

# SCENIC RIM GROWTH MANAGEMENT STRATEGY 2041

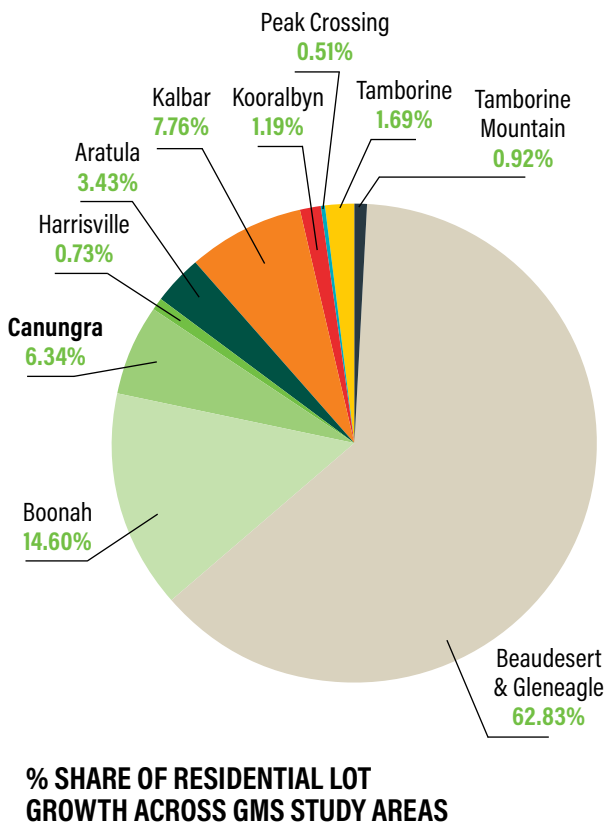
## Context

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, sewered 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.

## Canungra



## Housing Land Supply



**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)



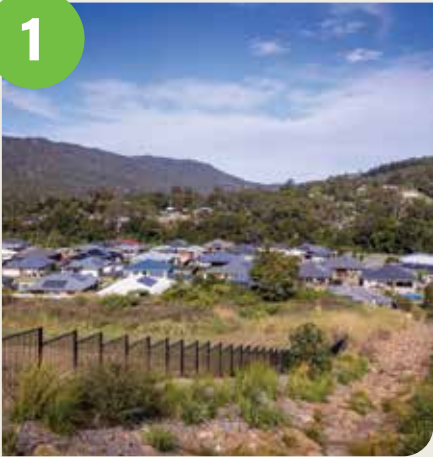

**% SHARE OF RESIDENTIAL LOT GROWTH ACROSS THE GMS STUDY AREAS**

**0**

**GROWTH MANAGEMENT STRATEGY - ADDITIONAL LOT POTENTIAL**

**SCENIC RIM**  
REGIONAL COUNCIL

# Growth Strategies

	Growth Strategy	Implementation
<p><b>1</b></p> 	<p>Growth planning for Canungra is established on evidence-based planning studies and a regulatory framework that accurately reflects constraints and growth potential of the land.</p>	<p>In conjunction with the review of the ShapingSEQ, advocate for a review of the current Urban Footprint boundary at Canungra which includes highly constrained land and gives an unrealistic representation of land available for urban growth.</p>
<p><b>2</b></p> 	<p>Development in Canungra provides for a range of housing types to meet the projected needs of the population, including any increased demand for dwellings to accommodate smaller households and retirement and residential care facilities in Canungra by 2041.</p>	<p>Review the master planning requirements of the Scenic Rim Planning Scheme 2020 to ensure that new development in Canungra continues to cater for the projected housing needs of the community, including smaller households and retirement and residential care facilities.</p>
<p><b>3</b></p> 	<p>Development protects and enhances the historic main street character of Christie Street 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 Canungra for implementation in the Scenic Rim Planning Scheme 2020.</li> </ol>

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## Growth Strategies (contd)

	Growth Strategy	Implementation
4	 <p>Development supports the transformation of Christie Street into a high amenity local business and tourist streetscape.</p>	<p>1. Continue advocating for the prioritisation of a Queensland Government led and funded town centre bypass that redirects passing traffic on the Beaudesert-Nerang Road from Christie Street through platforms including the:</p> <ul style="list-style-type: none"> <li>• SEQ Regional Planning Committee;</li> <li>• Review of the SEQ Regional Transport Plan; and</li> <li>• Federal infrastructure funding initiatives.</li> </ul> <p>2. Investigate possible Council-led/State partnership interim measures to improve streetscape, parking and pedestrian access issues.</p>
5	 <p>Growth in Canungra is supported by opportunities for additional local businesses, thereby providing further local employment opportunities.</p>	<p>1. Monitor development on current vacant and underutilised employment zoned land in Canungra to inform the need for additional zoned land to support local employment and business opportunities.</p> <p>2. Investigate potential locations for additional employment zoned land in the Canungra Study Area.</p>
6	 <p>Development protects and enhances important biodiversity corridors and linkages in Canungra 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>
7	 <p>New development in Canungra provides sufficient capacity for on-site water supply in order to reduce increased demand on the urban water supply network during times of drought.</p>	<p>Investigate policy options to increase domestic water supply capacity for new dwellings in the region that are not connected to reticulated (on-grid) water supply. An example of a potential policy option is to increase the minimum volume of domestic water tanks for new dwellings.</p>

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# Canungra Study Area

