

## 7.2.3 Blackall Range local plan code

### 7.2.3.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Blackall Range local plan area as shown on Map ZM16 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Blackall Range 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 7.2.3.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.3.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.3A (Blackall Range local plan elements)**.

### 7.2.3.2 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 Blackall Range local plan code.

*The Blackall Range local plan area is located on the Maleny plateau in the central hinterland of the Sunshine Coast and has a land area of approximately 2,505 hectares.*

*The local plan area includes the small rural villages of Montville and Mapleton, the rural residential community of Flaxton, as well as a number of smaller rural residential estates. The local plan area also includes the rural and natural areas that surround and weave in between these rural villages and rural residential areas.*

*The local plan area falls within the headwaters of a number of short creeks which flow to the coast and those which generally flow in a westerly direction to their confluence with the Mary River.*

*The local plan area is characterised by a patchwork of rural and semi-rural landscapes interspersed with pockets of ancient rainforest adjacent to creek lines in strongly dissected local catchments. The elevated setting provides a temperate local climate and provides many areas with panoramic views to the coast and hinterland.*

*The local plan area takes in or is bounded by a number of environmental reserves including the Mapleton Falls National Park, Kondalilla National Park, Linda Garrett Environmental Park, Mapleton Forest Reserve and the Lake Baroon Catchment Reserve.*

*The combination of magnificent mountain and rural scenery and the village atmosphere of its urban communities have made the Blackall Range a popular hinterland short stay tourist destination and a popular location for day trippers from other parts of South East Queensland. As a consequence the area hosts a range of small scale tourist accommodation and function facilities.*

*Montville, located in the southern part of the local plan area is the key tourist node on the Blackall Range. It includes a mix of European style buildings intermingled with historic and traditional Australian style heritage buildings that climb the Main Street and offer shops, cafés, galleries and other predominantly tourist related services. Montville also includes a number of significant historical buildings and places including the Montville Village Hall, Saint Mary's Church and the Montville Village Green which together provide the community heart of Montville. Hoopers Engineering works located on Balmoral Road has operated on the site for over 50 years and is a well known local landmark.*

*Mapleton, located in the northern part of the local plan area is the main residential area on the Blackall Range. The Mapleton Village Centre on the corner of Obi Obi Road and Mapleton-Montville Road offers local convenience shopping and employment opportunities and is more oriented to servicing the needs of the local community rather than tourists visiting the area.*

*The Mapleton Tavern is a major landmark that anchors the village centre with its historic architectural features. The Mapleton Lilyponds behind the village centre provide a focal point for public recreation. The Mapleton Community Hall, sports fields, bowls club and tennis courts are other important community and recreational facilities.*

*The rural residential community of Flaxton is located in the central part of the local plan area, between the villages of Montville and Mapleton and includes some fine examples of early Queensland timber houses and a small group of restaurants, tourist accommodation and galleries.*

*The communities of the Blackall Range enjoy a quiet, relaxed lifestyle where the surrounding rural and natural landscape, vistas and privacy are key features. The focus on community activities within the villages and rural heritage are also important elements of this lifestyle.*

*Whilst urban and rural-residential areas are both represented in the local plan area, there is little difference in the lifestyle sought or the attributes appreciated by the residents of these different areas. Both settings accommodate comparatively large lot sizes that add to the low density character of the area.*

*Maleny-Montville Road connects to Montville-Mapleton Road to form the major road link within the local plan area, connecting the communities of the Blackall Range local plan area along a north-south alignment. This road link also forms part of a major tourist and scenic route.*

*The Blackall Range local plan area has only limited urban services with neither a reticulated water supply nor sewerage available or planned to be made available to urban or rural residential areas in the life of the planning scheme.*

*The Blackall Range local plan area includes the Iconic Queensland Place of Blackall Range. The Blackall Range local plan code seeks to protect the iconic values declared under the repealed Iconic Queensland Places Act 2008.*

### **7.2.3.3 Purpose and overall outcomes**

- (1) The purpose of the Blackall Range local plan code is to provide locally relevant planning provisions for the assessment of development within the Blackall Range local plan area.
- (2) The purpose of the Blackall Range local plan code will be achieved through the following overall outcomes:-
  - (a) The Blackall Range local plan area remains an attractive and diverse rural area with two small rural villages and a series of discrete rural residential areas set against a mosaic of farming land, natural *vegetation* and environmental reserves.
  - (b) Urban and rural residential development within the Blackall Range local plan area is limited to land within the urban and rural residential growth management boundaries respectively, so as to protect and reinforce the discrete character of the area's villages and retain the integrity of the rural and natural landscape of the Blackall Range escarpment.
  - (c) Development retains the key built form, *streetscape*, landscape character and natural environment elements that contribute to the character and identity of the Blackall Range as an attractive and visually sensitive rural and natural area with discrete rural villages, a strong sense of place and close 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 a *site*, thereby leaving significant areas for landscaping and *private open space*.
  - (e) Tourist activities within the Blackall Range local plan area retain a primary focus on small scale/low key nature and hinterland based tourism experiences which complement the character and amenity of the area and enhance the role of the local plan area as a tourism focus area.
  - (f) The Montville Village Centre maintains its primary function as a tourism focus area accommodating a range of tourist oriented activities and services together with small scale convenience functions that meet the needs of visitors and local residents.

- (g) The Mapleton Village Centre functions as a local (not full service) activity centre oriented to providing for the basic convenience needs of residents of the village and nearby rural residential areas.
- (h) Whilst opportunities exist for the expansion and improvement of business functions within the Local centre zone at Montville and Mapleton, residents of the Blackall Range local plan area continue to rely upon Maleny, Palmwoods or Nambour to fulfil most of their business and industry needs.
- (i) Tourism development in the local plan area retains a primary focus on nature and/or hinterland based tourism experiences and small scale visitor accommodation and services and is of a scale and intensity that is compatible with and subservient to the rural village character and rural and natural values of the local plan area. Existing tourist service nodes in the Rural zone, such as the existing node at Kondalilla Falls Road, Flaxton, are retained. Any additional development proposals in these areas are small scale and are compatible with and enhance the existing function of the tourist node whilst not detracting from the role and function of Montville and Mapleton as the local centres for the area.
- (j) Although not consistently represented throughout the whole of the local plan area, the traditional built form, heritage and *streetscape* character reflected in many buildings and places (i.e. Montville Village Hall, Saint Mary's Church, the Mapleton Tavern and the *streetscape* of Main Street/Maleny-Montville Road at Montville) is retained and reinforced through the design and construction of new development.
- (k) Development in Montville village centre improves pedestrian and visual linkages from Main Street to Russell Family Park wherever practicable.
- (l) Other than for the purpose of providing a *retirement facility* or *residential care facility* in the Low density residential zone, development in the Low density residential zone and Rural residential zone provides for low density living on relatively large urban and rural residential lots.  
  
Editor's note—*Council* supports the establishment of an appropriately located *retirement facility/residential care facility* in the Blackall Range local plan area.
- (m) Development protects and emphasises and does not intrude upon significant coastal and hinterland views and vistas and the rural and natural landscape values of scenic routes.
- (n) The significant environmental values and scenic quality of Linda Garrett Environmental Park, Mapleton Falls National Park, Kondalilla National Park and the Lake Baroon catchment area are protected and enhanced.

#### 7.2.3.4 Performance outcomes and acceptable outcomes

**Table 7.2.3.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
Development in the Blackall Range Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that is consistent with and retains the discrete rural village identity and architectural character of the Blackall Range and, in particular, the villages of Montville and Mapleton, in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive reuse, with limited modification, of buildings which have cultural heritage, character or townscape 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> .  Note— <b>Figure 7.2.3B (Places of high community value)</b> illustrates how places of high community value, such as Misty's Mountain Restaurant, add considerably to the architectural landscape, monumental, cultural and historic significance of the Blackall Range. This building acts as a prominent visual focus and has a rich history.
		AO1.2	Development provides for buildings, structures

Performance Outcomes		Acceptable Outcomes	
		<p><b>AO1.3</b></p> <p>and landscaping that are consistent with and reflect the traditional townscape and architectural character demonstrated by such buildings as the Montville Village Hall, Saint Mary's Anglican Church, The Lookout, the Mapleton Tavern and the <i>streetscape</i> of Main Street/Maleny-Montville Road at Montville.</p> <p>Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.</p> <p><b>AO1.4</b></p> <p>Development provides for buildings and structures to incorporate roof forms that are consistent with the traditional Queensland style including gable, hip, pitched, or multiple gable roof forms.</p> <p>Note—<b>Figure 7.2.3C (Typical Queensland vernacular roof designs)</b> illustrates roof forms that are consistent with the character of the Blackall Range.</p> <p><b>AO1.5</b></p> <p>Development provides for any new building or structure to have a maximum floor plate of 500m<sup>2</sup>.</p>	
<b>PO2</b>	<p>Development provides for buildings and structures that:-</p> <p>(a) are low rise and present a <i>building height</i> consistent with development on adjoining and surrounding land;</p> <p>(b) do not visually dominate the street, adjacent properties, surrounding spaces or the existing skyline, particularly in areas of high scenic value;</p> <p>(c) preserve the amenity of surrounding land, including sunlight to neighbouring properties; and</p> <p>(d) respect the scale of surrounding <i>vegetation</i>.</p>	<b>AO2</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Figure 7.2.3D (Buildings of consistent height and bulk as to achieve a human scale), Figure 7.2.3E (Use of vegetation to break up large building masses) and Figure 7.2.3F (Use of street trees and site frontage landscaping)</b> illustrate buildings that have a scale and design that is consistent with development and <i>vegetation</i> on the <i>site</i> and surrounding land.</p>
<b>PO3</b>	Development provides for buildings and structures that have a maximum height of 2 <i>storeys</i> .	<b>AO3</b>	No acceptable outcome provided.
<b>PO4</b>	Development provides for the retention and enhancement of key landscape elements contributing to the setting, character and sense of place of the Blackall Range including historical landmarks, existing character trees and areas of significant <i>vegetation</i> and rural landscape character.	<p><b>AO4.1</b></p> <p><b>AO4.2</b></p>	<p>Development provides for the retention of hedgerows, old stone retaining walls, landmarks, memorials and monuments.</p> <p>Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the character and vegetated backdrop to the local plan area including:</p> <p>(a) <i>vegetation</i> on ridgelines or along <i>waterways</i>;</p> <p>(b) <i>vegetation</i> on land with slopes generally of 25% or greater or on land prone to slippage;</p> <p>(c) species of local importance (i.e. bunya pines (<i>Araucaria bidwillii</i>), macadamia species (<i>Macadamia interifolia</i> and <i>M. ternifolia</i>) and <i>Romnolda strobilacea</i> species); and</p> <p>(d) other character <i>vegetation</i> identified on</p>

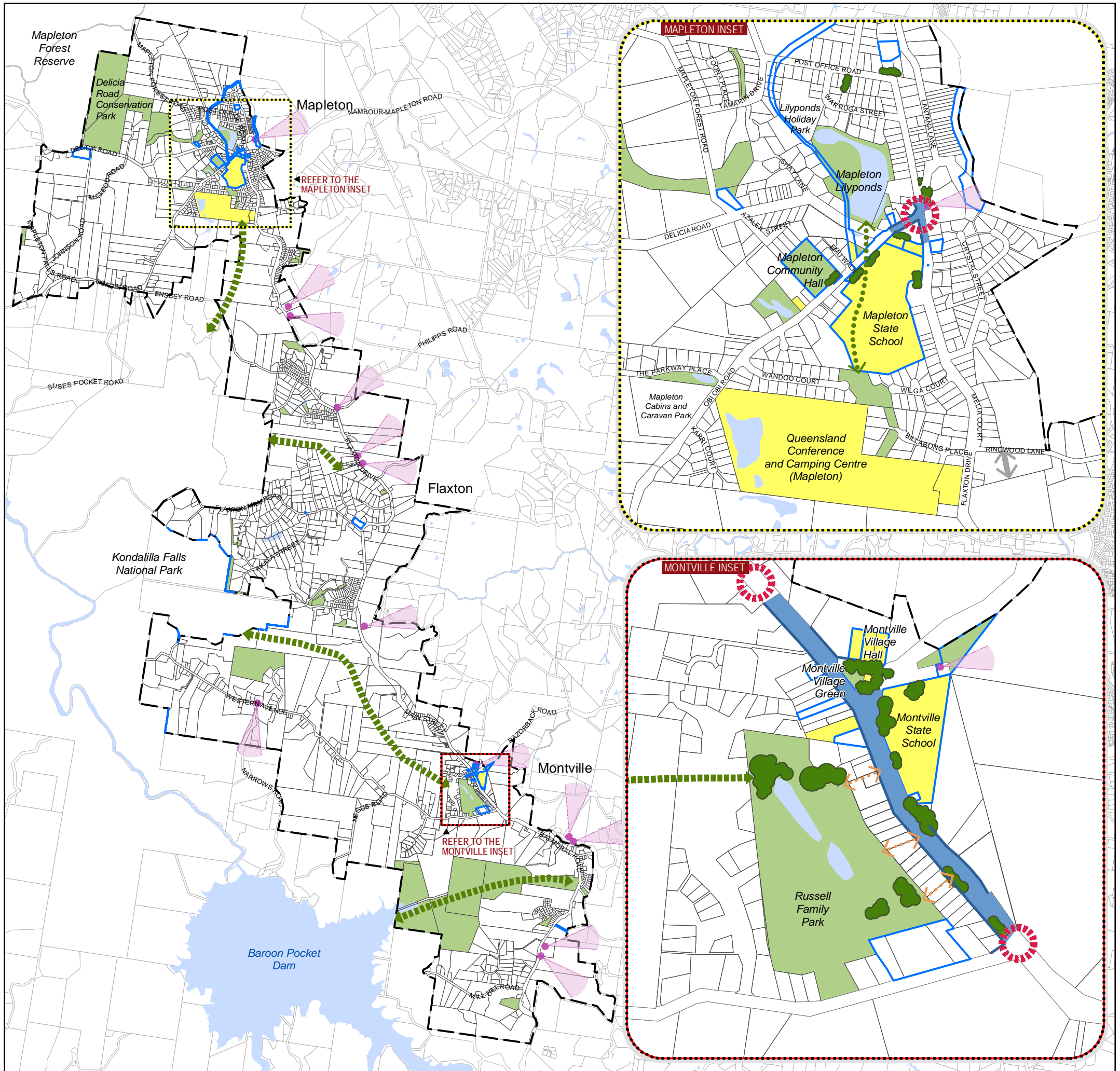
Performance Outcomes		Acceptable Outcomes	
			<p><b>Figure 7.2.3A (Blackall Range local plan elements).</b></p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p> <p><b>AO4.3</b> Development provides for fences to remain a minor visual element in the landscape by utilising either post and rail or post and wire fencing forms.</p> <p><b>AO4.4</b> Except in urban or highly trafficked areas where traffic regulation is required, development provides for road verges and edges that have a rural laneway character.</p>
<b>PO5</b>	<p>Development protects and emphasises and does not intrude upon significant coastal and hinterland views and vistas and the rural and natural landscape values of scenic routes by providing for buildings, structures and other works that:-</p> <p>(a) are unobtrusive and have a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up;</p> <p>(b) are located so as not to interfere with or adversely impact upon scenic views, particularly from Maleny-Mapleton Road / Flaxton Drive / Mapleton-Montville Road;</p> <p>(c) have exterior surfaces with colours that allow buildings to blend in with the natural and rural landscape; and</p> <p>(d) are designed to sensitively respond to site characteristics and avoid scarring of the landscape.</p>	<p><b>AO5.1</b></p> <p><b>AO5.2</b></p> <p><b>AO5.3</b></p> <p><b>AO5.4</b></p> <p><b>AO5.5</b></p> <p><b>AO5.6</b></p> <p><b>AO5.7</b></p>	<p>Development protects and emphasises, and does not intrude upon, important sight lines and views to coastal and rural hinterland landscapes, including where identified on <b>Figure 7.2.3A (Blackall Range local plan elements).</b></p> <p>Development is sympathetic to and enhances the visual appeal and amenity of Flaxton Drive, Main Street, Maleny-Montville Road, Montville-Mapleton Road, Obi Obi Road, Kondalilla Falls Road and Western Avenue as major or locally significant scenic routes by minimising the exposure of buildings to roadways, using unobtrusive building forms and providing appropriate landscaping.</p> <p>Development provides for buildings which are comprised of a number of small, separate buildings which are visually separated by <i>vegetation</i> or landscaping.</p> <p>Development on a lot which is included in the Rural zone and located on the eastern side of Maleny-Montville Road / Montville-Mapleton Road, is designed and constructed such that the roofline of any building or structure does not extend above the level of the road.</p> <p>Buildings or structures, including the roof, have the colour of muted earth/environmental tones and non reflective materials and textures that blend with the hinterland rural and natural environment.</p> <p>Note—Appropriate external surface colours will depend upon the existing native <i>vegetation</i> and backdrop but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown and blue grey.</p> <p>Development provides for the retention of existing <i>vegetation</i> and incorporates landscaping to visually screen and soften built form elements, whilst not impeding distance views or view corridors from a scenic route.</p> <p>Development involving reconfiguration of a lot provides for a subdivision layout which minimises the extent of cut and fill required to</p>

Performance Outcomes		Acceptable Outcomes	
			accommodate new lots and roads.  Editor's Note— <b>Section 8.2.12 (Scenic amenity overlay code)</b> contains additional requirements for development on land adjoining a scenic route or within a high scenic area.  Note— <b>Figure 7.2.3G (Siting of built elements)</b> illustrates how to ensure that buildings, structures and roadways integrate into the landscape.
<b>PO6</b>	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, Montville and Mapleton.	<b>AO6.1</b>	Development adjacent to a primary streetscape treatment area or gateway/entry point identified on <b>Figure 7.2.3A (Blackall Range local plan elements)</b> incorporates architectural and landscape treatments and other design elements which:- (a) enhance the sense of arrival to and the rural village character of Montville and Mapleton; and (b) emphasise corner locations.  Note— <b>Figure 7.2.3H (Embellishments – use of components which create a distinctive character)</b> illustrates how a belvedere has been incorporated on a street corner.
		<b>AO6.2</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 Council's Infrastructure and Guideline Standards for each centre as required.
<b>PO7</b>	Development for a food and drink outlet does not:- (a) provide for the establishment of a high volume convenience restaurant; or (b) incorporate a drive-through facility.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	Development for the purposes of a tourist attraction, tourist park, or other activity with a primary emphasis on tourism related facilities or services:- (a) retains a primary focus on nature and/or hinterland based tourism experiences and small scale visitor accommodation and services; and (b) is of a scale and intensity that is compatible with and subservient to the rural village character and rural and natural values of the Blackall Range.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	Development in the Rural zone on Kondalilla Falls Road, Flaxton:- (a) provides for limited expansion	<b>AO9</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>of small scale activities such as <i>short-term accommodation</i> and <i>food and drink outlets</i> which enhance the existing rural/nature based tourism service role of the immediate area;</p> <p>(b) does not detract from the role of Montville and Mapleton as the local centres for the area, in particular, by providing for retail or commercial activities which should be located in a centre; and</p> <p>(c) does not adversely impact upon the amenity of nearby residential areas.</p>		
<b>PO10</b>	Development is sited and designed in a manner which is responsive to local topography.	<b>AO10</b>	<p>No acceptable outcome provided.</p> <p>Editor's Note—<b>Section 8.2.10 (Landslide hazard and steep land overlay code)</b> sets out requirements for development on <i>steep land</i>.</p>
<b>Development in the Local Centre Zone</b>			
<b>PO11</b>	<p>Development in the Local centre zone:-</p> <p>(a) is sympathetic to the rural village character of Montville and Mapleton;</p> <p>(b) is designed to address the street;</p> <p>(c) complements the traditional built form and <i>streetscape</i>;</p> <p>(d) in the case of Montville, contributes to the role of the village as a tourist node;</p> <p>(e) is landscaped to soften the dominance of built forms and hard surfaces; and</p> <p>(f) provides integrated and functional parking and access arrangements that do not dominate the street.</p>	<b>AO11</b>	<p>Development in the Local centre zone:-</p> <p>(a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</p> <p>(b) provides <i>primary active street frontages</i>, built to the front boundary or <i>setback</i> a maximum of 3 metres from the front boundary, where identified on <b>Figure 7.2.3A (Blackall Range local plan elements)</b>;</p> <p>(c) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(d) incorporates functional and decorative building features such as window hoods, louvres, shutters, ornamental panels and brackets, finials, fret work, gable vents and stained glass;</p> <p>(e) incorporates building openings and windows overlooking the street with vertical lines and rhythm;</p> <p>(f) incorporates large building voids (such as display windows), broken up through the use of posts, mullions, rails or other detailing that maintain the vertical emphasis of the building;</p> <p>(g) provides parapets or other visually compatible treatment which provides an interesting, distinctive and compatible top level to the building façade;</p> <p>(h) ensures that signage is integrated with the building and incorporates colours, layout and lettering consistent with or complementary to the overall colour scheme and architecture of the individual building and surrounding buildings;</p> <p>(i) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths that are consistent</p>

Performance Outcomes		Acceptable Outcomes	
			<p>with the character of its setting; and</p> <p>(j) provides for on-site car parking at the rear or to one-side of the development.</p> <p>Note—<b>Figure 7.2.3I (Awnings and parapets)</b> illustrates the use of awnings and parapets on traditional commercial buildings in rural settlements.</p> <p>Note—<b>Figure 7.2.3J (Appropriate detailing)</b> illustrates how appropriate detailing contributes to the quality of buildings and promotes harmony between them. The level of ornamentation should be consistent with the complexity of the building.</p> <p>Note—<b>Figure 7.2.3K (Sensitive signage)</b> illustrates how appropriate signage that is in character with the area can be integrated with development.</p> <p>Note— <b>Figure 7.2.3L (Hard landscape components)</b> illustrates examples of hard landscape components which may be appropriate for use in the Blackall Range.</p> <p>Note—<b>Figure 7.2.3M (Landscaping)</b> illustrates how the use of street trees and lower storey plantings in the Local centre zone provide shade, reinforce a village character and provide an attractive, non-threatening environment for pedestrians.</p>
<b>PO12</b>	Development for reconfiguring a lot in the Local centre zone provides for lot sizes and a configuration of lots that is sympathetic to the village character and identity of Montville and Mapleton and provides for adequate on-site effluent disposal.	<b>AO12</b>	Development in the Local centre zone provides for lots which are a minimum of 2,000m <sup>2</sup> in area, or larger where required to provide for adequate on-site effluent disposal.
<b>PO13</b>	Development in the Local centre zone in Montville village centre provides for improved pedestrian and visual linkages between Main Street and Russell Family Park through use of existing laneways and connections and new through block connections where appropriate.	<b>AO13</b>	Development provides visible, safe, comfortable and attractive through block pedestrian linkages where identified on <b>Figure 7.2.3A (Blackall Range local plan elements)</b> .
<b>Development in the Low Density Residential Zone and Rural Residential Zone</b>			
<b>PO14</b>	Development for reconfiguring a lot in the Low density residential zone and Rural residential zone provides for lot sizes and a configuration of lots that:-	<b>AO14.1</b>	Development in the Low density residential zone provides for lots which are a minimum of 2,000m <sup>2</sup> in area, or larger where required to provide for adequate on-site effluent disposal.
	(a) is sympathetic to the rural village character and identity of Montville and Mapleton and the rural residential character of Flaxton; and	<b>AO14.2</b>	Development in the Rural residential zone provides for lots which are a minimum of 2 hectares in area.
	(b) provides for adequate on-site effluent disposal.	<b>AO14.3</b>	Development provides for a street layout and configuration of lots that respects the existing open village or informal rural residential <i>streetscape</i> .





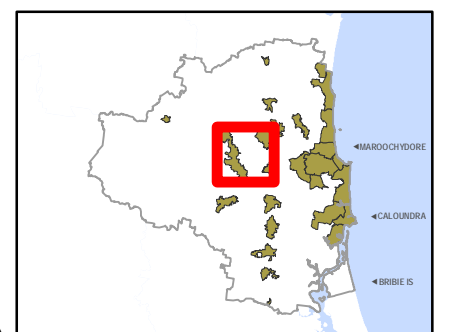
### LEGEND

- 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
- Gateway/Entry Point
- Heritage Place<sup>Note 2</sup>
- Significant View
- Through Block Pedestrian/Cycle Linkage
- Indicative Road Linkage/Access Point

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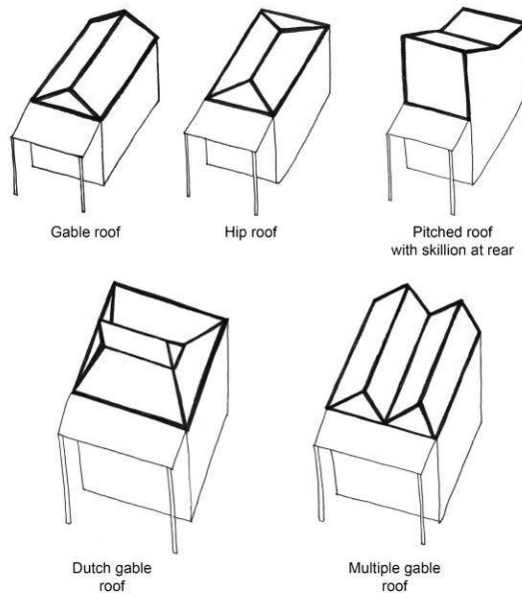
Note 1: For contextual purposes only.  
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

**Figure 7.2.3A (Blackall Range Local Plan Elements)**

**Figure 7.2.3B**      **Places of high community value**



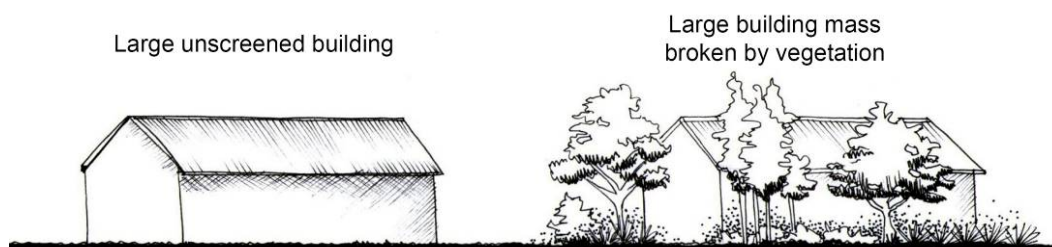
**Figure 7.2.3C**      **Typical Queensland vernacular roof designs**



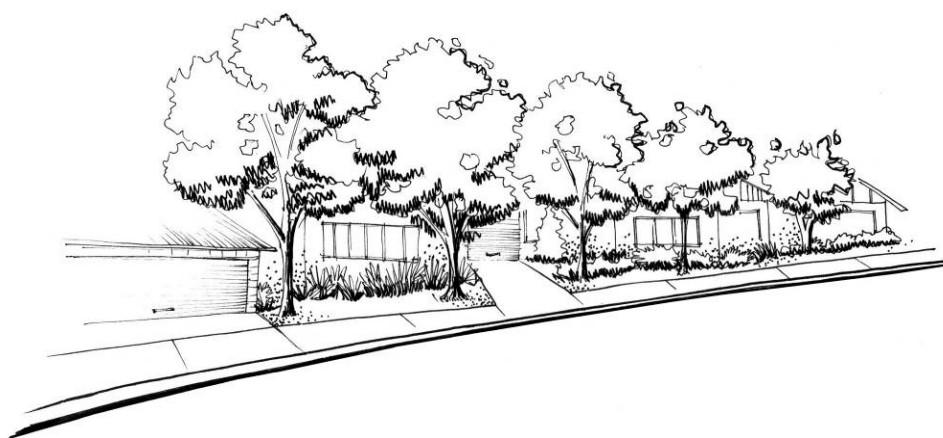
**Figure 7.2.3D**      **Buildings of consistent height and bulk as to achieve a human scale**



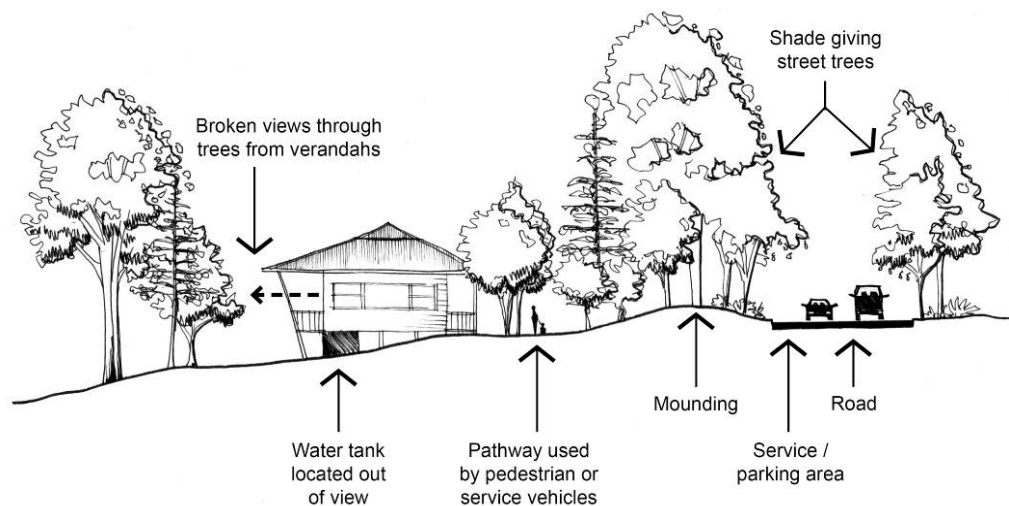
**Figure 7.2.3E Use of vegetation to break up large building masses**



**Figure 7.2.3F Use of street trees and site frontage landscaping**



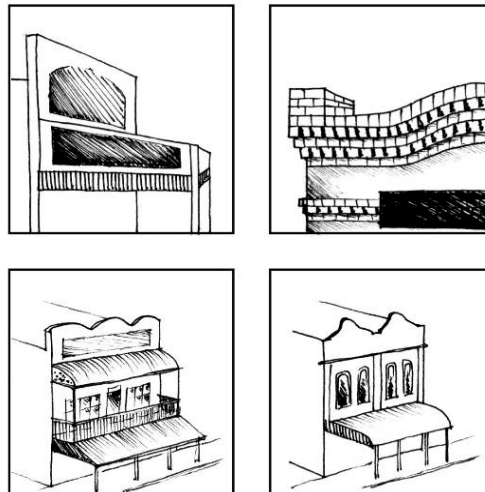
**Figure 7.2.3G Siting of built elements**



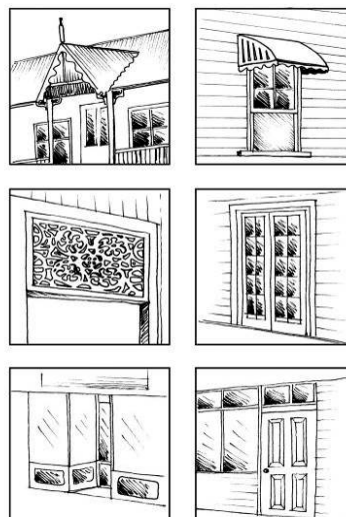
**Figure 7.2.3H Embellishments – use of components which create a distinctive character**



**Figure 7.2.3I Awnings and parapets**

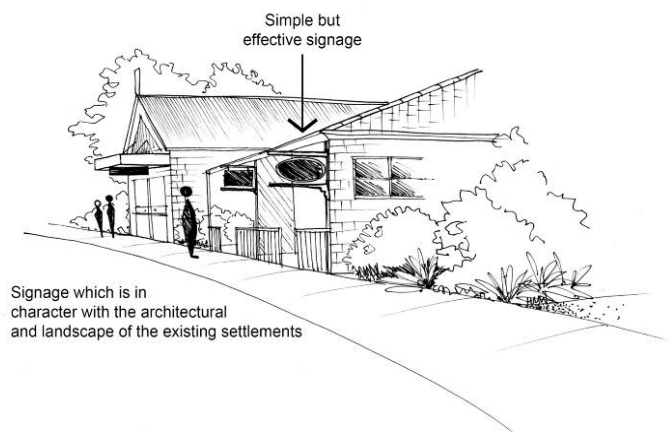


**Figure 7.2.3J Appropriate detailing**

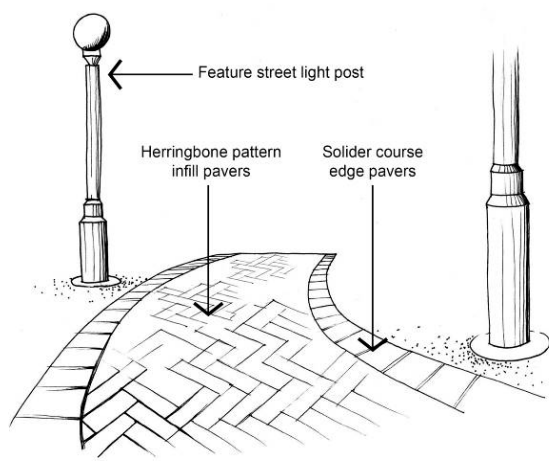




**Figure 7.2.3K Sensitive signage**



**Figure 7.2.3L Hard Landscape components**



**Figure 7.2.3M Landscaping**

