

## 7.2.15 Kenilworth local plan code

### 7.2.15.1 Application

This code applies to assessable development:-

- (a) within the Kenilworth local plan area as shown on Map ZM14 contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Kenilworth local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 7.2.15.2 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 Kenilworth local plan code.

*The Kenilworth local plan area is located in the far western part of the Sunshine Coast adjacent to the Mary River. The local plan area comprises the small rural town of Kenilworth and adjacent urban and rural residential areas as well as rural land immediately surrounding the town. The local plan area has a land area of approximately 183 hectares.*

*The Kenilworth local plan area is set in a picturesque rural and natural landscape with the Mary River, Kenilworth Bluff and Kenilworth State Forest key features within this landscape setting.*

*Kenilworth is a small rural town providing important business, community, social, and recreational facilities to service the local level needs of its resident population as well as the needs of rural communities in and around the Mary River Valley and the significant number of visitors attracted to the area.*

*Kenilworth's character is derived from its picturesque landscape setting, unique heritage, traditional main street and building designs, and laid back 'country town' atmosphere. The town centre focussed on Elizabeth Street offers a variety of shops, cafes, art galleries and other local businesses as well as the heritage listed Kenilworth Hotel. The local plan area also contains the Kenilworth Cheese Factory, an important economic and tourist asset for the town and the region. Adjacent to the cheese factory, the town park provides a valued recreation area for residents and rest area for visitors. Kenilworth retains strong connections with its history, with a number of significant local heritage places contained within the local plan area. The towns' location close to large areas of State Forest and conservation areas means it provides an ideal base for forest related recreation activities.*

*The residential areas of the local plan area are characterised by relatively large urban lots that add to the low density rural character. Detached housing is typically of traditional Queensland style. Further opportunities for urban and rural residential expansion are available within the local plan area and it is intended that these areas are developed in keeping with the rural character of the town.*

*Rural lands within the local plan area are constrained in the east by flooding and in the west by slope and also contribute to the scenic amenity and character of the local plan area.*

*Eumundi-Kenilworth Road, Maleny-Kenilworth Road and Kenilworth-Brooloo 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.*

### 7.2.15.3 Purpose and overall outcomes

- (1) The purpose of the Kenilworth local plan code is to provide locally relevant planning provisions for the assessment of development within the Kenilworth local plan area.
- (2) The purpose of the Kenilworth local plan code will be achieved through the following overall outcomes:-
  - (a) Kenilworth remains a small rural town with a distinct heritage character, primarily servicing the local community and tourist industry. Some expansion of local business, employment,

residential and rural residential areas is provided for.

- (b) Urban and rural residential development within the Kenilworth local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect and reinforce the character and identity of Kenilworth, 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 landscape and built form elements that contribute to the setting, character and identity of the Kenilworth local plan area as a rural town with a strong sense of place and associations with the past.
- (d) The Kenilworth Town Centre functions as a local (full service) activity centre meeting the convenience needs of the local community and surrounding rural areas and visitors to the area and provides a focus for small scale retail, commercial and community activity. Mixed uses and uses which enhance the “country town” character and rural service role of the town are established within the town centre, such as small scale rural service industries and business incubator uses, as well as small scale tourist facilities and enterprises.
- (e) The retail and commercial functions of Kenilworth Town Centre are given the opportunity to expand and be enhanced; however the town centre remains compact with any expansion and enhancement limited to land included within the Local centre zone. Residents of Kenilworth continue to rely upon larger centres such as Maleny or Nambour to fulfil higher order business and industry needs.
- (f) The “country town” feel, traditional built form, heritage and *streetscape* character of the Kenilworth Town Centre is retained and reinforced, with Elizabeth Street enhanced as a wide, attractive and pedestrian friendly main street. Development within the Local centre zone addresses the street and complements the traditional *streetscape* and building form.
- (g) Industrial development remains small scale and low key and is limited to land included in the Low impact industry zone. Industrial uses which either complement the existing Kenilworth Cheese factory or take advantage of the growing tourist market are established in this zone, along with industrial uses servicing the local community.
- (h) The interface of industrial land to the Low density residential zone and Rural residential zone is buffered to mitigate impacts and sensitive design and landscaping softens the visual impact of new premises.
- (i) Development in the Low density residential zone and Rural 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. Building form reflects the traditional Queensland style with the use of timber, pitched roofs, verandahs and subdued colours.
- (j) Development in the Low density residential zone occurs in a sequenced manner such that land closest to the town centre is developed first in order to ensure urban expansion occurs in accordance with the efficient and cost effective extension of *infrastructure*.
- (k) 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.
- (l) Significant *vegetation*, particularly adjacent to the Mary River, is protected as an important part of the environment and local character of Kenilworth.

#### 7.2.15.4 Assessment criteria

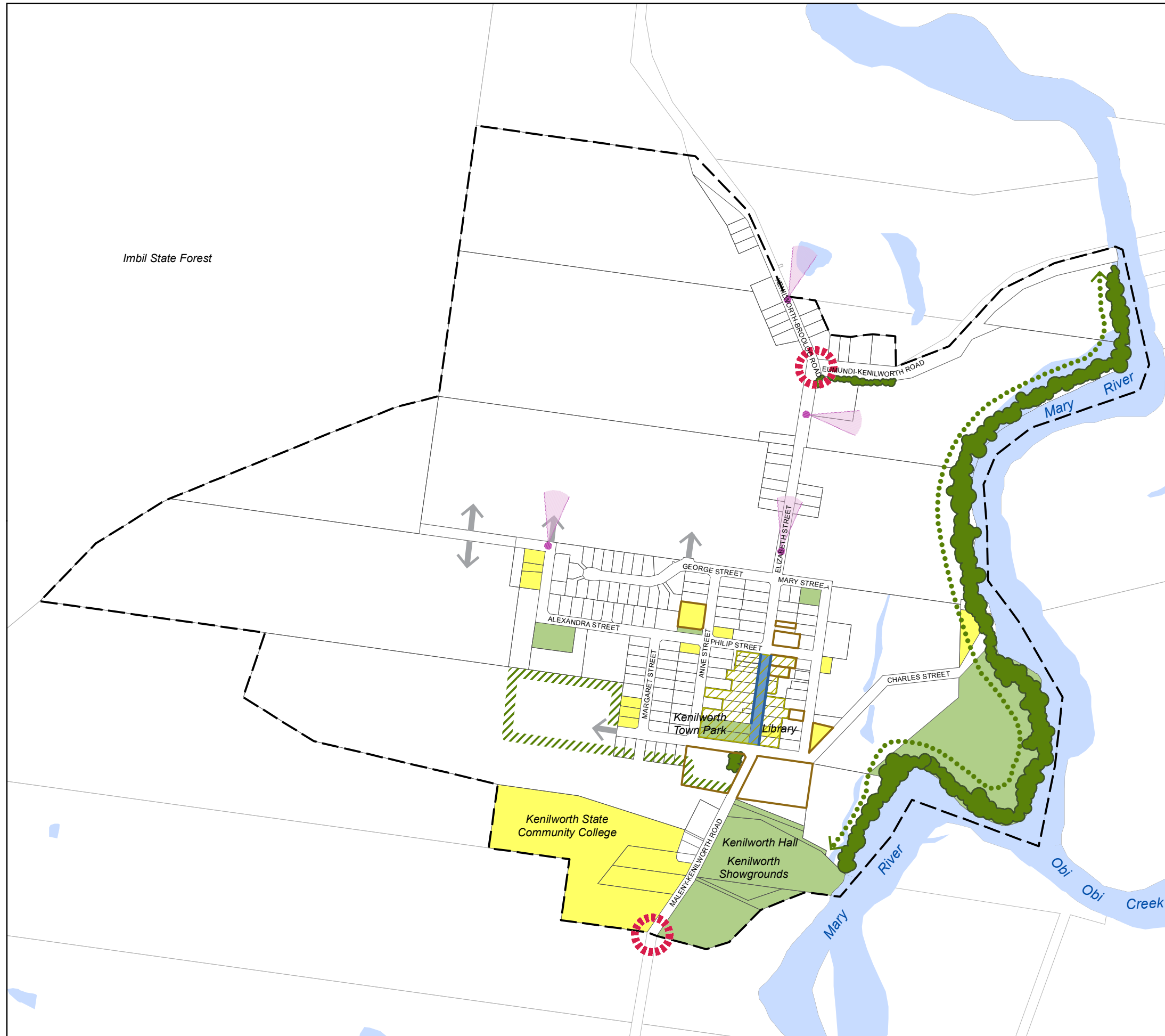
Table 7.2.15.4.1 Criteria for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Kenilworth Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural town character of	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage or local character

Performance Outcomes		Acceptable Outcomes	
	Kenilworth in terms of scale, siting, form, composition and use of materials.	<p><b>AO1.2</b></p> <p><b>AO1.3</b></p>	<p>significance.</p> <p>Editor's Note—<b>Section 8.2.9 (Heritage and character areas overlay code)</b> sets out requirements for development on heritage places and in character areas.</p> <p>Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.</p> <p>For residential, business and community activities, roof forms use simple, traditional Queensland style roof designs, including gable, hip, pitched or multiple gable roof forms.</p>
<b>PO2</b>	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 Kenilworth.	<p><b>AO2.1</b></p> <p><b>AO2.2</b></p> <p><b>AO2.3</b></p>	<p>Development provides for the retention of historical landmarks, memorials and monuments.</p> <p>Development protects and emphasises, and does not intrude upon, the important sight lines to Kenilworth Bluff, Kenilworth State Forest and other views to surrounding rural and natural areas identified on <b>Figure 7.2.15A (Kenilworth local plan elements)</b>.</p> <p>Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the character of the local area including:-</p> <p>(a) native <i>vegetation</i> adjacent to the Mary River; and</p> <p>(b) other character <i>vegetation</i> identified on <b>Figure 7.2.15A (Kenilworth local plan elements)</b>.</p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
<b>PO3</b>	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that reflect and enhance the sense of entry to, and the rural town character of, Kenilworth.	<p><b>AO3.1</b></p> <p><b>AO3.2</b></p>	<p>Development adjacent to identified gateway/entry points where identified on <b>Figure 7.2.15A (Kenilworth local plan elements)</b> provides for rural and semi rural uses and activities which retain the open rural landscape character of the local plan area.</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—<b>Section 9.4.2 (Landscape code)</b> 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</p>

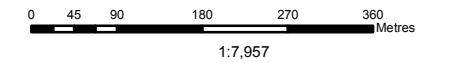
Performance Outcomes		Acceptable Outcomes	
			be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
<b>PO4</b>	Rural land between Kenilworth State School and the urban growth management boundary is retained for rural purposes in order to:- (a) provide a buffer between existing and future industrial uses and the school; and (b) preserve the strong sense of connection with the rural landscape and intimate rural character of the town.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	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> .	<b>AO5</b>	No acceptable outcome provided.
<b>Development in the Local Centre Zone</b>			
<b>PO6</b>	Development in the Local centre zone provides for small scale uses and mixed uses that:- (a) support Kenilworth's role and function as a local (full service) activity centre; and (b) provide a wide range of convenience goods and services to residents and visitors.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development in the Local centre zone:- (a) is sympathetic to the rural town character and identity of Kenilworth; (b) addresses the street; (c) complements the fine grain and traditional built form and <i>streetscape</i> of Elizabeth Street; (d) uses traditional building materials; and (e) provides integrated and functional parking and <i>access</i> arrangements that do not dominate the street.	<b>AO7</b>	Development in the Local centre zone:- (a) provides for Elizabeth Street to be established and maintained as a wide, attractive and pedestrian friendly main street; (b) respects the layout, scale (including height and <i>setback</i> ) and character of development on adjoining sites; (c) provides <i>primary active street frontages</i> , built to the front boundary, where identified on <b>Figure 7.2.15A (Kenilworth local plan elements)</b> ; (d) has a maximum <i>plot ratio</i> of 1:1; (e) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (g) has building openings overlooking the street; (h) uses understated colour schemes and low-reflective roofing and cladding materials; (i) ensures that signage is integrated with the building; (j) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and

Performance Outcomes		Acceptable Outcomes	
			(k) provides for on-site car parking at the rear or to one-side of the development.
<b>Development in the Low Impact Industry Zone</b>			
<b>PO8</b>	Development in the Low impact industry zone provides for sensitive design and landscaping that effectively buffers the development from adjoining sensitive uses and softens the visual impact of new premises, particularly when viewed from the school, Maleny-Kenilworth Road, the town centre and adjoining residential and rural residential zoned land.	<b>AO8</b>	Development provides for a minimum 3 metre wide densely planted <i>landscape buffer</i> to be provided along the full length of any <i>site</i> boundary adjoining an existing residential use or land included in the Low density residential zone, Rural residential zone, Rural zone or Community facilities zone, as identified on <b>Figure 7.2.15A (Kenilworth local plan elements)</b> .
<b>Development in the Low Density Residential Zone and Rural Residential Zone</b>			
<b>PO9</b>	Development in the Low density residential zone occurs in a sequenced and integrated manner such that land closest to the town centre is developed first.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development in the Low density residential zone and Rural residential zone provides for lot sizes and a configuration of lots that:- (a) is sympathetic to the rural town character and identity of Kenilworth; and (b) provides for the safe and effective treatment and disposal of effluent on-site, where applicable.	<b>AO10.1</b>	Development for reconfiguring a lot in the Low density residential zone provides for lots which are a minimum of 800m <sup>2</sup> in area.
		<b>AO10.2</b>	Development for reconfiguring a lot in the Rural residential zone provides for lots which are a minimum of 8,000m <sup>2</sup> in area, or larger where required to provide for adequate on-site effluent disposal.
		<b>AO10.3</b>	Development provides for a street layout and configuration of lots that respects the existing open <i>streetscape</i> and provides for a linear street alignment that aligns with existing streets, including as indicated on <b>Figure 7.2.15A (Kenilworth local plan elements)</b> .
		<b>AO10.4</b>	Development provides for subdivision design and landscaping which softens the visual impact of development, particularly when viewed from the town's main approach roads.
<b>PO11</b>	Reconfiguring a lot within the Low density residential zone and Rural residential zone:- (a) is designed to sensitively respond to site characteristics; (b) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land; and (c) provides an open feel and transition between the town and adjoining rural areas.	<b>AO11</b>	Reconfiguring a lot:- (a) provides for a subdivision layout which minimises the extent of cut and fill required on new lots and the scarring of the landscape; (b) incorporates an interconnected internal road system, pedestrian, cycle and open space links including as indicated on <b>Figure 7.2.15A (Kenilworth local plan elements)</b> ; and (c) provides for larger lot sizes adjoining land in the Rural zone.



- LEGEND**
- Local Plan Area Boundary
  - Waterway<sup>Note 1</sup>
  - Primary Active Street Frontage
  - Primary Streetscape Treatment Area
  - Greenspace<sup>Note 1</sup>
  - Community Activity/Facility<sup>Note 1</sup>
  - Greenspace Link
  - Character Vegetation
  - Landscape Buffer
  - Gateway/Entry Point
  - Heritage Place<sup>Note 2</sup>
  - Neighbourhood Character Area<sup>Note 2</sup>
  - Significant View
  - Indicative Road Linkage/Access Point

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



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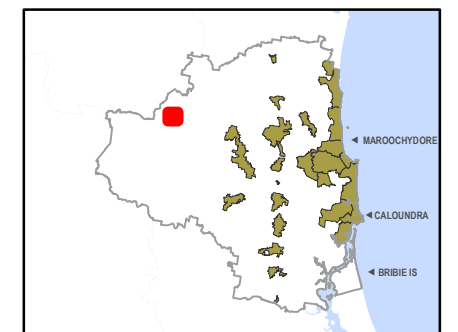


Figure 7.2.15A  
(Kenilworth Local Plan Elements)