

SCENIC RIM GROWTH MANAGEMENT STRATEGY 2041

Context

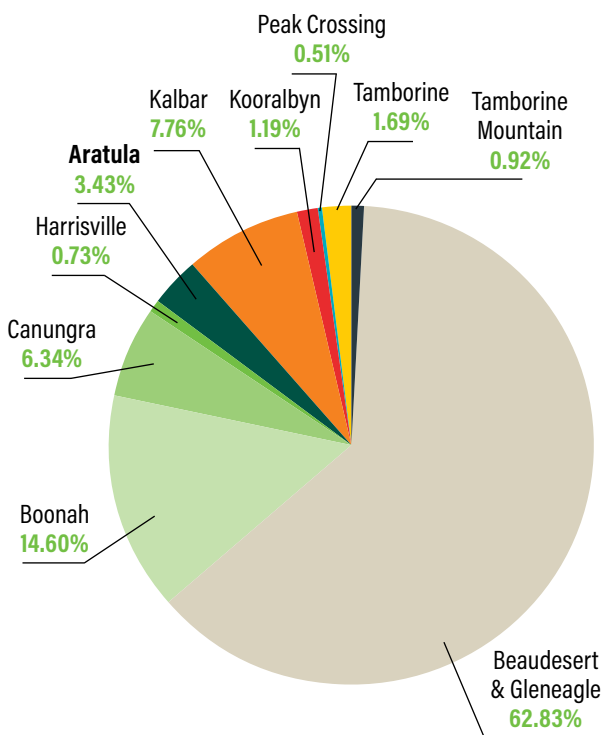
Located at the foot of Cunningham's Gap on the Cunningham Highway, the village of Aratula has an important role for tourism and road transport, with its strategic location linking the western side of the Scenic Rim with Ipswich to the north and Warwick to the south. Aratula is a popular rest stop for travellers of both freight and tourism.

The town is focussed on the main commercial strip along the Cunningham Highway and businesses include service stations, a general store and bakery. Aratula also has a primary school and a community sports centre.

Aratula



Housing Land Supply



% SHARE OF RESIDENTIAL LOT GROWTH ACROSS GMS STUDY AREAS



ADDITIONAL RESIDENTIAL LOT POTENTIAL TOTAL 2016 -2041

(Scenic Rim Planning Scheme + Growth Management Strategy)



NO. OF HOUSEHOLDS AS AT 2021

(Bull & Bear, 2021 Census)



SCENIC RIM PLANNING SCHEME - ADDITIONAL LOT* POTENTIAL

(including approved new lots since 2016)



% SHARE OF RESIDENTIAL LOT GROWTH ACROSS THE GMS STUDY AREAS

0

GROWTH MANAGEMENT STRATEGY - ADDITIONAL LOT POTENTIAL

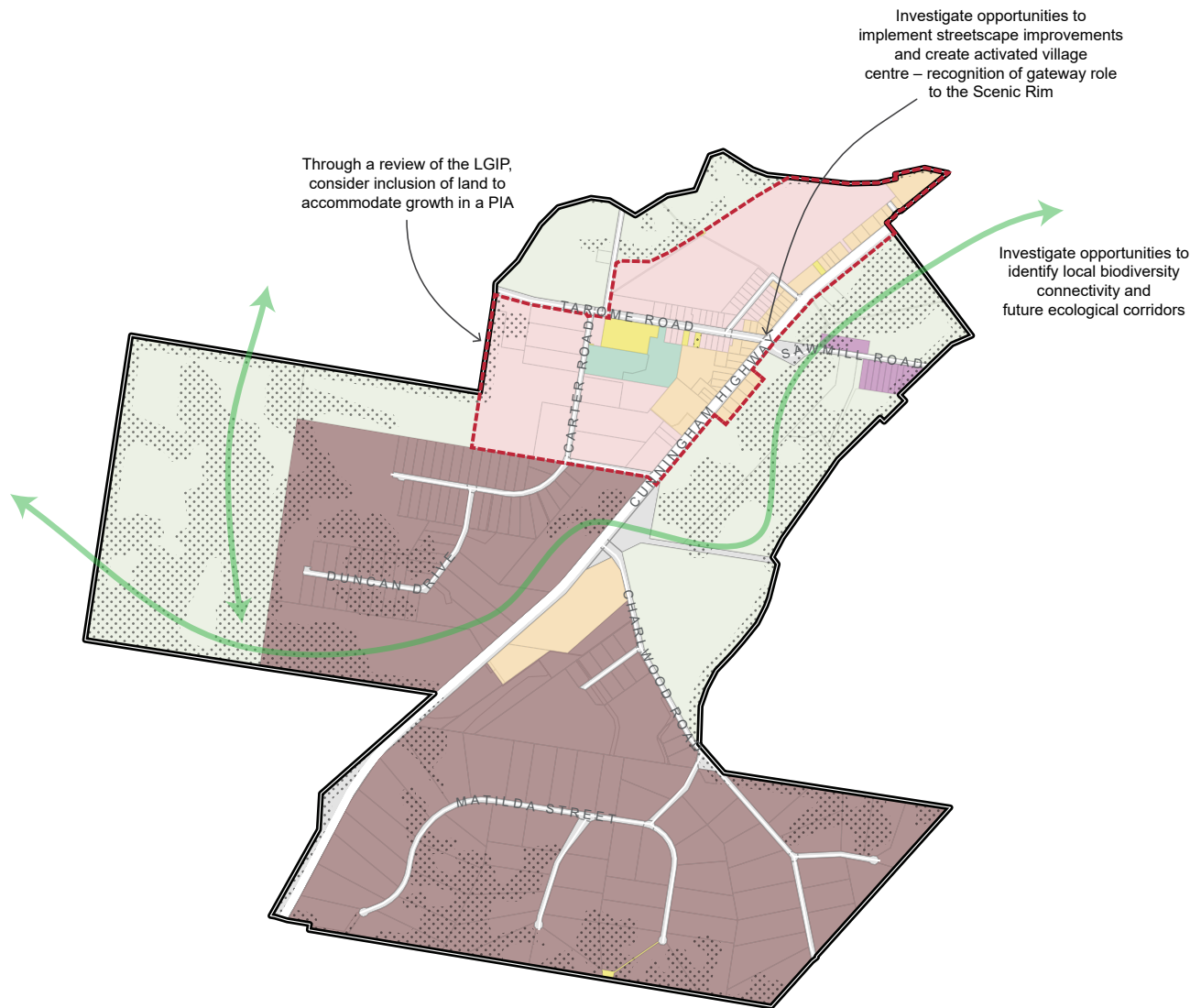
SCENIC RIM
REGIONAL COUNCIL

Growth Strategies

	Growth Strategy	Implementation
 	<p>Residential growth in Aratula is prioritised on existing land which is well-located and zoned for residential purposes and supported by suitable planned trunk infrastructure networks.</p>	<p>In a review of the Local Government Infrastructure Plan, consider identifying land in Aratula in a Priority Infrastructure Area to encourage growth in coordination with planned infrastructure.</p>
 	<p>Streetscape improvements enhance pedestrian amenity and conveniences for tourists and travellers to create a strong sense of place for Aratula as a gateway to the Scenic Rim Region and support further opportunities for local businesses.</p>	<p>Investigate opportunities to implement streetscape improvements and improved amenities to encourage a more activated village centre and stronger sense of place in recognition of Aratula's role as a gateway to the Scenic Rim.</p>
 	<p>Development in Aratula provides for a range of housing types to meet the projected needs of the population.</p>	<p>Review the master planning requirements of the Scenic Rim Planning Scheme 2020 to ensure that new development in Aratula continues to cater for the projected housing needs of the community.</p>
 	<p>Development protects and enhances important biodiversity corridors and linkages in Aratula to support local biodiversity and linkages between areas of ecological significance in the region.</p>	<p>Undertake a review of Matters of Environmental Significance and a region-wide investigation into mechanisms to protect and enhance important biodiversity corridors for implementation through an amendment to the Environmental Significance Overlay in the Scenic Rim Planning Scheme 2020.</p>

Proudly delivering a sustainable future for our region

Aratula Study Area



LEGEND

- Opportunities for local conservation corridors
 - Constraints
 - Proposed PIA
 - Study Area Boundary
- Current SRRC Land Use Zoning
- | | |
|-------------------------|--------------------------------|
| Community Facilities | Low-Medium Density Residential |
| Conservation | Major Centre |
| District Centre | Major Tourism |
| Emerging Community | Minor Tourism |
| Industry | Mixed Use |
| Limited Development | Neighbourhood Centre |
| Local Centre | Recreation And Open Space |
| Low Density Residential | Rural |
| | Rural Residential |
| | Special Purpose |
| | Township |

0 150 300 m

