

## 7.2.10 Eumundi local plan code

### 7.2.10.1 Application

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

### 7.2.10.2 Context and setting

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

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

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

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

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

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

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

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

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

### 7.2.10.3 Purpose and overall outcomes

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

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

#### 7.2.10.4 Performance outcomes and acceptable outcomes

**Table 7.2.10.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Eumundi 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 Eumundi in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or local character significance.  Editor's Note – <b>Section 8.2.9 (Heritage and character areas overlay code)</b> sets out requirements for development on or in proximity to <i>local heritage places</i> and in <i>character areas</i> .
		AO1.2	Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	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 Eumundi local plan area.	AO2.1	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises and does not intrude upon the important views to Mount Eerwah and Cooroy Mountain and other views to surrounding rural and natural areas as identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> .
		AO2.3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> that contributes to the <i>streetscape</i> character and vegetated backdrop to the town including:- (a) the camphor laurel and fig trees along Memorial Drive; and (b) other character <i>vegetation</i> where identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> .  Note—in some circumstances, the eradication of weed species and planting of locally native

Performance Outcomes		Acceptable Outcomes	
			species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
<b>PO3</b>	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to reflect and enhance the sense of entry to, and the rural town character of, Eumundi.	<b>AO3.1</b>	Development adjacent to a primary streetscape treatment area or gateway/entry point identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> incorporates architectural and landscape treatments and other design elements which enhance the sense of arrival to, and the rural village character of, Eumundi.
		<b>AO3.2</b>	Development enhances the visual appeal and sense of arrival into the town by planting street trees along Memorial Drive and Eumundi-Noosa Road.
		<b>AO3.3</b>	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.  Note— <b>Section 9.4.2 (Landscape code)</b> sets out requirements for streetscape landscapes including entry statement landscapes.  Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.  Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
<b>PO4</b>	Development preserves the green buffer on the eastern side of the main street (Memorial Drive) and facilitates the provision of a linked system of open space and community facilities connecting the sports grounds and show grounds, the Eumundi Town Square and Parklands, the old rail corridor north of the town centre, the Butter Factory and the wider Sunshine Coast open space system.	<b>AO4.1</b>	Development protects and enhances the greenspace link where identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> .
		<b>AO4.2</b>	Development supports the clustering of community and open space recreation uses at the Eumundi Town Square and Parklands identified on the <b>Figure 7.2.10A (Eumundi local plan elements)</b> .
<b>PO5</b>	Development improves local connectivity by providing improved through block pedestrian and cycle connections in particular between Memorial Drive and Napier Street.	<b>AO5</b>	Development provides for through block pedestrian and cycle links where identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> .
<b>PO6</b>	Development provides for the reuse of the old rail corridor north of the town centre as <i>public open space</i> and a pedestrian/cycle link to and from the Butter Factory site.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development retains the existing road pattern for entering and leaving Eumundi's main street, especially the curved northern end of Memorial Drive and the sharp curve of the road at the southern end.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience</i>	<b>AO8</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><i>restaurant</i>, or</p> <p>(b) incorporate a <i>drive-through facility</i>.</p>		
<b>Development for Markets in Eumundi</b>			
<b>PO9</b>	Development provides for <i>market</i> activity to be limited to areas specifically intended to accommodate <i>markets</i> .	<b>AO9</b>	Development provides for any further <i>market</i> activity to be located only in the Eumundi Town Square and Parklands and/or on Lot 402 CG312 (corner of Napier Road and Albert Street).
<b>PO10</b>	<p>Development provides for <i>market</i> activity to:-</p> <p>(a) minimise economic impact on existing permanent businesses in the town;</p> <p>(b) maintain the character of the town including the conservation of heritage and townscape values within Eumundi Town Square and Parklands;</p> <p>(c) provide benefits to the local community including opportunities for local employment;</p> <p>(d) ensure a majority of goods sold are produced locally; and</p> <p>(e) adequately address parking and traffic issues.</p>	<b>AO10</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone Generally</b>			
<b>PO11</b>	<p>Development in the Local centre zone provides for small scale uses and mixed uses that:-</p> <p>(a) support Eumundi's role and function as a local (full service) activity centre; and</p> <p>(b) provide a wide range of convenience goods and services, including small scale tourist services to residents and visitors.</p>	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	<p>Development does not result in any of the following:-</p> <p>(a) the establishment of more than 1 <i>supermarket</i> in Eumundi; and</p> <p>(b) the total <i>gross leasable floor area</i> of the <i>supermarket</i> exceeding 1,000m<sup>2</sup>.</p>	<b>AO12</b>	No acceptable outcome provided.
<b>PO13</b>	<p>Development in the Local centre zone:-</p> <p>(a) is sympathetic to the rural town character and identity of Eumundi;</p> <p>(b) addresses the street;</p> <p>(c) complements the traditional built form and <i>streetscape</i>;</p> <p>(d) creates vibrant and active streets and public spaces;</p> <p>(e) provides continuous weather protection for pedestrians;</p> <p>(f) uses traditional building materials; and</p> <p>(g) provides integrated and functional parking and access arrangements that do not dominate the street.</p>	<b>AO13</b>	<p>Development in the Local centre zone:-</p> <p>(a) provides for Memorial Drive to be maintained as a wide, attractive and pedestrian friendly main street;</p> <p>(b) provides a fine scale built form with narrow building frontages;</p> <p>(c) provides for buildings which close the vista at the northern end of the main street;</p> <p>(d) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</p> <p>(e) provides <i>primary active street frontages</i>, built to the front boundary, where identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b>;</p> <p>(f) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing</p>

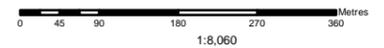
Performance Outcomes		Acceptable Outcomes	
			<p>posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(g) provides for a mixture of original lowset timber framed buildings and compatible new buildings;</p> <p>(h) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street;</p> <p>(i) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade;</p> <p>(j) provides detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor balconies;</p> <p>(k) uses understated colour schemes and low-reflective roofing and cladding materials;</p> <p>(l) ensures that signage is integrated with the building;</p> <p>(m) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; and</p> <p>(n) retains on street parking and provides on-site car parking at the rear or to one side of the development.</p>
<b>PO14</b>	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.	<b>AO14</b>	No acceptable outcome provided.
<b>PO15</b>	Reconfiguring a lot in the Local centre zone:- (a) maintains the character of Eumundi Town Centre; and (b) does not result in the alienation of centre zoned land.	<b>AO15.1</b>  <b>AO15.2</b>	Development for reconfiguring a lot in the Local centre zone provides for lots which are a minimum of 600m <sup>2</sup> in area.  Development in the Local centre zone does not result in the creation of <i>rear lots</i> .
<b>Development in the Medium Density Residential Zone Generally</b>			
<b>PO16</b>	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.	<b>AO16</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
<b>PO17</b>	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.	<b>AO17</b>	Development provides for buildings that have no more than 4 attached <i>dwelling</i> s.
<b>Development in Precinct EUM LPP-1 (Eumundi Butter Factory)</b>			
<b>PO18</b>	Development in Precinct EUM LPP-1 (Eumundi Butter Factory) identified on <b>Local Plan Map LPM3:-</b> (a) where located on the site of the old Butter Factory, provides for buildings, structures and landscaping which respond to and interpret the history of the site, including the preservation and adaptive re-use of the existing Butter Factory building; (b) provides for the re-use of the old rail corridor north of the town centre as <i>public open space</i> and an attractive pedestrian and cycle link to the town centre and parklands; (c) provides for buildings which are designed to address and optimise casual surveillance to parkland and pedestrian links within the old rail line corridor; (d) maintains the visual continuity and pattern of buildings and landscape elements along Memorial Drive including the retention of detached traditional style housing fronting Memorial Drive; and (e) provides safe and efficient vehicular access.	<b>AO18</b>	No acceptable outcome provided.
<b>Development in the Low Density Residential Zone</b>			
<b>PO19</b>	Development 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 Eumundi.	<b>AO19</b>	Development in the Low density residential zone provides for lots which are a minimum of 700m <sup>2</sup> in area.
<b>PO20</b>	Development on land adjacent to the Bruce Highway preserves, and where necessary enhances, existing <i>vegetation</i> adjacent to the highway in order to:- (a) visually screen built form elements and maintain the visual amenity of the highway as a scenic route; (b) maintain a vegetated backdrop to development; and (c) assist in providing appropriate acoustic attenuation for development.	<b>AO20</b>	No acceptable outcome provided.
<b>PO21</b>	Development on land adjacent to Eumundi-Noosa Road incorporates a <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.	<b>AO21</b>	Development provides a minimum 10 metre wide densely vegetated <i>landscape buffer</i> along the Eumundi-Noosa Road <i>frontage</i> where identified on <b>Figure 7.2.10A (Eumundi local plan elements)</b> .



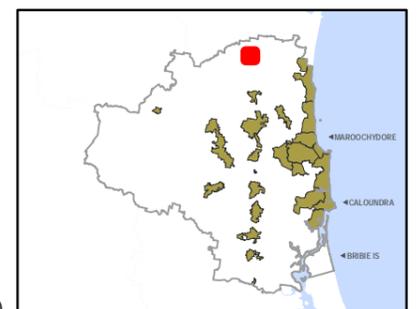
LEGEND

- Local Plan Area Boundary
- Waterway<sup>Note 1</sup>
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace<sup>Note 1</sup>
- Community Activity/Facility<sup>Note 1</sup>
- Greenspace Link
- Character Vegetation
- Landscape Buffer
- Gateway/Entry Point
- Significant View
- Heritage Place<sup>Note 2</sup>
- Character Area<sup>Note 2</sup>
- Mountain or Hill
- Through Block Pedestrian/Cycle Linkage
- Dedicated Public Transport Corridor
- Transit Hub



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

Figure 7.2.10A (Eumundi Local Plan Elements)