

7.2.4 Bli Bli local plan code

7.2.4.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Bli Bli local plan area as shown on Map ZM19 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Bli Bli 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 7.2.4.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.4.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.4A (Bli Bli local plan elements)**.

7.2.4.2 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 Bli Bli local plan code.

The Bli Bli local plan area is situated between the urban areas of Nambour, Maroochydore and Pacific Paradise in the central part of the Sunshine Coast. The Bli Bli local plan area includes the Bli Bli Village Centre and residential areas, the Maroochy River and Kirra Road rural residential area and the Parklakes urban residential community. The local plan area has a land area of approximately 740 hectares.

The Bli Bli local plan area is located within a rural setting with the significant environmental areas of the Maroochy River, Maroochy Wetlands Sanctuary, Petrie Creek and Parklands State Forest key elements within this landscape setting.

The topography of the local plan area is varied ranging from elevated and steeper slopes, providing views over the river valleys to the surrounding countryside, views to the north Buderim and Kunda Park escarpments and over the lowlands of the Maroochy River floodplain.

The Maroochy River rural residential area located in the northern part of the local plan area is characterised by dwelling houses on large sloping rural lots interspersed with remnant vegetation and some rural activities. The emerging Parklakes community comprises predominantly dwelling houses on urban size lots with a neighbourhood shopping and community precinct located at the eastern end of the area, with sport, recreational and environmental areas located in the north. An extension to the Parklakes community is planned to the north west of the existing community and is intended to provide additional community facilities including a school, environmental areas and open space. The existing residential community of Bli Bli consists predominantly of dwelling houses on urban size lots with larger lot sizes occurring in sloping and steeper vegetated ridgeline areas.

The Bli Bli Village Centre, located on David Low Way, provides convenience shopping and a community focus for local residents. A smaller local business and community centre is to be established in Parklakes to service immediate residents. The former Bli Bli Presbyterian Church and Bli Bli Public Hall located near the intersection of Willis and School Roads are local heritage places that also provide a community focus area for local residents. Bli Bli is also supported by a number of small scale tourist attractions which exist within or adjoining the local plan area, including Sunshine Castle and GoWake Cable Park.

The existing remnant vegetation along the ridgelines and gullies and the adjoining wetland areas and waterways, including declared fish habitat areas, have significant environmental and scenic values and contribute to the amenity and character of the local plan area.

The Nambour-Bli Bli Road, Yandina-Bli Bli Road, David Low Way and Willis Road are major road links within the local plan area. Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.4.3 Purpose and overall outcomes

- (1) The purpose of the Bli Bli local plan code is to provide locally relevant planning provisions for the assessment of development within the Bli Bli local plan area.
- (2) The purpose of the Bli Bli local plan code will be achieved through the following overall outcomes:-
 - (a) The Bli Bli local plan area remains an attractive residential area comprising a number of urban and rural residential neighbourhoods and a village centre surrounded by a mosaic of farming land and natural areas.
 - (b) Urban and rural residential development in the Bli Bli local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce Bli Bli's village character and identity, provide for the efficient provision of *infrastructure* and services, avoid constrained land and environmentally significant areas and protect the character and productivity of surrounding rural land.
 - (c) Development in the local plan area is designed and sited to protect key landscape features contributing to the rural and natural setting and character of the Bli Bli local plan area including existing *vegetation*, particularly along forested ridgelines and gullies, and significant views to surrounding countryside and across the Maroochy River *floodplain*, and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes.
 - (d) The Bli Bli Village Centre, fronting the David Low Way, functions as a local (full service) activity centre providing a range of convenience goods and services to the Bli Bli community and surrounding rural and rural residential areas.
 - (e) Development in the Bli Bli Village Centre provides a range of small-scale business and community activities which activate the street *frontage* and include residential development located above the ground *storey* level. Whilst the business functions of the Bli Bli Village Centre may expand and be enhanced, the centre remains compact, with any expansion limited to land included within the Local centre zone. Residents continue to rely upon Nambour or Maroochydhore to fulfil their higher order business and industry needs.
 - (f) The Parklakes Local centre zone functions as a local (not full service) activity centre, providing a basic convenience level of business and community uses to service immediate residents. No new business centres are established within the Bli Bli local plan area.
 - (g) Development in the Low density residential zone maintains the primarily low density residential character of the Bli Bli local plan area.
 - (h) Development protects the Sunshine Castle as a significant landmark building and tourist attraction.
 - (i) Land in the Emerging community zone is master planned and developed in a coordinated manner that sensitively responds to the flooding, drainage and environmental constraints over this area. Development in this area provides for a range of land uses including residential uses, community uses and open space.
 - (j) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.4.4 Performance outcomes and acceptable outcomes

Table 7.2.4.4.1 Performance outcomes and acceptable outcomes for assessable development

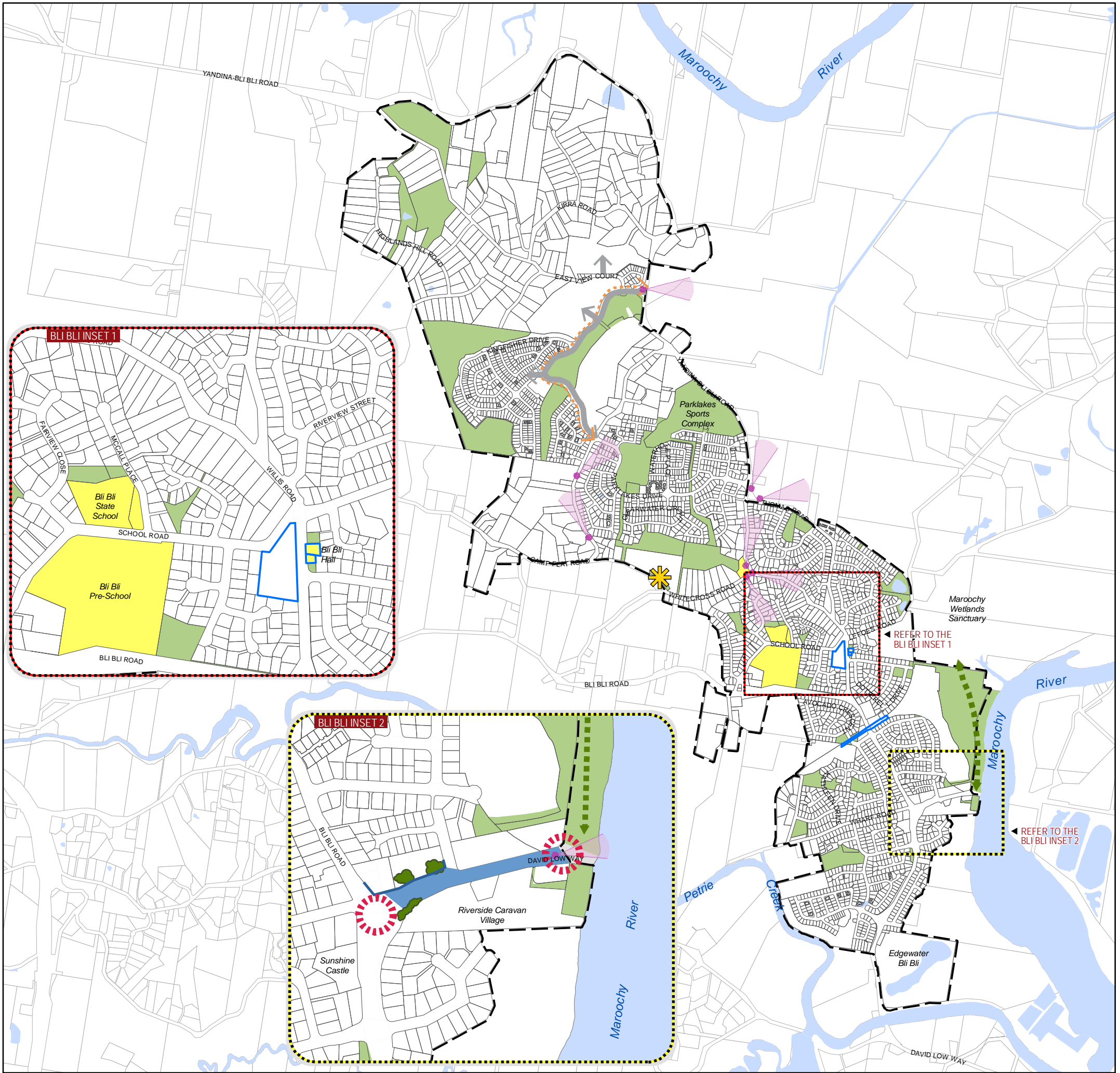
Performance Outcomes		Acceptable Outcomes	
<i>Development in the Bli Bli Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the local plan area and integrate with the natural landscape and skyline <i>vegetation</i> in terms of scale,	AO1.1	Development provides for building design which incorporates a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing.

Performance Outcomes		Acceptable Outcomes	
	siting, form, composition and use of materials.	<p>AO1.2</p> <p>Development provides for buildings and structures which incorporate articulated, pitched, skillion or curved roof forms.</p> <p>AO1.3</p> <p>Development uses understated colour schemes and low-reflective roofing and cladding materials.</p> <p>AO1.4</p> <p>Development provides for existing mature trees to be retained and incorporated into the development design.</p>	
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to reflect and enhance the sense of arrival to, and character of, Bli Bli.	<p>AO2.1</p> <p>Development adjacent to a primary streetscape treatment area or gateway/entry point identified on Figure 7.2.4A (Bli Bli local plan elements):-</p> <p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, Bli Bli, and emphasise corner locations; and</p> <p>(b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>AO2.2</p> <p>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.</p> <p>Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>	
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Bli Bli.	<p>AO3.1</p> <p>Development protects and emphasises, and does not intrude upon, the important sight lines and views over the surrounding rural landscape, Maroochy River <i>floodplain</i> and north Buderim escarpment where identified on Figure 7.2.4A (Bli Bli local plan elements).</p> <p>AO3.2</p> <p>Development provides for the retention and enhancement of existing mature trees, <i>vegetation</i> on ridgelines and along <i>waterways</i> and gullies and other character <i>vegetation</i> identified on Figure 7.2.4A (Bli Bli local plan elements).</p> <p>Note—in some circumstances the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>	
PO4	Development is sited and designed in a manner which is responsive to local topography, flooding and drainage constraints.	AO4	<p>No acceptable outcome provided.</p> <p>Editor's Note—Section 8.2.10 (Landslide hazard and steep land overlay code) sets</p>

Performance Outcomes		Acceptable Outcomes	
			<p>out requirements for development on steep land.</p> <p>Editor's Note—Section 8.2.7 (Flood hazard overlay code) sets out requirements in relation to flood prone land.</p>
PO5	<p>Development for a food and drink outlet does not:-</p> <p>(a) provide for the establishment of a high volume convenience restaurant; or</p> <p>(b) incorporate a drive-through facility.</p>	AO5	No acceptable outcome provided.
Development in the Local Centre Zone			
PO6	<p>Development in the Local centre zone fronting David Low Way provides for small scale uses and mixed uses that:-</p> <p>(a) support the role and function of the Bli Bli Village Centre as a local (full service) activity centre; and</p> <p>(b) provide a range of convenience goods and services to local residents.</p>	AO6	No acceptable outcome provided.
PO7	<p>Development in the Local centre zone fronting David Low Way:-</p> <p>(a) provides an attractive interface to David Low Way and contributes to the creation of an attractive village centre and gateway to Bli Bli, through the provision of:-</p> <p>(i) vibrant and active streets and public spaces;</p> <p>(ii) continuous weather protection for pedestrians;</p> <p>(iii) streetscape improvements; and</p> <p>(iv) safe pedestrian and traffic zones;</p> <p>(b) is designed and sited to emphasise the area's riverside location, with visual and pedestrian/cycle links to the waterfront enhanced; and</p> <p>(c) provides integrated and functional parking and access arrangements that do not dominate the street.</p>	<p>AO7.1</p> <p>AO7.2</p> <p>AO7.3</p>	<p>Development in the Local centre zone fronting David Low Way:-</p> <p>(a) provides for new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements;</p> <p>(b) provides primary active street frontages built to boundary where identified on Figure 7.2.4A (Bli Bli local plan elements);</p> <p>(c) provides for any residential uses to be effectively integrated with business uses;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the site frontage adjacent to the kerbside;</p> <p>(f) ensures that signage is integrated with buildings;</p> <p>(g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(h) provides for on-site car parking at the rear or to one side of the development.</p> <p>Development protects and emphasises views and sight lines from the Bli Bli Village Centre to the Maroochy River where identified on Figure 7.2.4A (Bli Bli local plan elements).</p> <p>Development provides for safe and efficient pedestrian and cycle connections between the Bli Bli Village Centre and the Maroochy River.</p>

Performance Outcomes		Acceptable Outcomes	
PO8	Development in the Local centre zone fronting Parklakes Drive provides for small scale uses that:- (a) support the role and function of the centre as a local (not full service) activity centre providing basic convenience goods and services to immediate residents; and (b) does not detract from the role and function of Bli Bli Village Centre as the local (full service) activity centre for the local area.	AO8	No acceptable outcome provided.
Development in the Low Density Residential Zone			
PO9	Development for reconfiguring a lot in the Low density residential zone provides for comparatively large lot sizes that are responsive to the local topography and maintain the low density character and amenity of neighbourhoods.	AO9	Development in the Low density residential zone provides for conventional residential lots which are a minimum of 700m ² in area.
Development in the Tourism Zone (Sunshine Castle)			
PO10	Development in the Tourism zone recognises the Sunshine Castle as a significant landmark site and tourist attraction.	AO10	No acceptable outcome provided.
Development in the Emerging Community Zone Generally			
PO11	Development in the Emerging community zone is master planned to ensure that development occurs in a logical and coordinated manner.	AO11	No acceptable outcome provided.
PO12	Development in the Emerging community zone provides for downstream drainage infrastructure, with capacity to drain ultimate development within the South Maroochy Drainage Board catchment.	AO12	Drainage infrastructure is identified, defined and constructed in accordance with a master drainage study for all land within the South Maroochy Drainage Board catchment which:- (a) identifies how flooding and drainage will be appropriately managed within the catchment; (b) considers the ultimate development and pre-urban development scenarios for the catchment; (c) appropriately defines and considers actionable nuisance and worsening; and (d) is endorsed by Council. Editor's note—in lieu of the developer undertaking works, an infrastructure agreement may be entered into to provide a monetary contribution for these works to be undertaken.
Development in the Emerging Community Zone (Park Lakes II)			
PO13	Development provides for:- (a) a variety of residential lot sizes and housing options including <i>dwelling houses, dual occupancies, and retirement facilities</i> ; and (b) local community/sporting facilities in the northern corner of the area adjacent to Yandina-Bli Bli Road. Note—should the northern corner of the Emerging community zone not be required for community purposes, as determined by the <i>Council</i> , this part of the zone may be developed for low density residential purposes.	AO13	No acceptable outcome provided. Editor's note—Development at Park Lakes II is currently subject to an approved master plan and plan of development.

Performance Outcomes		Acceptable Outcomes	
PO14	<p>Development provides for:-</p> <ul style="list-style-type: none"> (a) adequate flood immunity whilst avoiding any adverse off-site flooding impacts; (b) the protection and buffering of <i>ecologically important areas</i> and drainage areas, including the greenspace areas identified on Figure 7.2.4A (Bli Bli local plan elements); (c) appropriate buffering and separation to nearby agricultural land and rural uses; (d) an internal link road (district collector street) that connects Camp Flat Road to Yandina-Bli Bli Road; (e) a local road connection between East View Court and the internal link road; and (f) pedestrian and cycle links between residential neighbourhoods and planned community uses to the north. <p>Note—indicative road linkages and pedestrian/cycle links are identified on Figure 7.2.4A (Bli Bli local plan elements).</p>	AO14	<p>No acceptable outcome provided.</p> <p>Editor's note—Development at Park Lakes II is currently subject to an approved master plan and plan of development.</p>



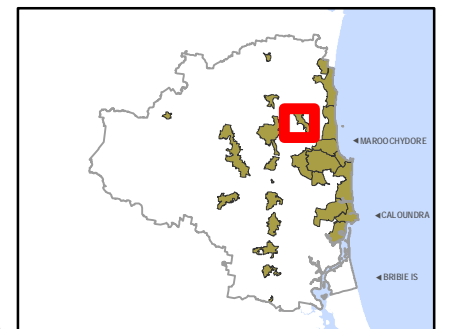
LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Character Vegetation
- Gateway/Entry Point
- Mountain or Hill
- Heritage Place^{Note 2}
- Significant View
- Key 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 7.2.4A (Bli Bli Local Plan Elements)