

7.2.11 Forest Glen/Kunda Park/Tanawha local plan code

7.2.11.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Forest Glen/Kunda Park/Tanawha local plan area as shown on Map ZM31 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Forest Glen/Kunda Park/Tanawha 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 7.2.11.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.11.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements)**.

7.2.11.2 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 Forest Glen/Kunda Park/Tanawha local plan code.

The Forest Glen/Kunda Park/Tanawha local plan area is located centrally in the eastern part of the Sunshine Coast and has a land area of approximately 1,600 hectares.

Located on the foothills and western slopes of Buderim Mountain, the eastern and central parts of the local plan area are characterised by rolling to hilly terrain dissected by numerous ridgelines, creeks and drainage lines. In contrast, the northern, western and southern parts of the local plan area are relatively flat and form part of the Eudlo Creek and Mountain Creek plains.

A mosaic of native vegetation on the slopes and foothills of Buderim Mountain makes a significant contribution to the character of the local plan area and is also a defining feature of the 'green' appearance of the adjoining Buderim local plan area. Travellers along the Bruce Highway, Mons Road and the Tanawha Tourist Drive also enjoy the scenic qualities offered by this forested landscape setting.

This landscape also serves as habitat for a wide range of fauna species as well as a broad corridor for fauna movement.

A number of important urban areas are located on the northern and western margins of the local plan area, whilst the majority of the area is taken up with the large rural residential areas of Tanawha and Mons.

The Kunda Park Industrial Estate, located in the northern part of the local plan area adjacent to Maroochydore Road, is one of the Sunshine Coast's largest and most developed industry and enterprise areas.

The Forest Glen Industrial Area, located in the western part of the local plan area adjacent to the Bruce Highway, is an emerging industry and enterprise area that accommodates predominantly service and low impact type industries.

The Forest Glen Local Centre, located centrally within the Forest Glen Industrial Area, is a small local centre that includes a service station and a number of local shops. The local centre is laid out in a traditional main street configuration and provides a range of convenience goods and services that predominantly meet the needs of residents of surrounding rural and rural residential areas and visitors passing through the local plan area.

The large rural residential areas which occupy most of the local plan area offer a rural residential lifestyle in a bushland setting. A small residential estate is located adjacent to Maroochydore Road in the northern part of the local plan area.

The Sunshine Coast Grammar School is a significant educational establishment and community facility in the local plan area.

Part of the Buderim to Palmwoods Tramway that operated in the early twentieth century is preserved in a corridor located on the southern side of Mons Road. The tramway corridor is an element of cultural heritage significance.

The Bruce Highway, Maroochydore Road, Mons Road, the Tanawha Tourist Drive and Owen Creek Road are the major roads traversing or adjoining the boundaries of 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. These services are not available to the other parts of the local plan area and are not planned to be made available within the life of the planning scheme.

Residents of the Forest Glen/Kunda Park/Tanawha local plan area generally enjoy a quiet, relaxed lifestyle where surrounding open space, rural and bushland vistas and privacy are key features. The high level of accessibility to Buderim and other parts of the coastal urban area is also an important element of this lifestyle.

7.2.11.3 Purpose and overall outcomes

- (1) The purpose of the Forest Glen/Kunda Park/Tanawha local plan code is to provide locally relevant planning provisions for the assessment of development within the Forest Glen/Kunda Park/Tanawha local plan area.
- (2) The purpose of the Forest Glen/Kunda Park/Tanawha local plan code will be achieved through the following overall outcomes:-
 - (a) The Forest Glen/Kunda Park/Tanawha local plan area is maintained predominantly as a rural and bushland rural residential area with important industry areas, major community facilities and other forms of urban development limited to nodes on the northern and western margins of the local plan area.
 - (b) Urban and rural residential development in the Forest Glen/Kunda Park/Tanawha local plan area is limited to land within the urban growth management boundary and rural residential growth management boundary respectively, so as to protect environmental areas, avoid land substantially constrained to development and provide for the efficient provision of *infrastructure* and services.
 - (c) The Forest Glen Local Centre enhances its role and function as a local (not full service) activity centre providing for the day to day needs of residents of and visitors to the local plan area.
 - (d) The main street configuration of the Forest Glen Local Centre is maintained and reinforced with buildings that address the street and contribute to the establishment of a coherent *streetscape* character along Mons Road and the Mons Road Exit from the Bruce Highway.
 - (e) Whilst development in the Local centre zone provides for the expansion and enhancement of business uses, residents continue to rely upon Buderim or other nearby larger centres to fulfil most of their business needs.
 - (f) Development in the Local centre zone and the adjacent Emerging community zone is designed to support the function of the Forest Glen Local Centre as a community hub and meeting place for the local community, providing a pedestrian friendly environment which is designed to promote community interaction.
 - (g) Development in the Emerging community zone north of Mons Road:-
 - (i) provides opportunities for the coherent and orderly expansion of the Forest Glen Local Centre with complementary small scale business activities, whilst maintaining the role and function of this centre as a local (not full service) activity centre;
 - (ii) provides an internal road and pedestrian network that enhances the functioning and legibility of the Forest Glen Local Centre; and
 - (iii) contributes to the upgrading of the external road network, particularly the intersections in the vicinity of the local centre.

- (h) Development in the Emerging community zone south of Mons Road provides for *retirement facilities* or other medium density residential uses that enjoy high levels of access to the Forest Glen Local Centre. Development in this part of the Emerging community zone contributes to the upgrading of the Mons Road/Owen Creek Road intersection and to improved pedestrian connections to the Forest Glen Local Centre.
- (i) Development in the Emerging community zone south of Old Maroochydore Road provides for *retirement facilities* and low density residential uses that are compatible with existing residential development in the locality and are appropriately buffered and separated from the Kunda Park Industrial Estate to mitigate potential land use conflicts. Development in this part of the Emerging community zone contributes to the upgrading of the Old Maroochydore Road/Whites Road intersection and provides for a local road network that promotes connectivity and accessibility, including to supporting services and facilities in the Buderim and Forest Glen activity centres.
- (j) Development retains identified sites in the Medium density residential zone for *retirement facilities* in order to preserve these sites for these uses in the future.
- (k) Development in the Rural residential zone retains the bushland character of the area and provides for lot layouts and buildings that sit lightly in the landscape with buildings that are low rise and cover a comparatively small area of the *site*, thereby leaving significant areas of retained native *vegetation*, landscaping and *private open space*.
- (l) Development in the Low impact industry zone and Medium impact industry zone provides for the continued development of the Kunda Park Industrial Estate and the Forest Glen Industrial Area as modern and visually appealing industry areas with a high standard of environmental performance and design.
- (m) The Sunshine Coast Grammar School continues to develop with built form elements and associated works limited to unconstrained parts of the *site*. Future stages of development are subject to improvements in vehicle access and circulation arrangements with a second campus access point provided to Mons Road (as opposed to Gardenia Place) so as to reduce congestion at the Bruce Highway exit road.
- (n) Development provides for the upgrading of existing roads and establishment of a new roads including:-
 - (i) a north-south road corridor connecting the Sunshine Coast Grammar School and adjacent development to Mons Road, forming a four way intersection at Owen Creek Road;
 - (ii) a secondary access road off Sandalwood Lane to service industrial land at this location; and
 - (iii) a new road connection between Whites Road and Vise Road to service residential land south of Old Maroochydore Road.
- (o) Development protects the operational efficiency of the Bruce Highway, Maroochydore Road and associated exits and entry points to these *major roads*.
- (p) Development is set well back from the Bruce Highway and Maroochydore Road/Old Maroochydore Road and incorporates landscape buffers or other landscape/urban design treatments to effectively screen development and provide an attractive and coherent *streetscape* that enhances the appearance and visual amenity of these *major roads*.
- (q) 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.
- (r) Development provides for the protection of remnants of the Buderim to Palmwoods Tramway and the extension of public pedestrian access along the former tramway route.

7.2.11.4 Performance outcomes and acceptable outcomes

Table 7.2.11.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Forest Glen/Kunda Park/Tanawha Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect the character of the Forest Glen/Kunda Park/Tanawha local plan area and integrate with the natural landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	AO1.1	Development for a residential use, business use, community activity or an industrial use where fronting a <i>major road</i> provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; and (c) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.3	Development provides for existing mature trees to be retained and incorporated into the design of development.
PO2	Development contributes to the establishment of an attractive <i>streetscape</i> character along the <i>frontage</i> of the Bruce Highway and Maroochydore Road/Old Maroochydore Road and enhances the landscape and visual amenity of other <i>major roads</i> in the local plan area.	AO2.1	Development adjacent to the Bruce Highway or Maroochydore Road/Old Maroochydore Road, where identified on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) , provides a minimum 10 metre wide mounded landscaped <i>buffer</i> along the full <i>frontage</i> of the road within the boundary of the lot.
		AO2.2	Development adjacent to Mons Road, Owen Creek Road, Tanawha Tourist Drive, Sandalwood Lane and Chevallum Road provides a minimum 3 metre wide <i>landscape buffer</i> along the full <i>frontage</i> of the road within the boundary of the lot.
PO3	Development provides for the retention and enhancement of key landscape elements including existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the Forest Glen/Kunda Park/Tanawha local plan area.	AO3	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the vegetated setting and backdrop of the Forest Glen/Kunda Park/Tanawha local plan area including:- (a) bushland areas on the slopes of the Buderim escarpment; (b) bushland areas along the Bruce Highway, Tanawha Tourist Drive, Owen Creek Road and Mons Road; and (c) other character <i>vegetation</i> identified on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) . 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.

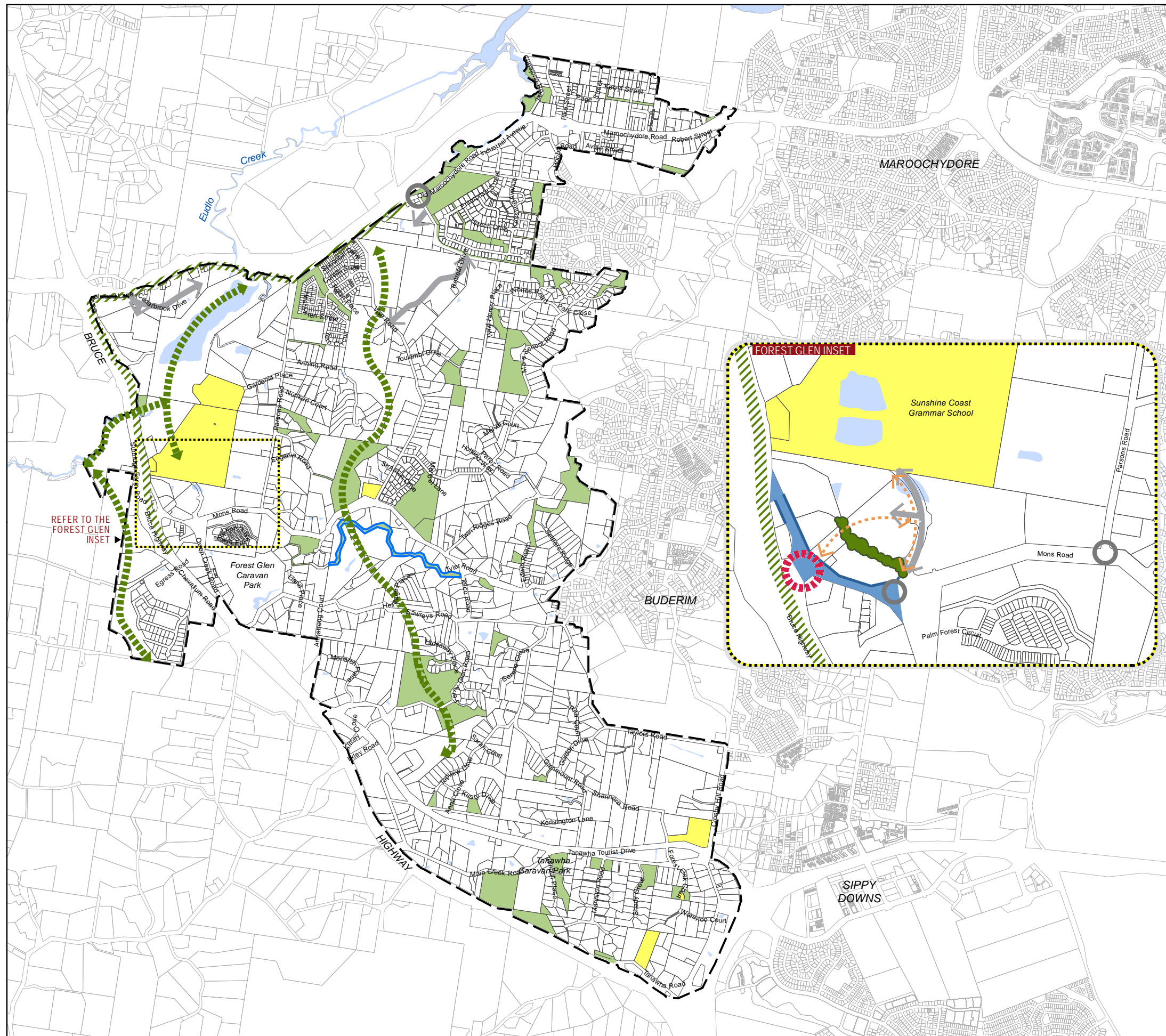
Performance Outcomes		Acceptable Outcomes	
PO4	Development contributes to the establishment of an attractive and coherent <i>streetscape</i> character and gateways to enhance the character of, and sense of arrival to, Forest Glen, Buderim and other parts of the local plan area.	AO4.1	Development adjacent to an identified primary streetscape treatment area or gateway/entry point where identified on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) :- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and character of, the Forest Glen local centre, and emphasise corner locations; and (b) incorporates design elements such as varied roof forms, changes in materials and variations of projected and recessed elements and facades.
		AO4.2	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.
PO5	Development provides for the retention of remnants of the Buderim to Palmwoods Tramway and the extension of public pedestrian access along the former tramway route via dedication of land or public easement.	AO5	No acceptable outcome provided.
PO6	Development protects the operational efficiency of the Bruce Highway, Maroochydore Road and entry points to these <i>major roads</i> by limiting and rationalising access points and avoiding the introduction of high traffic generating uses into the local plan area, other than where already provided for by the allocation of zones.	AO6	No acceptable outcome provided.
PO7	As identified conceptually on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) , development provides for the establishment of:- (a) a new north-south road corridor connecting the Sunshine Coast Grammar School and the Emerging community zone to the east of the Forest Glen Local Centre to Mons Road, forming a four way intersection at Owen Creek Road; (b) a secondary access road off Sandalwood Lane to service the industrial land at this location; and (c) a new road connection (neighbourhood collector road) between Whites Road and Vise Road to service the Emerging	AO7	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	community zone south of Old Maroochydore Road.		
PO8	Development on land identified as a local ecological linkage on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) facilitates the provision of the local ecological linkage.	AO8	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO9	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> .	AO9	No acceptable outcome provided.
Development in the Local Centre Zone (Forest Glen)			
PO10	Development in the Local centre zone provides for small scale business uses that:- (a) support the role of Forest Glen 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.	AO10	No acceptable outcome provided.
PO11	Development in the Local centre zone provides an active and pedestrian friendly interface to, and strengthens the <i>streetscape</i> character of, Mons Road and the Mons Road exit from the Bruce Highway, as a traditional style main street.	AO11	Development in the Local centre zone:- (a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (b) provides for <i>primary active street frontages</i> where identified on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) ; (c) provides for buildings to be built to the front property boundary at street level and <i>setback</i> a minimum of 2 metres from the front property boundary for the second storey; (d) provides building openings overlooking the street; (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 mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) ensures that signage is integrated with the building; (g) includes the provision of landscaping, shaded seating and consistent paving materials on footpaths; and (h) provides for on-site car parking at the rear or to one side of the development.
Development in the Emerging Community Zone (North of Mons Road, Forest Glen)			
PO12	Development in the Emerging community zone north of Mons Road provides for expansion of the Forest Glen Local Centre with small scale business activities that:- (a) complement the uses provided within the existing centre; and (b) maintain the role and function of	AO12	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	the centre as a local (not full service) activity centre.		
PO13	Development in the Emerging community zone north of Mons Road provides for:- (a) a built form and urban design outcome that contributes to the creation of a coherent local centre; (b) attractive and usable public spaces that provide a focal point for community activity and interaction; (c) a permeable internal road and pedestrian/cycle network that interconnects with existing development in the Forest Glen Local Centre; and (d) integrated car parking and access arrangements.	AO13	No acceptable outcome provided.
PO14	Development in that part of the Emerging community zone fronting Mons Road provides an active and pedestrian friendly interface to, and strengthens the <i>streetscape</i> character of, Mons Road and the Mons Road exit from the Bruce Highway, as a traditional style main street.	AO14	Development in the Emerging community zone fronting Mons Road complies with Acceptable Outcome AO11 (applicable to development in the Local centre zone).
Development in the Emerging Community Zone (South of Mons Road, Forest Glen)			
PO15	Development in the Emerging community zone south of Mons Road (Lot 2 RP177389):- (a) provides for <i>retirement facilities</i> or other appropriate forms of medium density housing that are compatible with the character and amenity of the locality; (b) contributes to the upgrading of the Mons Road,/Owen Creek Road intersection; and (c) provides for improved pedestrian connections to the Forest Glen Local Centre.	AO15	No acceptable outcome provided.
Development in the Emerging Community Zone (South of Old Maroochydore Road, Buderim)			
PO16	Development in the Emerging community zone south of Old Maroochydore Road, Buderim:- (a) provides for <i>retirement facilities</i> and other appropriate forms of low density housing that are compatible with the character and amenity of the locality; (b) provides for and maintains appropriate buffering and separation to the Kunda Park Industrial Estate to mitigate potential land use conflicts; (c) provides for the appropriate protection of land required to manage the flood risk and accommodate the conveyance of flood flows through the area; (d) provides for the protection, buffering and connection of <i>ecologically important areas</i> ; (e) retains the bushland character currently experienced along Vise Road;	AO16	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(f) provides for a permeable and interconnected local road network that enhances accessibility, including to supporting services and facilities in the Buderim and Forest Glen activity centres;</p> <p>(g) contributes to the upgrading of the Old Maroochydore Road/Whites Road intersection; and</p> <p>(h) provides for the safe and efficient operation of the Old Maroochydore Road/Whites Road intersection in accordance with State government requirements and standards</p>		
Development in the Medium Density Residential Zone (Mons Road/Parsons Road Forest Glen)			
PO17	Development in the Medium density residential zone on Lot 5 SP254405, part Lot 1 RP28272 and Lot 1 RP28168 located at Mons Road/Parsons Road Forest Glen, provides for these sites to be preserved for the purpose of providing <i>retirement facilities</i> .	AO17	No acceptable outcome provided.
Development in the Low Impact Industry Zone (Forest Glen)			
PO18	Reconfiguring a lot in the Low impact industry zone at Forest Glen provides for comparatively large lot sizes that provide sufficient area to accommodate landscape buffers and other streetscape treatments along <i>major road frontages</i> and allow for industrial buildings to be set within generous landscaped grounds.	AO18	<p>Reconfiguring a lot in the Low impact industry zone provides for lots which are a minimum of 4,000m² in area.</p> <p>Note—it is noted that some existing lots included in the Low impact industry zone (e.g. on the eastern side of Owen Creek Road) have lot sizes considerably less than 4,000m².</p>
PO19	<p>Development in the Low impact industry zone on the eastern side of Owen Creek Road provides for:-</p> <p>(a) buildings and <i>use areas</i> to be sited and designed to protect the privacy and amenity of occupants of the adjoining <i>tourist park</i> and <i>relocatable home park</i>;</p> <p>(b) the rationalisation of direct access points to Owen Creek Road (e.g. through lot amalgamations and/or shared access driveways) to minimise traffic impacts; and</p> <p>(c) improved pedestrian connections to the Forest Glen Local Centre.</p>	AO19	No acceptable outcome provided.
Development in the Rural Residential Zone			
PO20	<p>Development in the Rural residential zone:-</p> <p>(a) is subordinate to the natural landscape and unobtrusive when viewed from <i>major roads</i> and prominent public vantage points;</p> <p>(b) retains the bushland character currently experienced along the Bruce Highway, Tanawha Tourist Drive and Mons Road; and</p> <p>(c) is sympathetic to the characteristics and capacity of the physical and natural environment and applies environmentally sensitive design and construction techniques.</p>	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
Development in the Community Facilities Zone (Sunshine Coast Grammar School) (Lot 1 SP 169832, Lot 16 SP 169831, Lot 9 SP 169400, Mons Road)			
PO21	Development in the Community facilities zone on Lot 1 SP 169832, Lot 16 SP 169831 and Lot 9 SP 169400:- (a) occurs in accordance with an approved plan of development for the whole of the <i>site</i> that provides for facility elements to be configured in a functionally efficient and integrated way; (b) provides for the establishment of a second campus access point by way of a new north-south road, connecting to Mons Road and forming a new four way intersection at Owen Creek Road as identified conceptually on Figure 7.2.11A (Forest Glen/Kunda Park/Tanawha local plan elements) ; and (c) ensures that no access (other than limited and controlled emergency access) is provided from Gardenia Place.	AO21	No acceptable outcome provided.



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
- Heritage Place^{Note 2}
- Through Block Pedestrian/Cycle Linkage
- Indicative Road Linkage/Access Point
- Intersection Upgrade

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

1:29,987 0 170 340 680 1,020 1,360 Metres

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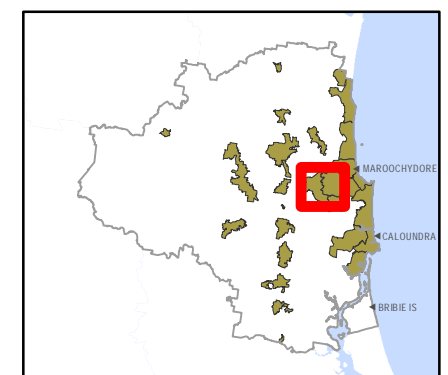


Figure 7.2.11A (Forest Glen/Kunda Park /Tanawha Local Plan Elements)