguring a lot in the Local centre zone provides for lots which are a minimum of 2,000m ² in area, or larger where required to provide for adequate on-site effluent treatment and disposal.
Development in the Low Density Residential Zone			
PO9	Development in the Low density residential zone involving reconfiguring a lot:- (a) is sympathetic to the rural village character and identity of Eudlo; and (b) provides for the safe and effective treatment and disposal of effluent on-site.	AO9	Development for reconfiguring a lot in the Low density residential zone provides for lots which are a minimum of 2,000m ² in area, or larger where required to provide for adequate on-site effluent treatment and disposal.
Development in the Community Facilities Zone (Former Olsen Mill Site)			
PO10	Development in the Community facilities zone on the former Olsen Mill site:- (a) provides for community related activities or limited other uses that support local employment in a manner which does not detract from the role and function of the Eudlo Village Centre; (b) maintains the amenity of the adjacent Olsen Mill Park; (c) does not adversely impact on the operation or future upgrade of the North Coast Rail Line; and (d) is designed and operated in a manner which protects the water quality of Eudlo Creek.	AO10	No acceptable outcome provided.



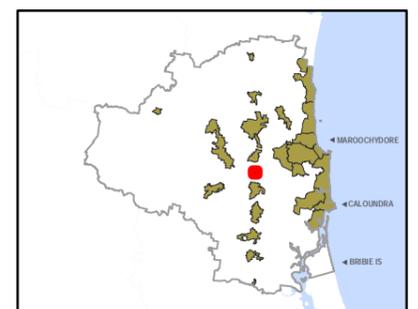
LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Character Vegetation
- Gateway/Entry Point
- Heritage Place^{Note 2}
- Character Area^{Note 2}
- Significant View
- Dedicated Public Transport Corridor
- Transit Hub
- Proposed Rail Corridor Upgrade



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

Figure 7.2.9A (Eudlo Local Plan Elements)