

SCENIC RIM GROWTH MANAGEMENT STRATEGY 2041

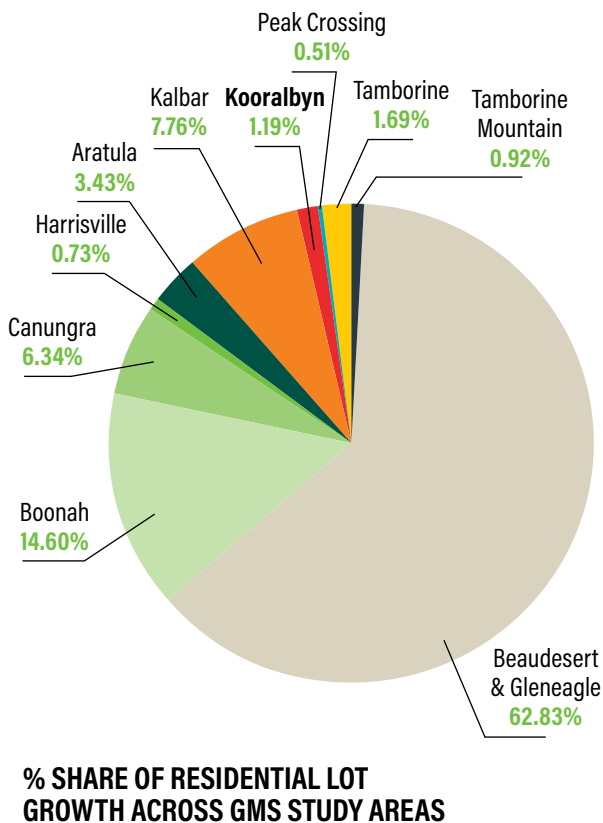
Context

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.

Kooralbyn



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

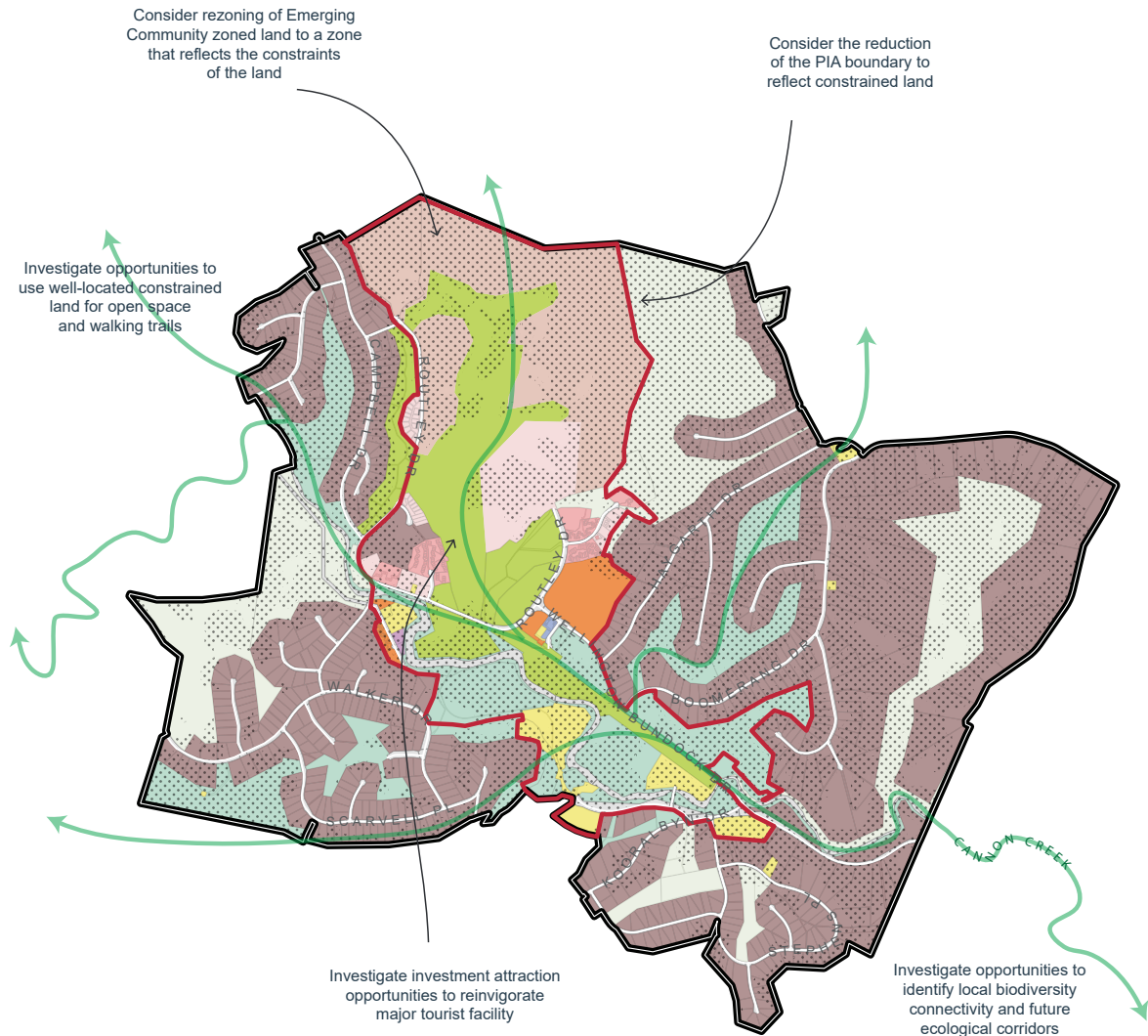
SCENIC RIM
REGIONAL COUNCIL

Growth Strategies

	Growth Strategy	Implementation
1	 <p>Development on key vacant and underutilised land supports a vibrant and attractive local centre in preparation for Kooralbyn's role as an Olympic and Paralympic Games accommodation venue.</p>	<ol style="list-style-type: none"> 1. Investigate investment attraction opportunities in advance of the Brisbane 2032 Olympic and Paralympic Games. 2. Investigate opportunities to implement streetscape improvements to create an activated village centre to support the Kooralbyn Resort as an Olympic and Paralympic Games accommodation venue.
2	 <p>Residential growth in Kooralbyn is prioritised on existing land zoned for residential purposes and well-located land and supported by suitable planned trunk infrastructure networks.</p>	<p>In a review of the Local Government Infrastructure Plan, consider the re-alignment of the PIA to the urban zone boundaries to exclude highly constrained land.</p>
3	 <p>Growth planning for Kooralbyn is established on evidence-based planning studies and a regulatory framework that accurately reflects constraints and growth potential of the land.</p>	<ol style="list-style-type: none"> 1. In conjunction with the review of the Shaping SEQ, advocate for a review of the current Urban Footprint boundary at Kooralbyn which includes highly constrained land and gives an unrealistic representation of land available for urban growth. 2. As part of a future Scenic Rim Planning Scheme 2020 amendment, consider rezoning Emerging Community zoned land around the Kooralbyn Resort to a zone that reflects the constraints of the land and its unsuitability for future urban purposes
4	 <p>Development protects and enhances important biodiversity corridors and linkages in Kooralbyn 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

Kooralbyn Study Area



LEGEND

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

