

7.2.27 Yandina local plan code

7.2.27.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Yandina local plan area as shown on Map ZM8 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Yandina 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 7.2.27.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.27.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.27A (Yandina local plan elements)**.

7.2.27.2 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 Yandina local plan code.

The Yandina local plan area is located in the central part of the Sunshine Coast and is traversed by the Bruce Highway and the North Coast Rail Line. The local plan area comprises the rural town of Yandina and adjacent urban areas as well as industrial estates in the northern and southern parts of the town. The local plan area has a land area of approximately 396 hectares.

Yandina is located on undulating land and set within a picturesque rural and natural landscape with the prominent Mount Ninderry to the east, Parklands Forest Reserve to the south and Wappa Dam and the Mapleton Forest Reserve in the west. The local plan area is traversed by the South Maroochy River in an east-west direction and bordered to the northeast by the North Maroochy River. The local plan area is surrounded by large areas of productive agricultural land.

The Yandina Town Centre is focussed on the traditional main street of Stevens Street, servicing the town and its surrounding rural and rural residential communities and providing a range of commercial, retail, industrial, community, sport and recreational activities.

The local plan area contains a range of community, sport and recreation facilities including Yandina State School, and Yandina Sports Complex. The local plan area also contains the Yandina Caravan Park which provides both permanent residential accommodation and temporary visitor accommodation.

The Yandina local plan area contains three main industrial estates providing employment for the central hinterland areas. An industrial estate is located in the northern part of the local plan area on the western side of the Bruce Highway. It comprises a range of industrial uses including the Ginger Factory which is also a premier tourist attraction on the Sunshine Coast. The industrial estate located in the northern part of the local plan area on the eastern side of the Bruce Highway is largely undeveloped. The southern industrial estate is located on the eastern side of the Nambour North Connection Road and consists of a range of industrial uses. A smaller industrial area is located on the eastern side of Farrell Street in the northern part of the local plan area.

Yandina's character is derived from its picturesque landscape setting, rural heritage, traditional main street, grid pattern road layout, historical building designs and laid back 'country town' atmosphere. The existing character areas and historic buildings, especially fronting Stevens Street and Farrell Street, significantly contribute to the character and identity of the town.

The residential areas in Yandina are predominantly traditional low density neighbourhoods of detached housing characterised by a grid pattern street layout in the older, inner parts of the local plan area and cul-de-sacs in the newer outer parts. Medium density residential areas are located to the west of the town centre with further expansion opportunities available.

The Yandina local plan area has good access to the Bruce Highway via Yandina Coolum Road and Flemming Street. Further connections to the east are provided by Ninderry Road, to the north by Ben Williams Road, to the west by Old Gympie Road and Cooloolabin Road and south by the Nambour North Connection Road.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.27.3 Purpose and overall outcomes

- (1) The purpose of the Yandina local plan code is to provide locally relevant planning provisions for the assessment of development within the Yandina local plan area.
- (2) The purpose of the Yandina local plan code will be achieved through the following overall outcomes:-
 - (a) Yandina continues to develop as a small rural town, with a distinct heritage character, primarily servicing the local community and tourist industry and providing industrial employment opportunities. Some expansion of local business, industry and residential areas is provided for.
 - (b) Urban development within the Yandina local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the character and identity of Yandina, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the character and productivity of surrounding rural land.
 - (c) Development retains the key built form, landscape character and natural environment elements that contribute to the setting, character and identity of the Yandina local plan area as a rural town with a strong sense of place and associations with the past.
 - (d) Development is designed and sited to protect significant environmental areas and significant views either to or from important landscape features, and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes, flood prone areas, native *vegetation* areas and views of the western foothills, South Maroochy River, North Maroochy River and Mount Ninderry, particularly from the Yandina Town Centre.
 - (e) The Yandina Town Centre functions as a local (full service) activity centre, meeting the needs of the local community and surrounding rural and rural residential areas and visitors to the area, and provides a focus for small scale retail, commercial and community activity.
 - (f) Whilst the retail and commercial functions of Yandina Town Centre may expand and be enhanced, the centre remains compact, with any expansion limited to land included within the Local centre zone. Residents of Yandina and surrounding areas continue to rely upon larger centres such as Nambour or Maroochydoore to fulfil higher order business and industry needs.
 - (g) The “country town” feel, traditional built form, heritage and *streetscape* character of the Yandina Town Centre is retained and reinforced, with Stevens Street enhanced as an attractive and pedestrian friendly main street. Development within the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
 - (h) Development in the Medium impact industry zone and High impact industry zone provides for the continued development of the three main industrial estates in Yandina in complementary rather than competing roles, so as to provide Yandina with a stronger and more-diversified industrial base.
 - (i) Development in the Yandina Industrial Estate (Central) provides for a range of industry uses, particularly those that promote linkages and synergies with, and are compatible with, the food processing industry and the creation of a manufacturing tourism node.
 - (j) Development in the Yandina Industrial Estate (East) accommodates a broad range of low to medium impact industrial uses, while protecting the environmental values of the North Maroochy River and views to Mount Ninderry.
 - (k) Development in the Yandina Industrial Estate (South) accommodates a range of medium to high impact industrial uses, while avoiding impacts on nearby residential areas. Development in the High impact industry zone protects the visual amenity of scenic routes through the local plan area.

- (l) Development in the Low impact industry zone accommodates a broad range of small scale industry and *service industry* uses, while avoiding impacts on nearby residential areas and protecting the visual amenity of scenic routes through the local plan area.
- (m) Development in the Low density residential zone, including road and lot layouts and *streetscape*, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open *streetscape* and mature street trees.
- (n) Development in the Medium density residential zone:-
 - (i) provides for a range of housing choices located with close and convenient access to the Yandina Town Centre, employment nodes, public transport and community facilities;
 - (ii) provides good pedestrian and cycle connectivity to the town centre; and
 - (iii) contributes to a high level of residential amenity and design quality consistent with the traditional rural character of Yandina, the scale and character of the *streetscape* and surrounding development.
- (o) Development in the local plan area provides road network improvements required to service development, improve local connectivity and permeability and ensure safe and efficient access to development sites.
- (p) 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.
- (q) Development provides appropriate landscape buffering to the Bruce Highway and the North Coast Rail Line in order to effectively visually screen built form elements and maintain the visual amenity of these scenic routes.

7.2.27.4 Performance outcomes and acceptable outcomes

Table 7.2.27.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Yandina Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town architectural character of Yandina in terms of form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or character significance. Editor's note— Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on heritage places and in character areas.
		AO1.2	For residential, business and community uses, buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
		AO1.3	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.4	Roof forms use simple, traditional Queensland style roof designs, such as hipped or gabled.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of	AO2.1	Development provides for the retention of historical landmarks, memorials and monuments.
		AO2.2	Development protects and emphasises, and does not intrude upon, the important views to the western foothills of Yandina

Performance Outcomes		Acceptable Outcomes	
	Yandina.	<p>AO2.3</p> <p>Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> that contributes to the <i>streetscape</i> character and vegetated backdrop to the town including:-</p> <ul style="list-style-type: none"> (a) the tree covered hillsides of the western foothills; (b) native <i>vegetation</i> along the North Maroochy River and South Maroochy River; and (c) other character <i>vegetation</i> where identified on Figure 7.2.27A (Yandina local plan elements). <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p> <p>AO2.4</p> <p>Development retains and revegetates the remaining gully systems in the Fleming Street and Scott Street area.</p> <p>AO2.5</p> <p>Development retains and enhances the open space land west of Farrell Street to provide:-</p> <ul style="list-style-type: none"> (a) a green open space <i>buffer</i> between business uses and residential areas; and (b) a green foreground to views west of the town centre. 	<p>and Mount Ninderry, particularly from the town centre, and to the South Maroochy River, North Maroochy River and other views to surrounding rural and natural areas where identified on Figure 7.2.27A (Yandina local plan elements).</p>
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry to, and the rural town character of, Yandina.	<p>AO3.1</p> <p>Development adjacent to the primary streetscape treatment area or identified gateway/entry point on Figure 7.2.27A (Yandina local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and rural town character of, Yandina, and emphasise corner locations.</p> <p>AO3.2</p> <p>Development along Yandina Coolum Road and Fleming Street, between the Bruce Highway and the town centre provides streetscape and landscaping works to enhance the visual amenity of the route as an entrance to the town.</p> <p>AO3.3</p> <p>Development provides streetscape improvements and traffic calming at the Stevens Street and Farrell Street intersection to reinforce Stevens Street as the focus of the town centre.</p> <p>AO3.4</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></p>	

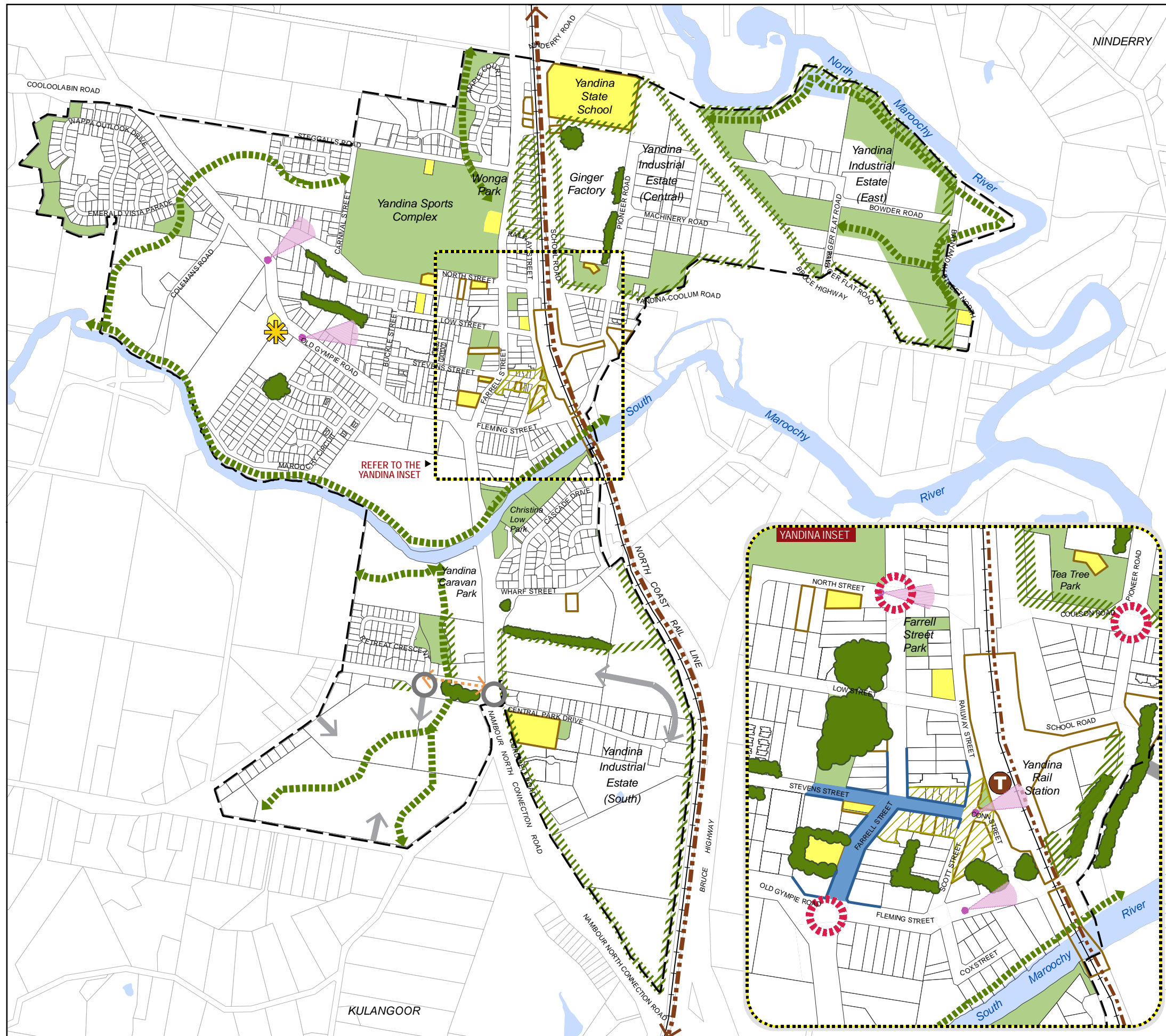
Performance Outcomes		Acceptable Outcomes	
			<p>and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments 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>
PO4	Development on land adjacent to the Bruce Highway incorporates a <i>landscape buffer</i> to visually screen and soften built form elements and maintain and enhance the visual amenity of the highway as a scenic route.	AO4	Development provides a minimum 10 metre wide densely vegetated <i>landscape buffer</i> along the Bruce Highway <i>frontage</i> where identified on Figure 7.2.27A (Yandina local plan elements) .
PO5	Development on land with frontage to the North Maroochy River and South Maroochy River, or on land otherwise identified as a local ecological linkage on Figure 7.2.27A (Yandina local plan elements) , facilitates the provision of the local ecological linkage.	AO5	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO6	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> ; or (b) incorporate a <i>drive-through facility</i> .	AO6	No acceptable outcome provided.
Development in the Local Centre Zone			
PO7	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support the role and function of Yandina Town Centre as a local (full service) activity centre; and (b) provide a wide range of convenience goods and services to residents and visitors.	AO7	No acceptable outcome provided.
PO8	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Yandina; (b) addresses the street; (c) complements the traditional built form and <i>streetscape</i> ; (d) creates vibrant and active streets and public spaces; (e) provides continuous weather protection for pedestrians; (f) uses traditional building materials; and (g) provides integrated and functional car parking and access arrangements that do not dominate the street.	AO8	<p>Development in the Local centre zone:-</p> (a) provides for Stevens Street to be maintained and enhanced as an attractive and pedestrian friendly main street; (b) provides a fine scale built form with narrow building frontages and buildings built to the Stevens Street road boundary; (c) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (d) provides <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.27A (Yandina local plan elements) ; (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 <i>site frontage</i> adjacent to the kerb;

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> (f) provides for a mixture of original lowset timber framed buildings and compatible new buildings; (g) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (h) has building openings overlooking the street, with the main entrance visually emphasised in the centre of the ground floor facade; (i) provides detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor balconies; (j) uses traditional building materials (timber cladding and corrugated iron roofing); (k) uses understated colour schemes and low-reflective roofing and cladding materials; (l) ensures that signage is integrated with the building; (m) includes provision of landscaping, shaded seating, public art and consistent and simple paving materials on footpaths; and (n) retains on street parking and provides on-site car parking at the rear or to one side of the development.
PO9	Development provides for buildings on corner sites to be designed as focal points and contribute to defining the street intersection, including use of interesting or decorative features or building elements and complementary landscape features.	AO9	No acceptable outcome provided.
PO10	Reconfiguring a lot in the Local centre zone does not result in the alienation of business zoned land.	AO10.1 AO10.2	Development for reconfiguring a lot in the Local centre zone provides for lots which are a minimum of 600m ² in area. Development in the Local centre zone does not result in the creation of <i>rear lots</i> .
Development in the Low Impact Industry Zone			
PO11	Development in the Low impact industry zone at Yandina protects the amenity of nearby and surrounding residential areas and premises and the visual amenity of scenic routes.	AO11	Development in the Low impact industry zone:- <ul style="list-style-type: none"> (a) incorporates attractive and sensitively designed street facades which are of a domestic scale; (b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of buildings; (c) provides for car parking and service areas to the side or rear of buildings; and (d) provides a minimum 3 metre wide densely vegetated <i>landscape buffer</i> along street <i>frontages</i>, boundaries adjoining sensitive uses and boundaries fronting the North Coast Rail Line, where identified on Figure 7.2.27A (Yandina local plan elements).
PO12	Development in the Low impact industry zone in the Yandina Industrial Estate (East):-	AO12	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(a) does not adversely impact on the scenic amenity of Mount Ninderry when viewed from the Bruce Highway and Yandina Coolum Road;</p> <p>(b) restricts filling for flood immunity to land included within the Low impact industry zone in the Yandina Industrial Estate (East);</p> <p>(c) protects and rehabilitates riparian <i>vegetation</i> and appropriate riparian <i>buffers</i> to the North Maroochy River and the unnamed <i>waterway</i>;</p> <p>(d) provides or contributes to the provision of greenspace where identified on Figure 7.2.27A (Yandina local plan elements), including an open space area with seating and shelters to serve the needs of employees, generally in the location of the corner of Paulger Flat Road and Bowder Road;</p> <p>(e) provides a minimum 20 metre wide densely vegetated <i>landscape buffer</i> along Yandina-Coolum Road (i.e. along the southern property boundary of Lot 4 on SP159592);</p> <p>(f) provides a minimum 60 metre wide densely vegetated <i>landscape buffer</i> along Banyandah Street North (i.e. along the western property boundary of Lot 263 on C311499); and</p> <p>(g) is in accordance with an approved infrastructure agreement between the developer and <i>Council</i> to fund the necessary <i>infrastructure</i> to service the development.</p> <p>Note—the infrastructure agreement is to contain <i>infrastructure</i> items including water supply, sewerage, open space, stormwater, cycle facilities, road networks and rehabilitation and maintenance of riparian buffers.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for appropriate riparian <i>buffers</i>.</p>		
PO13	<p>Development in the Low impact industry zone on Lot 312 on SP186045 at 22 Wharf Street:-</p> <p>(a) incorporates a wide, densely vegetated <i>landscape buffer</i> to adjoining land included in the Low density residential zone to provide appropriate separation between residential and industrial land uses, and visually screen development;</p> <p>(b) provides for access to be through the existing industrial area on Central Park Drive; and</p> <p>(c) provides for improved local vehicular circulation through the provision of a road link to industrial development to the west of the site</p>	<p>AO13.1</p> <p>AO13.2</p>	<p>Development provides a wide, densely vegetated <i>landscape buffer</i> along the boundary of land included in the Low density residential zone such that the wide bushland buffer on land to the west of the site is extended through the site as indicated on Figure 7.2.27A (Yandina local plan elements).</p> <p>Development provides for access and road connections in accordance with Figure 7.2.27A (Yandina local plan elements).</p>

Performance Outcomes		Acceptable Outcomes	
	on Lot 6 RP811902.		
PO14	Development in the Low impact industry zone on Lot 2 RP127844, at 1 Wappa Falls Road, retains a wide, densely vegetated <i>landscape buffer</i> to adjoining land included in the Low density residential zone to provide appropriate separation between residential and industrial land uses, and visually screen development.	AO14	Development provides for the retention of existing <i>vegetation</i> along the western boundary of the site adjacent to land included in the Low density residential zone such that the wide bushland buffer on land to the north of the site is extended as indicated on Figure 7.2.27A (Yandina local plan elements) .
Development in the Medium and High Impact Industry Zones			
PO15	Development in the Medium and High impact industry zones incorporates wide, densely vegetated <i>landscape buffers</i> to boundaries adjoining or adjacent to residential and other <i>sensitive land uses</i> to buffer, visually screen and soften built form elements and maintain and enhance the visual amenity of the site from the street and the North Coast Rail Line.	AO15	Development provides a minimum 3 metre wide, densely vegetated landscape buffer along street <i>frontages</i> (other than the Bruce Highway) and boundaries adjoining <i>sensitive land uses</i> where identified on Figure 7.2.27A (Yandina local plan elements) .
PO16	Development in the Medium impact industry zone in the central and eastern industrial areas, provides for a range of medium and low impact industrial uses, with a focus on uses that complement and enhance the tourism focus area.	AO16	No acceptable outcome provided.
Development in the Medium Density Residential Zone			
PO17	Development in the Medium density residential zone:- (a) provides for the establishment of a range of housing types compatible with a rural town setting; (b) is of a domestic scale that does not dominate the <i>streetscape</i> or detract from the visual amenity of adjoining properties; (c) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours; (d) contributes positively to local <i>streetscape</i> character; and (e) provides for generous open space to be maintained between buildings to preserve a predominantly open feel.	AO17	No acceptable outcome provided.
PO18	Development in the Medium density residential zone provides for buildings and structures that take the form of small separate buildings rather than large single bulky developments.	AO18	Development provides for buildings that have no more than 4 attached <i>dwelling</i> s.
Development in the Low Density Residential Zone			
PO19	Development for Reconfiguring a lot in the Low density residential zone provides for lot sizes and a configuration of lots that is sympathetic to the rural town character and identity of Yandina.	AO19.1 AO19.2	Reconfiguring a lot in the Low density residential zone provides for lots which are a minimum of 700m ² in area. Reconfiguring a lot in the Low density residential zone provides for regular shaped lots with a grid or modified grid layout and subdivision pattern.
PO20	Development in the Low density residential zone on Lot 1 SP186045, located on Wharf Street, retains existing	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	bushland areas adjoining land in the High impact industry zone and supplements existing <i>vegetation</i> where necessary in order to provide a substantial <i>buffer</i> to the High impact industry zone.		
Additional Performance Outcomes and Acceptable Outcomes for Development in the Low Density Residential Zone South of Wappa Falls Road			
PO21	Development in the Low density residential zone south of Wappa Falls Road provides for a larger average lot size, and a configuration of lots, which:- (a) is sympathetic to the character of existing rural living and residential lots; (b) appropriately transitions to the adjacent residential uses along Wappa Falls Road and Bracken Fern Road; and (c) are used predominantly for single <i>household</i> detached housing.	AO21	<i>In partial fulfillment of Performance Outcome PO21:-</i> Reconfiguring a lot in the Low density residential zone south of Wappa Falls Road provides for:- (a) an average lot size of at least 800m ² ; and (b) lots which are a minimum of 1,000m ² in area adjacent to existing lots along Wappa Falls Road and along the frontage to Bracken Fern Road.
PO22	Development in the Low density residential zone south of Wappa Falls Road provides for:- (a) the protection, rehabilitation and buffering of natural waterways and drainage lines through the site; (b) a minimum 10 metre wide vegetated buffer to Creightons Road, extending and enhancing the existing vegetated buffer along the eastern boundary of the site; and (c) the continuation of the existing nature strip/vegetated buffer on the northern boundary of the site fronting Wappa Falls Road.	AO22	No acceptable outcome provided.
PO23	As identified conceptually on Figure 7.2.27A (Yandina local plan elements) , development in the Low density residential zone south of Wappa Falls Road provides for a safe, interconnected, permeable and legible road, pedestrian and cycle network to service the development, including:- (a) primary access from Wappa Falls Road at the northern boundary of the site, via a new intersection at Retreat Crescent; (b) other external access points from: (i) Wappa Falls Road on the western boundary of the site; and (ii) Bracken Fern Road; (c) works to improve the safety and efficiency of the Nambour North Connection Road, Wappa Falls Road and Creightons Road intersections; and (d) the extension of the existing pedestrian/cycle pathway along Wappa Falls Road from Retreat Crescent to Nambour North Connection Road.	AO23	No acceptable outcome provided.



LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Character Vegetation
- Landscape Buffer
- Gateway/Entry Point
- Mountain or Hill
- Significant View
- Heritage Place^{Note 2}
- Neighbourhood Character Area^{Note 2}
- Dedicated Public Transport Corridor
- Pedestrian/Cycle Linkage
- Indicative Road Linkage/Access Point
- Transit Hub
- Intersection Upgrade

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

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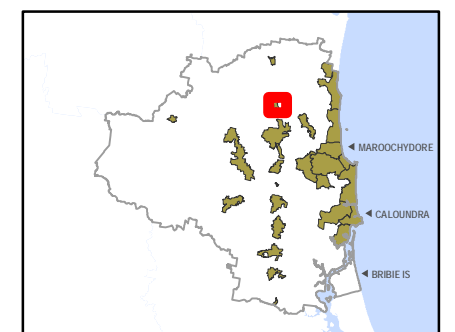


Figure 7.2.27A
(Yandina Local Plan Elements)