

7. LOCAL AREA CODES

7.1 Blackall Range Local Area Code

PURPOSE

The purpose of this code is to ensure that development in the Blackall Range Planning Area:

- protects the natural, rural and village character and atmosphere of the area;
- maintains a desirable quality of life for local residents and an attractive environment for visitors;
- has a form and character consistent with the planning intentions of Council and the community consistent with that described in the Blackall Range Planning Area and Precincts contained within this Planning Scheme;
- prevents environmental degradation of natural resources;
- protects viable areas of agricultural resources; and
- ensures the protection of water quality in Lake Baroon and other catchments.

(1) Element: Building Design

PURPOSE

- (a) To create appropriate architectural forms for built elements which maintain or enhance the preferred character of the landscape.
- (b) To support and encourage the evolution of innovative, contemporary expressions of Queensland vernacular building traditions, where these buildings relate to their context or promote a defined character for an area.

PERFORMANCE CRITERIA

P1 The height, scale and bulk of buildings must be at a “human scale” consistent with a village and small-scale rural character (see figure 1) and sited within the landscape in a way which responds sensitively to topography, existing vegetation and/or surrounding built forms.

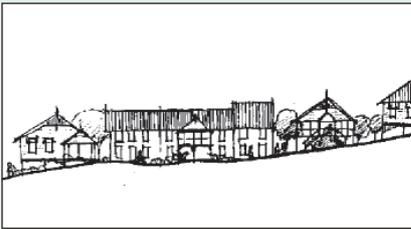


Figure 1: Building of Consistent Height and Bulk as to Achieve a Human Scale.

Windows, doors and voids combine to create strong visual energy. Where elements are repeated, this reinforces the emphasis of a building. For example, a long roof line creates a strong horizontal emphasis where as large narrow vertical windows create vertical emphasis.

P2 Buildings and other structures must have exterior surfaces with colours and textures that allow the structures to blend in with the natural landscape or otherwise harmonise or complement the colours and textures used on attractive neighbouring buildings, except where:

- landscaping dominates the appearance of the premises from the street (see Figure 3), or
- the structure will serve as an attractive and positive landmark or node.



Figure 3: Use of Street Trees and Site Frontage Landscaping Allows for Greater Variety of Building Types and Treatments

ACCEPTABLE MEASURES

A1.1 For assessable development buildings and other structures are not more than two storeys (8.5m) in height except where the structure is:

- sited and designed to be an attractive character component (such as landmark or node) in the landscape (which may include elements such as belvederes, parapets, turrets, clock towers, etc. in the building);
- treated so as to be inconspicuous, by the use of non-reflective neutral or earth coloured and traditional building materials and/or screening landscape treatments;
- landscaped in a manner which breaks up the strong linear forms of the building (refer to Figure 2);
- a visual centre piece of a group of buildings;
- sited within an area of existing vegetation in rural areas, where such vegetation is likely to continue to provide an effective visual buffer.

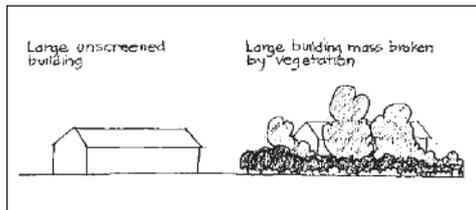


Figure 2: Use of Vegetation to Break Up Large Building Masses

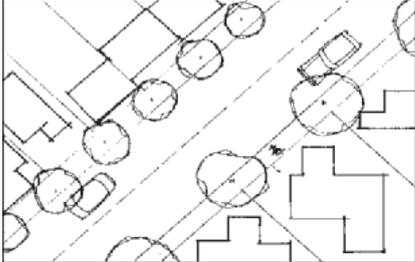
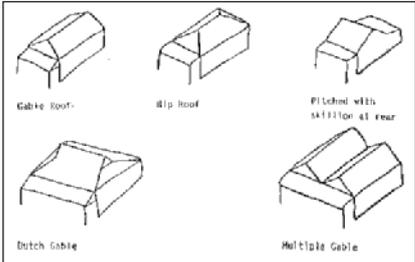
OR

A1.2 For all other development, buildings and other structures are not more than two storeys (8.5 m) in height.

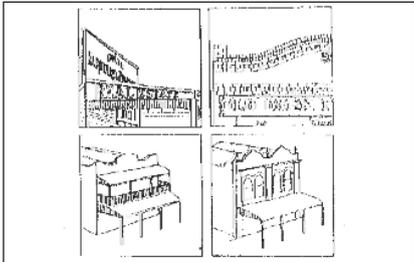
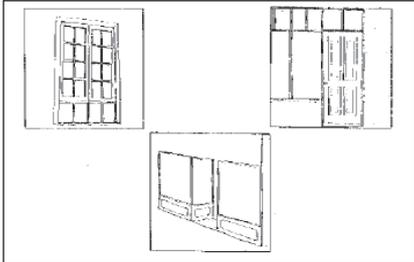
A2.1 Buildings and other structures have exterior surfaces (including roofs) which use earth or forest colours, non-reflective materials, and textures and forms which are in keeping with Queensland vernacular traditions.

OR

A2.2 Where any building and/or its roof is likely to dominate a ridgeline or otherwise be seen from scenic lookouts so as to appear to be sitting above the surrounding ridgeline and vegetation, roof materials are of a suitable neutral colour such as blue, light grey, white or cream.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3.1 In Centre precincts, buildings must be sited to fit in with existing and likely future premises on surrounding sites, with the front of the building designed to address the street or other public space from which the main pedestrian access is obtained.</p> <p>OR</p> <p>P3.2 In other areas, buildings must be sited and oriented to take best advantage of the site's topography and having regard to surrounding premises.</p>	<p>A3 In Centre precincts, buildings are oriented parallel to the frontage of the street or other public space providing pedestrian access (Figure 4 refers), with the main building entry easily identifiable and directly accessible at the front of the building.</p>  <p>Figure 4: "Square-on" Alignments: in village centres, buildings are generally sited as to be square on to the street, as illustrated on the left hand side of the street. In rural or residential areas, larger lots allow for alignments which may have regard to other factors such as breezes, solar gain, privacy, etc. (see right hand side of street).</p>
<p>P4 Roof lines and forms must be consistent with those of surrounding buildings, including innovative yet compatible roofs.</p>	<p>A4.1 Are one of the following (refer Figure 5).</p>  <p>Figure 5: Example of Typical Queensland Vernacular Roof Designs (extracts from <i>Design Guidelines for Rural Townships</i>).</p> <p>A4.2 Roof forms are not mansard or domed.</p>
<p>P5 Buildings with awnings and/or verandahs at the front facades, and/or must have mature or semi-mature deciduous shade trees planted along the site frontage.</p>	<p>A5 Buildings have awnings and/or verandahs at the front facades (see Figure 6), and/or with mature or semi-mature deciduous shade trees planted along the site frontage.</p>  <p>Figure 6: Awnings and Verandahs are traditional components of many Queensland vernacular styled buildings and create attractive and functional additions to them. In settlements, these have lent a strong character to their urban form which has been capitalised particularly well in Montville. Also note the subtle use of signage and positioning of signboards.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P6 In the Mapleton Village Centre, retail and other commercial buildings must have parapets or other visually compatible treatment which provides an interesting, distinctive and compatible top-level to the building facade.</p>	<p>A6 Retail and other commercial buildings have parapets which may be used to identify the building and the name and type of business carried on there (Figure 7 refers).</p>  <p>Figure 7: Use of Awnings and Parapets on Traditional Commercial Buildings in Rural Settlements (extracts from <i>Design Guidelines for Rural Townships</i>).</p>
<p>P7 In Centre Precincts, buildings must have windows, doors and other large voids which have predominantly vertical elements.</p>	<p>A7 In Centre Precincts, buildings have:</p> <ul style="list-style-type: none"> • windows and door openings with vertical lines and rhythms (see Figure 8), and • double doors and/or doors embellished with window panels, sidelights and/or fan lights, and • the main entry door(s) are set within a small landing or threshold, and • large voids (such as display windows), broken up through the use of posts, mullions, rails or other detailing maintain the vertical emphasis of the building's design.  <p>Figure 8: Typical Window and Door Detailing in Commercial Buildings in Traditional Rural Commercial Centres (extracts <i>Design Guidelines for Rural Townships</i>).</p>
<p>P8 In Centre Precincts, buildings must incorporate architectural detailing and front facade treatment which add to the identity and character of the building and are appropriate to the intended character, scale and complexity of the building and its form.</p>	<p>A8 In Centre Precincts, buildings include a combination of the following functional and decorative details appropriate to the intended character, scale and form of the building (see Figure 9):</p> <ul style="list-style-type: none"> • window hoods, louvres, slates and/or shutters, • ornamental panels and brackets, • finials, fret work and gable vents, • stained glass.

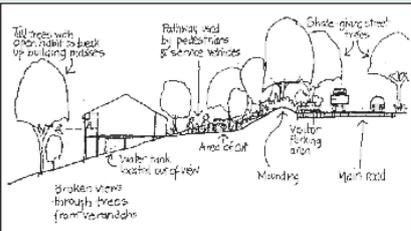
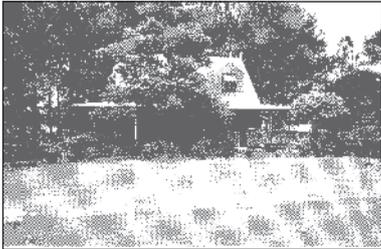
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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P8 continued</p>	<div data-bbox="651 369 1062 633" data-label="Image"> </div> <p>Figure 9: Appropriate Detailing contributes to the quality of buildings and promotes harmony between them. The level of ornamentation should be consistent with the complexity of the building (extract from <i>Design Guidelines for Rural Townships</i>).</p>
<p>P9 In Centre Precincts, on corner and other visually significant sites, buildings must incorporate attractive components to create a landmark feature appropriate to the site and its setting.</p>	<p>A9 In Centre Precincts, on corner and other prominent sites, buildings incorporate such elements as turrets, belvederes, and clock/bell towers to create a strong identity for the building where such embellishment is befitting the character and setting of the building and is an attractive landmark (see Figure 10).</p> <div data-bbox="651 974 1062 1238" data-label="Image"> </div> <p>Figure 10: Embellishment - Use of Components Which Create a Distinctive Character: on this example, a belvedere has been incorporated on a street corner.</p>

(2) Element: Siting of Buildings and Other Structures and Site Works

PURPOSE

- (a) To provide for buildings and other structures to be sited so as to minimise their visual and physical impacts on the landscape, and reflect the desired character of the Precinct in which they are located.
- (b) To ensure that site works are carried out in a manner that minimises their impacts on the environment.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Lots reconfigured, buildings and other structures sited, and associated operational, building and Drainage Works undertaken must be sensitive to the visual character and landscape of the Blackall Range by:</p> <ul style="list-style-type: none"> • buildings and other structures are sited in a manner which respects the character of the Precinct in which they are located; • avoiding or minimising the loss of existing vegetation, • minimising earthworks (and the visual and physical scarring that can result), • achieving a balance between optimising views from a building while minimising views to the building from outside locations (see Figures 11 and 12), • allowing for adjoining landholders to enjoy the amenity and use of their land, without the loss of privacy and natural light, etc.; • protecting existing wildlife and habitat areas, • conserving or preserving heritage items of value to the community, and • siting and designing buildings to optimise beneficial climatic conditions (eg. cool summer breezes) and minimise undesirable influences (eg. cold winter winds). 	<p>A1 Lots reconfigured, buildings and other structures are sited, and associated operational, building and Drainage Works are undertaken (where being assessable developments) so that:</p> <ul style="list-style-type: none"> • existing vegetation is retained, thinned or cleared to a standard and degree in accordance with the relevant development permit; • minimal or no permanent scarring of the landscape occurs; • provision is made for the sustainability of retained vegetation and drainage corridors; • buildings and other structures being sited to readily and subtly mould into the landscape (Figures 11 and 13 refer); • large building masses are visually broken up by existing vegetation or landscape works; • in highly and extremely visually sensitive locations, buildings and other structures integrate appropriately in landscapes of high scenic value or which are highly or extremely sensitive to development, • the integrity of the settings for sites of high community significance is maintained or enhanced in accordance with the Acceptable Measures of Element (4) of this code; • where structures are for an activity ancillary to the predominant use of the site, that they are sited and designed to be visually subordinate to the main use on the site by, for example, being at the rear of the site, and/or in a substantially smaller building; • appropriate buffer planting can be included within the site while respecting access and other needs; • living areas are oriented to the north and east, and/or with shade, and wind-break plantings/ structures provided to westerly aspects.
	
<p>Figure 11: Siting of Built Elements so as to ensure that buildings, structures and roadways integrate into the landscape.</p>	<p>Figure 13: Building Integrated Sensitive into Landscape: this building offers views through the thicket behind.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 continued</p>  <p>Figure 12: Broken Views are obtainable from a Sensitive Sited Building: this diagram demonstrates how views can be obtained while ensuring that buildings, structures and roadways integrate into the landscape.</p>	
<p>P2 Development must be carried out in ways which retain or rehabilitate and extend, significant areas of existing vegetation, particularly at environmentally and/or visually sensitive locations.</p>	<p>A2 Assessable development is carried out in ways which retain, and where possible, rehabilitate and extend, significant areas of existing vegetation, particularly:</p> <ul style="list-style-type: none"> • on the crests of ridgelines, • on land with slopes of generally 25% or greater, • on land prone to slippage, • along drainage channels, and • along ecologically important corridors, <p>except to remove invasive or noxious weeds.</p>
<p>P3 Development involving the excavation or filling of land must be carried out :</p> <ul style="list-style-type: none"> • in ways which minimise the extent and duration of disturbance, particularly in areas highly sensitive to change or in areas of high visual quality, • in stages, • with all elements that need protection suitably identified and marked, • to achieve as much as possible, a natural looking landform on completion, and • to ensure that earthworks are stabilised and rehabilitated as soon as possible after their completion. 	<p>A3.1 Assessable development is planned to limit the extent and duration of disturbance to as small an area and short a time as reasonably possible, including staging of development works where feasible.</p> <p>AND</p> <p>A3.2 Prior to the commencement of earthworks, all existing landscape elements which are to be maintained are being tagged or cordoned off in a manner which prevents damage to them.</p> <p>AND</p> <p>A3.3</p> <ol style="list-style-type: none"> (a) All topsoil and subsoil, except that underneath a building slab, is returned to, or remains on the site. (b) All topsoil and a 200 mm depth of subsoil from a site is stockpiled into separate labelled piles prior to the commencement of bulk earthworks, with such stockpiles covered or treated in a manner which prevents soil from being washed off the site. (c) Stockpiled topsoil is spread over compacted surfaces on completion and compacted to standards as specified in relevant Australian Standards. <p>AND</p> <p>A3.4 On the completion of earthworks, parts of the site where soft landscape works are to occur are scarified and ripped in a manner which allows for the establishment of vegetation.</p> <p>AND</p>

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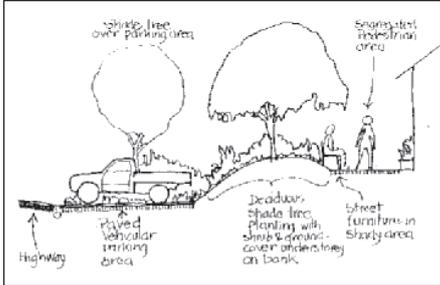
PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 continued	A3.5 For assessable development rehabilitation and landscape works being staged to be carried out in tandem with stages of a development project and carried out within a time period as agreed with Council.
P4 Utility services must be sited such that: <ul style="list-style-type: none"> • tree species which reflect the character of the area can be established, particularly in road reserves, and • the area's scenic qualities and environmental integrity are respected. 	A4 For assessable development street trees planted and as much vegetation as possible is retained on sites within Centre, village residential and Rural Residential Precincts. In this regard, preference given to underground services or alternatively to provide services which are located and treated so as to prevent root penetration and damage by vegetation. In particular, existing mature healthy vegetation being retained and safeguarded and other alternative means of service supply used (for example, tree mounted power lines as used in State Forests, National Parks and State Forest Parks).

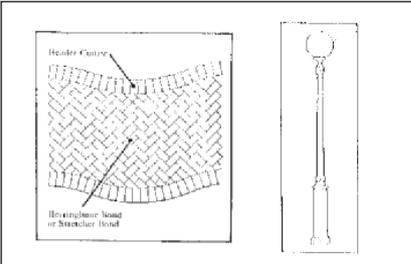
(3) Element: Landscaping**PURPOSE**

- (a) To provide for landscape works to be carried out to a standard which complements the landscape character of the Precinct in which they occur, and in a way that creates attractive useable environments for a range of users.
- (b) To encourage landholders to maintain or upgrade the scenic quality and character of their land.

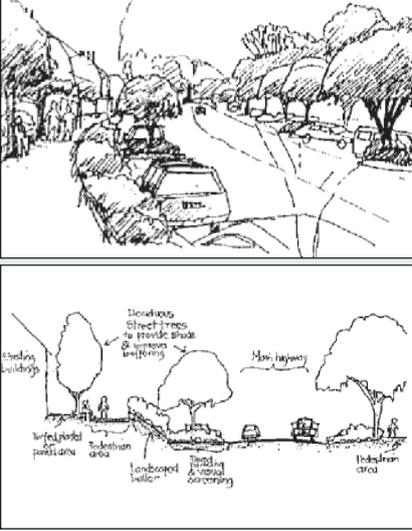
PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Landscaping must: <ul style="list-style-type: none"> • be compatible with the character of the Range's rural and natural settings, • serve to reduce the visual prominence of built forms within the natural landscape, • retain as much as possible of the remnant native vegetation and other mature existing vegetation, • soften the dominance of built forms and hard surface areas within the Centre precincts particularly (see Figure 14), • use species appropriate to the climate, soils and character of the area, and • be in accordance with an approved Landscaping Plan (in the case of assessable development). 	<p>A1.1 For assessable development, soft and hard landscaping is undertaken in accordance with a Landscaping Plan approved by Council.</p> <p>AND</p> <p>A1.2 Landscaping uses vegetation species suitable for the area's cooler climate and local soils, and locally native vegetation in particular.</p> <p>AND</p> <p>A1.3 Use of palms is limited to those situations where native palms (and preferably <i>Archontophoenix cunninghamii</i>) are appropriate. Such palms would be particularly suitable where planted in conjunction with clumps of other endemic rainforest species to facilitate habitat formation.</p> <p>AND</p> <p>A1.4 Buffer landscaping is provided in areas abutting major roads (particularly the Mapleton-Maleny Road), and between potentially conflicting activities (see Figure 15) having regard to the State Government's Guidelines on Separating Agricultural and Residential Land Uses.</p> <p>AND</p> <p>A1.5 Locally native or appropriate exotic species and deciduous trees are used in the Montville and Mapleton Village Centres, and particularly in areas of predominantly European architecture.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 continued</p>  <p>Figure 14: Landscape Treatment: The Herb Garden Montville. Settings have been created within this precinct in Montville which are reinforced by a carefully coordinated arrangements of elements. Trees have been used to provide shade and act as sculptural elements in their own right.</p>	<p>AND</p> <p>A1.6 In the Flaxton Local Centre, where the preferred building style is one of small cottages in the Queensland vernacular, landscaping expresses a traditional cottage garden in a setting of locally native vegetation and street trees.</p> <p>AND</p> <p>A1.7 All landscaping is to be consistent with the Code for Landscaping Design.</p>  <p>Figure 15: Use of Landscape Works to Create Buffering is particularly important in settlement areas.</p>
<p>P2 Fences, seating, bins, lighting, shade structures/shelters, drinking fountains, other public space furniture, and retaining and free-standing walls must be in keeping with the character of both their immediate setting and the Precinct in which they are situated.</p> <p>P3 Street furniture and other hard landscape elements, of an appropriate character and standard, supplied and installed in public spaces by Council, or by a developer as a reasonable and relevant condition of approval or by agreement, must respond to the needs of local residents and works and serves the large number of visitors to the area.</p>	<p><i>(In relation to P2 and P3)</i></p> <p>A2.1 Any use of close picket or similar fencing or walls is limited to Centre and Village Residential Precincts.</p> <p>AND</p> <p>A2.2 In Rural and Sustainable Rural Residential precincts, fences remain a minor visual element in the landscape, such as post and rail or post and wire.</p> <p>AND</p> <p>A2.3 Where carried out by Council, or by a developer as a reasonable and relevant condition of development approval or by agreement, a range of street furniture and other built elements are supplied and installed in public spaces where such elements are of a design and finish appropriate to the character of their setting and to a Council approved standard. Such elements include any or all of the following:</p> <ul style="list-style-type: none"> • seating; • shade structures/shelters and/or bus shelters and/or planting; • rubbish bins; • drinking fountains or water source; • pathways; • plant beds with planting; • street trees and tree surrounds, stakes and grates; • irrigation systems; • street lighting; • play spaces; • parking areas. <p>AND</p> <p>A2.4 Siting of facilities achieves the following:</p> <ul style="list-style-type: none"> • Seating/picnic tables placed in convenient locations set back from pedestrian pathways, sheltered, located so as not to obstruct pedestrian paths but so as to be readily accessible from them, and orientated toward a suitable view or feature.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 & P3 continued</p>  <p>Figure 16: Example of Hard Landscape Components which may be appropriate for use on the Range.</p>	<ul style="list-style-type: none"> • Drinking fountains or water sources placed in the more civic areas of the Centre precincts eg. the Village Green near the Post Office, so as to not disturb private business amenity, and be easily located by visitors to the area. • Rubbish bins placed within 3m of seating, picnic shelters, etc., and designed to be fauna proof and to minimise odours. • Lighting sited so as to illuminate a designated area of a footpath or other location, to facilitate safe movement, and to provide a change of mood and atmosphere during the evening; with the design of the street lighting being compatible with the architecture of the surrounding area (see Figure 16).
<p>P4 Planting and other soft landscaping treatments must:</p> <ul style="list-style-type: none"> • soften the appearance of, and integrates, new buildings and other built forms, • be compatible with the landscape and architectural character of the area in which they are set, • respond to, and incorporate, the landform and existing vegetation as much as possible, to soften the impact of built forms, • use mainly locally native vegetation species or, in Centre precincts, exotic species suited to the climate, soils and character of the area, • provide appropriate and effective buffers to such sensitive areas as escarpment edges, remnant vegetation corridors, conservation parks, creeks, productive agricultural land and road reserves, • assist with micro-climatic management, privacy, and wildlife protection, • facilitate the successful establishment and maintenance of the plants and other treatments, and • be in accordance with an approved Landscaping Plan. 	<p>A4 For assessable development, planting and other soft landscaping treatments:</p> <ul style="list-style-type: none"> • screen or provide an attractive visual setting for buildings and other built elements in view from roads and other public places, • protect and as necessary, enhance, areas of remnant native vegetation and other existing mature vegetation, • use vegetation which is locally native and appropriate to the specific area, be it the structurally and floristically complex subtropical rainforest found on the rich volcanic soil, with adequate soil moisture and rainfall support, to the Eucalypt communities found on the steeper or less fertile soils, • In Centre precincts, may incorporate exotic plant species (such as annual, biennials and perennial lower storey vegetation) suitable to the area's character, climate and soils (see Figure 17), • in Centre and Village residential precincts, incorporate suitable street tree planting at the rate of one tree per 7 or 8m of site frontage, • provide for the proper preparation and early maintenance of planting areas and plants by such means as staking, grates and tree guards, • provide for the comprehensive landscape treatment of development on land that was previously cleared for agriculture, • ensure that where plants are used that are not locally native, the plants are not invasive and will not adversely affect the integrity of any ecosystem beyond the site boundaries, • use exotic species in landscaping only in Centre precincts or otherwise no further than 20m from any building and not beyond the site boundaries, • if appropriate in Rural precincts, use hedgerows for wind protection and privacy, and • are in accordance with a Landscaping Plan approved by Council and which has regard to Council's Code for Landscaping Design.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P4 continued</p>  <p>Figure 17: Street Trees and Lower Storey Plantings in Centres provide shade, reinforce a village character (particularly where awnings have not been used), and provide an attractive, non-threatening environment for pedestrians.</p>	

(4) Element: Places Having High Community Value

PURPOSE

- (a) There is considerable merit in maintaining and conserving elements which possess cultural or heritage value and integrating them sensitively within development projects. These elements can include buildings, monuments, structures, vegetation and Aboriginal sites. In many instances, only relics of this past exist but it is still possible to create a picture of what these relics signify, through interpretive means, such as signage, identification plaques, heritage walks, museums, etc.
- (b) This code element seeks to provide for sites, buildings or structures possessing significant value to the community to be identified, safeguarded, restored and sensitively integrated into any development projects and within the landscape.

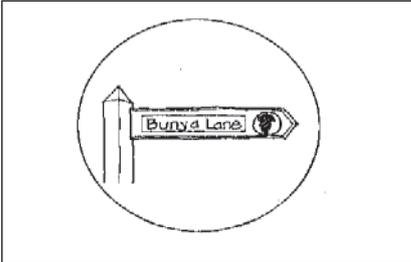
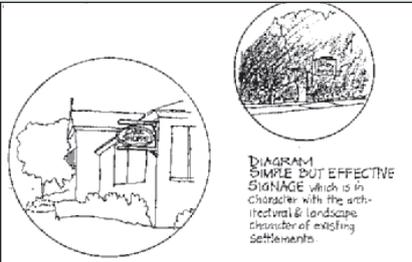
- (c) Places of community value can be utilised imaginatively and practically for a variety of contemporary uses. It is a challenge to capitalise on the potential of these places and ensure that they assist in enriching the meaning and quality of our lives. For example, they can act as 'keystones' or landmarks to development projects and can assist in creating appropriate architectural and landscape architectural themes, could become museums or the focus of a heritage trail. Many developers have successfully utilised such places as "selling tools" for their developments.
- (d) The places presently considered to be of significant value to the community are listed in the Schedule to this code. This listing may be amended from time to time as further research and identification work is carried out.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Where development involves a site listed in the Schedule to this code, the cultural and community heritage values must be retained (see the example at Figure 18).</p>  <p>Figure 18: Places of High Community Value add considerably to the architectural landscape, monumental, cultural and historic significance of the Range. The building known as Misty's Mountain Restaurant epitomises this. It acts as a prominent visual focus and has a rich history.</p>	<p>A1 Development is assessed and undertaken consistent with Council's Heritage Conservation Code and Section 7 Volume 1 of the Planning Scheme.</p>
<p>P2 Development adjoining a site listed in the Schedule to this Code must respect the cultural and community heritage values and setting of the adjacent site.</p>	<p>A2 Development adjoining a listed site complies with:</p> <ul style="list-style-type: none"> • the relevant Acceptable Measures of Council's Heritage Conservation Code, and • the relevant heritage conservation provisions of Section 7 of Volume 1 of this Planning Scheme.

(5) Element: Signage

PURPOSE

- (a) Inappropriate signage can detract from the prevailing character of a rural area or settlement. Careful consideration should therefore be given to the potential impact of signs on the tone of the buildings, streetscape and rural character of the countryside.
- (b) Signage falls into the following two categories:
- public signage that detail matters of public information, ie. street signs, location information, and
 - private signage which publicly advertises information for a private individual or company.
- (c) This code element seeks to provide for all signage to achieve its purpose of advertising an activity or attraction while maintaining the character and quality of urban and rural landscapes and built elements.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Public signage must provide visual cohesion and exhibits a character reminiscent of the Blackall Range, including street name and public information signs which are simple, clear and informative, and sited in appropriate locations to maintain the integrity of the setting while promoting public safety, and meeting relevant State Government Department's requirements if applicable.</p>	<p>A1 A common theme developed is for public signage which embraces an identifiable colour scheme, layout design and letter character. This could include a logo which reflects a strong common element found on the Blackall Range, for example, a bunya pine symbol (see Figure 19).</p>  <p>Figure 19: Public Signage - a possible logo incorporating a strong common element found on the Blackall Range.</p>
<p>P2 Private signage must be coordinated and rationalised so as to maintain the character of both rural and urban areas, and enhances the perceptions and experience of the Blackall Range for tourists and residents (see Figure 20).</p>  <p>Figure 20: Sensitive Private Signage</p>	<p>A2.1 Signage is placed only on the site of the premises with which it is associated.</p> <p>AND</p> <p>A2.2 Signage uses colours and treatments appropriate to and coordinated with its landscape/townscape setting.</p> <p>AND</p> <p>A2.3 Temporary signs are sited so that they do not obstruct any public pathways.</p>
<p>P3 Signage must be developed in an integrated way and based on a common theme.</p>	<p>A3 Signage uses on buildings using colours, layout and lettering consistent with or complementary to the overall colour scheme and architecture of the individual building and surrounding buildings.</p>
<p>P4 Signs must avoid the visual clutter, conflict and confusion which results from a proliferation of signs.</p>	<p>A4.1 Signage on buildings is limited to parapets, awnings (sides and suspended underneath), and fascia boards.</p> <p>AND</p> <p>A4.2 No billboards are used on or within the curtilage of buildings.</p>
<p>P5 Signage which meets the relevant Performance Criteria of Council's Advertising Devices.</p>	<p>A5 Signage complies with the relevant Acceptable Measures of Council's Advertising Devices.</p>

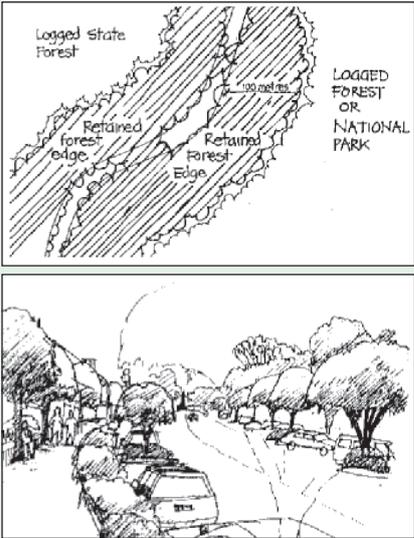
(6) Element: Transport

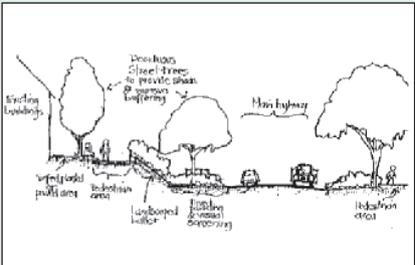
PURPOSE

(a) The Mapleton-Maleny Road is the central access spine into and through the Planning Area. The road passes through a variety of settings influenced by the rural and natural undulating character of the landscape. Protection of the character and capacity of this, and other roads, lanes and pathways in the area are important to the maintenance of the experience of the Blackall Range for both residents and visitors.

(b) Accordingly, this code element seeks:

- to provide for all elements within the road reserve to complement the existing and proposed land uses and character for the Planning Area,
- to maintain or upgrade the character of roadways within the area,
- to provide for road ways which have minimal or no negative visual and physical impacts on the landscape,
- to provide for the conflicting needs of all road users to be resolved in a satisfactory manner, and
- to provide for road design to be appropriate to the road's setting.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Roadway character which complements that of the landscape and/or townscape through which the roadway passes.</p>  <p><i>Figure 21: Retaining the Vegetative Edge in State Forests and National Parks: such techniques have been used successfully along tourist roads in New Zealand and ensure that high quality tourist and resident experiences are maintained.</i></p>	<p>A1.1 The character of roadways other than declared or distributor roads reflect the landscape character in which they are set by suitable planting of road verges and edges to match that of a rural laneway and to enhance views.</p> <p>AND</p> <p>A1.2 Rural laneways maintain or recreate a rural character by enclosing vegetation and/or buildings and/or other roadside treatment, while still meeting acceptable safety standards.</p> <p>AND</p> <p>A1.3 Roadways in Montville and Mapleton, and in Sustainable Rural Residential precincts, have a distinctive and coordinated landscape theme as agreed with Council.</p> <p>AND</p> <p>A1.4 Access roads to and through National Parks and State Forests maintain a rural laneway character and, within areas of significant remnant vegetation, banks of existing vegetation retained for a minimum of 100 metres on both sides of the carriageway as a means to secure the forested character of these areas (refer to Figure 21).</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 Carriageways within the Planning Area must:</p> <ul style="list-style-type: none"> • be designed to minimise their visual and physical impacts on the landscape including the prevention of soil erosion, land slippage, etc. • be of a matching character to the landscape through which they pass both in the moulding of batters and verges/edges and in plant species use; • be sited so that they have minimal visual and physical impacts on the landscape; • have appropriately treated batters and edges to allow for the successful establishment of landscape works; • have important landscape components, such as prominent rock outcrops and vegetation stands, safeguarded through the appropriate siting and design of roads and associated works; • provide soft landscape works which assist in reducing the visual impact; • be designed and laid out so as to have minimal impacts on adjoining premises through measures such as soft and hard landscape works.  <p>Figure 22: Roads in Settlements: <i>Street trees have been used to provide shade for pedestrians and over parked vehicles and to soften the impact of the main road through the heart of a settlement. Additional buffer works help to create a non-threatening pedestrian environment (possible streetscape improvements to Montville near to Connemara Cottage.)</i></p>	<p>A2.1 In the Village Centre precincts of Montville and Mapleton, roads designed and developed to lower vehicle traffic speeds by:</p> <ul style="list-style-type: none"> • appropriate carriageway surface treatments; • signage; • adjustment to street widths at critical points; • creating safe pedestrian crossings; • street lighting; • providing appropriate pathways which meet the needs of other road users (see Figure 22). <p>AND</p> <p>A2.2 Road layouts and roadside treatments provide buffering and other treatment so as to lessen the impact of roadways on the enjoyment of abutting activities.</p> <p>AND</p> <p>A2.3 Where reduced road reserve and pavement widths are appropriate to reduce the dominance of vehicles through the locality, development incorporates any or all of the following:</p> <ul style="list-style-type: none"> • the provision of onstreet parking areas; • service roads; • pathways; • pedestrian crossings; • lighting and other street furniture; • soft landscape works. <p>AND</p> <p>A2.4 In Rural and Special Purpose precincts:</p> <ul style="list-style-type: none"> • road surfaces crowned or cambered to drain into swale drains, • road surfaces which are flush with verges, as opposed to kerb and channelling; • the appearance of roadside verges being rural, and therefore not heavily maintained or manicured, • roads not being widened unless the height to width ratio of vegetation is maintained, and • the use of such measures as vehicle barriers, bollards, fencing, gates, tree planting and grading works, to prevent vehicle access to sensitive parts of the environment.

(7) Element: Vehicle Parking

PURPOSE

This code element seeks to resolve vehicle parking needs in a sensitive, low key manner, which also addresses safety.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Where additional parking is likely to detract from the amenity or environmental qualities of a site and/or its locality, no more than the minimum number of parking spaces, as required under Council's Code for Transport, Traffic and Parking, must be provided on the site.</p>	<p>A1 For development in Centre precincts, and other areas where the amount of on-site car parking should be limited because of potential adverse effects on the amenity or environmental qualities of the area, no more than the minimum number of parking spaces required for the development under Council's Code for Transport, Traffic and Parking is provided on the site.</p>
<p>P2 Parking areas must be sited and designed to:</p> <ul style="list-style-type: none"> • avoid or minimise conflict with service and access needs of local residents and businesses, • have a minimal impact on the landscape and be relatively inconspicuous, • not detract from the enjoyment or safety of activities within the vicinity, • meet the needs of people with disabilities, and • be well landscaped so as to be themselves pleasant locations for motorists and passers-by (see Figure 23). <div data-bbox="228 1368 639 1637" style="text-align: center;"> </div> <p>Figure 23: Vehicular Parking Areas should be pleasant locations in themselves and should provide shade and buffering.</p>	<p>A2.1 Development of premises provides for:</p> <ul style="list-style-type: none"> • soft and hard landscaping to parking areas and access driveways such that the areas are identifiable and distinctive, with any large expanses of parking area broken up by planting, • separate on-site service vehicle bays, or separate service vehicle bays and access driveways, • dual pedestrian/vehicle pathways where vehicle traffic movements are infrequent, and • parking areas and pathways which facilitate access needs of people with disabilities in accordance with the relevant Acceptable Measures of Council's Code for Transport, Traffic and Parking. <p>AND</p> <p>A2.2 Assessable development where more than 3 parking spaces are to be provided on the site is subject to an approved Landscape Plan, which is consistent with Council's Landscaping Design Code, and indicates:</p> <ul style="list-style-type: none"> • how the parking area is to be incorporated into the existing site; • the extent of proposed cut and fill and existing and proposed levels; • the angle and treatment for any proposed batters; • the character and design of any rehabilitation and stabilisation works, including species to be used; <p>with a bond paid if required by Council as a means to ensure that such works are carried out to Council's satisfaction.</p>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 Development of premises must adequately addresses service vehicle needs by providing any or some of the following:</p> <ul style="list-style-type: none"> • loading zones, • parking bays allocated for business use, • rear service access and limited street access, • and loading bays, <p>in ways which take into proper account:</p> <ul style="list-style-type: none"> • the location of the business activity; • proposed ingress and egress points; • the extent of vehicular and pedestrian activity in the vicinity of the business; • the quality of the existing environment, including vegetation, streetscape, scenic quality and landscape sensitivity; and • the number and distribution of service vehicular movements which that business generates. 	<p>A3 Premises requiring regular non-goods delivery access (such as doctor's surgeries and professional offices) have rear service access provided, or alternative satisfactory access arrangements put in place where:</p> <ul style="list-style-type: none"> • a rear access point has been considered and found to be non-viable; • adequate on-site provision is to be made which does not conflict with vehicular and pedestrian movements, nor detracts from residential amenity; • the location and treatment of parking areas ensures a townscape character compatible with that of surrounding premises; and • business parking and delivery areas are designed and located so as to be compatible with the character and enjoyment of adjoining activities.

(8) Element: Non-Motorised Vehicle Transport

PURPOSE

- (a) To provide for adequate, safe and accessible pathways which complement the existing and proposed land uses and character of the Blackall Range.
- (b) To provide or strengthen gathering points within pedestrian areas of Centre Precincts and other prominent community foci on the Range.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The development of an integrated network of formed district (Planning Area wide), local (Precinct wide) and connecting pathways, suitable for use by pedestrians and cyclists, which links:</p> <ul style="list-style-type: none"> • commercial uses, • community nodes, • tourist facilities, and • recreation areas, <p>and thereby provides better opportunities to explore and enjoy the range's natural and built assets, in addition to providing emergency access.</p>	<p>A1.1 For assessable development, existing pathways are rationalised, widened and upgraded, especially in Montville, to Council's satisfaction.</p> <p>AND</p> <p>A1.2 For assessable development, pathways are established and/or upgraded by Council as part of its works programmes, and/or by developers where agreed, and/or by landowners where a relevant infrastructure charge is fixed.</p> <p>AND</p> <p>A1.3 For assessable development, where necessary to ensure pedestrian/cyclist safety, segregation or buffering is provided between roadways and pathways.</p> <p>AND</p> <p>A1.4 For assessable development, pathways are provided where part of the desired network:</p> <ul style="list-style-type: none"> • as formed paths in Centre and village residential precincts, • on roadside verges and on at least one side of vehicle carriageways along declared and distributor roads (as referred to in Acceptable Measures A2 of Element (6) of this Code),

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 continued	<ul style="list-style-type: none"> in Sustainable Rural Residential and Rural precincts, as maintained grassed edges on one side of roads which serve fewer than 20 dwellings and the road is not a declared or distributor road.
P2 Pathways must be designed, established and maintained to: <ul style="list-style-type: none"> be safe, be free of obstructions, use pavement surfaces which are in keeping with the character of the landscape or townscape in which they are set, be suitable for use by people with disabilities, and other mobility impairments, where suitable, and have adequate width, grade and standards of construction for the expected level of use. 	A2.1 For assessable development, pathways are designed, established and maintained to: <ul style="list-style-type: none"> Council's satisfaction, acceptable engineering standards (having particular regard to Council's Operational Works Code), and Austroads Guide to Traffic Engineering Practice Part 13, create, contribute to or continue the character of the location in which they are set, have a minimum unobstructed width of 1.2m generally, but 1.5m in Centre and village residential precincts and 2m at gathering points or where used by both pedestrians and cyclists, avoid the use of steps, have crossfalls of less than 1:50 for sealed paths and 1:20 for unsealed, be accessible by all people as much as possible by having gradients generally less than 1:12 and where slopes exceed this gradient resting platforms provided no less than every 13 metres and a handrail also provided, integrate with any landscape proposals for the locality.
P3 Gathering points must be established or enhanced at places where pedestrian activity is concentrated in Montville and Mapleton, and at major tourist and recreation attractions.	A3 Gathering points are developed to: <ul style="list-style-type: none"> provide shade and shelter, be visually prominent, provide some form of seating, be safe, and incorporate lighting where likely to be used at night.

(9) Element: Recreation

PURPOSE

- To provide for high quality useable public recreation space to be created which is accessible and appropriate to its setting.
- To create or strengthen public recreation space corridors throughout the Planning Area.
- To encourage community involvement in the use and upgrading of public recreation space as a means to ensure its relevance and aesthetic appeal.
- To improve access and linkages to recreational assets within and beyond the Planning Area through the creation of a hierarchical network of pathways.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The development of an integrated network of public recreation spaces which must include the following:</p> <p>(a) open space corridors which link up to existing or potential recreation spaces and provide pathways where a continuous recreation space corridor can be created,</p> <p>(b) public recreation spaces which lend or maintain a character to or for an area and are integrated sensitively into the layout and design of a development project. Recreational space which is tucked away out of sight or which is hemmed in by development may not necessarily achieve this,</p> <p>(c) public recreation space which is conveniently accessible to residents, tourists and workers, with residents having access to recreational space within reasonable walking distance. The recreation space should be a place to pass through (on foot and/or by cycle) enroute to other areas,</p> <p>(d) Public recreation space containing:</p> <ul style="list-style-type: none"> • shade trees; • buffer planting particularly abutting roads and residential areas; which can allow for partial views into the open space; • grassed areas for passive, and possibly active, recreation; • other facilities and installations as appropriate to meet local needs, <p>(e) recreational space embracing components which have scenic, ecological, heritage or other values,</p> <p>(f) recreational space which is designed and developed in a manner which facilitates maintenance by Council, and</p> <p>(g) recreational space designed and located so that it serves an appropriate specific recreational function.</p>	<p>A1.1 The development of an integrated network of public recreation spaces which includes the following:</p> <ul style="list-style-type: none"> • parkland within reasonable walking distance (ie. about 400m) of residents, • in Montville, public recreation space which incorporates prominent local features such as the depression behind the existing township, the Village Green, and existing vegetation which currently acts as a backdrop to the main street, • development along Kondalilla Road which includes streetscape works as an alternative to the provision of public open space, with such works providing street furniture and other hard landscape components which ensure their relevance, utility value and aesthetic appeal. In this situation, the non-vehicular areas of the street will be regarded as public recreation space, • in Mapleton, the Lilyponds becoming a focus for the village, and combined with State Forests, new public recreation space and school grounds in its vicinity.

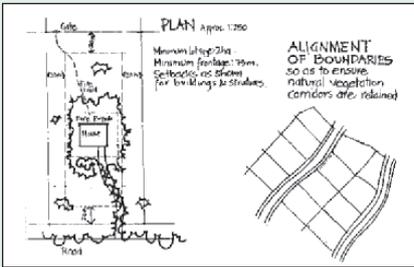
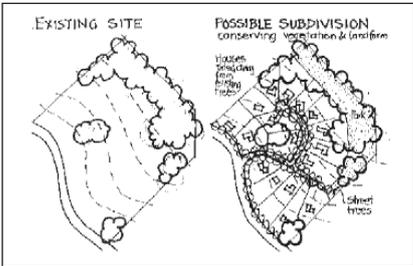
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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 The establishment and upgrading of scenic lookouts, either as public or private recreation spaces, which meet the following criteria:</p> <p>(a) design which ensures safe ingress and egress points to and from parking areas and pedestrian crossings where vehicular parking is located across the road from the lookout,</p> <p>(b) sited and designed to be inconspicuous elements in the landscape when viewed from other locations, excepting for a landmark feature which should be integrated sensitively into the landscape,</p> <p>(c) having landscape treatment which ensures that they are framed by vegetation which maintains the predominantly vegetative character of the ridgeline on which they is located, and</p> <p>(d) having vehicle parking areas which are buffered from pedestrian components of the lookout and which cannot be seen beyond the lookout and connecting road.</p>	<p>A2 Scenic lookouts contain some or all of the following features (depending upon the outlook, size and scale of the area):</p> <ul style="list-style-type: none"> • passive recreation areas (grassed areas set amongst clumps of trees); • a number of lookout points which offer different views or aspects of a scene; • toilet blocks (dry waste, biocycle/composting toilets preferred); • vehicle parking areas including vehicle restraint measures which maintain much of the scenic lookout as a pedestrian area and are located on the same side of road as the lookout; • refreshment facilities; • picnic shelters and barbeques; • water supply; • picnic tables; • commemorative trees or features in conjunction with other soft landscape works; • pathways which link areas within and beyond the area; • other street furniture, including lighting; • safety fencing where necessary; • tree species which have their lowest branches at least 3 metres above ground when mature to ensure that views are maintained, • lower storey planting in the foreground area to reduce the visual impact of the lookout, and • interpretative and other signage.
<p>P3 The development of an integrated network of open space corridors and scenic drives which maximise use of the area's recreational and environmental assets within the sustainable capacity of such assets.</p>	<p>A3.1 Retention and integration, as public open space, of pedestrian/cyclist pathways and flora/fauna corridors which pass through the development site.</p> <p>AND</p> <p>A3.2 Corridors, links and trails which provide access into and through conservation parks and State Forests are established to the satisfaction of the relevant State Government department or agency and in compliance with any applicable management plan prepared or approved by that department or agency.</p> <p>AND</p> <p>A3.3 In Rural precincts, pathways are constructed where such works will not cause permanent scouring of visible slopes and ridgelines and can be readily stabilised and integrated into the landscape.</p>
<p>P4 Private open space must be developed to a high standard of visual amenity and suitable and available for use by the specified user group and, as appropriate, the public.</p>	<p>A4.1 Private open space in a community title scheme landscaped to a high standard as a means to compensate for the smaller sized open space area and in accordance with a Landscape Plan approved by Council.</p> <p>AND</p> <p>A4.2 Open space leased or otherwise developed for private use to a sporting or other organisation, is designed in a way which facilitates the passive and active use of such spaces by the public at times when that organisation is not using that space for its nominated purpose, and developed in accordance with a Landscape Plan approved by Council.</p> <p>AND</p> <p>A4.3 Where appropriate, public open space is provided which is accessible to the public in part, eg. for access through an area, with a clear distinction being made between the publicly and privately accessible areas.</p>

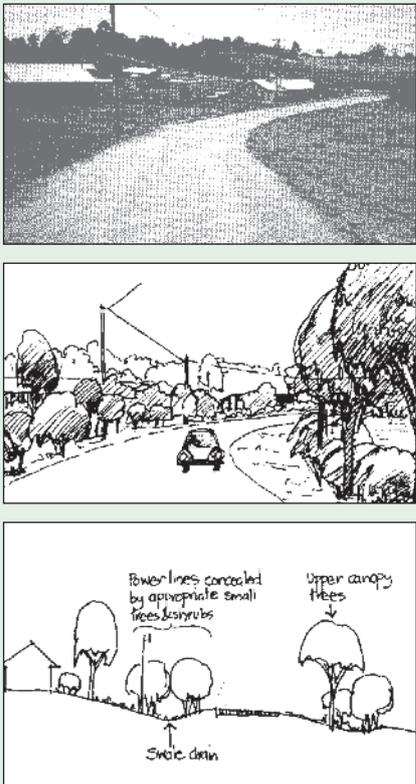
(10) Element: Fauna and Flora Protection and Rehabilitation

PURPOSE

- (a) To provide for adequate protection to be given to those areas of habitat identified as worthy of protection.
- (b) To provide for scenic values of vegetation to be respected in all development, so as to maintain scenic quality and minimise adverse visual impacts.
- (c) To encourage the rehabilitation and reforestation of land within various parts of the Planning Area.
- (d) To encourage landholders to undertake tree planting, particularly in moderately to extremely visually sensitive landscapes and on the edges of and within settlements and along flora and fauna corridors.
- (e) To encourage revegetation and replanting in development projects.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Development must meet the Performance Criteria of Environmental Management Codes where applicable.</p>	<p>A1 Development complies with the Acceptable Measures of Council’s Environmental Management Codes where applicable.</p>
<p>P2 In the Forest Residential precincts, lot reconfiguration must provide for new lot layouts that:</p> <ul style="list-style-type: none"> • acknowledge and preserve the essentially natural and aesthetic environment, • provide for significantly larger lots than would otherwise be appropriate for rural residential purposes, • provide for lot boundaries to be aligned such that natural vegetation corridors can be maintained (see Figure 24), • identify suitable house and other building sites on lots, • allow for minimal clearing of existing vegetation.  <p>Figure 24: Forest Residential Lot Reconfiguration Requirements.</p>	<p>A2.1 In the Forest Residential precincts, lot reconfiguration provides for new lot layouts in which:</p> <ul style="list-style-type: none"> • areas or sites of high conservation value have been identified and retained; • an adequate buffer of natural vegetation, not less than 20 m in width, has been preserved along all lot boundaries (other than to allow for access); • an adequate buffer of natural vegetation, not less than 20 m in width measured from the top of the bank, has been preserved on each side of a watercourse; • vegetation which has high scenic quality or minimises the impact of development has been retained (see Figure 25). <p>AND</p> <p>A2.2 Each new lot has a minimum area of 2 ha, a minimum frontage of 75m, and a suitable area or areas identified for buildings and wastewater disposal.</p> <p>AND</p> <p>A2.3 The layout provides for lot boundaries to align in such a way that natural vegetation corridors can be maintained.</p>  <p>Figure 25: Keying-in Landform and Existing Vegetation into Lot Reconfiguration: note that lot boundaries have been located near to an existing clump of trees and that the park embraces a major tract of vegetation; also that street trees have been planted.</p>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 Development must identify and protect areas of significant remnant native vegetation, other mature attractive existing vegetation, and fauna habitat.</p>	<p>A3 For assessable development, a competent assessment is undertaken of the significance of the existing vegetation on the site (having regard to Council’s relevant environmental management code provisions), and measures taken to effectively protect significant vegetation from loss or disturbance especially where the vegetation includes such species as:</p> <ul style="list-style-type: none"> • Bunya Pine (<i>Araucaria bidwillii</i>); • Macadamia sp. (<i>Macadamia interifolia</i> and <i>M. ternifolia</i>); • <i>Romnaldia strobilacea</i>.
<p>P4 Development must provide for the rehabilitation or revegetation of land back to a natural or semi-natural state or to lessen the impacts of built elements on the landscape, and especially including cleared land which:</p> <ul style="list-style-type: none"> • is prone to landslip, • is located within the water catchment of Lake Baroon, • is moderately to extremely visually sensitive to change or development by being steep or highly visible from public roads and/or lookouts, • lies along the path of an existing or identified flora and fauna corridor, • is located along a creek corridor, or • includes built elements which are considered intrusive in the landscape (see Figure 26). 	<p>A4.1 Development provides for the rehabilitation or revegetation of cleared or otherwise disturbed land of a type referred to in the Performance Criterion where necessary to maintain the desired character and amenity of the locality, and, for assessable development, in accordance with an approved land management plan which:</p> <ul style="list-style-type: none"> • shows the different land classes over the site, where a land class is a category of land with a relatively uniform set of characteristics (soil type, geology, slope, etc.) which allow it to support a distinctive type and intensity of use; • indicates what management practices are proposed for each class of land; • shows the locations of fence lines and proposed land use activities within each fenced area; <ul style="list-style-type: none"> • detail any rehabilitation works and the methods proposed for rehabilitation; • indicate what other measures are proposed which will result in the stabilisation and management of the land. <p>OR</p> <p>A4.2 In Rural areas, revegetation and/or rehabilitation is undertaken by way of sustainable farm forestry using indigenous timbers, and in particular, native cabinet timbers.</p> <p>Figure 26: Planting Up Existing Rural Areas so as to lessen the impact of built elements on the landscape and in order to recreate a rural or natural character. The above illustrations show an existing area and indicates how vegetation can transform this visually into a rural scene.</p>

(11) Element: Development Adjoining Environmentally Sensitive Areas

PURPOSE

- (a) Within the Planning Area there are opportunities for development adjacent to or near the National Parks, State Forests and Linda Garrett Park and other ecologically sensitive locations. Where development is proposed in such locations, consideration must be given to the particular environmental qualities of the area and ensure that appropriate safeguards are provided.
- (b) Accordingly, this code element seeks to minimise the potential for adverse environmental impacts on ecologically sensitive areas.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development must meet the Performance Criteria of relevant Environmental Management Codes.	A1 Development complies with the Acceptable Measures of relevant Environmental Management Codes.
P2 Development must not conflict with the intentions for the management of the adjoining sensitive area.	A2 Development does not conflict with the intentions of the relevant public authority for the management of the adjoining sensitive area.
<p>P3 Development of land adjoining a sensitive area must address the following issues:</p> <p>(a) the significance of any vegetation, if any, on the proposed site to the vegetation communities and fauna habitats of the environmentally sensitive area,</p> <p>(b) the significance of the proposed site as a fauna and flora corridor between environmentally sensitive areas and other habitats, and</p> <p>(c) the potential for ecological degradation of environmentally sensitive areas as a result of the proposed development.</p>	<p>A3.1 Development of land adjoining a sensitive area addresses all relevant environmental impacts, which, in the case of assessable development, is by way of an environmental management plan, including the following particular issues:</p> <ul style="list-style-type: none"> • adequate buffering for fire hazard, • the potential effect of the invasion of ecologically sensitive areas by domestic cats and dogs and exotic plants species, especially noxious weeds, • the potential for water quality decline in ecologically sensitive areas from liquid waste disposal and the use of fertilisers and pesticides, and • the potential for erosion and siltation in ecologically sensitive areas from runoff, the clearing of vegetation, and the alteration of natural surface levels on the proposed site. <p>AND</p> <p>A3.2 Boundaries which adjoin the sensitive area are appropriately fenced to discourage backyard extensions, invasion by some domestic animals and the spread of weeds.</p>

(12) Element: Agricultural Land Protection

PURPOSE

- (a) To provide for the remaining viable areas of good quality agricultural land to be preserved for agricultural purposes, where such areas are recognised through inclusion in Sustainable Horticultural Lands Precincts.
- (b) To minimise conflict and the potential for conflict between agricultural holdings and non-rural land uses.
- (c) To provide for non-rural activities to be integrated sensitively into their rural setting.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Development which does not fragment a land holding in a Sustainable Horticultural Land Precinct, nor introduce a premises or activity which either does not support the rural use of the land or prejudices the land’s continued rural use.</p>	<p>A1 In a Sustainable Horticultural Lands Precinct:</p> <ul style="list-style-type: none"> • Reconfiguring a Lot which does not create an additional lot other than a Farm Restructuring Lot created for the purposes of intensifying, or allowing the continued, rural use of the land, and/or • development and use of land only for rural purposes, or purposes which are associated with and support rural use.
<p>P2 An effective buffer established and maintained on the edge of the site of non-rural premises which abuts rural land.</p>	<p>A2 Provision and maintenance of a buffer on the edge of the site of non-rural premises which abuts land used or proposed for use for rural activities, where the buffer complies with the State Government’s “Planning Guidelines for the Separation of Agricultural and Urban Land Uses”.</p>
<p>P3 Any new rural use adjacent to the site of an existing non-rural premises must be established and conducted in a manner which minimises or avoids land use conflict.</p>	<p>A3 Any new rural use adjacent to the site of an existing non-rural premises is established and conducted in a way consistent with the State Government’s “Planning Guidelines for the Separation of Agricultural and Urban Land Uses”.</p>
<p>P4 An effective vegetation buffer established and maintained on the edge of residential or rural residential premises which abuts rural land.</p> <div data-bbox="225 1552 639 1765" data-label="Image"> </div> <p>Figure 27: Vegetation Buffer used on the edge of a non-rural development which abuts a rural area. Street trees would act as a major component in breaking up building masses. Such soft landscape treatment will ensure that development rapidly fits into the landscape.</p>	<p>A4 A minimum 30m wide vegetation buffer is established and maintained on the edge of residential or rural residential premises which abuts land used or intended for use for rural activities. Suitable vegetation consists of broad leafy plants, including trees to a height of at least 5m as well as shrubs, grasses and ground covers. Such vegetation also serves the purpose of minimising the intrusiveness of buildings in their setting and ensuring that such premises integrates into the landscape (see Figure 27).</p>

Schedule to Planning Scheme Code 7.1 Sites Of Community Significance On The Blackall Range

Site No.	Element	Cultural	Heritage	Architectural	Landscape	Element
EUROPEAN						
Mapleton						
1.	RSL Park		•		•	•
2.	Monument and Monument stone		•		•	•
3.	Red cedar trees - eg of what hunted in gullies, possibly Tanglewood		•			•
4.	Well, T.D. Smith (now Mr Bob Williams)		•			
5.	Tramlines - Tramway/Railway, Mapleton & Station opposite Mapleton Hall		•			
6.	Seaview Guesthouse (College/Mapleton, Mapleton Homestead)		•	•		
7.	Smith brothers' residence, Mapleton Falls Road		•			
8.	Smith Memorial Park & Obelisk, Mapleton Residence/House opp RSL Park				•	•
9.	Cemetery at Mapleton (1901)		•			
10.	Will Whalley's Store, Mapleton Town Centre (Mapleton Real Estate)		•	•		
11.	Mapleton Hotel & Strongaird Residence		•	•	•	
Flaxton						
12.	Family grave, Flaxton Mill Road		•		•	•
13.	Chermside Homestead, Flaxton		•	•		
14.	Ex-school building, Flaxton		•	•		
Montville						
15.	Belbury, Western Avenue, Montville		•	•		•
16.	Monty Smith's home, opposite Belbury, Western Avenue		•	•		
17.	Razorback Road, Montville		•		•	
18.	Monument at Razorback Lookout		•		•	•
19.	Montville House, Western Avenue/Range Road, Montville		•			
20.	Maryalda Guest House (now Montville Art Gallery)		•	•		
21.	Lachlan Guest House (now offices & shops, M/nl)		•	•		
22.	School of Arts building/Montville Hall		•	•		
23.	Montville Methodist Church		•	•	•	
24.	St. Mary's Church of England Church		•	•	•	
25.	Misty's Mountain Restaurant		•	•	•	
26.	Some school buildings, Montville State School		•	•	•	
LANDSCAPE COMPONENTS						
Mapleton						
27.	Pear tree in front of Mapleton library		•		•	
28.	Memorial trees in grounds of Hall, Mapleton		•		•	•
29.	Giant Box tree, Mapleton Falls (ex Flying Fox)		•		•	
30.	Lilyponds, Mapleton		•			
31.	Kondalilla Falls NP (originally bequeathed by Skene)	•	•		•	
32.	Macadamia & avocado plantations, Flaxton & Montville					•
33.	The Village Green, Montville		•		•	
34.	Fig & Camphor Laurel trees, Montville State School		•		•	
35.	Linda Garrett Park, Mapleton				•	
36.	Mapleton Falls National Park	•	•		•	
37.	Montville Bicentennial Bridge		•		•	
38.	Bunya Pine Trees					

