

Addendum

A) Excerpt from Somerset Region Planning Scheme(pg29-30)

3.6.5 Element— Town identity—Kilcoy *Analysis of Important Factors*

Analysis of Important Factors

The heart of the Kilcoy town centre, focused on William Street and Mary Street provides the foundation of a particularly successful and strong identity for the town; notably, the generous, tree-lined road reserve of William Street, from Kilcoy Creek corridor to the Butler Monument at the top of the hill, is the strongest element of this image.

The central facilities of the town, including the primary and secondary schools and the hospital, are located in a reasonably compact pattern around this centre, contributing to the strength and cohesion.

*The proposed D'Aguilar Highway bypass alignment provides an obvious direction for future growth of the town centre to the south-east, as far as Hope Street, but this needs to be managed in an orderly way so that the cohesion of the town centre is not undermined. This opportunity provides ample area for expansion in a fashion that can build rather than diminish the identity of the town and commercial development should not be permitted beyond the Kilcoy Identity Focus shown on **Strategic Framework Map 3E—Town Identity—Kilcoy.***

Guidelines for Future Development of Town Identity

All new commercial development in Kilcoy should be located in the existing Centre zone and the area to its east and south, as far as Hope Street.

The existing character of William Street must be conserved and enhanced by new development. Built form and land use within the town centre generates an active and pedestrian-oriented frontage to William Street and Mary Street (D'Aguilar Highway) within the central area of the town. Car-oriented uses such as service stations are discouraged in this central area as they do not reinforce a coherent and active streetscape.

Map Reference: Strategic Framework Map 3E—Town Identity—Kilcoy

3.6.5.1 Specific outcomes

- (a) New commercial development in Kilcoy is located in the Centre zone on **Strategic Framework Map 3E—Town Identity—Kilcoy** and the area located in the *Kilcoy Identity Focus* to its east and south, as far as Hope Street;
- (b) The existing character of William Street is conserved and enhanced by new development which is complementary in scale and character;
- (c) Development that abuts *Important Street Frontages* on **Strategic Framework Map 3E—Town Identity—Kilcoy** addresses, activates and enhances the street environment;
- (d) Built form and land use generates an active and pedestrian-oriented frontage to the land within the Centre zone identified on **Strategic Framework Map 3E—Town identity—Kilcoy**. New car-oriented uses that do not reinforce a coherent and active streetscape, such as service stations, are discouraged in the Centre zone; and
- (e) In general, any new development in the *Kilcoy Image Management Area* on **Strategic Framework Map 3E—Town Identity—Kilcoy** is either residential or open space in character, except for well-landscaped industrial development on the eastern town approaches where located in an Industry zone. However, a service station developed in a spacious setting may also be acceptable.