

7.2.12 Glass House Mountains local plan code

7.2.12.1 Application

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

7.2.12.2 Context and setting

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

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

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

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

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

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

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

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

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

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) 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.
 - (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.
 - (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 historic significance. Editor's Note— Section 8.2.9 (Heritage and 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> .
		AO1.2	Where buildings of cultural heritage or local historic 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 including:-

Performance Outcomes		Acceptable Outcomes	
			<p>(a) mature Mango, African Tulip, Poinciana, Jacaranda, Coral, Tibouchina and Frangapani trees within the town centre;</p> <p>(b) the memorial Camphor Laurel on the corner of Reed Street and Bishop Street;</p> <p>(c) Ivory Curl Flower, Yellow Poinciana and Flindersia street trees and parkland trees;</p> <p>(d) stands of Eucalyptus trees adjacent to the Neighbourhood Centre, Uniting Park and the railway station car park;</p> <p>(e) <i>vegetation</i> along Bruce Parade;</p> <p>(f) bushland along the Local centre zone boundaries;</p> <p>(g) remnant <i>vegetation</i> along Coonowrin Creek and tributaries; and</p> <p>(h) other character <i>vegetation</i> where identified on Figure 7.2.12A (Glass House Mountains 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>
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	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.
			Note – Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.
			Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.
			Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
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	Development provides a minimum 10 metre wide densely vegetated <i>landscape buffer</i> along Steve Irwin Way.
			Editor's Note— Section 8.2.12 (Scenic amenity overlay code) sets out additional requirements in relation to development on scenic routes.
PO5	Development on land with frontage to Coonowrin Creek, or on land otherwise identified as a local ecological linkage	AO5	No acceptable outcome provided.
			Editor's Note— Section 8.2.3 (Biodiversity,

Performance Outcomes		Acceptable Outcomes	
	on Figure 7.2.12A (Glass House Mountains local plan elements) , facilitates the provision of the local ecological linkage.		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 the street, with the main entrance

Performance Outcomes		Acceptable Outcomes	
			<p>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			
PO13	Reconfiguring a lot in the Rural	AO13.1	Development in the Rural residential zone

Performance Outcomes		Acceptable Outcomes	
	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.	AO13.2 AO13.3	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. 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) . 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.
Additional Performance Outcomes and Acceptable Outcomes for Development in the Low Density Residential Zone North of Buzaki Road and Beanland Drive			
PO16	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:- (a) is sympathetic to the character of adjacent residential areas; (b) appropriately transitions to the adjacent and surrounding rural and rural residential areas; (c) are used predominantly for single <i>household</i> detached housing; and (d) optimises view corridors to the Glass House Mountains from public roads and open space.	AO16	<i>In partial fulfillment of Performance Outcome PO16:-</i> Reconfiguring a lot in the Low density residential zone north of Buzaki Road and Beanland Drive provides for:- (a) a minimum lot size of 700m ² , and an average lot size of at least 900m ² ; and (b) any lots intended for a <i>dual occupancy</i> or <i>secondary dwelling</i> , 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.
PO17	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 residential care facility where the facility	AO17	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>is:-</p> <ul style="list-style-type: none"> (a) a small scale, well-designed integrated facility; (b) located towards the southern extent of the area; and (c) accommodated as a part of an overall design which provides for predominantly low density residential lots across the remainder of the area. 		



- 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}
 - 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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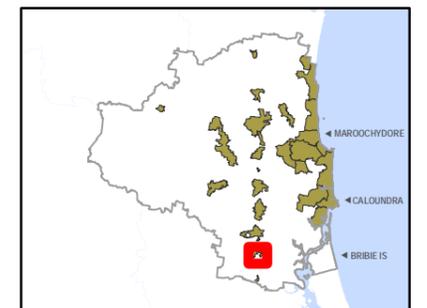


Figure 7.2.12A (Glass House Mountains Local Plan Elements)