

**PART 6  
LOCAL AREA PLANS**

**DIVISION 2  
LOCAL AREA PLANS**

**CHAPTER 17  
MUDGEERABA VILLAGE**

## **PART 6, DIVISION 2 CHAPTER 17**

## **LOCAL AREA PLANS MUDGEERABA VILLAGE**

### **1.0 INTENT**

This Local Area Plan (LAP) seeks to provide for the limited growth of Mudgeeraba Village, without compromising its historical urban form and character. Mudgeeraba has a discrete, compact centre that provides localised services and facilities, commensurate with its District Centre designation in the City's Activity Centre System. This LAP seeks to protect and enhance Mudgeeraba's role and function. It also provides for the introduction of tourist and service activities that broaden and enhance the tourism role of Mudgeeraba Village as a gateway to the southern hinterland.

### **2.0 APPLICATION**

- 2.1 This LAP applies to all development subject to the Planning Scheme and located within the LAP area, as indicated in **Mudgeeraba Village LAP Map 17.1 - Boundary**.
- 2.2 The Table of Development indicated in **Clause 6.0** identifies the level of assessment for development occurring within this LAP area.
- 2.3 The codes that may be relevant to the assessment of development are listed in **Clause 7.0**.
- 2.4 It should be noted that self assessable development is consistent with the intent and Desired Environmental Outcomes (DEOs) of this LAP, and therefore need only comply with the acceptable solutions of the Mudgeeraba LAP Place Code contained in **Clause 8.0** and any other acceptable solutions identified in the relevant codes explicitly referred to in **Subclause 7.1**.

### **3.0 DESIRED ENVIRONMENTAL OUTCOMES**

- 3.1 Maintenance of the existing village as a small scale settlement that is physically and visually distinct from the main urban areas of the Gold Coast City, including conservation and enhancement of the existing landscape character and topographical setting of the village (refer to **DEO Soc.1**).
- 3.2 Conservation of the significant remnants of Mudgeeraba's early history (refer to **DEO Soc.4**).
- 3.3 Facilitation of mixed use development, medium density housing and home based business activity within the village area (refer to **DEO Econ.2**).
- 3.4 Facilitation of a range of facilities and services that will add to the tourism appeal of the village (refer to **DEO Econ.4**).

### **4.0 LOCAL AREA FEATURES**

Mudgeeraba survives as a village which while once common within the rural hinterland of the Gold Coast City, is now unique. It has an urban form and a collection of historic buildings that is outstanding in the Gold Coast City context. Mudgeeraba provides a diverse range of commercial and community functions at a District Centre scale. It has a potential increased service role for its expanding suburban areas.

The village is located in an area of high landscape value on the edge of the Guragunbah flood plain and in the foothills of the Springbrook mountain massif. It has a clearly defined township layout



## **5.2 Precinct 2: Intent for Traditional Village**

This precinct and its relationship with Railway Street are the core remnants of historical Mudgeeraba which contribute to its village character today. The settlement pattern and form is one of low rise, discrete buildings with a backdrop of a mature landscape of forested ridges.

This precinct contains original buildings that are important in maintaining the authentic historic village character and should be conserved. These buildings are on-sites identified on **Mudgeeraba Village LAP Map 17.2 - Precincts**.

All development in this precinct should be sympathetic to the traditional style of buildings and the character of Mudgeeraba Village. It is not desirable and should not be intended for new buildings to be built as exact reproductions of this original style. The optimum conservation objective is that development, whether as an addition to an existing building or as a new infill building, should be recognisably representative to some degree of contemporary design, while deferring to the existing character of the streetscape and original buildings.

Design and layout of new buildings should respect the traditional pattern of development and form of traditional buildings that contribute to Mudgeeraba's historic village character.

Retail, restaurant and tourist uses are the preferred land uses at ground level. Above ground level, offices, medical centres and residential uses are encouraged.

## **5.3 Precinct 3: Intent for Community Purposes**

It is intended that the existing community uses be maintained. This precinct includes the Mudgeeraba Special School's site. It is not intended to undermine the role of the current public education facility, but to anticipate the possibility of future redevelopment of the site and to identify some broad planning parameters to guide any future development. Due to the proximity of this site to the village, it is a highly desirable location for concentration of community facilities. In terms of site layout, Council strongly supports the retention of part of the site for community facilities, for a range of active and passive recreational activities. Such a park area could become a strong community focus for the residential areas that surround the site.

## **5.4 Precinct 4: Intent for Residential Environs**

This precinct is to develop a range of medium density residential accommodation in recognition that it is within easy walking distance of the facilities and services provided in the village centre.

However, it is particularly important to maintain the green landscape character of this precinct and, for this reason, site coverage should not exceed 40%. Large front setbacks of at least six metres should be maintained to allow for front gardens planted with large vegetation species.

The height of buildings within this precinct is limited to two storeys to ensure that buildings are compatible with the surrounding landscape character, and do not detract from the dominance of the local topography.

## **5.5 Precinct 5: Intent for Public Open Space**

This precinct comprises all the parcels of parkland and open space located throughout the LAP area that are maintained in public ownership. It is intended that this precinct be maintained in an open, natural state, with extensive landscaping. The system of open space areas is to contribute to the character and attractiveness of the Mudgeeraba Village centre.

Development is to be limited to passive recreation facilities, to maintain the generally open space nature of this precinct.

## 6.0 MUDGEERABA VILLAGE LOCAL AREA PLAN TABLE OF DEVELOPMENT

**Note:** This Table must be read in conjunction with the explanation provided in Part 6, Division 1, Chapter 2 - Using Local Area Plans.

<b>A: MATERIAL CHANGE OF USE</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
<b>Precinct 1 - Core Business</b>			
Family Day Care Home Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Home Office Open Sports Ground Park	Cafe Car Park Commercial Services Convenience Shop where operating within the hours 6am to 10pm Home Occupation Laundromat Minor Tourist Facility Office with less than 500m <sup>2</sup> GFA Service Industry (Group A) Shop with less than 2,000m <sup>2</sup> GFA Take-Away Food Premises Temporary Use Tourist Shop	Apartment when located above ground storey level Bed and Breakfast Caretaker's Residence Child Care Centre Hostel Accommodation Fast Food Premises where operating within the hours 6am to 10pm Medical Centre Motel Office n.e.i. Place of Worship Restaurant Retail Nursery Service Industry (Group B) Service Station n.e.i. Shop n.e.i. Showroom Telecommunications Facilities n.e.i. Veterinary Clinic	Amusement Parlour Apartment n.e.i. Cinema Community Care Centre Convenience Shop n.e.i. Educational Establishment Fast Food Premises n.e.i. Indoor Recreation Facility Market Nightclub Reception Room Service Station with operating hours outside the hours of 7am to 7pm Shop n.e.i. Shopping Centre Development Take-Away Food Premises n.e.i. Tavern Theatre
<b>Precinct 2 - Traditional Village</b>			
Family Day Care Home Home Office Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Open Sport Ground	Cafe Commercial Services Convenience Shop where operating within the hours 6am to 10pm Detached Dwelling Fast Food Premises where operating within the hours 6am to 10pm Home Occupation Laundromat Service Industry Group A	Apartment Attached Dwelling and Medium Density Detached Dwellings Caretaker's Residence Child Care Centre Hostel Accommodation Market Medical Centre Minor Tourist Facility Office with less than 500m <sup>2</sup> GFA Restaurant Retail Nursery	Amusement Parlour Community Care Centre Convenience Shop n.e.i. Educational Establishment Fast Food Premises n.e.i. Indoor Recreation Facility Motel Place of Worship Public Recreation

<b>A: MATERIAL CHANGE OF USE</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
	Shop with less than 2,000m <sup>2</sup> GFA Take-Away Food Premises where operating within the hours 6am to 10pm Tourist Shop Temporary Use	Service Industry (Group B) Service Station n.e.i. Shop n.e.i. Showroom Telecommunications Facilities n.e.i. Veterinary Clinic	Reception Room Restaurant n.e.i. Service Station where operating hours are to be outside 7am to 7pm Shop n.e.i. Take-Away Food Premises n.e.i.
<b>Precinct 3 - Community Purposes</b>			
Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park	Community Purposes Educational Establishment Public Convenience Temporary Use	Caretaker's Residence Telecommunications Facilities n.e.i.	Ecotourism Facility
<b>Precinct 4 - Residential Environs</b>			
Conservation (natural area management) Family Day Care Home Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Home Office Park	Detached Dwelling Home Occupation	Attached Dwelling and Medium Density Detached Dwellings Apartment Building Bed and Breakfast Family Accommodation Telecommunications Facilities n.e.i.	Cafe Convenience Shop Ecotourism Facility Place of Worship
<b>Precinct 5 Public Open Space</b>			
Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park	Temporary Use	Caretaker's Residence Public Convenience Telecommunications Facilities n.e.i.	Ecotourism Facility

<b>B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
<b>Material Change of Use involving Building Work that:</b>			
		exceeds two storeys in height level due to the inclusion of a partial third storey and the GFA of the partial storey does not exceed 50% of the GFA of the storey immediately below	exceeds two storeys in height (except for a partial third storey with less than 50% of the GFA of the storey immediately below)
			exceeds the maximum

<b>B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
<b>Material Change of Use involving Building Work that:</b>			
			residential density for the subject land as shown on <b>Mudgeeraba Village LAP Map 17.3 - Maximum Residential Density</b>
		is located on a site nominated as a Moderate, High or Very High Risk Area, identified on <b>Overlay Map OM16 - Areas of Unstable Soils and Areas of Potential Land Slip Hazard</b>	
	is wholly or partly on a site identified on <b>Overlay Map OM20 - Conservation Strategy Plan</b> , and the Building Work is more than 0.5 hectares in area and complies with the Acceptable Solutions of <b>Constraint Code 10 - Nature Conservation</b>	is wholly or partly on a site identified on <b>Overlay Map OM20 - Conservation Strategy Plan</b> , and the Building Work is more than 0.5 hectares in area and alternative solutions to the Acceptable Solutions of <b>Constraint Code 10 - Nature Conservation</b> are proposed	
		is on or adjacent to a site listed on the <b>Queensland Heritage Register (Queensland Heritage Act 1992)</b> or the <b>Register of the National Estate (Australian Heritage Commission Act 1975)</b> or the <b>National Trust of Queensland</b> list	
		proposes to alter, modify or extend any building identified on <b>Attachment A</b>	proposes the relocation or demolition of all or part of any building identified on <b>Attachment A</b>
		is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the <b>Queensland Heritage Register - Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987</b> ; OR is located on land which	

<b>B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
<b>Material Change of Use involving Building Work that:</b>			
		is the subject of a native title claim; OR is located on land that is known to the owner of the land and/or the developer to be of indigenous cultural heritage value	
	is on a site identified on the Domain Maps as being affected Future Road Requirement and complies with the Acceptable Solutions of <b>Constraint Code 4 - Car Parking, Access and Transport Integration</b>	is on a site identified on the Domain Maps as being affected by Future Road Requirement and alternative solutions to the Acceptable Solutions of <b>Constraint Code 4 - Car Parking, Access and Transport Integration</b> are proposed	
	is on land with frontage to the Pacific Motorway road reserve or a Pacific Motorway service road as indicated on <b>Overlay Map OM15 - Pacific Motorway Service Road Types</b> , and complies with the Acceptable Solutions of <b>Constraint Code 15 - Service Roads (Pacific Motorway)</b>	is on land with frontage to the Pacific Motorway road reserve or a Pacific Motorway service road as indicated on <b>Overlay Map OM15 - Pacific Motorway Service Road Types</b> , and alternative solutions to the Acceptable Solutions of <b>Constraint Code 15 - Service Roads (Pacific Motorway)</b> are proposed	
			would result in a residential dwelling being located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations) as defined on <b>Overlay Map OM23 - Extractive Resources</b>

<b>C: OPERATIONAL WORK - CHANGES TO GROUND LEVEL</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
<b>Operational Work that involves extraction, excavation or fill that:</b>			
		Precincts 1, 2, and 3: exceeds a volume of 20 cubic metres of fill or excavation, or is closer than two metres from the allotment boundary	
		Precinct 4: exceeds a volume of 50 cubic metres of fill or excavation, or is closer than two metres from the allotment boundary	
		Precinct 5: exceeds a volume of 100 cubic metres of fill or excavation, or is closer than 20 metres from the allotment boundary	
		is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register - Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987; OR is located on land which is the subject of a native title claim; OR is located on land that is known to the owner of the land and/or the developer to be of indigenous cultural heritage value	

<b>D: OPERATIONAL WORK - ADVERTISING DEVICES</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
	Advertising Device that is: (a) not internally illuminated nor animated, and where the total area of signage per street frontage does not exceed the	Advertising Device n.e.i.	

<b>D: OPERATIONAL WORK - ADVERTISING DEVICES</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
	(b) following, for each precinct: Precinct 1: 10m <sup>2</sup> Precinct 2: 10m <sup>2</sup> Precinct 3: 5m <sup>2</sup> Precinct 4: 0.2m <sup>2</sup> not on land with frontage to an arterial road or any state-controlled road		

<b>E: OPERATIONAL WORK - INFRASTRUCTURE AND LANDSCAPE WORK</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
Minor Landscape Work		Landscape Work n.e.i.	
Landscape Work associated with a detached dwelling or a Caretaker's Residence.		Works for Infrastructure	

<b>F: OPERATIONAL WORK - VEGETATION CLEARING</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
<b>Vegetation Clearing that:</b>			
	results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level and complies with the Acceptable Solutions of <b>Specific Development Code 36 - Vegetation Management</b> ; OR results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and complies with the Acceptable Solutions of <b>Specific Development Code 36 - Vegetation Management</b>	results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level and alternate solutions to the Acceptable Solutions of <b>Specific Development Code 36 - Vegetation Management</b> are proposed; OR results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and alternate solutions to the Acceptable Solutions of <b>Specific Development Code 36 - Vegetation Management</b> are proposed	

G: RECONFIGURING A LOT			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
<b>Reconfiguring a Lot that:</b>			
		results in no lots with an area less than 600m <sup>2</sup> OR entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots) or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development	results in one or more lots with an area less than 600m <sup>2</sup>
			would create the potential for a residential dwelling to be located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations) as defined on <b>Overlay Map 23 - Extractive Resources</b> .

## 7.0 RELEVANT CODES

Codes relevant for development assessment in the Mudgeeraba Village LAP are listed below. The Place Code applies in all cases. A Specific Development Code will only apply if that specific development is proposed. A Constraint Code will only apply where the proposed development is directly impacted by the constraint that is the subject of that code.

### 7.1 Self Assessable Development

The following codes apply to **Material Change of Use** and/or **Building Work** development that is self assessable in the Mudgeeraba Village LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Mudgeeraba Village LAP Place Code	2 Advertising Devices 10 Caretaker's Residence 13 Detached Dwellings 24 Office 25 Private Recreation 27 Retail and Related Establishments 34 Temporary Use 36 Vegetation Management 38 Working from Home	4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

## 7.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of Use** in the Mudgeeraba Village LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Mudgeeraba Village LAP Place Code	3 Aged Persons Accommodation 6 Attached Dwellings and Medium Detached Dwellings 7 Bed and Breakfast Tourist Accommodation 10 Caretaker's Residence 12 Child Care Centres 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 15 Ecotourism Facility 16 Family Accommodation 21 Landscape Work 22 Low Rise Apartment Building 23 Low Rise Commercial Tourist Accommodation 24 Office 25 Private Recreation 27 Retail and Related Establishments 31 Service Stations 33 Telecommunications Facilities 37 Vehicle Sales 38 Working from Home 39 Works for Infrastructure	4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 10 Nature Conservation 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

## 7.3 Operational Work - Changes to Ground Level

The following codes apply to development that is self or code assessable **Operational Work - Changes to Ground Level** - extracting gravel, rock, sand or soil from the place where it occurs naturally, or excavating or filling that materially affects premises or their use in the Mudgeeraba Village LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Mudgeeraba Village LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies	3 Car Parking, Access and Transport Integration 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 10 Nature Conservation 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

## 7.4 Operational Work - Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code assessable **Operational Work - Advertising Devices** (placing an Advertising Device on premises), **Landscape Work** (undertaking Landscape Work in on, over or under premises that materially affects premises or their use) or **Infrastructure** (undertaking Works for Infrastructure) in the Mudgeeraba Village LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
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Mudgeeraba Village LAP Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 10 Nature Conservation 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils
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## 7.5 Operational Work - Vegetation Clearing

The following codes apply to development that is code assessable **Operational Work - Vegetation Clearing** in the Mudgeeraba Village LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Mudgeeraba Village LAP Place Code	36 Vegetation Management	5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 10 Nature Conservation 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

## 7.7 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in the Mudgeeraba Village LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Mudgeeraba Village LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies 21 Landscape Work 28 Reconfiguring a Lot 36 Vegetation Management 39 Works for Infrastructure	4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 10 Nature Conservation 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

## 8.0 MUDGEERABA VILLAGE LAP PLACE CODE

### 8.1 Purpose

This Place Code seeks to ensure that the scale, density, building height, layout and aesthetic appearance and function of all development is consistent with the hinterland village theme of Mudgeeraba and the role of Mudgeeraba Village as a District Activity Centre within the City. These provisions also aim to ensure that Mudgeeraba Village remains a distinctive and recognisable location within the City, where high standards of urban design, architecture and landscaping are promoted and achieved.

## 8.2 Application

8.1.1 The Mudgeeraba Village LAP Place Code applies to development indicated as self, code or impact assessable in the Mudgeeraba Village LAP Table of Development at **Clause 6.0** of this LAP.

8.2.2 Performance Criteria PC1-PC35 apply to all assessable development in this LAP. For development identified as self assessable in **Clause 6.0**, only the Acceptable Solutions to Performance Criteria PC1-PC11 apply.

## 8.3 Development Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<b>DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE</b>	
<b>COLOUR SCHEMES</b>	
<p>PC1 Buildings and alterations to buildings constructed post 1950 must be designed and constructed in materials and colours which complement the heritage character of Mudgeeraba.</p>	<p>AS1.1.1 All new buildings and structures and buildings and structures constructed post 1950, where they are painted, are painted in heritage colours selected from the following colours for the walls and dominant sections of a building are:</p> <ul style="list-style-type: none"> <li>• Sand (AS Y44)</li> <li>• Deep Stone (AS Y55)</li> <li>• Sandstone (AS Y53)</li> <li>• Green Grey (AS N32)</li> <li>• Blue Green (AS N53)</li> </ul> <p>Trim colours that are appropriate to be used in smaller amounts on decorative features of the building, and as the roof colour are:</p> <ul style="list-style-type: none"> <li>• Cream (AS Y34)</li> <li>• Coffee (AS X52)</li> <li>• Deep Indian Red (AS R64)</li> <li>• Deep Bronze Green (AS G63)</li> <li>• Dark Grey (AS N32)</li> <li>• Charcoal (AS B64)</li> </ul> <p>OR</p> <p>AS1.1.2 All new buildings and structures and buildings and structures constructed post 1950, where they are painted, are painted in heritage colours selected from any commercially available “heritage colour chart”.</p>
<p>PC2 Buildings and alterations to buildings constructed prior to 1950 must be designed and constructed in materials and colours that predominated at the time of construction and consistent with the heritage character of Mudgeeraba.</p>	<p>AS2.1 All buildings and structures constructed prior to 1950, where they are painted, are painted only in heritage colours that predominated at the time of construction, selected from the following lists:</p> <ul style="list-style-type: none"> <li>• Colours for the walls and dominant sections of a building are:</li> <li>• Sand (AS Y44)</li> <li>• Deep Stone (AS Y55)</li> <li>• Sandstone (AS Y53)</li> </ul>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS								
	Trim colours appropriate to be used in smaller amounts on decorative features of the building are: <ul style="list-style-type: none"> <li>• Cream (AS Y34)</li> <li>• Coffee (AS X52)</li> <li>• Deep Indian Red (AS R64)</li> <li>• Deep Bronze Green (AS G63)</li> <li>• Roof colours are:</li> <li>• Deep Indian Red (AS R64)</li> </ul>								
<b>BUILDING HEIGHT</b>									
PC3 The height of buildings must be consistent with the scale of existing buildings and the heritage character of Mudgeeraba Village.	AS3.1 The building is not more than 8.5 metres in height and has a maximum of two storeys OR AS3.2 The height of buildings in each precinct does not exceed the maximums shown on Mudgeeraba Village LAP - Maximum Building Height.								
PC4 The height of the buildings must not cause adverse impact on neighbouring sites. The development opportunities of the neighbouring sites are considered, when assessing impacts of development.	AS4 All buildings exceeding two storeys in height have their upper storeys set back from the lot boundaries consistent with the following distances: <ol style="list-style-type: none"> <li>a) a minimum of six metres from the frontage in respect of that part of the building which exceeds two storeys in height;</li> <li>b) for side and rear boundary setbacks, two metres for that part of the building which is above the second storey but which does not exceed 7.5 metres above that storey;</li> <li>c) for side and rear boundary setbacks, two metres plus 0.5 metres for every three metres (or part thereof) of that part of the building which is greater than 7.5 metres above the second storey.</li> </ol>								
<b>ACCOMMODATION DENSITY</b>									
PC5 Accommodation density must be consistent with the District Activity Centre character of Mudgeeraba Village. Accordingly, low to medium density development, which can be comfortably accommodated on the development site and support mixed uses in the town centre, is appropriate.	AS5.1.1 The dwelling density is one dwelling per lot. OR AS5.1.2 The maximum dwelling density in any precinct does not exceed the relevant accommodation density (RD Number) shown for that precinct on <b>Mudgeeraba Village LAP Map 17.3 - Maximum Residential Density</b> .								
<b>SITE COVERAGE</b>									
PC6 The site coverage of development must be in accordance with the function of the precinct and its relationship with surrounding precincts. The building bulk of individual developments must be consistent with the desired built form theme for each precinct. Building bulk will generally be greater within core commercial precincts, with a lesser building bulk permitted in peripheral commercial and tourist accommodation precincts where development is intended to be less intensive.	AS6 The maximum site coverage for any development does not exceed the following: <table border="1" data-bbox="810 1727 1362 1921" style="margin-left: 20px;"> <tbody> <tr> <td>Precinct 1</td> <td>80%</td> </tr> <tr> <td>Precinct 2</td> <td>40%, or 50% where the proposal involves retention of an existing building, as identified on Mudgeeraba Village LAP Map 17.2 - Precincts</td> </tr> <tr> <td>Precinct 3 and 4</td> <td>40%</td> </tr> <tr> <td>Precinct 5</td> <td>5%</td> </tr> </tbody> </table>	Precinct 1	80%	Precinct 2	40%, or 50% where the proposal involves retention of an existing building, as identified on Mudgeeraba Village LAP Map 17.2 - Precincts	Precinct 3 and 4	40%	Precinct 5	5%
Precinct 1	80%								
Precinct 2	40%, or 50% where the proposal involves retention of an existing building, as identified on Mudgeeraba Village LAP Map 17.2 - Precincts								
Precinct 3 and 4	40%								
Precinct 5	5%								
<b>BUILDING SETBACK</b>									
PC7 All mixed use or commercial building setbacks must contribute to an interesting street perspective and	AS7.1.1 The building setback is equal to that used by more than 50% of the other buildings in the street.								

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
to the visual amenity of Mudgeeraba Village.	OR AS7.1.2 The building has a: a) six metre frontage setback; b) side or rear setback of two metres.
PC8 All residential buildings must provide for setbacks from the street frontage and the side and rear boundaries of the site which are appropriate for: a) the efficient use of the site; b) the local character of the area; c) the effective separation from neighbouring properties and from frontages to roads.	AS8.1.1 The residential building is set back not less than three metres from the frontage of the site and 1.5 metres from the side and rear boundaries. OR AS8.1.2 The residential building is set back in accordance with a Specific Development Code (submitted as part of a preliminary approval) that provides for a greater building setback.
<b>FRONTAGE CONTROLS</b>	
PC9 Building setbacks, building design and frontage design must contribute to an interesting street perspective and to the visual amenity of Mudgeeraba Village.	AS9.1.1 Lengths of wall in excess of 15 metres are not provided on the same alignment. AS9.1.2 Ancillary structures of the building (including unenclosed decks, terraces and balconies fronting the street) do not extend beyond the front property boundary of the site. AS9.1.3 Where the site adjoins a residential lot or public open space, all buildings or structures are sited a minimum of two metres from any boundary of a site.
PC10 All commercial or mixed use buildings must be designed to achieve a continuous activity frontage for the local business centre, with ample space for pedestrian traffic.	AS10 Where a mixed use building is proposed, residential uses are located above the ground floor or to the rear of the development.
<b>VEHICULAR CROSSINGS</b>	
PC11 Vehicular crossings associated with the development must be designed and constructed to ensure: a) a safe footpath environment; b) safe vehicular access to the property; c) appropriate hydraulic performance of the stormwater infrastructure; d) no damage to vehicle or road infrastructure; e) minimal loss of on-street parking spaces; f) continued amenity of the neighbourhood.	AS11 The vehicular crossing is provided and designed in accordance with Part 10, Division 1 - Standard Drawings: <ul style="list-style-type: none"> <li>• Drawing No. 59213 (Rural Access with Pipe Crossing);</li> <li>• Drawing No. 59217 (Driveway and Verges Low Density Residential);</li> <li>• Drawing No. 59218 (Driveways Industrial, Commercial and Multi-Unit Residential).</li> </ul>
<i>Note: All vehicular crossings require an approval in accordance with Local Law No 11 - Roads and Malls.</i>	
<b>DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE</b>	
<b>SITING</b>	
PC12 All buildings must be sited to complement the district business centre character and the built form of the surrounding area, and to reduce potential conflicts between uses having regard to a site analysis prepared in accordance with Planning Scheme Policy 17 - Site Analysis	AS12 No acceptable solution provided.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>PC13 The layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building</p>	<p>AS13 No acceptable solution provided.</p>
<b>BUILDING APPEARANCE</b>	
<p>PC14 Buildings must be sited, designed and constructed to complement or enhance the character of Mudgeeraba Village. All new development must address public streets and other public areas and must be an attractive and functional component of the centre as a whole.</p>	<p>AS14.1 The massing and proportions of new buildings are designed to present externally as collections of small, separate buildings that respect the profiles of traditional buildings in the village. AS14.2 All development is oriented to address and complement public streets and public areas. AS14.3 Excessive lengths of wall in a single plane are avoided, unless such walls are punctuated by balconies, awnings, eaves, and/or a variety of building materials are utilised to avoid design repetition and emphasise window and door openings. AS14.4 The roof areas of all buildings within all precincts are designed to hide or disguise all rooftop machinery and service equipment. Roof areas are designed to promote an interesting and diverse outlook from all public and private areas. AS14.5 In Precinct 1, pedestrian awnings are provided above all public footways and inter-block arcade links for all development. Footpath awnings are designed to complement and integrate with the design and the facade of the building. Awnings on individual sites complement, and are compatible with, awnings on neighbouring sites.</p>
<p>PC15 All buildings must be designed and constructed to a high aesthetic standard and to complement or enhance the District Activity Centre character of Mudgeeraba Village.</p>	<p>AS15.1 The massing and proportions of new commercial buildings are consistent with those of adjoining commercial buildings. AS15.2 Building materials, patterns, textures and colours used in new buildings are complementary to traditional buildings within the village. Highly reflective or bright obtrusive colours are avoided, particularly for roofing materials. AS15.3 Paint colours comply with the palette of heritage colours adopted by Council for the Mudgeeraba Village LAP.</p>
<p>PC16 The special character of Railway Street and surrounding areas is recognised in the design of new development and extensions or alterations to existing buildings, identified for retention on <b>Mudgeeraba Village LAP Map 17.2 - Precincts</b>. A set of characteristics is common within the existing building stock. Collectively, these characteristics define the special urban qualities of this LAP. New development must reflect and support the identified characteristics.</p>	<p>AS16.1 New buildings and alterations to existing buildings incorporate at least four of the following seven characteristics, so as to be appropriately designed:</p> <ol style="list-style-type: none"> <li>a) the setback from the front boundary is within two metres of the front setback of existing buildings on adjoining properties;</li> <li>b) hipped roofs with a pitch of approximately 25% and with gables facing the street;</li> <li>c) corrugated iron roofing (painted red, or sometimes green);</li> <li>d) lightweight building materials (where brick is used, it should be plain rendered and</li> </ol>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>painted);</p> <p>e) timber framed or lightweight construction verandah, supported by posts projecting forward to the street;</p> <p>f) use of timber for stumps, frames, walls, floors, window frames and doors;</p> <p>g) simple embellishment, in the form of window hoods of tin and timber.</p>
	<p>AS16.2 Development uses designs consistent with the examples shown in <b>Figure 1 - Preferred Approach to Building Design</b>.</p>
<p>PC17 Building design and appearance must be conducive to the safety and comfort of all building users.</p>	<p>AS17.1 Glass which forms all or part of any external wall of a building does not exceed a maximum degree of reflection of both heat and light of 20%. The glass area does not exceed 60% of the total area of the external wall.</p> <p>AS17.2 The location of equipment that has potential to create noise is designed to minimise the penetration of noise to dwelling units on the premises and to residential premises external to the site.</p>
<b>BUILDING RETENTION</b>	
<p>PC18 All existing buildings identified in <b>Attachment A</b> must be maintained to their original appearance.</p>	<p>AS18.1 The building façade is not altered from its original design.</p> <p>AS18.2 Where a building identified in <b>Attachment A</b> is removed or demolished, the GFA of any development that replaces the demolished or relocated building does not exceed either the GFA of the building that formerly occupied the site or a plot ratio of 0.5, whichever is the lesser.</p>
<b>CAR PARK DESIGN</b>	
<p>PC19 All car park areas must be designed and constructed to service the needs of all users of the development and to complement the character of the local business centre.</p>	<p>AS19.1 All car park areas are constructed and detailed to ensure that they do not dominate the street frontage of the development. Car park areas provided at ground level are located behind dwellings or recessed behind the dwelling frontage.</p> <p>AS19.2 Building materials, patterns, textures and colours, used in garage and carport structures are complementary to those of the principal building on the site.</p>
<b>ADVERTISING DEVICES</b>	
<p>PC20 All signage must be complementary to the design and style of the buildings on the site on which it is located, to the heritage hinterland village theme of Mudgeeraba and to signs and development on adjoining sites. All buildings must be designed with the signage requirements of the end user in mind to avoid the need for ad hoc additions to business signage.</p>	<p>AS20.1 All buildings containing a commercial use contain signage envelopes on the exterior of the frontages of the building structure, to enable the signage requirements of the end use business operation to be satisfied. Such signage envelopes allow for signage which does not dominate the facade and which complements the design of the building.</p> <p>AS20.2 Freestanding signs within all precincts complement the design of the buildings to which they relate, do not dominate the streetscape of a locality, are compatible with signage on adjoining sites and</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>clearly identify the product or business being promoted.</p> <p>AS20.3 Where a site contains more than one business premises, only one freestanding multi-tenant sign is utilized per street frontage. The placement of more than one freestanding sign on any frontage of a site is avoided.</p> <p>AS20.4 Signs do not employ flashing lights or animated elements.</p> <p><b>Precinct 1:</b> AS20.5 All signs are consistent with the provisions for Integrated Business Domain set out in <b>Specific Development Code 2 - Advertising Devices.</b></p> <p><b>Precinct 2:</b> AS20.6 All signs are consistent with the provisions for the Local Business Domain set out in <b>Specific Development Code 2 - Advertising Devices.</b></p> <p><b>Precinct 3:</b> AS20.7 All signs are consistent with the provisions for Community Purposes Domain set out in <b>Specific Development Code 2 - Advertising Devices.</b></p> <p><b>Precinct 4:</b> AS20.8 All signs are consistent with the provisions for the Residential Choice Domain set out in <b>Specific Development Code 2 - Advertising Devices.</b></p> <p><b>Precinct 5:</b> AS20.9 All signs are consistent with the provisions for the Public Open Space Domain set out in <b>Specific Development Code 2 - Advertising Devices.</b></p>
<b>LANDSCAPE WORK</b>	
<p>PC21 All ground level open space, setback and buffer areas must be landscaped and maintained to complement the character of Mudgeeraba Village.</p>	<p>AS21.1 Landscaping design and species selection ensure that extensive areas of shade are provided.</p> <p>AS21.2 Plant species include those species already used in the village or natives from the local area - to promote a distinctive and consistent theme.</p>
<p>PC22 The landscape treatment of major routes and gateways for the Mudgeeraba Village is of major importance to its appearance and attractiveness. The setting of Mudgeeraba Village offers opportunities for the enhancement of the approaches to the village.</p>	<p>AS22.1 Landscape work is complementary to the tree planting along the main arterial roads in the LAP area. This planting is directed towards the creation of an avenue of native trees of similar height and bulk, to visually enforce the arterial nature of the road and to beautify the road corridor.</p> <p>AS22.2 A landscape buffer strip of a minimum of ten metres in width is developed, where practical, within all properties adjoining the Pacific Motorway. This buffer is densely planted in mass plantings to beautify the motorway corridor and to provide a visual screen between the motorway and adjoining residential uses.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>AS22.3 For sites at key gateway points to the LAP area, well designed planting, together with appropriate signage, will form a visual statement of entry to the village commercial area.</p>
<p>PC23 Extensive areas of visible ground level landscaping must be provided to a standard that promotes a pleasant, attractive and functional pedestrian environment with a hinterland character.</p>	<p>AS23.1 Where the vegetation component is located at street level, landscape work includes features on top of the podium levels or on terraces, balconies and decks. Local native coastal species and/or vegetation with climbing/trailing characteristics are used.</p> <p>AS23.2 Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths.</p>
<p>PC24 All ground level parking must be suitably landscaped to provide an attractive and pleasant outlook, and shade for parked vehicles, and to contribute towards the quality presentation of new developments.</p>	<p>AS24.1 Significant trees are preserved and incorporated into car parking designs, where reasonably possible.</p> <p>AS24.2. At least 20% of any car parking area is dedicated to landscaping.</p>
<b>LOT SIZE (FOR SUBDIVISION ONLY)</b>	
<p>PC25 All allotments must be of sufficient area and dimensions to accommodate buildings designed to the criteria in this LAP.</p>	<p>AS25 The minimum allotment size is 600m<sup>2</sup>.</p>
<b>AMENITY PROTECTION</b>	
<p>PC26 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) lighting;</li> <li>e) signage;</li> <li>f) visual amenity;</li> <li>g) privacy;</li> <li>h) odour and emissions.</li> </ul>	<p>AS26 No acceptable solution provided.</p>
<p>PC27 The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) lighting;</li> <li>e) signage;</li> <li>f) visual amenity;</li> <li>g) privacy;</li> <li>h) odour and emissions.</li> </ul>	<p>AS27 No acceptable solution provided.</p>
<b>PLOT RATIO</b>	
<p>PC28 The bulk of the development proposal must be proportional to the character of the local area.</p>	<p>AS28.1 A maximum plot ratio of 0.8:1 applies to all development in the LAP area.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>AS28.2 The building exceeds four storeys in height, and the basic plot ratio complies with the requirements of <b>Specific Development Code 19 - High Rise Residential and Tourist Accommodation</b></p>
<b>ACCESS PROVISIONS</b>	
<p>PC29 New development must contribute to the establishment of an integrated pedestrian network within the Mudgeeraba Village area. Pedestrian improvements are being developed by Council as part of a master plan for the village centre.</p>	<p>AS29.1 Development on land fronting the Railway Street area is to include the provision of wider footpaths and pedestrian priority, to increase the safety and amenity for pedestrians in the town centre area. AS29.2 The redevelopment of individual allotments fronting Railway Street may include through-block links to passive recreation areas and to areas such as rear block car parks and other services.</p>
<p>PC30 The LAP area must have a high standard of accessibility for vehicles, pedestrians and cyclists.</p>	<p>AS30 New development contributes to: a) developing off-street car parking facilities; b) encouraging the development of a pedestrian walkway system, based on a network of shopping arcades, open space links and widened footpaths throughout the central area; c) improving vehicular traffic flows and reducing conflicts between local and through traffic; d) reducing pedestrian/vehicular conflict by provision of a system of rear vehicular access lane ways.</p>
<p>PC31 Conflicts between pedestrians and vehicles at entrance points to parking areas must be minimised.</p>	<p>AS31.1 The number of vehicle entry points to a development site is kept to a minimum, particularly in areas that have high volumes of pedestrian traffic. AS31.2 Entrance points to parking and loading areas have clear and unobstructed visibility of pedestrian pathway areas, with pedestrian crossing points clearly identified which give priority to pedestrians. AS31.3 Footpaths are provided along the site frontages to all public streets.</p>
<b>CAR PARKING PROVISION</b>	
<p>PC32 Car parking and access requirements must ensure that the vehicular and pedestrian needs associated with development are adequately accommodated.</p>	<p>AS32.1 Car parking is provided at the standard car parking rates specified in <b>AS13.1 of Constraint Code 4 - Car Parking, Access and Transport Integration</b>. AS32.2 For non-residential development, at least 80% of the required car parking is provided on-site, unless it can be demonstrated that it cannot be reasonably provided. Residential development provides the required amount of car parking on the site of the development. AS32.3 Where this LAP does not permit vehicular access to a site, cash-in-lieu of car parking is an acceptable alternative. AS32.4 For developments which secure the conservation of buildings that have historic merit, only 10% of the normal car parking requirements need be provided.</p>

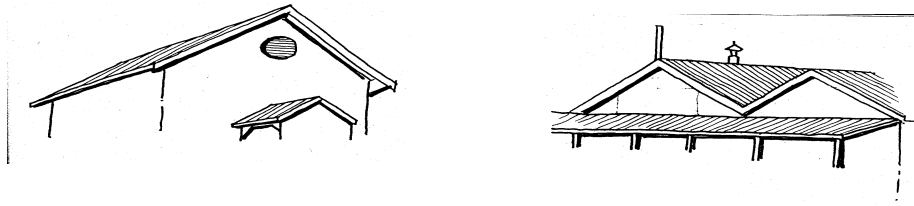
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<b>PUBLIC CONVENIENCE FACILITIES WITHIN BUILDINGS</b>	
PC33 Commercial developments must include public convenience facilities, where there is a need for their provision.	AS33 Where provided, public toilet facilities are open and readily accessible to the general public during retail trading hours or other trading hours relevant to the development.
<b>BUILDING SERVICES</b>	
PC34 Adequate facilities for the loading and unloading of goods must be provided to meet the needs of the development.	AS34 A loading area is provided on-site that is separated from the public access areas and readily accessible from all commercial tenancies on the site.
PC35 Adequate facilities for servicing the development with a refuse disposal service must be provided to meet the needs of the development.	AS35.1 Provision is made for the storage of refuse on-site and the suitable access for the removal of refuse. AS35.2 All outdoor storage or refuse disposal areas are screened from public view.

#### 8.4 LIST OF BUILDINGS OF HERITAGE VALUE

##### Buildings located at:

- 4 School Street
- 47 Railway Street
- 57 Railway Street
- 59 Railway Street
- 61 Railway Street
- 63 Railway Street
- 65 Railway Street
- 67 Railway Street
- 69 Railway Street

**MUDGEERABA VILLAGE LAP:  
FIGURE 17-1: PREFERRED APPROACHES TO BUILDING DESIGN**



**Roofs**

- hipped roofs with gables facing the street
- roofing of corrugated iron
- standard pitch approx. 35° (to be verified)



**Windows**

- Typically timber - framed casement and sash windows.
- Victorian - type proportions
- simple hoods of timber and tin with minimal embellishment.



**Verandahs**

- most buildings had front verandahs simple roofs timber posts, battens and rails simple timber decorative fretwork if any