

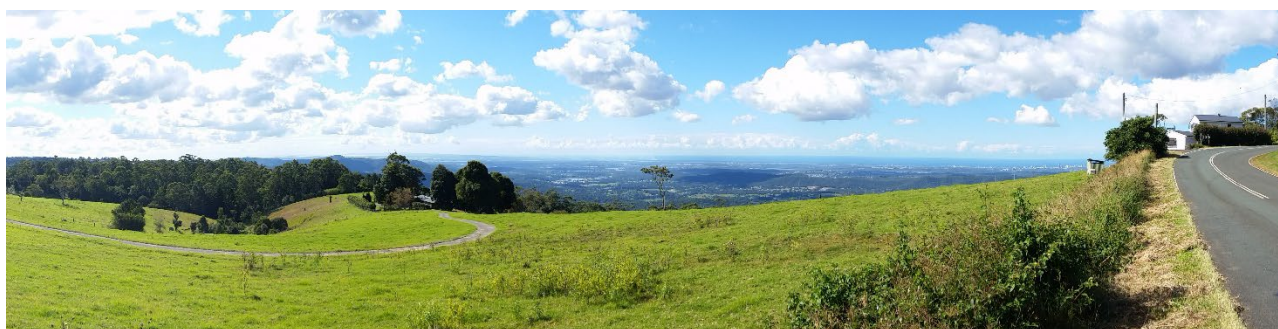
## Part 3 Strategic Framework



### 3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Part 3 and Schedule 2 - Mapping.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
  - (a) Regional Context;
  - (b) Strategic Vision;
  - (c) the four themes that collectively represent the policy intent of the planning scheme, being:
    - (i) Communities and Character;
    - (ii) Growing Economy;
    - (iii) Environment and Natural Hazards; and
    - (iv) Sustainable Infrastructure;
  - (d) the strategic intent for each theme; and
  - (e) the strategic outcomes proposed for development in the planning scheme area for each theme.
- (4) The strategic framework in its entirety represents the policy intent for the planning scheme.

## 3.2 Regional Context



The Scenic Rim Regional Council area (*region*) is located in South East Queensland and is approximately 50km south of the Brisbane central business district (CBD), 20km west of the Gold Coast CBD and 18km south of the Ipswich CBD. Covering 4,251.6km<sup>2</sup> in area, the *region* extends from Peak Crossing and Gleneagle in the north, to the New South Wales border in the south, and from Tamborine Mountain in the east, to Cunningham's Gap in the west.

The *region* consists of a diverse range of landscapes including rich agricultural and grazing lands, waterways and waterbodies, World Heritage listed National Parks and urban and rural living environments. The landscape is framed by the Main Range and Macpherson Ranges and comprises large tracts of remnant vegetation and significant biodiversity values. It provides important recreational and tourist areas to residents, the broader South East Queensland community and its visitors. The *region* incorporates the catchments for four major South East Queensland river systems, being the Bremer, Logan, Albert and Coomera rivers. The *region* provides vital rural production, biodiversity, air quality, water catchments and landscape amenity to the rapidly growing South East Queensland. The maintenance of these qualities therefore is a fundamental objective of planning for the future of the *region*.

The *region* has three primary settlements at Beaudesert, Boonah and Tamborine Mountain, and many unique rural townships and villages. The Brisbane to Sydney railway corridor and two interstate highways pass through the *region*. The Bromelton State Development Area, located along the Sydney-Brisbane rail corridor, will provide for a regionally significant industrial area.

### 3.3 Strategic Vision



In 2041, the Scenic Rim remains a network of unique and vibrant towns and rural villages embedded in a scenic, productive and sustainable landscape. The region has grown by approximately 22,000 to reach a population of around 62,000. Most of the growth has occurred as a result of planned urban expansions of Beaudesert and to a lesser extent Boonah, Canungra, Kalbar and Kooralbyn. However, Peak Crossing, Harrisville, Aratula, Mount Alford and Rathdowney have also experienced growth within their existing township boundaries and are flourishing as rural townships, each with a distinctive and unique character. The region is widely recognised and appreciated as a natural and rural based destination for the urbanised areas of South East Queensland.

Residents enjoy a high quality lifestyle in self-reliant communities that provide a choice of quality local food, products, services and recreation opportunities. The community supports sustainable farms, businesses and industries that are compatible with the environment and lifestyle, while providing rewarding employment and opportunities for growth.

Residents prosper from the productive farmland, stunning natural environments and character filled towns and villages, which attract tourists and visitors to the region. Natural resources such as productive agricultural land, biodiversity areas, water supply and extractive resources are protected and used sustainably.

Our traditional owners continue to be engaged to ensure their cultural knowledge and connections to the land inform the planning for communities and the sustainable management of natural assets and natural economic resources.

The *region* is an inclusive, caring and creative environment with healthy and active residents and provides a safe and nurturing environment for children and families. Development in the *region* has:

- (1) retained the lifestyles afforded by the diverse urban, rural, acreage, townships and mountain communities;
- (2) maintained rural production as the foundation of the *region's* economy, whilst having protected the *region's* natural assets and rural amenity;
- (3) protected and enhanced the natural beauty, environment, natural resources and rural landscapes;
- (4) retained and strengthened the heritage character and community pride experienced in towns and villages through carefully managed development;
- (5) provided a range of additional housing options with a high level of accessibility to the town and village centres, services, recreation and open space; and
- (6) facilitated local employment, better services and infrastructure and promoted self-containment and economic development opportunities across the *region*.

The *region's* towns and villages are supported by a range of open space, sport and recreation, cultural and other facilities that contribute to a healthy and active lifestyle and engaged residents. Development has ensured that our communities each celebrate an individual character, identity, history and culture, yet maintain an inherent connection to form a strong regional identity and sense of belonging as part of the *Scenic Rim* region.

#### **Beaudesert**

Beaudesert remains the major centre of the *region*. The town has experienced significant urban growth; however, its rural town origins and country heritage remain embodied in the rural town streetscapes and

architecture. The use of place based design principles is encouraged to support connections between residential, community, recreation and commercial activities.

Beaudesert:

- (1) has a traditional neighbourhood design featuring street systems that have a clear hierarchy, generally based on a grid pattern that facilitates accessibility;
- (2) has a thriving commercial centre that accommodates a wide range of commercial, community, recreation, residential and cultural and civic activities within an active and vibrant mixed use environment, which reinforces the intended role and function of Beaudesert as the major centre of the *region*;
- (3) provides safe, accessible and vibrant spaces for people to gather and connect;
- (4) provides a diverse range of attractive, *affordable housing* that caters for the needs of residents with convenient access to the major centre, recreation and other services;
- (5) provides housing choice, catering for a wide range of *households* with residents having their housing needs met as they move through their life cycle;
- (6) includes a wide range of building types that are designed to respect the traditional building character, allowing for choice and the flexibility for buildings and land use to be adapted and changed over time;
- (7) has maintained clear edges defining the urban development from the surrounding landscape and *Rural Areas*;
- (8) is serviced by an efficient and integrated infrastructure and services network;
- (9) has retained its unique rural setting and landscape character through the protection of significant natural landscape and *environmental values* such as Spring Creek, Waters Creek and Fishers Gully and the retention of the upper slopes of the Birnam Range in a natural state, which continues to 'frame' and provide a scenic backdrop to the town and function as a key ecological corridor.

### **Boonah**

Boonah has evolved as a thriving rural town and a hub for recreation, tourism and sustainability. The town generates a high level of activity at the regional level and is constantly enlivened through events, activities and community celebrations. It has retained its high level of amenity reflective of the value and significance of rural activities to the local economy, character and lifestyle of the area.

Boonah:

- (1) has a vibrant district centre with a traditional 'High Street' character providing an important sense of place for residents and visitors;
- (2) provides affordable, attractive and diverse housing with convenient access to the district centre, recreation and other services;
- (3) is serviced by an efficient and integrated infrastructure and services network; and
- (4) has retained its picturesque rural setting whilst providing an important functional centre for the surrounding rural economic base.

### **Tamborine Mountain**

Tamborine Mountain, incorporating the distinct communities of North Tamborine, Mount Tamborine and Eagle Heights, has retained its character as a productive green sanctuary and creative environment within the surrounding vegetated escarpment areas.

Tamborine Mountain is renowned for its national parks and scenic beauty and is home to a vibrant and creative residential community, diverse local businesses and small farms catering for the local community and a thriving tourist market.

Tamborine Mountain:

- (1) is sustained by a district centre and two neighbourhood centres that provide for a wide range of local services that meet the needs of the residents of the Tamborine Mountain plateau;
- (2) is characterised by a mix of rural production, tourism and rural enterprise opportunities of a scale and intensity consistent with the area's semi-rural and natural landscape setting and character;
- (3) has maintained a low-density residential development pattern, comprising a combination of low-density and large rural residential lots, with unique villages of a distinctive character that offer a high level of amenity;
- (4) has conserved and enhanced ecological and landscape values, which form an integral part of the development pattern; and
- (5) has retained and enhanced the landscape and *environmental values* and vegetated corridors that traverse the plateau connecting to the escarpment areas.

### **Canungra**

Canungra, supported by a local centre and nestled in a backdrop of green wooded hills, remains a distinctive rural village attracting tourists and residents seeking a semi-rural lifestyle. Residents enjoy a high level of amenity with development characterised by low density, sewerred residential and compatible non-residential activities, which maintains the village character. Canungra has a unique village atmosphere and a main street dominated by traditional building forms that reinforce its historic character and provide a strong sense of place.

### **Kalbar**

Kalbar, supported by a local centre and characterised by low density residential development, has retained its relaxed country town character, heritage values and rural setting. Kalbar provides a centre for rural living and supports the surrounding rural activities. Development celebrates the historic built form evident in the design of buildings in the town. A strong sense of place attracts visitors from outside the *region* to experience the rural atmosphere, local shops and cafes.

### **Kooralbyn**

Kooralbyn offers a rural residential and leisure-orientated lifestyle in a natural setting. Supported by a local centre and framed by mixed business providing for commercial and residential uses, the town has maintained a high level of amenity through modern functional architecture in a setting dominated by its rural landscape and surrounding hills. Kooralbyn has been reinvigorated as a major tourist destination in the *region* with a focus on outdoor sport and recreation and activities reliant on the landscape setting and natural values of the locality.

### **Rathdowney**

Rathdowney is a quiet and friendly township that serves as a gateway to the *Scenic Rim* wilderness areas. The picturesque township is located around a large central open greenspace with a scenic backdrop of surrounding hills and mountain ranges. Development in the town has maintained its rural village character and complements its landscape setting.

### **Beechmont**

Beechmont, a low-density residential plateau characterised by open rolling hills, continues to support a thriving community which enjoys its rural lifestyle. The township provides for the minor convenience needs of its residents, as well as flourishing small businesses, such as cafes and shops that provide an ideal opportunity for locals and visitors to enjoy the scenic qualities and village atmosphere of the Beechmont township. Beechmont has continued to thrive with the retention of its quality lifestyle and the protection of its valuable productive and natural environments.

### **Tamborine**

Tamborine is a rural residential area in a bushland setting, located at the northern gateway to Tamborine Mountain. Tamborine provides large lot living opportunities, important habitat for a variety of native species and corridors for wildlife movement and nature-based recreation opportunities. Tamborine has maintained its village character with commercial and tourism activities concentrated around the central roundabout.

### **Other Rural Villages**

The other rural villages dispersed within the *Rural Areas* of the *region* including Aratula, Harrisville, Mount Alford, Peak Crossing and Roadvale, have retained a strong rural character with the history of these villages conserved for the community and visitors to respect and appreciate.

## 3.4 Communities and Character



### 3.4.1 Strategic Intent

#### Settlement Pattern

The settlement pattern of the *region* comprises the *Rural Areas*, *Urban Areas*, *Acreage Areas*, *Mountain Community*, *Townships*, *Natural Areas* and the *Bromelton State Development Area*, which are identified on **Strategic Framework Map SFM-01: Communities and Character**.

Development in these areas will recognise, respect and integrate with the existing character, rural and natural landscapes, heritage and ecological values of the *region*. Development in the *region's* towns and villages will protect and enhance the unique elements that contribute to their individual identity and character, which are outlined in **Section 3.3 Strategic Vision** for certain localities. The development intent and the level of amenity reasonably expected in zones (and variations in precincts) are not compromised by development of an inappropriate type, scale, intensity or impact.

#### Rural Areas

*Rural Areas* retain their distinctive and attractive rural and natural landscape qualities including, but not limited to:

- (1) expanses of productive rural farmland;
- (2) forested mountain ranges contributing to the *region's* iconic scenic backdrop;
- (3) waterways and dams set amongst a varying landscape from forested, steep upper reaches to open floodplain; and
- (4) scenic viewing experiences within forested hills and valley settings.

*Rural Areas* provide for a wide range of rural and complementary land uses that maintain agricultural production opportunities in different parts of the *region*. Rural buildings and structures that are typically associated with *rural activities* contribute to the landscape character of *Rural Areas*, with any large-scale buildings associated with *Intensive animal industries* screened to maintain the *region's* rural and natural landscape qualities.

Tourism and recreation opportunities also occur in *Rural Areas* and are located and designed to integrate with and protect the *region's* rural and natural landscape qualities.

The option for residents to live in *Rural Areas* to enjoy rural lifestyles will continue. The expected level of amenity of *Rural Areas* is predominantly representative of a traditional rural environment.

The Canungra Land Warfare Centre and Maroon, Moogerah and Wyaralong Dams continue to make a significant contribution to the natural landscape qualities of the *region's Rural Areas*. Development that increases the number of people living or congregating near the Canungra Land Warfare Centre is avoided. Sport and recreational activities both on the water and on surrounding lands of the Maroon, Moogerah and Wyaralong Dams are encouraged only where compatible with the water quality objectives of their function as urban water storages.

#### Urban Areas

*Urban Areas* are the larger towns of the *region* and include Beaudesert, Boonah, Canungra, Kalbar and part of Kooralbyn. They contain many of the key commercial, cultural, civic, recreation and community services and facilities of the *region*.

*Urban Areas* have a well-designed, attractive, functional, safe and accessible built environment to enhance the physical and social wellbeing of people.

*Urban Areas* provide for a range of residential lot sizes and dwelling types to meet the housing needs of the community. Rural residential lots are only created within *Urban Areas* where the land is subject to physical constraints that limit its development for more intensive residential purposes or where consistent with the intended character of the land contemplated by the zone.

Industrial zoned land in *Urban Areas* provides for a variety of industrial activities (excluding High impact industry and Special industry) and other uses and activities that are compatible with, and do not compromise the use of land in the zone for its intended purpose.

The centres zones in *Urban Areas* facilitate a range of commercial, administrative, business, community, entertainment, professional and retail uses of varying scales and intensities relative to the intended role and function of the centre in the centres hierarchy shown on **Strategic Framework Map SFM-02: Growing Economy**.

Development that has the potential to impact on the high level of amenity expected in *Urban Areas* manages these impacts within their sites so as not to compromise the existing or potential development of nearby land. Buffers and other separation areas are provided within *Urban Areas* between incompatible land uses to minimise impacts on nearby *Rural Areas*.

Land in *Urban Areas* that is included in the Emerging Community Zone is not developed until detailed land use and infrastructure planning has been undertaken and approved by the local government. Reconfiguration does not result in the fragmentation of land prior to its planned development for urban purposes and land uses do not compromise the future urban development potential of the land. Not all land in the Emerging Community Zone will be suitable for urban development in the future having regard to the presence of *environmental values* and development constraints.

Development of this land in the Emerging Community Zone for urban purposes at Kooralbyn will not occur during the life of the Planning Scheme as an adequate supply of urban zoned land to accommodate expected growth for fifteen years has been provided.

### ***Acreage Areas***

*Acreage Areas* will predominantly cater for low density residential uses on large lots within a rural or bushland setting.

Limited infrastructure and services are provided in *Acreage Areas* given that the settlement pattern is generally dispersed. Development in *Acreage Areas* will preserve the surrounding landscape character and natural features (such as waterways, vegetated areas and ridges) and will not constrain the operations of surrounding *rural activities*.

Small-scale rural, tourism and home-based business activities may be supported, mainly on larger lots, where they protect the rural residential amenity and character of the surrounding area and are located to avoid adverse impacts and maintain the privacy of nearby properties.

Limited additional acreage lots are created in *Acreage Areas* and only where shown on the **Minimum Lot Size Overlay Map OM-13**. Any additional acreage lots achieve consistency with the prevailing low-density character and amenity of the area, and are of an appropriate size and configuration to facilitate the effective management of on-site wastewater disposal and minimise impacts to water quality.

### ***Mountain Community***

*Mountain Community* is the Tamborine Mountain plateau and its surrounding escarpment areas. It supports a residential development pattern of unique villages characterised by a high level of amenity and distinctive character, and rural residential areas set amongst a semi-rural landscape. The centres of the Tamborine Mountain plateau provide for the range of uses and services to meet the needs of the local community and includes retail, commercial, industrial (of a low impact and service nature), community and recreational activities.

The Tamborine Mountain plateau will continue to attract tourists and visitors to experience its unique natural environment, scenic beauty, semi-rural character and attractions based on locally grown and produced food, home wares, art, craft, entertainment, high quality meals and accommodation. A mix of rural and tourism opportunities will continue to be facilitated where they are of a scale and intensity consistent with the area's existing semi-rural and natural landscape setting.

The regionally significant scenic amenity values of the escarpment surrounding Tamborine Mountain will be protected for the landscape values that the area provides to residents and visitors. The ecological values of the escarpment are maintained as an integral part of the small scale and low intensity development intended for the area.

Further subdivision of residential or rural land on Tamborine Mountain that provides for the creation of any additional lots is not supported.

*Groundwater extraction* for commercial purposes is not supported in the *Mountain Community* as the activity detracts from the amenity of the sensitive residential and nature-based tourism areas, which represents the prevailing development pattern of the Tamborine Mountain plateau and escarpment. In particular, the volume of heavy vehicle traffic generated by the use is inconsistent with the amenity and character expectations of land located along the road network that services the *Mountain Community*, which is predominantly utilised for residential and tourist activities.

The expansion of the *Beacon Road Community Facilities Area* is supported to maintain the ongoing viability of the facility provided that any new development:

- continues to reflect the existing low scale and intensity of the development;
- maintains adjoining residential amenity and privacy through appropriate scale and setbacks;
- maintains the natural landscape setting and character of the site;
- avoids impacts on the local road network and ensures parking and loading and unloading of vehicles occurs safely within the site; and
- avoids impacts on the natural values of the site, including adjoining protected areas.

### **Townships**

*Townships* will remain in their current settlement pattern, with residential scale uses, to preserve their distinctive character that is interconnected with the *region's* rural history. *Townships* continue to facilitate a flexible mixed use environment comprising low density residential, small scale commercial and low impact industrial uses that services the residents of *Townships* and their immediate rural areas.

Development is designed to preserve and complement the *streetscape* and historic character, and the existing settlement pattern of *Townships*.

### **Investigation Areas**

Investigation Areas (as identified on **Strategic Framework Map SFM-01: Communities and Character**) include those lands that may have the potential to accommodate future residential growth opportunities. Investigation Areas are identified for Beaudesert and Tamborine.

In addition to any other development timing identified in the Strategic Framework, the development of land in an Investigation Area will not occur until such time that a planning study has been undertaken for the land's intended purpose and the outcomes of the study have been reflected in the Planning Scheme. These studies will consider:

- (1) development timing having regard to population growth and residential land availability in the *region*;
- (2) the ability to efficiently deliver any future communities with the necessary infrastructure and services so as not to financially burden both state and local government; and
- (3) any other planning matters relevant to the land including (but not limited to) Matters of State and Local Environmental Significance, separation to Key Resource Areas, proximity to existing intensive rural uses and *Rural Areas* and natural hazards.

Any planning studies affecting Investigation Areas will involve extensive consultation with the local community during the initial planning and visioning stage, as well as consultation on any proposed planning scheme amendments.



Not all land in an Investigation Area will be suitable for its intended development having regard to the presence of *environmental values* and development constraints. Any interim development of an Investigation Area that has the potential to fragment or compromise the longer-term use of the land for its intended purpose such as *Intensive animal industries* and *Extractive industries* will not be supported.

The development intent of each Investigation Area is outlined below.

- (1) Beaudesert: The Investigation Area identified for Beaudesert represents future urban expansion areas. Development of this land for urban residential purposes will not occur during the life of the Planning Scheme as an adequate supply of urban zoned land to accommodate expected growth in Beaudesert in excess of fifteen years has been provided. In the interim, the Beaudesert Investigation Area will maintain its current semi-rural character and setting.
- (2) Tamborine: The Investigation Area identified for Tamborine applies to part of the locality's existing rural residential development pattern. The intent of the Tamborine Investigation Area will be to conduct a detailed planning study involving thorough community consultation to investigate whether any potential exists to achieve a more consolidated and efficient rural residential development pattern through the creation of additional acreage lots. Matters expected to be considered in determining whether any capacity for additional rural residential lots exists in the Investigation Area include an assessment of the natural hazards and *environmental values* present in the locality, the capacity of the existing infrastructure networks (including the current and planned function of the State-controlled road network) and the rural residential character sought for the locality. In the interim, the creation of additional lots is not supported in the Tamborine Investigation Area and any future development reflects the intent of the zone.

### **Bromelton State Development Area**

The *Bromelton State Development Area* (SDA) will develop into an industrial area of regional, state and national significance, primarily intent on accommodating logistics operations and rail-dependent industries. The SDA's location adjacent to the standard gauge rail network will enable industries to access both intrastate and interstate markets. The initial stage of the SDA will focus on a 1,000 ha area located at the intersection of the Sydney-Brisbane rail corridor and Boonah-Beaudesert Road, and will incorporate large-scale buildings and structures, and key infrastructure that supports the SDA's intent as a regionally significant enterprise area.

The rural areas of the SDA surrounding the industrial precinct will provide for the continuation of low impact rural and agricultural activities that are compatible with and able to operate near intensive industrial activities.

Land use in the SDA will be developed in accordance with the planning framework applicable to the SDA, being the Coordinator General's Development Scheme for the *Bromelton State Development Area*.

### **Natural Areas**

The *Natural Areas* of the *region* incorporate land contained in protected areas or reserves. *Natural Areas* contribute to the maintenance of ecological processes and biodiversity at both a local and regional scale and are valued for the recreation opportunities and significant scenic amenity they provide.

*Natural Areas* will remain in a predominantly natural state and will be supported by necessary development and infrastructure to facilitate their conservation and appropriate environmental interpretation and recreation opportunities, access and maintenance activities, where environmental and regional landscape values are protected.

### **Constrained Land**

Land that is significantly affected by one or more development constraints is included within the Limited Development Zone. Land uses in the Limited Development Zone are limited in the range of land uses that can occur and designed to respond to the constraints of the land.

Low-impact, small-scale residential opportunities may occur in the Zone (Where no precinct applies) where compatible with the surrounding area and where constraints can be appropriately mitigated. Development in the Historical Subdivision Precinct of the Zone provides a rural living character commensurate with the limited services and infrastructure available in the historical subdivisions of Clumber, Croftby, Fassifern Valley, Munbilla, Rosevale, Harrisville and Warrill View.

## **Housing Supply, Built Form and Diversity**

### **Housing Supply**

The land required for urban development to accommodate the projected population growth in the *region* is contained in the *Urban Areas*. Sufficient land supply in excess of fifteen years has been allocated in the *Urban Areas*, which will accommodate residential, commercial and industrial development so as to sustainably manage growth, avoid encroachment into *Rural Areas* and protect rural production, environmental and scenic amenity values.

Growth in the *Urban Areas* will contribute to high amenity living environments that are compact and contained, so that efficient use of infrastructure occurs, and encroachment on land for other purposes is avoided. Consolidation in *Urban Areas* is also encouraged to ensure the efficient use and delivery of infrastructure, where it is of a scale and intensity contemplated by the intent of the zone. Limited urban development will occur through the modest growth of the *region's Townships*.

The settlement pattern will support and reinforce Beaudesert as the focus for the *region's* growth, with diverse housing to meet the changing needs of the population primarily accommodated in the Beaudesert *Urban Area*.

Urban growth is accompanied by the orderly, sequenced and timely expansion of infrastructure including water supply, sewerage, the transport network, stormwater, parks, community services and facilities to support community need and cost-effective investment, in accordance with the Local Government Infrastructure Plan.

### **Built Form**

Urban growth in the *region* contributes to a high quality, well designed built environment that provides places for people that are attractive, functional, safe and accessible. New residential areas are integrated with adjoining areas in the locality and are based on a safe, attractive and integrated street pattern that maximises permeability, legibility, accessibility and street tree plantings. A modern country town ambience is created through built form, street design and lot configurations which allow for diverse and attractive buildings to address street frontages and public spaces.

The visually prominent and sensitive upper slopes of the Birnam Range at Beaudesert are maintained in a natural state and protected from development impacts.

Medium to large greenfield subdivisions are master planned to:

- (1) facilitate a range of housing types and lot sizes to meet existing and evolving community needs into the future;
- (2) enable increased yields in close proximity to open space, retail, commercial, community, recreation facilities and *public transport*;
- (3) provide for an effective and efficient *road hierarchy* and network that addresses *connectivity*, functionality, safety and serviceability; and
- (4) ensure development is staged to provide access to community facilities and services commensurate with community need.

### **Housing Diversity and Affordable Living**

The changing demographic needs of the community are catered for through the provision of diverse housing types, densities and lot sizes. Housing choice is facilitated at densities consistent with the intent of the zone, responsive to the housing needs of the community and includes the provision of *Residential care facilities* and *Retirement facilities* at accessible and well serviced locations.

*Residential care facilities* and *Retirement facilities* are supported to service the care and accommodation needs of aged persons on the Tamborine Mountain plateau where:

- (1) located in the *urban footprint* and in close proximity to services and facilities;
- (2) of a low density and small in scale; and
- (3) involving a low-rise built form designed to integrate with the natural and landscape values of the land.

The establishment of large-scale *Retirement communities* and *Residential care facilities* are not supported in the *Mountain Community* due to their inconsistency with the prevailing low intensity development pattern of the area and limited infrastructure availability.

*Retirement facilities* and other similar high density residential developments are established in localities that have access to an appropriate level of services and infrastructure to cater for the needs of the future residents of these facilities, and also to ensure that their scale and intensity does not detrimentally impact the communities in which they are located.

Affordable living opportunities involving *Dwelling houses* on smaller lots, *Dual occupancies* and *Multiple dwellings* are provided within the Low and Low-medium density residential zoned areas where they have convenient access to employment and social and community infrastructure and facilities. The facilitation of *Dual occupancies*, *Dwelling units* and *secondary dwellings* throughout the *region*, where consistent with the intent of the zone, further contributes to the diversification of housing types and affordable living opportunities to cater for the *region's* changing demographics.

### 3.4.2 Strategic Outcomes

Element	Strategic Outcome
Rural Areas	<p>(1) <i>Rural Areas</i> only accommodate those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' for each zone unless it is demonstrated that the development complies with the Strategic Framework.</p> <p>(2) <i>Non-rural activities</i> are located and designed to preserve the landscape character and scenic amenity of <i>Rural Areas</i>, which include (but are not limited to) the following rural and natural qualities:</p> <ul style="list-style-type: none"> <li>(a) expanses of productive <i>rural farmland</i>;</li> <li>(b) forested mountain ranges contributing to the <i>region's</i> iconic scenic backdrop;</li> <li>(c) waterways and dams set amongst a varying landscape from forested, steep upper reaches to open floodplains; and</li> <li>(d) scenic viewing experiences within forested hills and valley settings.</li> </ul> <p>(3) Buildings and structures associated with the <i>Intensive animal industry</i> are sited and designed to avoid adverse impacts on the scenic amenity and landscape character of the surrounding area.</p> <p>(4) Lots in the Rural Zone achieve the minimum lot sizes specified for the Rural Precincts identified in <b>Strategic Framework Map SFM-03: Rural Precinct Plan</b>, being:</p> <ul style="list-style-type: none"> <li>(a) Rural 60 ha Precinct; and</li> <li>(b) Rural 40 ha Precinct.</li> </ul> <p>which are SEQ Subdivision Precincts in accordance with Schedule 10 of the <i>Planning Regulation 2017</i>. Where not included in a Rural Precinct, the minimum lot size for new lots in the Rural Zone is 100 ha.</p> <p>(5) <i>Rural Areas</i> support opportunities for rural living in the form of <i>Dwelling houses</i>, <i>Dual occupancies</i> and <i>Rural worker's accommodation</i>.</p> <p>(6) The Historical Subdivision Precinct of the Limited Development Zone provides for the amalgamation of parcels to facilitate <i>Dwelling houses</i> on lots with a minimum area of 2 ha with access to a <i>constructed road</i> to create a rural residential as opposed to an urban residential development pattern and character.</p> <p>(7) <i>Rural Areas</i> are protected from encroachment by urban and rural residential development.</p> <p>(8) The level of amenity expected in a Rural Zone (excluding precincts) is predominantly representative of a traditional rural environment.</p>
Urban Areas	<p>(1) <i>Urban Areas</i> only accommodate those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' for each zone unless it is demonstrated that the development complies with the Strategic Framework.</p> <p>(2) Lots in the Low-Density Residential Zone (excluding the Mountain Residential Precinct) support low density residential living with a high level of amenity and a mix of lot sizes to provide predominantly for a range of low-density</p>

Element	Strategic Outcome
	<p>residential activities.</p> <p>(3) <i>Dual occupancies</i> in the Low-Density Residential Zone (excluding the Mountain Residential Precinct) are located on lots 600m<sup>2</sup> or greater to maintain the predominantly low-density residential character of the zone and buildings incorporate urban design elements that positively contribute to the <i>streetscape</i> and create variation in appearance.</p> <p>(4) <i>Medium density residential activities</i> including <i>Multiple dwellings</i>, <i>Residential care facilities</i> and <i>Retirement facilities</i> may occur in the Low-Density Residential Zone to achieve a range of housing options and to facilitate affordable living, where development:</p> <ul style="list-style-type: none"> <li>(a) is small in scale;</li> <li>(b) is consistent with neighbourhood amenity and the low-density residential character of the zone;</li> <li>(c) ensures that any interface with low density residential activities achieves integration in terms of scale and density; and</li> <li>(d) has convenient access to centre activities or areas of <i>public open space</i>.</li> </ul> <p>(5) Lots in the Low-medium Density Residential Zone support low-medium residential living with a high level of amenity and provide for a mix of lot sizes.</p> <p>(6) Land included in the Low-medium Density Residential Zone provides for a range and mix of low and medium density residential activities to cater for the diverse housing needs of the community.</p> <p>(7) <i>Dual occupancies</i> in the Low-medium Density Residential Zone are located on lots 600m<sup>2</sup> or greater and incorporate urban design elements that positively contribute to the <i>streetscape</i> and create variation in appearance, particularly in areas that have a concentration of <i>Dual occupancies</i> or <i>medium density residential activities</i>.</p> <p>(8) <i>Medium density residential activities</i> including <i>Multiple dwellings</i>, <i>Residential care facilities</i> and <i>Retirement facilities</i> are supported in the Low-medium Density Residential Zone where development:</p> <ul style="list-style-type: none"> <li>(a) is consistent with the neighbourhood amenity and residential character of the zone;</li> <li>(b) ensures that any interface with low density residential activities achieves integration in terms of height and scale; and</li> <li>(c) has convenient access to centre activities or areas of <i>public open space</i> areas.</li> </ul> <p>(9) <i>Retirement facilities</i> and other similar high density residential developments are established in localities that have access to an appropriate level of services and infrastructure to cater for the needs of the future residents of these facilities, and also to ensure that their scale and intensity does not detrimentally impact the communities in which they are located. A Social Impact Assessment is undertaken to demonstrate the achievement of this Outcome.</p> <p>(10) The creation of additional rural residential lots in <i>Urban Areas</i> is only supported where involving land contained within the 4,000m<sup>2</sup> Minimum Area or the 1ha Minimum Area on <b>Minimum Lot Size Overlay Map OM-13</b>.</p> <p>(11) Lot sizes in the Rural Residential Zone:</p> <ul style="list-style-type: none"> <li>(a) maintain a low-density residential character and support a high level of residential amenity;</li> <li>(b) are able to support low density residential activities on large lots;</li> <li>(c) are of an adequate size to manage the cumulative impacts of on-site wastewater treatment, where required; and</li> <li>(d) where in the Rural Residential Precinct A, the semi-rural or natural</li> </ul>

<b>Element</b>	<b>Strategic Outcome</b>
	<p>landscape setting is preserved through the retention of natural landscape features and <i>environmental values</i> such as ridgelines, waterways, vegetation, ecological corridors and open space.</p> <p>(12) Residential development does not occur above RL140 metres AHD for land south of Beaudesert-Nerang Road and above RL 120 metres AHD for land north of Beaudesert-Nerang Road to protect the visually sensitive upper slopes of the Birnam Range.</p> <p>(13) Land in the Emerging Community Zone is not developed until detailed land use and infrastructure planning has been undertaken and approved by the local government. Reconfiguration does not result in the fragmentation of land prior to its planned development for urban purposes and land uses do not compromise the future urban development potential of the land.</p>
<i>Acreage Areas</i>	<p>(1) <i>Acreage Areas</i> only accommodate those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' for each zone unless it is demonstrated that the development complies with the Strategic Framework.</p> <p>(2) Rural residential development is contained within land included in the Rural Residential Zone and associated precinct.</p> <p>(3) Lots in <i>Acreage Areas</i> are only created where contained within the 4,000m<sup>2</sup> Minimum Area or the 1ha Minimum Area on the <b>Minimum Lot Size Overlay Map OM-13</b>.</p> <p>(4) Lot sizes in the Rural Residential Zone:</p> <ul style="list-style-type: none"> <li>(a) maintain a low-density residential character and supports a high level of residential amenity;</li> <li>(b) are able to support low density residential activities on large lots; and</li> <li>(c) are of an adequate size to manage the cumulative impacts of on-site wastewater treatment.</li> </ul> <p>(5) The dimensions of lots in the Rural Residential Zone maintain the prevailing pattern of development in relation to street frontage widths and ensure vehicular access does not unreasonably impact the amenity of adjoining properties.</p> <p>(6) <i>Dual occupancies</i> are supported where located on large lots to maintain the low-density residential character of <i>Acreage Areas</i> and where designed to give the appearance of a single <i>dwelling</i> when viewed from the street.</p> <p>(7) Rural residential development in <i>Acreage Areas</i> does not constrain the operation of surrounding rural activities in <i>Rural Areas</i> and does not result in the fragmentation of productive agricultural land.</p> <p>(8) The Rural Residential A Precinct of the Rural Residential Zone may facilitate small-scale rural and limited tourist activities where compatible with the low-density residential character and high level of residential amenity expected in the Precinct and where impacts on nearby properties are avoided.</p>
<i>Mountain Community</i>	<p>(1) The <i>Mountain Community</i> only accommodates those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' for each zone unless it is demonstrated that the development complies with the Strategic Framework.</p> <p>(2) Development is consistent with the predominant built form, scale and intensity, <i>streetscape</i>, landscape character and natural environment values that contribute to the setting, character and identity of the Tamborine Mountain plateau and escarpment, which provides the locality with a strong sense of place.</p> <p>(3) Additional lots are not created in the Rural Residential Zone, Mountain Residential Precinct of the Low-Density Residential Zone, or Rural Escarpment Protection and Tamborine Mountain Rural Precincts of the Rural</p>

Element	Strategic Outcome
	<p>Zone.</p> <p>(4) <i>Dual occupancies</i> are supported in the Mountain Residential Precinct of the Low Density Residential Zone, Rural Residential Zone, Rural Escarpment Protection Precinct and Tamborine Mountain Rural Precinct of the Rural Zone where located on large lots to maintain the low density residential character and high level of amenity of the Tamborine Mountain plateau and escarpment and where designed to give the appearance of a single <i>dwelling</i> when viewed from the street.</p> <p>(5) The Tamborine Mountain Rural Precinct of the Rural Zone supports a mix of low impact rural production, semi-rural living, tourism and rural enterprise opportunities that complements the existing semi-rural and natural landscape setting and character of the zone. Development in the Tamborine Mountain Rural Precinct:</p> <ul style="list-style-type: none"> <li>(a) is low rise, small scale and of a low intensity;</li> <li>(b) facilitates diversification or value-adding opportunities that support agricultural production;</li> <li>(c) avoids impacts on the amenity and privacy of nearby properties;</li> <li>(d) protects or enhances the semi-rural and natural landscape values of the precinct; and</li> <li>(e) does not support intensive rural activities due to the proximity of residential activities to the precinct.</li> </ul> <p>(6) The Rural Escarpment Protection Precinct of the Rural Zone supports a limited range of very low intensity <i>residential, rural and tourist activities</i> to protect the regionally significant natural landscape and <i>environmental values</i> of the escarpment of Tamborine Mountain. Development in the Rural Escarpment Protection Precinct:</p> <ul style="list-style-type: none"> <li>(a) is of a small scale and low intensity and located to protect the natural landscape character and scenic amenity values of the escarpment;</li> <li>(b) minimises vegetation clearing and modifications to the natural landform;</li> <li>(c) is low rise and does not exceed the predominant height of the vegetation canopy;</li> <li>(d) avoids impacts on the amenity and privacy of nearby properties; and</li> <li>(e) utilises slope-sensitive construction methods and is designed to reflect the natural character of the precinct.</li> </ul> <p>(7) The Rural Residential A Precinct of the Rural Residential Zone may facilitate small-scale rural and limited <i>tourist activities</i> where compatible with the low density residential character and high level of residential amenity expected in the Precinct and where impacts on nearby properties are avoided.</p> <p>(8) Extractive industry (<i>groundwater extraction</i>) is not supported anywhere in the Mountain Community.</p> <p>(9) Development at the <i>Beacon Road Community Facilities Area</i> continues to reflect the existing low scale and intensity of the development, maintain adjoining residential amenity and privacy through appropriate scale and setbacks, maintains the site's natural landscape setting and avoids impacts on the local road network and any natural values including the adjoining protected areas.</p>
Townships	<p>(1) <i>Townships</i> only accommodate those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' for each zone unless it is demonstrated that the development complies with the Strategic Framework.</p> <p>(2) Development is of a low rise and low intensity, and complements the existing <i>streetscape</i>, rural character and settlement pattern of the <i>Township</i>.</p>

Element	Strategic Outcome
	<p>Development also maintains and complements the <i>Township's</i> existing character through the retention of historic and traditional buildings, and the use of design elements found in traditional buildings such as similar roof form, materials, scale and setbacks.</p> <p>(3) Limited commercial and lower impact industrial uses are provided where:</p> <ul style="list-style-type: none"> <li>(a) located along main streets and within established business areas;</li> <li>(b) compatible with the residential scale of the Township; and</li> <li>(c) impacts on the amenity of nearby low-density residential activities are avoided.</li> </ul> <p>(4) <i>Townships</i> facilitate low density residential living opportunities on large residential lots. The Township Zone also supports small scale <i>Retirement facilities</i> and <i>Residential care facilities</i> to provide assisted living opportunities in proximity to the <i>Rural Areas</i> of the <i>region</i> where of a scale and design that is complementary to the character of the <i>Township</i>.</p>
Investigation Areas	<p>(1) Development in an Investigation Area identified on <b>Strategic Framework Map SFM-01: Communities and Character</b> does not occur until a planning study has been undertaken for the land's intended purpose and the outcomes of the study have been reflected in the Planning Scheme. These studies will consider:</p> <ul style="list-style-type: none"> <li>(a) development timing having regard to population growth and residential land availability in the <i>region</i>;</li> <li>(b) the ability to efficiently deliver any future communities with the necessary infrastructure and services so as not to financially burden both state and local government; and</li> <li>(c) and other planning matters relevant to the land including (but not limited to) Matters of State and Local Environmental Significance, separation to Key Resource Areas, proximity to existing intensive rural uses and <i>Rural Areas</i> and natural hazards.</li> </ul> <p>(2) Any interim development in an Investigation Area that has the potential to fragment or compromise the longer-term use of the land for its intended purpose such as <i>Intensive animal industries</i> and <i>Extractive industries</i> is not supported.</p>
Bromelton State Development Area	<p>(1) Land use in the <i>Bromelton State Development Area</i> (SDA) will be developed in accordance with the Development Scheme for the Bromelton State Development Area.</p> <p>(2) Reconfiguring a Lot in the Bromelton SDA:</p> <ul style="list-style-type: none"> <li>(a) allows for the efficient operation of Bromelton as an industrial area of regional, state and national significance;</li> <li>(b) facilitates the preferred uses identified in the Development Scheme for the Bromelton State Development Area;</li> <li>(c) provides for large lots to accommodate industrial activities and any necessary separation distances; and</li> <li>(d) provides for the creation of limited additional lots in the rural areas of the Bromelton SDA, and only where a minimum area of 100 hectares is achieved.</li> </ul>
Natural Areas	<p>(1) <i>Natural Areas</i> only accommodate those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' for each zone unless it is demonstrated that the development complies with the Strategic Framework.</p> <p>(2) Land included in the Conservation Zone facilitates the conservation, interpretation, restoration and appreciation of the <i>region's</i> protected areas and reserves.</p> <p>(3) Any buildings and infrastructure support the conservation, interpretation and</p>

Element	Strategic Outcome
	<p>enjoyment of the <i>region's</i> protected areas and reserves by visitors provided that the natural values and landscape character of <i>Natural Areas</i> are maintained.</p>
<p><i>Constrained Land</i></p>	<p>(1) Land in the Limited Development Zone only accommodates those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' unless it is demonstrated that the development complies with the Strategic Framework;</p> <p>(2) Low-impact, small-scale residential opportunities may occur in the Zone (Where no precinct applies) where compatible with the surrounding area and it is demonstrated that the constraints can be mitigated to an acceptable or tolerable level;</p> <p>(3) Development in the Historical Subdivision Precinct of the Zone provides a rural living character commensurate with the limited services and infrastructure available in the historical subdivisions of Clumber, Croftby, Fassifern Valley, Munbilla, Rosevale, Harrisville and Warrill View.</p>
<p><i>Housing Supply, Form, Diversity and Affordable Living</i></p>	<p>(1) Urban development is contained within the <i>Urban Areas</i> identified on <b>Strategic Framework Map SFM-01: Communities and Character</b>.</p> <p>(2) Master planning is undertaken for development of land identified on:</p> <ul style="list-style-type: none"> <li>(a) <b>Master Plan Areas Overlay OM-11</b>; or</li> <li>(b) for reconfiguring a lot where the total potential site yield is 25 or more lots.</li> </ul> <p>(3) Master planning provides for:</p> <ul style="list-style-type: none"> <li>(a) best practice site planning, development layout, and building design;</li> <li>(b) an efficient and affordable infrastructure network;</li> <li>(c) the sequencing and orderly staging of development;</li> <li>(d) neighbourhoods that respond to natural features such as topography, waterway corridors and significant vegetation;</li> <li>(e) the incorporation of best practice <i>water sensitive urban design</i> principles;</li> <li>(f) identification of distinct areas for specific uses or activities and intended treatments to minimise conflict between different uses;</li> <li>(g) mitigation of conflict with potentially incompatible uses (e.g. commercial/residential);</li> <li>(h) a safe, attractive and integrated street network based on a grid street pattern that maximises permeability, legibility, accessibility and street tree plantings;</li> <li>(i) the integration with adjoining urban areas in the locality;</li> <li>(j) residential development (where consistent with the intent of the zone) where: <ul style="list-style-type: none"> <li>(i) the siting of <i>dwellings</i> takes advantage of local micro-climate benefits to promote the construction of energy-efficient buildings and adequate solar access;</li> <li>(ii) a wide range of housing types, densities and lot sizes are provided; and</li> <li>(iii) smaller lots adjacent to areas of open space, community and recreation facilities are provided.</li> </ul> </li> </ul> <p>(4) Built form, street design and lot configurations allow for diverse and attractive buildings and contribute to a modern country town atmosphere.</p> <p>(5) <i>Retirement facilities</i> and other similar high density residential developments are established in localities that have access to an appropriate level of services and infrastructure to cater for the needs of the future residents of these facilities, and also to ensure that their scale and intensity does not</p>



<b>Element</b>	<b>Strategic Outcome</b>
	<p>detrimentally impact the communities in which they are located. A Social Impact Assessment is undertaken to demonstrate the achievement of this Outcome.</p> <p>(6) <i>Residential care facilities</i> and <i>Retirement facilities</i> are supported to service the care and accommodation needs of aged persons on the Tamborine Mountain plateau where:</p> <ul style="list-style-type: none"> <li>(a) located in the <i>urban footprint</i> and in close proximity to services and facilities, and are of a low density and small in scale; and</li> <li>(b) involving a low rise built form designed to integrate with the natural and landscape values of the land.</li> </ul> <p>(7) Large scale <i>Retirement communities</i> and <i>Residential care facilities</i> are not supported in the <i>Mountain Community</i> due to their inconsistency with the prevailing low intensity development pattern and character of the area and the limited infrastructure availability such as reticulated water supply and sewerage networks.</p>

## 3.5 Growing Economy



### 3.5.1 Strategic Intent

#### ***Agriculture and Rural Production***

Agriculture is a significant employer in the *region*. *Rural activities* are integral to the history, culture, economy and social fabric of the *region*. *Rural Areas* are retained predominantly for agricultural production, landscape values and scenic amenity. Agricultural land is valued for its economic significance, with agricultural development opportunities and increased agricultural production in *Rural Areas* enabled.

Land use conflicts and competing interests in *Rural Areas* have the potential to threaten the agricultural resource base and other rural production activities. Development in *Rural Areas* will be appropriately separated or buffered to adjoining properties to mitigate impacts and nuisance to agricultural production, amenity and rural lifestyle.

*Intensive animal industries* are supported in *Rural Areas* where they are on a site of sufficient area and located, designed and managed so as not to generate emissions of a level that have the potential to adversely impact the amenity of a *sensitive land use* or a place known or likely to become a *sensitive land use* in the future. *Intensive animal industries* are located to ensure that they are appropriately serviced by necessary road infrastructure and to minimise impacts on *Significant agricultural land*.

Mixed-business farming and diversification are supported and opportunities for uses that enhance and facilitate agricultural production including tourism, commercial and industrial uses are facilitated where such uses are complementary and remain ancillary to the agricultural production activity.

Small scale and low intensity agricultural production and enterprise opportunities are facilitated in the *Mountain Community* and *Acreage Areas* where zoned for such purpose and the activity is consistent with the existing natural environment and landscape setting and avoids impacts on the residential amenity of nearby properties.

#### ***Natural Resources and Sustainability***

The natural resources that agriculture depends on are protected to ensure the long-term viability and growth of the agricultural sector. Development is managed to maintain and enhance the existing and future use of the land for agricultural production.

Natural economic resources are protected and managed to provide ongoing economic, social and environmental benefit. Land and soil for agricultural production (*Significant agricultural land*) and Key

Resource Areas, being areas of significant resources, are the natural resources that support a diverse range of industries, which underpin the economy, infrastructure provision and lifestyles.

Diversification of the natural resource sector to include sustainable energy production such as *Renewable energy facilities* are supported. Solar farms and other *Renewable energy facilities* are typically located in the Rural Zone where they do not impact on the amenity of *Rural Areas*, landscape character or alienate land from agricultural production.

Water quality in the *region* is maintained by protecting the drinking water supply from inappropriate land use and development. Existing and future land uses, development and activities in water supply catchments are undertaken in a manner that contributes to maintaining and improving water quality.

The commercial extraction of groundwater in the *Mountain Community* is not supported due to the incompatibility of the activity (in particular the volume of heavy vehicle traffic generated by the use) with the high level of amenity characteristic of the residential and tourism areas, which is the predominant development pattern of the Tamborine Mountain plateau and escarpment.

*Extractive industries* are only supported in *Rural Areas* where impacts on environmental, landscape and scenic amenity values are minimised and the area under disturbance is limited through progressive rehabilitation.

The extraction of Coal Seam Gas and coal mining is not supported at any location in the region.

### ***Industry and Employment***

The *region* has a range of industry and enterprise areas predominantly focused around rural service industries and manufacturing services. An adequate supply of industrial zoned land, which maintains an appropriate mix of lot sizes, is identified to meet a range of industrial operational needs and facilitate a diverse range of *industrial activities*.

New industrial development locates on land already set aside and serviced for that use. *Low and Medium impact industry, Service industry and Research and technology industry* are located on land zoned for that purpose. Development of this type occurs where impacts to *sensitive receivers* are avoided and minimised through development design and siting. The clustering, co-location and consolidation of industrial development is encouraged to avoid land use conflicts and maximise utilisation of development infrastructure. Industrial land will be serviced with adequate infrastructure, vehicular access, local services and amenities.

The *region's* industry zoned land is protected from uses not contemplated in the zone to avoid land use conflict and fragmentation, and to ensure an adequate supply of industrial land is maintained for its intended purpose.

*Rural industries* and other industrial activities that diversify, value-add and increase the agricultural production capacity of a farm or its surrounding area are encouraged in *Rural Areas*. *Rural industries* and industrial activities will have a direct nexus with local agricultural land uses and activities that contribute to the local rural economy, and will not lead to the establishment of urban activities in *Rural Areas*.

A rural enterprise area may be supported where it is demonstrated that it will significantly increase the agricultural production capacity and provide for the long-term sustainability of *Rural Areas* in the *region*.

The Bromelton State Development Area (Bromelton SDA) is recognised as an industrial area of regional, state and national significance for multi-modal freight and logistic operations, manufacturing and warehousing facilities and industries reliant on rail access. The Bromelton SDA will be a driver of economic growth and employment in the wider *region*. The Bromelton SDA is the preferred location for *High impact industry* uses and limited *Special industry* uses where any potential impacts can be effectively managed within site boundaries.

### **Home Based Business**

The range and scale of business, innovation and employment opportunities in the *region* is enhanced through the establishment of a diverse range of low-scale *Home based businesses* that avoid impacts on the amenity of surrounding residential areas and nearby *sensitive receivers*. *Home based businesses* involving industrial activities (other than *minor industrial activities*) in residential areas or in close proximity to residential uses are not supported.

### **Tourism and Recreation**

The tourism and recreation sector is a significant employer in the *region* and its sustainable growth is supported. Tourism and recreation development protects and enhances the existing strengths of the *Scenic Rim* including its *Natural Areas*, rural landscapes and vibrant communities, and is promoted where it is consistent with community values and aspirations and contributes to community development and wellbeing.

Development that provides distinctive and competitive tourism products and experiences in the *region*, with flexibility to respond to future market, environment and social changes, are supported. The *region's* rich agricultural history is celebrated through farmers markets, farm stays and the ability to sample the best of fresh food and produce from the farm gate.

Protecting and enhancing the natural, scenic amenity and landscape values of *Rural Areas* and *Natural Areas* provides the foundation for the promotion of tourism and recreation development opportunities in the *region*. Tourism and recreation opportunities seeking to capitalise on the natural and scenic qualities of the landscape are supported where the scale and intensity of development protect these qualities.

Tourism and recreation operations in *Rural Areas* will be of a scale and intensity consistent with the landscape setting, encourage the continuation of agricultural production and will be subsidiary to the agricultural resource base.

Minor Tourism zoned areas at Tamborine Mountain and Canungra facilitate the establishment and ongoing operation of small-scale tourist hubs. Opportunities for small-scale tourism opportunities outside of these zoned areas on the Tamborine Mountain plateau and escarpment may be supported where consistent with the existing natural environment, landscape setting and character of the areas and located on appropriately sized properties to avoid impacts on the residential amenity and privacy of nearby properties.

The expansion of existing tourist uses in the Minor Tourism Zone to encourage the ongoing viability of these important regional assets is supported where it is demonstrated that the potential impacts can be avoided or appropriately mitigated.

The Major Tourism zoned area at Kooralbyn facilitates the establishment and ongoing operation of large-scale integrated tourist facilities with an outdoor sport and recreation focus and activities reliant on the landscape setting and natural values of the locality.

The nature-based tourism destinations at Binna Burra, O'Reilly's and Thunderbird Park are important tourist assets in the region that attract interstate and international visitors. Development of these important tourism assets to respond to changing trends and support their ongoing viability in the tourism market is supported where it is demonstrated that potential impacts on the state and regionally significant natural, landscape amenity and cultural values of these unique localities are avoided or appropriately mitigated, and the scale and intensity of any new *tourist activity* complements the natural landscaped setting.

Acreeage development may include small scale tourist and recreation activities, on appropriately sized properties, where impacts on residential amenity and privacy are avoided.

### **Centre Hierarchy**

The Centre Hierarchy is depicted on **Strategic Framework Map SFM-02: Growing Economy** and includes the following centres:

- (1) Major Centre: Beaudesert;
- (2) District Centre: Boonah and Tamborine Mountain (North Tamborine);
- (3) Local Centre: Canungra, Kalbar and Kooralbyn;

- (4) Neighbourhood Centre: Beaudesert (East) and Tamborine Mountain (Eagle Heights and Mount Tamborine);
- (5) Township: Aratula, Harrisville, Mount Alford, Peak Crossing, Roadvale, Rathdowney, Beechmont and Tamborine; and
- (6) Future Neighbourhood Centre: Beaudesert (South).

**Editor's Note** - Land subject to an above centre designations under the Centre Hierarchy only includes that land contained in the relevant centre zone.

The role, function and scale of centres in the *region* is clarified through the Centre Hierarchy so that growth and development of the *region* occurs in a way that uses land efficiently, minimises transport demand, encourages the cost-effective provision of community infrastructure and services and ensures commercial development addresses end user needs and is consistent with the community's economic, social, cultural and *environmental values* and expectations.

The Centre Hierarchy seeks to encourage development in centres that:

- (1) maintains a healthy level of retail competition and customer choice;
- (2) maintains a strong small business community and a vibrant retail employment market;
- (3) reduces vehicle travel requirements to secure household goods and services;
- (4) provides places of community interaction and engagement;
- (5) avoids or mitigates unreasonable traffic, noise, light and building mass nuisance to surrounding activities;
- (6) preserves and enhances the character, heritage and cultural values of the locality; and
- (7) discourages development that undermines the role and function of these centres through appropriate land use allocation.

**Editor's Note** - The Centre Hierarchy identified in the Strategic Framework reflects the hierarchy of the centres in the region only and is not to be considered in the context of the Activity Centres Network of the South East Queensland Regional Plan 2009 - 2031.

Sufficient land has been made available within the Centre Hierarchy to directly cater for the retailing, commercial and service industry needs of residents of the *region*. Integrated retail and commercial developments, including *Shopping centres* where involving a *department store*, *discount department store*, *full-line supermarket* or *supermarkets*, or *convenience retail* activities are not supported outside of the identified Centre Hierarchy.

### **Mixed Use Zone**

The Mixed Use Zone complements and functions in an integrated manner alongside the Centre Hierarchy and facilitates the flexible provision of compatible residential, non-convenience retailing, commercial, tourist and community services activities and associated services. *Shopping centres* or *Shops* where involving a *supermarket*, *full-line supermarket*, *department store* or *discount department store* are not located in this zone, as these uses are intended to occur in the larger centres of the Centre Hierarchy.

Due to the potential for land use conflict with the intended range of uses, master planning of large sites may be required.

The Commercial/Industry Precinct of the Mixed Use Zone facilitates the clustering of compatible non-convenience retailing, commercial and lower impact industrial activities whilst avoiding potentially conflicting land uses.

## **3.5.2 Strategic Outcomes**

<b>Element</b>	<b>Strategic Outcome</b>
<i>Agriculture and Rural Production</i>	1) Diversification of agricultural activities and uses complementary to agriculture and associated with the landscape values, including tourism and recreational activities, are facilitated where sited to best enhance agricultural productivity, value-adding and promote the landscape values of rural land.

Element	Strategic Outcome
	<p>2) Lots in the Rural Zone achieve the minimum lot sizes specified for the Rural Precincts identified in <b>Strategic Framework Map SFM-03: Rural Precinct Plan</b>, being:</p> <ul style="list-style-type: none"> <li>(a) Rural 60 ha Precinct; and</li> <li>(b) Rural 40 ha Precinct,</li> </ul> <p>which are SEQ Subdivision Precincts in accordance with Schedule 10 of the <i>Planning Regulation 2017</i>. Where not included in a Rural Precinct, the minimum lot size for new lots in the Rural Zone is 100 ha.</p> <p>3) Intensive <i>animal industries</i> are supported in <i>Rural Areas</i> where:</p> <ul style="list-style-type: none"> <li>(a) on a site of sufficient area and located, designed and managed so as not to generate emissions of a level that have the potential to adversely impact the amenity of a <i>sensitive land use</i> or a place known or likely to become a <i>sensitive land use</i> in the future;</li> <li>(b) appropriately separated from land in a residential zone, <i>Urban Area</i> or <i>Investigation Area</i> (shown on <b>Strategic Framework Map SFM-01: Communities and Character</b>) to avoid any adverse impacts in the amenity and character of these areas;</li> <li>(c) located and designed to avoid adverse impacts on the landscape character and scenic amenity values of the locality, and visually integrates with the surrounding landscape; and</li> <li>(d) they are located to ensure that they are appropriately serviced by necessary road infrastructure and to minimise impacts on <i>Significant agricultural land</i>.</li> </ul> <p>(4) Existing and potential land use conflict is appropriately managed through operational, legislative and industry standards (unless more rigorous requirements are set out in this planning scheme, in which case the planning scheme requirements will prevail).</p> <p>(5) Small scale and low intensity <i>rural activities</i> (excluding <i>Extractive industry</i>) are facilitated in the <i>Mountain Community</i> and <i>Acreage Areas</i> where contemplated by the zone for such purposes and the use is of a scale and intensity consistent with the existing natural environment and landscape setting and avoids impacts on the residential amenity and privacy of nearby properties.</p>
<p><i>Natural Resources and Sustainability</i></p>	<p>(1) <i>Rural Areas</i> are retained predominantly for agricultural production, landscape values and scenic amenity.</p> <p>(2) Development location and design in <i>Rural Areas</i> appropriately considers soil capability, future agricultural production potential and the potential for land use conflict.</p> <p>(3) Key Resource Areas, as identified on <b>Strategic Framework Map SFM-02: Growing Economy</b> and existing or approved <i>Extractive industries</i>, are protected from incompatible development that constrains extraction and transportation of the resource.</p> <p>(4) On-site wastewater treatment in unsewered areas is implemented sustainably and in accordance with appropriate densities to prevent groundwater contamination and land salinisation, and to protect drinking water catchments.</p> <p>(5) Water quality in the buffer areas to <i>urban water supply storages</i>, wetlands and waterways is maintained and improved.</p> <p>(6) Development is managed to maintain and enhance the existing and future use of the land for agricultural production.</p> <p>(7) <i>Extractive industry</i> (including for <i>groundwater extraction</i>) is not supported in the <i>Mountain Community</i>.</p> <p>(8) <i>Extractive industries</i> in <i>Rural Areas</i> minimises impacts on environmental, landscape and scenic amenity values and limits areas under disturbance</p>

<b>Element</b>	<b>Strategic Outcome</b>
	<p>through progressive rehabilitation.</p> <p>(9) Agricultural land is protected for sustainable agricultural use by avoiding fragmentation of <i>Significant agricultural land</i> into lot sizes inconsistent with the viable long term use of the land for agriculture, avoiding locating incompatible non-agricultural development on or adjacent to <i>Significant agricultural land</i>, and maintaining and enhancing land condition and the biophysical resources underpinning <i>Significant agricultural land</i>.</p> <p>(10) The ongoing productive use of <i>Significant agricultural land</i> for agricultural purposes is maintained and protected by ensuring that:</p> <p>(a) <i>Significant agricultural land</i> is only used for <i>rural activities</i> and complementary and subordinate uses, except where:</p> <p>(i) a planning need exists for the development to occur;</p> <p>(ii) the area lost from production is minimised;</p> <p>(iii) there is no viable alternative where impacts on <i>Significant agricultural land</i> can be avoided;</p> <p>(iv) the irreversible impacts to agricultural land is appropriately mitigated to ensure a no net loss in the utility and or availability of <i>Significant agricultural land</i>;</p> <p>(b) land uses that conflict with the agricultural production of land are avoided; and</p> <p>(c) development that leads to the degradation of <i>Significant agricultural land</i> is avoided.</p>
<p><i>Industry and Employment</i></p>	<p>(1) <i>Low and Medium impact industry, Service industry and Research and technology industry</i> are facilitated in the Industry Zone. <i>High impact industry and Special industry</i> are not located in the Industry Zone due to the proximity of <i>sensitive receivers</i>.</p> <p>(2) Lot sizes meet the operational needs of the range of <i>industrial activities</i> expected in the Industry Zone.</p> <p>(3) Industrial land will be serviced with necessary infrastructure, vehicular access, local services and amenities.</p> <p>(4) <i>Industrial activities</i> in the <i>Rural Areas</i> are facilitated only where they support or increase the agricultural production capacity of land in the surrounding area and do not conflict with the agricultural production potential of the land.</p> <p>(5) <i>Rural industries</i> that support the diversification and increased rural production of a farm or its surrounding area are encouraged.</p> <p>(6) A limited number of non-industrial uses may be facilitated in industrial zoned land where they support the intended purpose of the zone and do not compromise the long-term use of the zone for industrial purposes.</p> <p>(7) <i>Industrial activities</i> have appropriate access to the <i>State controlled road</i> network and are appropriately located to avoid or minimise heavy vehicle movements through residential areas.</p> <p>(8) Retailing of goods within industrial zoned land is only supported where the retailing is ancillary to an industrial activity occurring on the same land and involves the retailing of goods manufactured on site.</p> <p>(9) <i>Industrial activities</i> appropriately minimise any potential adverse off-site environmental impacts.</p> <p>(10) Rural enterprise areas that significantly increase the agricultural production capacity of the <i>region</i>, facilitate the long-term sustainability of <i>Rural Areas</i> and have a direct nexus with the agricultural land uses that contribute to the local rural economy are supported.</p> <p>(11) The Bromelton SDA attracts industrial development of regional, state and national significance for multi-modal freight and logistic operations,</p>

<b>Element</b>	<b>Strategic Outcome</b>
	<p>manufacturing and warehousing facilities and industries reliant on rail access, and is the preferred location for high impact industrial uses, and limited special industrial uses in the <i>region</i>.</p> <p>(12) The extraction of Coal Seam Gas and coal mining is not supported at any location in the <i>Scenic Rim</i> region.</p> <p><i>Editor's Note - The approval process for exploration and development of coal, mineral, petroleum and gas resources is governed and decided by the State government in accordance with the State's resources legislation. These proposals are not assessed against the local government's planning scheme.</i></p>
<i>Home Based Business</i>	<p>(1) <i>Home based businesses</i> are supported to facilitate economic development, innovation and employment opportunities where impacts to the amenity of surrounding residential areas and nearby <i>sensitive receivers</i> are avoided and the activity remains subordinate to the primary use of the land, being for residential purposes.</p> <p>(2) <i>Home based businesses</i> do not involve industrial activities other than <i>minor industrial activities</i> in residential areas or in close proximity to <i>residential activities</i>.</p>
<i>Tourism and Recreation</i>	<p>(1) A range of tourism enterprises and infrastructure are located throughout the <i>region</i> to take advantage of, and allow the public to experience the natural landscape and ecological values of the area.</p> <p>(2) Visitor accommodation and tourism activities are compatible with, and complement existing tourism products available in the <i>region</i>.</p> <p>(3) Nature-based <i>tourism activities</i> are sensitively located and operated to ensure the natural and scenic amenity values that enhance the visitor experience are protected.</p> <p>(4) Rural-based tourism experiences in <i>Rural Areas</i>:</p> <ul style="list-style-type: none"> <li>(a) enhance the rural and scenic amenity characteristics of the area;</li> <li>(b) maintain the capacity of the land for agricultural production;</li> <li>(c) avoid land use conflict with surrounding rural land; and</li> <li>(d) are appropriately serviced by necessary road infrastructure.</li> </ul> <p>(5) <i>Tourism and recreational activities</i> seeking to take advantage of the rural, natural and scenic amenity values of the <i>region</i> are of a scale, nature and intensity appropriate for the landscape setting and conserve and enhance natural values of the site and its surrounds.</p> <p>(6) <i>Tourism and recreation activities</i> in <i>Rural Areas</i> avoid impacts on the amenity of the surrounding area and maintain the privacy of surrounding properties.</p> <p>(7) Tourist accommodation and tourist attractions in the centres zones (excluding the Neighbourhood Centre Zone) are of a scale and design that meets the character and built form expectations contemplated in the zone.</p> <p>(8) The Minor Tourism Zone:</p> <ul style="list-style-type: none"> <li>(a) facilitates a range of unique, small-scale tourist and visitor oriented activities, with a focus on: <ul style="list-style-type: none"> <li>(i) locally made or unique products;</li> <li>(ii) accommodation;</li> <li>(iii) appreciation of the natural environment; or</li> <li>(iv) experiences and enjoyment for visitors;</li> </ul> </li> <li>(b) allows for permanent residential accommodation including for a limited number of employed personnel;</li> <li>(c) ensures land uses do not affect the amenity of adjacent residential areas;</li> <li>(d) ensures urban design is diverse and attractive and provides landscaping</li> </ul>



Element	Strategic Outcome
	<p>and streetscaping consistent with the character of the local area;</p> <p>(e) does not provide for the creation of any additional lots;</p> <p>(f) provides for the retailing of tourism products only and excludes the retailing of domestic goods including <i>convenience retail, department stores, discount department stores, full-line supermarkets</i> and <i>supermarkets</i> so as not compromise the role and function of a centre in the Centre Hierarchy;</p> <p>(g) does not provide for <i>Food and drink outlets</i> involving a drive through facility;</p> <p>(h) where located in Gallery Walk along Long Road, Tamborine Mountain, may support more intensive tourist activities where impacts to adjacent residential areas can be effectively mitigated;</p> <p>(i) allows for the expansion of existing tourist uses which support the ongoing viability of these important regional assets where potential impacts are avoided or appropriately mitigated.</p> <p>(9) The Major Tourism Zone:</p> <p>(a) provides for the ongoing operation and diversification of integrated tourism facilities with an outdoor sport and recreation focus and activities reliant on the landscape setting and natural values of the locality in Kooralbyn;</p> <p>(b) provides for a mix of uses including tourism, commercial, community services, educational, infrastructure, recreational and limited rural activities that support the needs of tourists and visitors;</p> <p>(c) provides for the retailing of tourism products only and excludes the retailing of domestic goods including <i>convenience retail, department stores, discount department stores, full-line supermarkets</i> and <i>supermarkets</i> so as not compromise the role and function of a centre in the Centre Hierarchy;</p> <p>(d) is a large and diverse area with a vibrant atmosphere that offers many recreational choices and amenities; and</p> <p>(e) involves development that complements the landscape setting and natural values of Kooralbyn and protects the amenity of nearby land in a <i>residential zone</i>.</p> <p>(10) Development for <i>tourist activities</i> that responds to changing trends and provides for the ongoing viability of Binna Burra, O'Reilly's and Thunderbird Park is supported where any potential impacts are avoided or appropriately mitigated.</p> <p>(11) Small-scale <i>tourism</i> and <i>recreation activities</i> may be supported in the <i>Mountain Community</i> outside of the Minor Tourism Zone, where:</p> <p>(a) located on sites with a sufficient area to manage any impacts within the site;</p> <p>(b) designed to integrate with and preserve the landscape and natural values of the site and its surrounds;</p> <p>(c) the privacy and amenity of nearby <i>sensitive receivers</i> and the character of the area is maintained;</p> <p>(d) located in the Rural Escarpment Precinct of the Rural Zone, are limited to those uses identified in <b>'Table 6.2.17.2.2 Consistent Uses and Potentially Consistent Uses in the Rural Zone - Rural Escarpment Protection Precinct'</b>, and development ensures vegetation loss is minimised and does not exceed the predominant height of the canopy to protect the landscape values of the regionally significant scenic amenity area; and</p> <p>(e) only involves <i>Home based business (bed and breakfast)</i> and <i>Short-term accommodation (holiday home)</i> where in the Rural Residential Zone</p>

Element	Strategic Outcome
	<p>(Where no precinct applies) and Mountain Residential Precinct of the Low Density Residential Zone due to the inconsistency of such uses with the predominantly low density residential character of the zone.</p> <p>(12) Small-scale <i>tourism activities</i> may be supported in Rural Residential A Precinct of the Rural Residential Zone on large lots where:</p> <ul style="list-style-type: none"> <li>(a) impacts on the rural residential amenity and privacy of nearby <i>sensitive receivers</i> are avoided;</li> <li>(b) consistent with the low density residential character of the area; and</li> <li>(c) the use remains subordinate to the primary use of the land, being for residential purposes.</li> </ul> <p>(13) <i>Food and drink outlets</i> are supported in <i>Rural Areas</i> to provide services and enhance the tourist experience where:</p> <ul style="list-style-type: none"> <li>(a) of a scale and built form that complements the rural and natural landscape setting; and</li> <li>(b) not involving a drive-through facility.</li> </ul>
<p><b>Centre Hierarchy</b></p> <p><i>Editor's Note - The Centre Hierarchy identified in the Strategic Framework reflects the hierarchy of the centres in the region only and is not to be considered in the context of the Activity Centres Network of the South East Queensland Regional Plan 2009 - 2031.</i></p>	<p>(1) Development is consistent with the Centre Hierarchy identified on <b>Strategic Framework Map SFM-02: Growing Economy</b>.</p> <p>(2) Integrated retail and commercial developments or <i>convenience retail</i> activities are not located outside of the Centre Hierarchy.</p> <p>(3) Higher density residential development is encouraged within the <i>walkable catchment</i> of the Major Centre.</p> <p>(4) Development in centres accommodates a range of retail, business, education, entertainment, sport and recreation, health and education, community and civic facilities that reflects their location, scale and service catchment.</p> <p>(5) Centres provide for community events, meeting places and public use areas.</p> <p>(6) Development considers the future Beaudesert town centre bypass and associated opportunities to enhance amenity and <i>connectivity</i> to and within the Major Centre, and reinforce its role in Beaudesert and in the <i>region</i>.</p> <p>(7) High quality infrastructure and transport networks encourage and support business growth and development within and between the centres in the identified Centre Hierarchy.</p> <p>(8) The Major Centre (incorporating Beaudesert):</p> <ul style="list-style-type: none"> <li>(a) accommodates a wide range of commercial, community, recreation, residential, a limited number of tourism, cultural and civic activities within an active and vibrant mixed use environment;</li> <li>(b) provides a scale and level of intensity of development that reinforces the intended role and function of Beaudesert as the Major Centre of the <i>region</i>;</li> <li>(c) is protected from development that compromises its ability to meet retail needs and demand;</li> <li>(d) is well-designed, safe and a visually attractive business, community and employment centre; and</li> <li>(e) provides for the higher-order retailing (including <i>department stores, discount department stores and retail showrooms</i>) and administrative needs of the <i>region</i>.</li> </ul> <p>(9) The District Centres (incorporating Boonah and North Tamborine):</p> <ul style="list-style-type: none"> <li>(a) provide a range of uses and activities that service the needs of Boonah and its sub-regional rural catchment and the Tamborine Mountain plateau;</li> <li>(b) are highly accessible and well-connected to the catchment that they</li> </ul>

Element	Strategic Outcome
	<p>serve;</p> <p>(c) may accommodate a concentration of land uses including retail, commercial, residential, industrial (of a low impact and service nature), public and private open space, community facilities, recreational uses and infrastructure;</p> <p>(d) are well-designed, safe and accessible;</p> <p>(e) are predominantly a low rise building format, where significant off-site impacts are avoided and the existing character of the centre is retained;</p> <p>(f) where located on High Street in the Boonah District Centre, maintain the existing 'high street' character.</p> <p>(10) <i>Food and drink outlets</i> involving drive-through facilities are not supported in the <i>Mountain Community</i>.</p> <p>(11) <i>Low impact industries</i> are supported in the District Centres where:</p> <p>(a) the potential for land use conflict with other uses expected in the centre is effectively mitigated; and</p> <p>(b) not fronting High Street in the Boonah District Centre.</p> <p>(12) The Local Centres (incorporating Canungra, Kalbar and Kooralbyn):</p> <p>(a) provide land uses that meet the local level retail, business and community needs and services of Canungra, Kalbar and Kooralbyn and their surrounding rural catchments;</p> <p>(b) accommodate local shopping and commercial activities, cafes and dining and community services;</p> <p>(c) are well-designed, safe and visually attractive;</p> <p>(d) are a low rise building format, where significant off-site impacts are avoided and the existing character of the centre is retained;</p> <p>(e) complement and do not detract from the role and function of the Major Centre and the District Centres in providing for the higher-order retailing needs of the <i>region</i>; and</p> <p>(f) where located in the Canungra and Kalbar Local Centres, maintain the existing rural village and historical character of the centres.</p> <p>(13) The Neighbourhood Centres (incorporating Beaudesert East, Eagle Heights and Mount Tamborine):</p> <p>(a) provide land uses that meet the <i>convenience retail</i>, business and community service needs of the catchment of each neighbourhood;</p> <p>(b) accommodate a limited range of small-scale <i>convenience retail</i> and commercial uses, cafes and dining and community services;</p> <p>(c) contain no more than one-small scale <i>supermarket</i> per centre;</p> <p>(d) do not support <i>Shopping centres</i> or <i>Shops</i> providing for higher-order retailing activities including <i>department stores</i>, <i>discount department stores</i>, <i>full-line supermarkets</i> or other large format retailing and <i>Showrooms</i>;</p> <p>(e) are well-designed, safe and visually attractive;</p> <p>(f) are a low rise building format, where significant off-site impacts are avoided and the existing character of the centre is retained; and</p> <p>(g) complement and do not detract from the role and function of the Major Centre, District Centres and Local Centres in providing for the higher-order retailing needs of the <i>region</i>.</p> <p>(14) The <i>Townships</i> (incorporating Aratula, Harrisville, Mount Alford, Peak Crossing, Roadvale, Rathdowney, Beechmont and Tamborine):</p> <p>(a) provide a mix of small-scale uses to support the needs of the local community and the immediate rural catchment including retail, commercial, residential and low impact industrial uses and limited</p>

<b>Element</b>	<b>Strategic Outcome</b>
	<p>community services, recreation and open space;</p> <p>(b) do not support <i>Shopping centres</i> or <i>Shops</i> that support higher-order retailing including <i>department stores</i>, <i>discount department stores</i>, <i>full-line supermarkets</i>, <i>supermarkets</i> or <i>Showrooms</i>;</p> <p>(c) complement and do not detract from the role and function of the Major Centre, District Centres, Local Centres and Neighbourhood Centres in providing for the higher-order retailing needs of the <i>region</i>.</p> <p>(15) A Future Neighbourhood Centre is supported at Beaudesert South at a location generally in accordance with <b>Strategic Framework Map SFM-02: Growing Economy</b> when local retail demand from residential growth in the centre's intended catchment exists. Centre activities in the Beaudesert South Neighbourhood Centre will only occur when needed to service its catchment population and is staged over time in proportion to residential growth so as not to compromise the intended role and function of the other centres in the Beaudesert <i>Urban Area</i>.</p>
<i>Mixed Use Zone</i>	<p>The Mixed Use Zone:</p> <p>(1) performs a supporting role to the centres in Beaudesert, Boonah and Canungra and provides for a range of activities that may include business, non-convenience retailing, residential, tourist accommodation and associated services, service industry and low impact industrial uses;</p> <p>(2) allows for small scale, low impact industrial uses only where in the Commercial/Industrial Precinct and appropriately separated from <i>sensitive receivers</i>;</p> <p>(3) has a minimum lot size in the Commercial/Industrial Precinct of 2000m<sup>2</sup>; and</p> <p>(4) does not support <i>Shopping centres</i> or <i>Shops</i> where involving <i>convenience retail</i>, <i>supermarket</i>, <i>full-line supermarket</i>, <i>department store</i> or <i>discount department store</i>.</p>

## 3.6 Environment and Natural Hazards



### 3.6.1 Strategic Intent

#### **Natural Environment and Regional Landscape Values**

The *Scenic Rim* is an international biodiversity hotspot containing large tracts of remnant vegetation, regrowth vegetation, corridors and areas of significant biodiversity values. World Heritage Gondwana rainforests, wetlands and waterways are protected for the ecosystem services that we depend on. The preservation of the *environmental values* in the *region* will be balanced with the maintenance of the cultural, economic, physical and social wellbeing of people and communities.

The regionally significant Flinders-Karawatha Biodiversity Corridor also intersects the *region* and is a major component of the regional biodiversity network. The scenic amenity, landscape and biodiversity values are preserved while access and enjoyment by residents and visitors is facilitated and natural features such as vegetated corridors, ridgelines, watercourses and ecological values are retained.

Residents and visitors value the combination of diverse and culturally significant landscapes that shape the *region's* economy, culture, liveability and lifestyles. The *Scenic Rim* landscape is framed by Main Range, Tamborine Mountain, the Lamington Plateau and the Macpherson Ranges and comprises large tracts of remnant vegetation and significant biodiversity values.

The quality and diversity of the *region's* landscapes are significant attractions for tourists and provide residents with a range of recreational activities. The *region* is also host to a number of threatened species which should be protected for future viability.

A Vegetation Management Area encompassing Tamborine Mountain, the escarpment surrounding it, extending north-west to the elevated area of Tamborine, protects the landscape character and scenic amenity of the local area, connecting forested landscapes and providing biodiversity linkages.

The *region* includes water catchments that provide essential ecosystem services and water storage for urban populations. Specifically, the *region* serves as the headwaters of Moreton Bay and is a crucial component in the provision of clean water for South East Queensland.

The natural and landscape values of rural areas, escarpments, waterways and waterbodies, mountains and plateaus, are to be protected and enhanced, and are valued by the community for the environmental, scenic amenity and recreational and educational opportunities that they provide. Development that has direct and indirect impacts on areas of *environmental values* will be avoided or the impacts minimised and mitigated.

The natural environment will be managed by ensuring:

- (1) Matters of National Environmental Significance are valued and protected;
- (2) *Matters of State Environmental Significance* and *Matters of Local Environmental Significance* are valued, protected and enhanced;
- (3) The health and resilience of biodiversity is maintained and enhanced to support ecological integrity and ecosystem services;

- (4) Linkages between areas comprising *Matters of State Environmental Significance* and *Matters of Local Environmental Significance* are protected, enhanced and provide ecological corridors that contribute towards regional biodiversity;
- (5) development does not detract from the scenic amenity of identified regional landscape values within the *region*, being the Border Ranges (including the Gondwana Rainforest World Heritage Area of Lamington National Park), Scenic Rim Corridor (including the Main Range, Mount Barney, Mount Maroon, Mount Chingee and Lamington National Parks, Mount Lindesay and Tamborine Mountain) and Flinders-Karawatha Corridor (including Mt Flinders, Teviot Range, Mt Joyce, Wyaralong Dam and south to Mt Barney);
- (6) Scenic amenity and landscape character is maintained and enhanced within the Vegetation Management Area;
- (7) the water quality and *environmental values* (including the maintenance of fish passage) of the *Scenic Rim's* waterways and wetlands are protected and enhanced; and
- (8) development in Water Supply Catchments assists in protecting surface and ground water quality and supply, as well as protecting *environmental values*.

### **Cultural Heritage**

The *region* has a rich and diverse history that is evident in the physical fabric of our towns and villages, rural landscapes, and our strong connection to the land which has been fundamental to our *region's* prosperity. Places of cultural heritage significance provide a clear and important physical connection to the history of our *region* and are recognised and protected.

The cultural heritage significance of places identified in the State and Local Heritage Register are conserved and the adaptive reuse of places of cultural heritage significance occurs where appropriate and where impacts can be managed to an acceptable level.

All development takes reasonable and practical measures to ensure Aboriginal cultural heritage is not harmed in accordance with the *Aboriginal Cultural Heritage Act 2003*.

### **Natural Hazards, Risk and Resilience**

Parts of the *region* are affected by significant natural hazards and there is a shared responsibility to manage the impact that these natural hazards may have to people, property, the economy, the environment and infrastructure. Appropriate development and planning significantly reduces the likelihood and severity of impacts of natural hazards affecting the *region*, which include flood, bushfire, and landslide hazard and steep slope.

Development will be carefully planned to avoid or effectively mitigate the impacts of natural hazards in particular, bushfire, flooding, landslide and steep slope. Development is avoided in areas of significant natural hazard risk and where development cannot be avoided, a fit-for-purpose approach to development appropriately responds to mitigate the risks associated with natural hazard events.

### **Emissions and Hazardous Activities**

Development protects the health, safety, wellbeing and amenity of communities and the environment in regard to emissions and hazardous activities. Activities that have the potential to cause nuisance to communities and other *sensitive receivers* through environmental emissions such as air, odour and noise pollution are planned and effectively managed to avoid any potential adverse impacts.

## **3.6.2 Strategic Outcomes**

<b>Element</b>	<b>Strategic Outcome</b>
<b>Natural Environment and Regional Landscape Values</b>	(1) Development is located to avoid significant impacts on Matters of National Environmental Significance. (2) Development protects and enhances the ecological values of <i>Matters of State Environmental Significance</i> , including: <ol style="list-style-type: none"> <li>(a) Protected Areas;</li> <li>(b) Regulated Vegetation (as defined under the State Planning Policy);</li> <li>(c) State Significant Species;</li> </ol>

Element	Strategic Outcome
	<p>(d) High Ecological Value Waters (Watercourse);</p> <p>(e) High Ecological Value Waters (Wetland);</p> <p>(f) High Ecological Significance wetlands; and</p> <p>(g) Waterways and Wetlands Buffer Areas.</p> <p>(3) Development protects and enhances the ecological values of <i>Matters of Local Environmental Significance</i> including:</p> <p>(a) Core Corridor;</p> <p>(b) Node Corridor;</p> <p>(c) Stepping Stone;</p> <p>(d) Critical linkage; and</p> <p>(e) Stream Orders 2 - 7 and Watercourse Buffer Areas.</p> <p>(4) Development location and design considers biodiversity values and does not compromise the intended function of identified biodiversity linkages.</p> <p>(5) Development protects <i>habitat</i> identified for State Significant Species.</p> <p>(6) The <i>habitat</i> and ecological value of vegetated corridors and biodiversity linkages are protected and enhanced.</p> <p>(7) Development in an area having regionally significant landscape value, being the Border Ranges (including the Gondwana Rainforest World Heritage Area of Lamington National Park), Scenic Rim Corridor (including the Main Range, Mount Barney, Mount Maroon, Mount Chingee and Lamington national parks, Mount Lindesay and Tamborine Mountain, specifically land in the Rural Zone - Escarpment Precinct) and Flinders-Karawatha Corridor (including Mt Flinders, Teviot Range, Mt Joyce, Wyaralong Dam and south to Mt Barney), maintains the scenic amenity value of the area.</p> <p>(8) Scenic amenity and landscape character is maintained, including through the protection of significant trees in the Vegetation Management Area.</p> <p>(9) Development is located, designed and operated to avoid adverse impacts on the biodiversity values of <i>Matters of State Environmental Significance</i>.</p> <p>(10) Development is located, designed and operated to avoid adverse impacts on the biodiversity values of <i>Matters of Local Environmental Significance</i>.</p> <p>(11) The impacts of development on <i>Matters of Local Environmental Significance</i> are effectively managed by:</p> <p>(a) avoiding impacts, where practicable;</p> <p>(b) minimising impacts, where impacts cannot be reasonably avoided;</p> <p>(c) restoring values on the same premises and in an appropriate location, where impacts cannot be reasonably avoided or minimised.</p> <p>(12) Development maintains, and where possible, enhances the quality of surface water and groundwater.</p> <p>(13) Development within a Watercourse Buffer Area is designed and located to maintain <i>native vegetation</i>, terrestrial and aquatic <i>habitat</i>, ecological function (including maintenance of fish passage) and water quality.</p> <p>(14) Development protects and enhances the water quality and biodiversity values (including the maintenance of fish passage) of waterways and wetlands and is appropriately set back and provides buffers.</p> <p>(15) Water quality is protected and enhanced in the following Urban Water Supply Storages:</p> <p>(a) Maroon;</p> <p>(b) Moogerah; and</p> <p>(c) Wyaralong.</p> <p>(16) Development facilitates public access to the <i>region's</i> waterways at appropriate locations where the <i>environmental values</i> of the waterway are maintained.</p>

<b>Element</b>	<b>Strategic Outcome</b>
	<p>(17) Development is designed to incorporate the principles of total water cycle management and <i>water sensitive urban design</i>.</p> <p>(18) Development within a Water Resource Buffer Area is planned, designed and managed to avoid or otherwise minimise adverse impacts on the water quality of drinking water.</p> <p>(19) Stormwater quality, quantity and velocity are managed in a manner which protects and improves water quality in waterways and wetlands.</p> <p>(20) The water quality of surface and groundwater systems is protected and improved.</p>
<b>Cultural Heritage</b>	<p>(1) The cultural heritage significance of places identified in the State and Local Heritage Register is conserved.</p> <p>(2) Development of <i>Local Heritage Places</i> conserves the local heritage significance of that place for the benefit of the community and future generations.</p> <p>(3) Development affecting a place of local cultural heritage significance is compatible with the heritage significance of the place by:</p> <ul style="list-style-type: none"> <li>(a) retaining the heritage place, unless there is no prudent and feasible alternative to its demolition or removal;</li> <li>(b) providing for adaptive reuse where appropriate and where impacts can be managed to an acceptable level;</li> <li>(c) ensuring the development is informed and influenced by the cultural heritage significance of the <i>Local Heritage Place</i>; and</li> <li>(d) ensuring the <i>Local Heritage Place</i> is used in a way that respects its cultural heritage significance and the development increases the community's appreciation of the heritage values of the <i>Local Heritage Place</i>.</li> </ul> <p>(4) All development takes reasonable and practical measures to ensure Aboriginal cultural heritage is not harmed in accordance with the <i>Aboriginal Cultural Heritage Act 2003</i>.</p>
<b>Natural Hazards, Risk and Resilience</b>	<p>(1) Development that potentially increases the exposure of people and property to natural hazards:</p> <ul style="list-style-type: none"> <li>(a) avoids areas of significant natural hazard risk; or</li> <li>(b) where areas of natural hazard risk cannot be avoided, development is designed, located and managed to ensure the safety of people is maintained and the damage to property and infrastructure before, during and after a natural hazard event is mitigated to an acceptable or tolerable level.</li> </ul> <p>(2) Development in natural hazard areas:</p> <ul style="list-style-type: none"> <li>(a) directly, indirectly and cumulatively avoids an increase in the extent or severity of a natural hazard and the potential for damage on the site or to other properties;</li> <li>(b) is compatible with the nature of the hazard;</li> <li>(c) maintains or enhances the protective function of landforms that can mitigate risks associated with the natural hazard;</li> <li>(d) supports, and does not hinder disaster management capacity and capabilities; and</li> <li>(e) maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.</li> </ul> <p>(3) Community infrastructure is located and designed to maintain functionality and safety during a natural hazard event.</p> <p>(4) The preferred character of the Flood Land Precinct of the Limited Development Zone is that of undeveloped land. Very limited development occurs, particularly</p>



<b><i>Element</i></b>	<b><i>Strategic Outcome</i></b>
	<p>where persons or structures would be located on site.</p> <p>(5) Residential activities (including expansion of existing activities) are not supported in the Flood Land Precinct of the Limited Development Zone due to the significant flooding constraints of land.</p>
<i>Emissions and Hazardous Activities</i>	<p>(1) Development protects the health and safety of the community and <i>sensitive receivers</i> and is designed and located to mitigate adverse impacts of air, noise, light and odour emissions.</p>

## 3.7 Sustainable Infrastructure



### 3.7.1 Strategic Intent

#### **Land Use and Infrastructure**

Infrastructure is provided in a sustainable, coordinated, timely and efficient manner that supports the *region's* settlement pattern and the needs of the community. Land use and infrastructure sequencing is planned and integrated, with protection afforded to current and future infrastructure and transport corridors, to ensure that infrastructure is used efficiently and costly financial implications to the local government are avoided.

#### **Design and Sequencing**

Development occurs in an efficient and orderly sequence that provides for the logical extension of infrastructure to service the development in accordance with the Local Government Infrastructure Plan.

Infrastructure standards reflect the landscape setting, cater for the needs of the unique urban and rural environments within the *region* and also meet public safety requirements. Infrastructure is designed in a manner that is sustainable to provide and maintain for its design life.

Social infrastructure is provided to meet the demographic needs of the community and maximises co-location and synergies with other community services activities.

#### **Regional Infrastructure**

Development does not impede the long-term planning and ultimate delivery of planned infrastructure. Development supports existing infrastructure investment and utilisation of infrastructure networks by locating in serviced areas and/or where able to efficiently connect to existing infrastructure networks.

Community infrastructure is well-located, provides equitable access to people of all ages and abilities and is adaptable to perform a range of community functions to minimise the cost of infrastructure provision.

### 3.7.2 Strategic Outcomes

<b>Element</b>	<b>Strategic Outcome</b>
<b>Land Use and Infrastructure</b>	<ul style="list-style-type: none"> <li>(1) The land use and development pattern of the <i>region</i> facilitates the efficient and cost-effective provision, use and maintenance of infrastructure.</li> <li>(2) Infrastructure networks are planned, designed and delivered to make efficient use of existing and planned infrastructure investment and supports an efficient settlement pattern.</li> <li>(3) Infrastructure is located to avoid significant adverse impacts on <i>sensitive receivers</i>.</li> <li>(4) Development within new residential areas is designed to provide adequate and</li> </ul>

<b>Element</b>	<b>Strategic Outcome</b>
	<p>suitable land for required infrastructure and facilitates efficient future connections to proposed infrastructure networks.</p> <p>(5) Efficient, cost effective, functional and sustainable infrastructure networks are provided and integrated with development. The provision of infrastructure is consistent with the reasonable expectations for the servicing of the <i>region's</i> settlement pattern.</p>
<i>Design and Sequencing</i>	<p>(1) Infrastructure:</p> <ul style="list-style-type: none"> <li>(a) meets the desired standard of service for each trunk network identified in the Local Government Infrastructure Plan;</li> <li>(b) is provided cost effectively, taking into account the long-term ongoing maintenance costs for local government;</li> <li>(c) is co-located with other infrastructure where appropriate;</li> <li>(d) is provided: <ul style="list-style-type: none"> <li>(i) in the Priority infrastructure area; or</li> <li>(ii) outside the Priority infrastructure area only where: <ul style="list-style-type: none"> <li>(A) the infrastructure is provided as a part of development; or</li> <li>(B) the infrastructure is not provided or funded by the local government.</li> </ul> </li> </ul> </li> </ul> <p>(2) Infrastructure is sequenced in a way that:</p> <ul style="list-style-type: none"> <li>(a) maximises the efficiency of the network; and</li> <li>(b) coordinates the release of land for urban development with infrastructure provision.</li> </ul> <p>(3) Where an infrastructure network is planned or currently exists, development:</p> <ul style="list-style-type: none"> <li>(a) is connected to the existing network; or</li> <li>(b) where the network is planned but does not yet exist, provides the planned infrastructure and connects to it.</li> </ul>
<i>Regional Infrastructure</i>	<p>(1) Development is compatible with, and does not affect the viability, construction, operation and maintenance of the following existing and planned Regional Infrastructure:</p> <ul style="list-style-type: none"> <li>(a) Bulk Water Supply Infrastructure and Bulk Water Supply Infrastructure Networks;</li> <li>(b) Electricity Infrastructure;</li> <li>(c) Wastewater Treatment Plants;</li> <li>(d) State-controlled Roads;</li> <li>(e) Road Investigation Corridor (shown on <b>Strategic Framework Map SFM-02: Growing Economy</b>); and</li> <li>(f) Rail Network, Future Rail Network and Rail Investigation Corridor.</li> </ul> <p>(2) Development in proximity of existing or planned Regional Infrastructure is located, designed, constructed and operated to:</p> <ul style="list-style-type: none"> <li>(a) avoid compromising the integrity, operation and maintenance of existing and planned Regional Infrastructure through the use of buffers and setbacks;</li> <li>(b) protect the amenity, health and safety of people and property;</li> <li>(c) identify, protect and manage key infrastructure sites and corridors;</li> <li>(d) result in increased safety and amenity, and avoid the potential for complaints, or a requirement for measures to be introduced to reduce potential impacts on surrounding areas; and</li> <li>(e) minimise overlooking of and visual exposure to the infrastructure sites</li> </ul>

<b>Element</b>	<b>Strategic Outcome</b>
	<p>and corridors.</p> <p><i>Editor's note - Road Investigation Corridors are for the preservation of road corridors which may be required at some stage in the future to support road network efficiency. The identification of these corridors does not commit the local government nor State government to deliver the roads within a specific timeframe. They do not represent State Government planned or funded infrastructure projects.</i></p>
<b>Social Infrastructure</b>	<p>(1) Open space is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) meet the recreation and sporting needs of the community;</li> <li>(b) form a network that links the natural landscape and community facilities wherever possible; and</li> <li>(c) contribute to the biodiversity, character and identity of communities.</li> </ul> <p>(2) Social infrastructure and community services are located and designed to:</p> <ul style="list-style-type: none"> <li>(a) meet the demographic needs of the community;</li> <li>(b) maximise access and <i>connectivity</i>; and</li> <li>(c) be integrated and co-located with compatible uses and activities wherever possible.</li> </ul> <p>(3) Social infrastructure and community services are supported and encouraged at appropriate locations, particularly when delivered by the private sector and non-profit sectors.</p>