

SC6.2 Planning scheme policy for Landsborough (urban design guidelines)

SC6.2.1 Purpose

The purpose of this planning scheme policy is to provide advice about achieving outcomes in the **Landsborough local plan code** relating to urban design.

Note—nothing in this planning scheme policy limits Council's discretion to request relevant information under the Development Assessment Rules made under section 68(1) of the Act.

SC6.2.2 Application

This planning scheme policy applies to assessable development which requires assessment against the Landsborough local plan code and which is included within the following zones:-

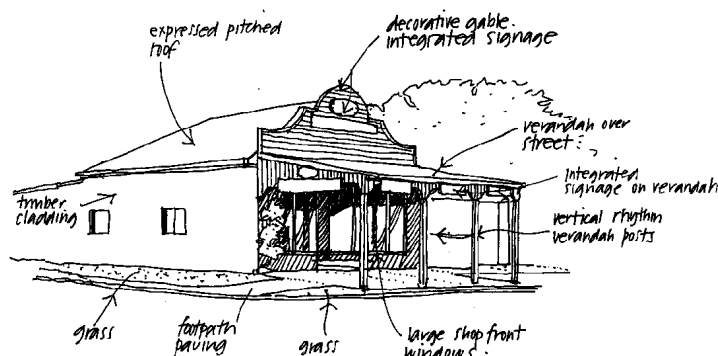
- (a) Local centre zone;
- (b) Medium impact industry zone; or
- (c) Specialised centre zone.

SC6.2.3 Advice about achieving urban design outcomes for development in the Local centre zone

The following is advice for achieving Acceptable Outcome AO9 of **Table 7.2.16.4.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Landsborough local plan code** relating to built form and urban design outcomes in the Local centre zone:-

- (a) Landsborough's Local centre zone has a number of 'traditional' shop buildings which exhibit good urban design 'manners' and streetscape relationships (refer **Figure SC6.2A (Design principles for development in Landsborough's Local centre zone)** below). One quality of these buildings is the interaction of vertical elements of architectural composition such as verandah posts and raking parapets extending above the roof line; and
- (b) other good urban design principles that characterise some of the older retail frontages and which are appropriate to development in Landsborough's Local centre zone include:-
 - (i) large shopfront and entry doors;
 - (ii) 'light' verandah structures over footpath areas;
 - (iii) visible pitched roof forms;
 - (iv) timber walls;
 - (v) verandah supported by posts with parapets on the gable end;
 - (vi) facing the street;
 - (vii) use of grass and simple paving materials on footpaths;
 - (viii) signage that is integrated with the building; and
 - (ix) front facade proportions are square or not too horizontal (less than a double square).

Figure SC6.2A Design principles for development in Landsborough's Local centre zone

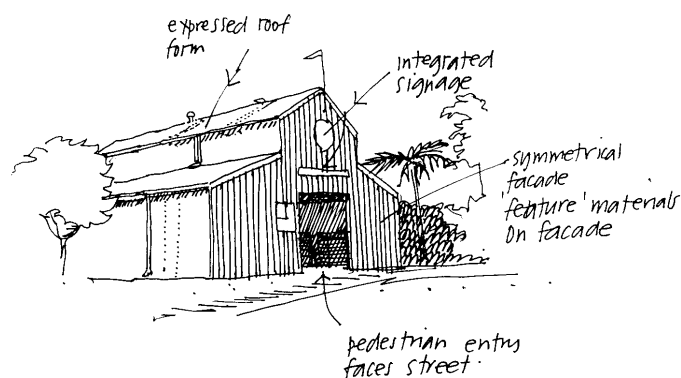


SC6.2.4 Advice about achieving urban design outcomes for development in the Medium impact industry zone and Specialised centre zone

The following is advice for achieving Acceptable Outcomes AO4.2 and AO11.2 of **Table 7.2.16.4.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Landsborough local plan code** relating to built form and urban design outcomes in the Medium impact industry zone and Specialised centre zone:-

- (a) the Medium impact industry zone and Specialised centre zone provide significant employment opportunities for the Landsborough area. However, most of the existing buildings in these precincts are not sympathetic to the urban character established in Landsborough's town centre;
- (b) while the functional needs of development in these zones require structures of a differing scale, some of the town centre qualities can be achieved through careful consideration of vehicle movements, pedestrian routes and facade treatment. Urban design consideration is particularly important for development fronting Caloundra Street as the main entrance to the town;
- (c) the desired qualities of the urban character of the Medium impact industry zone and Specialised centre zone are summarised below:-
 - (i) larger scale street facade treatment through the use of gables or skillion roof forms;
 - (ii) street facade designed as an active frontage with pedestrian friendly building elements such as roof overhangs;
 - (iii) signage integrated into the design of the facade and does not dominate the facade;
 - (iv) vehicle entries are located at one side of the development;
 - (v) no car parking between active frontage and the street edge;
 - (vi) car parking located at the side of the development, integrated with other vehicle movement areas; and
 - (vii) truck access roller doors are located side-on, or where facing the street, are well set back;
- (d) some of these principles are illustrated in **Figure SC6.2B (Example of an existing building illustrating some appropriate features for Landsborough's Medium impact industry zone and Specialised centre zone)** below, which shows an existing building that contributes to the establishment of an appropriate character on Caloundra Street. Good urban character features of this development are noted on the figure; and

Figure SC6.2B Example of an existing building illustrating some appropriate features for Landsborough's Medium impact industry zone and Specialised centre zone



- (e) built form elements which detract from the potential quality of streetscapes within the Medium impact industry zone and Specialised centre zone include:-
 - (i) car parking areas between the frontage of buildings and the street;
 - (ii) large roller doors which dominate the street elevation; and
 - (iii) poor definition of pedestrian areas and entrances.

SC6.2.5 Advice about particular sites with architectural and heritage character

- (1) The following is advice for achieving Acceptable Outcome AO1.1 of **Table 7.2.16.4.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Landsborough local plan code** relating to the retention and adaptive re-use of buildings which have cultural heritage or character significance:-
 - (a) Landsborough's town centre contains a number of buildings with heritage and architectural character. These buildings have been specifically identified in the Heritage and Character Areas Overlay Map; and
 - (b) In relation to the refurbishment of buildings with cultural heritage significance, the following principles should be followed:-
 - (i) new work should respond to the scale, rhythm, texture and functional expression of the original design, but should not try to imitate detail;
 - (ii) layers of history in a building of heritage significance, including legitimate wear and tear, should be conserved and not obscured so that buildings develop layers of age which add to their richness;
 - (iii) original building forms should be reinstated for buildings of heritage significance (e.g. verandah posts along footpaths); and
 - (iv) sensitive reinterpretation of older building forms such as dwelling house/shop combinations should be encouraged.
- (2) The following guidelines are intended to assist in the enhancement and refurbishment of the particular sites identified below:-

Mellum Club Hotel

- (a) built for James Campbell in 1888 at the corner of Old Gympie Road and Maleny Street. In 1914 or 1915 the hotel was pulled on skids to its present location;



- (b) the building is in a prime location, being directly opposite the pedestrian route from the railway station. The original building appears relatively intact; however successive additions detract from its presentation;
- (c) refurbishment guidelines for this particular site are detailed below:-
 - (i) progressive reinstatement of verandah;
 - (ii) remove existing awnings over street;
 - (iii) open out Mill Street facade to street;
 - (iv) open out Cribb Street facade to street with doors and windows;
 - (v) widened footpath with outdoor dining and new shade structures; and
 - (vi) appropriate colour scheme for a late nineteenth century building;

Landsborough Bakery (Former) and Landsborough Butcher (Old)

- (d) classic and intact 1920's shop architecture presently used as bakery and wedding cake shops. The original butcher's shop has an unsympathetic concrete brick front;



- (e) refurbishment guidelines for these particular sites are detailed below:-
- (i) appropriate additional development is in-filled between the buildings;
 - (ii) additional development is setback 3 metres to accentuate existing buildings;
 - (iii) additional development includes continuous verandah and active frontage along street;
 - (iv) footpath is widened and may incorporate outdoor dining;
 - (v) traditional shopfront is reinstated on the old butcher shop;
 - (vi) small extension to north of wedding cake shop is removed;
 - (vii) additional car parking areas are provided at the rear; and
 - (viii) existing colour schemes are retained;

Jewellers Shop (Former)

- (f) house and shop that makes an important contribution to town character. Strategic location on the landmark corner of Maleny Street and Old Landsborough Road is highly visible when crossing railway line. The building should be incorporated into the linkage between the School of Arts Hall and the museum;
- (g) where the traditional building frontage is retained as active frontage, there is potential to develop another active front (restaurant, cafe etc.) at the rear of the building that addresses the proposed community parkland and associated linkages. This could be achieved by extending or redesigning the rear section of the building (e.g. kitchen and dining verandah) to suit usage requirements;



- (h) refurbishment guidelines for this particular site are detailed below:-
- (i) shop retained for commercial uses appropriate for community and/or visitors e.g. backpacker centre (information centre / internet cafe / backpackers / coffee house / laundromat etc);
 - (ii) roof sheeting is reinstated in metal;
 - (iii) rear extension is enclosed or has an outdoor roofed area;
 - (iv) pitched metal roof opens to street and park; and
 - (v) appropriate colour scheme is used, for example;

Cribb Street houses

- (i) inter-war and earlier housing on Cribb Street facing the railway line and located immediately north of the old butcher shop. The preservation of these houses as a collective example of Queenslander style houses in Landsborough is sought through the identification of these houses as a character area in the Heritage and Character Areas Overlay Map;



- (j) some unsympathetic modifications and evidence of lack of maintenance, but new uses could revitalise these buildings to add life and maintain main street character; and
- (k) refurbishment guidelines for these particular sites are detailed below:-
 - (i) encourage retention of existing houses in association with residential or business uses (office, art gallery etc.);
 - (ii) extension to houses occurs towards the street (e.g. shopfront form);
 - (iii) at the rear of the building, or incorporated underneath the existing structure;
 - (iv) maximum 40% of street frontage is new building;
 - (v) active frontage is provided along the street;
 - (vi) views to existing houses from Cribb Street are maintained; and
 - (vii) car parking areas are provided at the rear of houses.