

## Context

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:

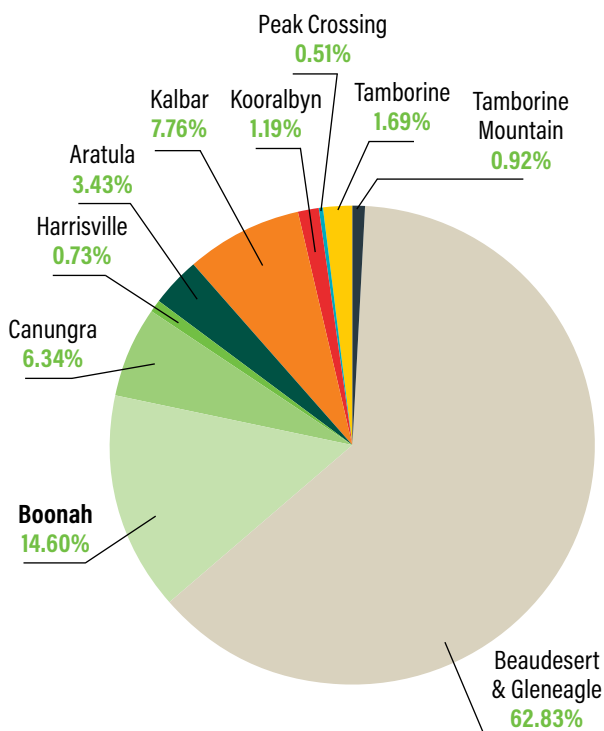
1. has a vibrant district centre with a traditional 'High Street' character providing an important sense of place for residents and visitors;
2. provides affordable, attractive and diverse housing with convenient access to the district centre, recreation and other services;
3. is serviced by an efficient 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.

# SCENIC RIM GROWTH MANAGEMENT STRATEGY 2041

## Boonah



## 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**

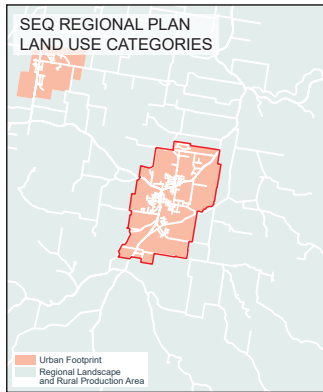
**SCENIC RIM**  
REGIONAL COUNCIL

# Growth Strategies

	Growth Strategy	Implementation
1	 <p>Residential growth in Boonah 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 additional land in Boonah for inclusion in the Priority Infrastructure Area to encourage growth in coordination with planned infrastructure.</p>
2	 <p>Development in Boonah 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 Boonah continues to cater for the projected housing needs of the community, including smaller households and catering for an increasing ageing population.</p>
3	 <p>The Boonah industrial estate is activated through strategies that assist in realising the potential of the land to provide for further local employment and business opportunities.</p>	<p>Consider Council-led strategies that support further activation and investment in the Boonah industrial estate, including:</p> <ol style="list-style-type: none"> <li>1. Opportunities to implement streetscape/landscaping improvements, such as an attractive entry statement to encourage a more defined sense of place.</li> <li>2. A reduction in infrastructure charges to incentivise new industrial development on vacant and underutilised land.</li> </ol>
4	 <p>Development protects and enhances important biodiversity corridors and linkages in Boonah 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>
5	 <p>Development protects and enhances the historic character of Boonah and contributes to a strong sense of place.</p>	<ol style="list-style-type: none"> <li>1. Undertake a review of the Scenic Rim Local Heritage Register to ensure places of local cultural heritage significance that are valued by the community are protected.</li> <li>2. Identify character precincts and built form requirements that aim to protect and enhance the unique character and built form of valued historic streetscapes in Boonah for implementation in the Scenic Rim Planning Scheme 2020.</li> </ol>

Proudly delivering a sustainable future for our region

# Boonah Study Area



Through a review of the LGIP, consider the extension of the Priority Infrastructure Area to encourage development that is supported by suitably planned trunk infrastructure networks

