

## 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 within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2—Mapping.
- (3) The strategic framework is structured in the following way:
  - (a) There are six themes which include:
    - (i) Settlement pattern;
    - (ii) Rural futures;
    - (iii) Strong economy;
    - (iv) Natural systems and sustainability;
    - (v) Strong communities; and
    - (vi) Infrastructure and servicing.
  - (b) the strategic outcome/s sought for development in the planning scheme area for each theme;
  - (c) the element/s that refine and further describe the strategic outcome/s;
  - (d) the specific outcomes sought for each or a number of elements;
  - (e) the land use strategies for achieving these outcomes.
- (4) Although each strategic outcome theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

### 3.2 Strategic Vision

The Strategic Vision for the Planning Scheme is that the Region will have:-

- (1) **An enviable lifestyle and strong, well-managed population growth** – The Region's population growth and urban development is well managed, allowing economic development but retaining the social connection, environmental assets and lifestyle. Residential development is well-planned, safe and environmentally efficient, creates supportive environments for health and wellbeing, within the means of the majority of the population and provides convenient access to services, facilities and employment. Settlements in the Region have adjusted to natural hazards, including flooding and bushfire, through avoiding areas of significant risk or where appropriate, designing buildings to manage the hazard and utilising resilient building materials. High levels of amenity are maintained, scenic vistas preserved and a rural feeling of space retained. Revitalisation of the rural and coastal townships will have maintained and enhanced the 'village' atmosphere, with strong community cohesion.
- (2) **Investments in infrastructure that match the strong population growth in the Region** – Infrastructure meets the needs of the growing population and underpins the economic growth of the Region. The Southside of Gympie and surrounding areas are well connected to the broader Gympie Centre, via improved flood-free access. There are improved public and active transport systems and an improved major highway network that allows easy, safe and convenient travel within the Region, to Brisbane and South-East Queensland and to western and northern centres.
- (3) **Greater strength and diversity of economy** – The Region's economy has capitalised on the opportunities presented by its proximity to the supplies and markets of the Sunshine Coast and South East Queensland. Opportunities to address the un-met demand for industrial land within the Sunshine Coast are maximised, building industry potential and diversity within the Region. The development of tourism, food production and processing, forestry, manufacturing, aviation and marine industry sectors forms a firm foundation for a vibrant and sustainable regional economy, providing career-based employment for current and future generations. Additional opportunities in aged care, creative services, education, renewable energy and climate-smart technology have emerged and prospered in response to demographic change and community expectations.
- (4) **Adequate community facilities and services that meet the needs of a growing and diverse population** – The Region has an equitable distribution of medical and social services, a diversity of cultural and creative arts opportunities and excellent sport and recreation facilities, supporting a high quality of life, a healthy, socially cohesive and culturally diverse community, attracting people of all ages to remain in or return to the Region.
- (5) **Well-managed and protected environmental reserves and natural assets** – The Region's significant natural assets, including the Great Sandy Straits, Mary River and abundant National Parks and Reserves, are highly valued by the community and are protected and well managed, balancing the preservation and enhancement of biodiversity with the economic viability of appropriate uses, such as nature-based recreation and eco-tourism.

- (6) **Well-managed and valued heritage assets** – The Region’s natural and cultural heritage is assessed, conserved and protected. It is appropriately interpreted and maintained to support cultural identity and diversity, local appreciation and tourism. The celebration of the Region’s heritage focuses on, but is not limited to, respect and appreciation of Indigenous culture, the contribution of rural activities and timber-getting, the significance of gold-mining and the cultural attachment to the built-environment.

### 3.3 Settlement pattern

#### Context

Gympie Region centres on the town of Gympie and comprises a range of settlements, including small rural towns and villages, substantial coastal settlements and substantial rural residential areas.

#### Gympie

Gympie comprises the original town, its growing suburban outskirts (notably around Southside) and a rural residential fringe. It is characterised by –

- Its moderate growth rate, which is expected to continue, mainly because of reasonable relative housing costs, local infrastructure projects and proximity to the Sunshine Coast.
- Varied topography, notably including the valley and ridges defining the town centre and the floodplains flanking the Mary River and its tributaries. The valley and hills create the town centre’s distinctive setting and the hills highlight many of the town’s pre-war houses, echoing relationships with the past. The floodplains – most visible from the Bruce Highway’s southern approach – limit development and ensure that the strong and highly visible connection between town and country remains in perpetuity.
- A relatively low residential density. Most people live in houses on relatively large lots, with most recent development occurring on the Southside. A range of living options are available, however further opportunities exist to establish a more compact settlement pattern, comprising a range of multiple dwellings and small lot housing, in close proximity to centres, services and infrastructure. The Southside Local Development Area Precinct has the potential to accommodate significant future residential growth in the medium to longer term, however to ensure efficient use of the land, structure planning is anticipated to be undertaken prior to any significant development occurring.
- A substantial amount of rural residential development at various locations around Gympie, the availability of which as a lifestyle choice is, like large residential lots, a core Gympie value. There is a commitment toward its continuation, though by way of consolidation rather than expansion into other localities, in recognition of its capacity to erode rural production and character values as well as the difficulty in providing appropriate servicing of these areas.
- A number of industrial locations. The emerging concentration of larger scale and higher impact industry around Glanmire is logical from the perspectives of geography and transport, so its expansion is facilitated, including a logical extension to the north, following the Bruce Highway by-pass route. Land within the Victory Heights Local Development Area Precinct has the potential for low impact industrial uses to locate west of Ascot Road and medium impact industrial uses to the east. Land within the East Deep Creek Local Development Area Precinct has the potential for a mix of medium and high impact industrial uses, subject to sufficient buffering of surrounding non-industrial land uses. Structure planning is anticipated to be undertaken within the local development area precincts, prior to any significant industrial development occurring, to ensure efficient use of the land. Significant small scale industrial localities relatively close to the town centre provide useful access to more frequently used services, although only limited expansion of low impact and service industries is envisaged. Areas at Kybong and Toolara Forest have the potential, subject to further investigation and the completion of the Cooroy to Curra Bruce Highway Upgrade, to accommodate longer-term industrial growth most likely beyond the life of the planning scheme.
- A well defined and economically and socially valuable town centre supported by a series of smaller centres. The town centre is distinguished by its valley setting and the strong links it displays with Gympie’s gold rush heritage, most evident in some extraordinary pre and post Federation-era buildings. Preservation of these values is important to Gympie’s identity. The centre is flanked by two destination retail nodes at the eastern and western ends of the centre, on Mellor and Duke Streets respectively, consolidation but not expansion of which is facilitated. Medical related uses are consolidated and expanded upon within the Gympie Medical Precinct, surrounding the Gympie hospital. Highway related showroom and fast food activity has occurred along significant stretches of the Highway, though there is a concentration on the Bruce Highway / Lawrence Street corner, which also contains substantial local commercial services. Large retail showrooms are accommodated in the Monkland Showroom Precinct, which includes the Bunworth Park estate, off Brisbane Road.
- Constraints to development are set by flooding, relatively steep slopes that create traffic planning challenges and surrounding productive agricultural land.

## Rural Settlements

Gympie Region's rural towns – the larger of which are Imbil, Kilkivan and Goomeri – are significant more in terms of their small town character and strong communities than their capacity to generate significant growth. The residential areas of these rural towns have been included within precincts to delineate the expectation that larger lot sizes will be maintained to preserve the existing character. The towns support generally small scale rural-based industries, though Imbil is notable for its timber industry and its tourism potential, courtesy of its being on the fringe of the Sunshine Coast hinterland and the terminus for the Mary Valley Heritage Railway journey. Of the rural towns, it displays most growth potential. From a planning perspective, little growth is anticipated in the rural towns and planning for them is largely about managing character and local rural industries.

The rural residential settlements of Curra, The Palms and Widgee are sizeable but relatively isolated communities with few local services. Occasional piece-meal subdivision has occurred in recent years, but there are topographical and hazard related constraints to growth, therefore further intensification is discouraged, as the relative isolation in each case poses servicing difficulties that should not be exacerbated. The rural residential settlement of The Dawn is also sizeable, however further intensification is discouraged, given that re-subdivision of the existing development pattern would considerably detract from the distinct semi-rural character and high level of amenity. Curra, The Palms, Widgee and The Dawn have all been included in precincts to delineate the expectation that larger lot sizes will be maintained within these areas, as opposed to other more conveniently located and less constrained areas of rural residential development where consolidation and higher lot yields are foreshadowed.

## Coastal Settlements

The coastal settlements comprise Rainbow Beach, Tin Can Bay and Cooloola Cove, each of which perform distinctive roles.

Rainbow Beach is a significant seaside resort town in its own right and tourist gateway to Fraser Island, the Cooloola National Park / Double Island Point and Inskip Point. As the town's main role is to support beach visits and camping, tourist activity is relatively low key, mainly limited to shops and food and beverage outlets. There is a range of accommodation types, including houses, holiday apartments, motels and caravan parks, but the vast majority of visitors camp, either in Cooloola National Park or Inskip Point. Campers can number in the thousands in high periods like Easter. Local industry is associated with local development and support services for the local tourist population and the tourism industry.

There are no current influences suggesting any change to current growth trends. However, the possibility of improved access to the Sunshine Coast, such as through an upgrade to the existing Cooloola Way, poses the prospect of a significant increase in both tourist and population growth; it is noted that there is no current proposal. It is significant that Rainbow Beach's growth is moderately constrained by surrounding National Park, State land and coastal hazards.

Tin Can Bay sits in a serene waterfront setting focusing on a partial peninsula formed by Snapper Creek and the southern end of the Great Sandy Straits. Its origins are in a combination of timber, fishing and boating industries, but tourism has assumed greater prevalence in recent years, with dolphin feeding, fishing and boating holidays prominent attractions. Mainly because of the geographical constraints of the town's early development, commercial development has occurred in a relatively haphazard manner. More recently, a clearer distinction has emerged between tourist and marine related development in the peninsula section and along Snapper Creek and commercial development on Groper Street and that has worked practically.

The Wide Bay Training Area to the north and west of Tin Can Bay is a significant Defence facility that is to be protected from the adverse impacts of development.

Like Rainbow Beach, current growth trends are likely to continue. Low-lying land and waterways prevent expansion in any direction other than southward, but that aside, expansion is relatively unconstrained.

Cooloola Cove is a relatively modern residential community south of Tin Can Bay. Originally a stand-alone residential subdivision, it has more recently acquired commercial development, so that it effectively provides support commercial facilities to the wider community that includes Tin Can Bay and Rainbow Beach. Growth trends are likely to continue and that is facilitated by a relative lack of development constraints. The historical 'regulated subdivision' area of Cooloola Cove has been included within a precinct to delineate the expectation that larger lot sizes will be maintained.

### 3.3.1 Strategic outcomes

- (1) Gympie will accommodate the majority of the estimated 22,000-person population growth in the Region for the next 20 years at Southside and Victory Heights, providing access to commercial and community services, major employment opportunities and urban infrastructure. The Cooloola Coast district will continue to attract substantial growth in population as a result of the coastal lifestyle, with opportunities for access to local community services, employment and shopping. Opportunities for urban expansion of Imbil, Kilkivan and Goomeri are anticipated within the capacity of urban infrastructure.
- (2) The urban form establishes a clear hierarchy of commercial centres, facilitates an increase in the density and diversity of residences, enhances opportunities for industrial expansion and diversity, is compact and promotes self containment and walkable neighbourhoods and integrates built form and land use distribution with green space.
- (3) Rural towns and settlements continue to provide alternative lifestyle options, access to services, opportunities for employment and economic activity at a local level.
- (4) The risk to life and property from natural and man-made hazards is avoided or mitigated.

**Table 3. 1 Theme components - Settlement pattern**

<b>3.3.2 Elements</b>	<b>3.3.3 Specific outcomes</b>
<p>(1) Growth – the established urban areas of the Gympie Region are expanded to accommodate the Region's projected growth for the next 20 years.</p>	<ol style="list-style-type: none"> <li>(a) Broad-hectare land in locations identified on the Strategic Plan Map is protected to accommodate significant proportions of residential and industrial growth;</li> <li>(b) Areas in Southside, Victory Heights, East Deep Creek, Cooloola Cove, Tin Can Bay, Rainbow Beach, Kilkivan, Goomeri and Imbil that are contiguous to existing serviced areas develop in an orderly fashion for residential and/or industrial activities taking into account local circumstances and constraints;</li> <li>(c) Structure planning of the local development areas at Southside (residential purposes), Victory Heights (employment purposes) and East Deep Creek (employment purposes) is undertaken in the short term to ensure that medium to long term growth occurs in an efficient and logical manner.</li> <li>(d) Consolidation of urban centres is encouraged through in-fill and re-development in appropriate locations;</li> <li>(e) Undeveloped sites within existing urban areas are investigated to realise their best land use potential;</li> <li>(f) Opportunity to subdivide allotments in existing urban areas is maximised, while ensuring that there is no adverse impact on amenity or character;</li> <li>(g) The use of land in close proximity to town centres facilitates an increase in population density;</li> <li>(h) Higher density residential development that is designed to minimise its impact on amenity and character is preferred on serviced lots in close proximity to the Gympie City centre and key suburban centres;</li> <li>(i) Use of land for urban purposes in areas affected by natural hazards is avoided;</li> <li>(j) Coastal-dependent land uses are located adjacent to tidal water in preference to other land uses;</li> </ol>

3.3.2 Elements	3.3.3 Specific outcomes
<p>(2) Urban form –towns are well-defined, serviced and provide their residents with opportunities to work, relax and socialise in close proximity to their homes.</p>	<ul style="list-style-type: none"> <li>(a) Commercial centres develop as a co-ordinated network that supports and reinforces the identified role of each centre within the network identified on the Strategic Plan Map;</li> <li>(b) The Gympie central business area and core retail area is the Principal Centre for the Region providing the highest order of commercial, community and cultural services and facilities in the Region;</li> <li>(c) Larger-scale office or commercial activities locate in the Principal or District Centres;</li> <li>(d) District Centres that do not compromise the primacy of the Gympie Principal Centre are located at Duke Street, Excelsior Road, Mellor Street, Pinewood Avenue, Southside, Imbil, Kilkivan, Goomeri and Cooloola Cove;</li> <li>(e) Opportunity to establish bulky goods outlets and retail warehousing is provided at Monkland;</li> <li>(f) The Gympie Medical Precinct consolidates as a centre providing integrated and enhanced medical services at both local and regional levels;</li> <li>(g) Local Centres at Old Maryborough Road, Tozer Street, Stewart Terrace, Crescent Road, Red Hill Road, Mount Pleasant Road, Monkland, Tin Can Bay and Rainbow Beach provide access to services at a local level;</li> <li>(h) Industrial, commercial and other high-employment generating activities are located in areas of high accessibility;</li> <li>(i) Industry Investigation areas at Kybong are identified to preserve land for longer term employment purposes, dependent upon detailed planning and the completion of the Bruce Highway upgrade;</li> <li>(j) Industry with high impacts establishes in areas where amenity is already compromised, particularly east of the Cooroy-Curra bypass alignment at East Deep Creek and potentially at Toolara Forest in the longer term, subject to maximum mitigation of those impacts;</li> <li>(k) Low to medium impact industry is located in existing industrial areas that represent expansion of existing areas or on identified new sites, including the local development area at Victory Heights;</li> <li>(l) Land uses that are not compatible with existing or future industrial activities are not established in industrial areas;</li> <li>(m) Higher density residential development optimises the opportunity presented by the central location of higher-order retail, employment and community facilities;</li> <li>(n) Increased residential densities are accommodated in close proximity to Principal and District Centres at a scale that accords with infrastructure capacity and the nature of surrounding development;</li> <li>(o) Residential expansion is provided in close proximity to a wide range of social, community and physical infrastructure;</li> <li>(p) Areas of urban green space are provided and maintained to create a visual break in the urban form;</li> <li>(q) Existing open space areas are connected, where practicable, through the provision of additional open space as part of new development.</li> </ul>

3.3.2 Elements	3.3.3 Specific outcomes
<p>(3) Rural towns and settlements – the Region’s rural towns and settlements are dynamic and appealing places that are the hubs of activity for their communities.</p>	<ul style="list-style-type: none"> <li>(a) The role of existing rural towns and settlements in providing local services is enhanced, while protecting local character;</li> <li>(b) Rural centres and townships include a range of small-scale retail, business and industrial activities to facilitate growth in services and provide employment opportunities;</li> <li>(c) Rural residential development provides a legitimate life-style choice in close proximity to services and infrastructure;</li> <li>(d) New rural residential development is consolidated in areas with good access to services close to Gympie, north of the City and on the Southside, and Imbil, Kilkivan and Goomeri as identified in the Regional Plan and the Strategic Plan Map;</li> <li>(e) Other existing rural residential areas will maintain existing settlement patterns but will not be expanded;</li> <li>(f) Where existing environmental or natural hazard constraints exist, no further subdivision of rural residential areas will occur.</li> </ul>
<p>(4) Hazards – the avoidance or mitigation of hazards provides for the protection of life, property and valuable infrastructure.</p>	<ul style="list-style-type: none"> <li>(a) Development, including infrastructure, is provided with the best practicable protection from the effects of natural hazards;</li> <li>(b) Areas of new urban development within coastal hazard areas is avoided;</li> <li>(c) The ability of existing urban centres within coastal hazard areas to resist those hazards is facilitated through the development of adaptation strategies that provide counter measures addressing each specific threat;</li> <li>(d) Development considers the appropriateness of land use and employs necessary built form outcomes to minimise flood risk;</li> <li>(e) Development does not increase the number of people located permanently or temporarily in areas subject to bushfire risk;</li> <li>(f) Land use activities that involve inherent off-site risks are not located adjacent to or involve an increase in the level of risk to sensitive receiving environments;</li> <li>(g) High impact industries are co-located in areas where the effects of impacts are already experienced;</li> <li>(h) Development on lots subject to man-made hazards considers the implications of those hazards on the proposed land use;</li> <li>(i) New sensitive development is separated from existing hazards or areas identified for future hazardous industries or activities;</li> <li>(j) Development of lots affected by unexploded ordnance causes no increase in the risk of exposure to any such ordinance;</li> <li>(k) Consideration is given to the compatibility of previous and proposed uses of contaminated land.</li> </ul>

## 3.4 Rural futures

### Context

The role of the Planning Scheme in rural futures is to preserve productive agricultural land, provide opportunities for a wide variety of rural pursuits, food production and innovative rural businesses and facilitate, where appropriate, suitable non-rural activities, including extractive activities. Rural areas can provide suitable locations for non-rural activities that hold significant benefits to a local or wider community, but where circumstances or characteristics are such that they are not suited to conventional urban areas.

### 3.4.1 Strategic outcomes

- (1) The capacity of productive rural lands to contribute to the Region's economy and community health is protected from incompatible land uses, enhancing the interdependence of urban and rural communities.
- (2) The rural production base of the Region is broadened to accommodate the widest diversity of productive land uses as is practicable.
- (3) Rural areas recognise that different localities within the Region have the capacity to support varying intensities of the same rural activities.
- (4) Non-rural activities that are ancillary or subsidiary to principal rural land uses are encouraged to widen the economic base for rural production provided that rural production in surrounding areas is not alienated.
- (5) Extractive resources in rural areas are protected for effective and sustainable exploitation consistent with demonstrated community need.

**Table 3. 2 Theme components - Rural futures**

<b>3.4.2 Elements</b>	<b>3.4.3 Specific outcomes</b>
(1) Productive rural land – protection of rural resources for effective utilisation.	(a) The potential for economic benefit from the rural utilisation of land resources is maintained and enhanced; (b) Good quality agricultural land is preserved; (c) Consolidation of allotments containing good quality agricultural land is encouraged; (d) Productive rural land is protected from intrusion of incompatible development; (e) Land uses that are incompatible with rural production activities and practices are not established in the rural zone or are separated from rural uses to ensure that existing and future rural activity is protected from the intrusion of incompatible land uses; (f) The assessment of impacts and potential conflicts between rural pursuits and other activities that are necessarily located in rural areas is conducted on a site-by-site basis.
(2) Rural production diversity – the commercial viability of rural areas is enhanced through an increase in the type, scale and capacity of rural land uses.	(a) Rural areas continue to support traditional activities and allow for the establishment of alternate industries such as private forestry and aquaculture; (b) Diversification of rural activities to include new and emerging industries and on-farm value-adding is facilitated; (c) variety of rural activities is encouraged provided that environmental and off-site impacts are mitigated; (d) Rural activities that have potentially adverse environmental impacts implement management plans to mitigate their effects and are separated from sensitive receiving environments.

<b>3.4.2 Elements</b>	<b>3.4.3 Specific outcomes</b>
(3) Rural production intensity – rural areas provide for the establishment of rural industries at intensities that are appropriate in the local circumstances.	<ul style="list-style-type: none"> <li>(a) The scale of production in rural areas is consistent with the capacity of the land and the locality in which it is located;</li> <li>(b) Rural areas in the coastal region provide for small scale rural activities that reflect the fragmented nature of rural holdings in this precinct.</li> </ul>
(4) Non-rural uses – rural industry is supported by and protected from the intrusion of incompatible land uses	<ul style="list-style-type: none"> <li>(a) Non-rural activities that are ancillary to and associated with the rural use of land are encouraged;</li> <li>(b) Ancillary services and accommodation provided on-site for the use of workers employed on that holding are supported, subject to consideration of impacts on the environment and the long-term productive capacity of the land;</li> <li>(c) Value-adding to products grown or manufactured on-site forms part of the rural use provided that those activities remain subsidiary to that use;</li> <li>(d) Opportunities to establish tourism activities in rural areas respect the natural and rural setting;</li> <li>(e) Eco and rural-based tourism development is established at an appropriate scale that mitigates impacts on the rural values and avoids impacts on the environmental and scenic values of the area;</li> <li>(f) Non-rural activities in rural areas do not compromise rural production in surrounding areas;</li> <li>(g) Non-rural activities are not established in rural zones or are separated from rural uses to ensure that existing and future rural activity is protected from the intrusion of incompatible land uses.</li> </ul>
(5) Extractive resources – the value of extractive resources identified on the Strategic Plan Map is realised with an acceptable level of impact on the environment and lifestyle quality.	<ul style="list-style-type: none"> <li>(a) The impacts of incompatible development on the ability to exploit known extractive resources are prevented;</li> <li>(b) Non-rural land uses that are incompatible with extractive industry do not establish in rural areas or provide sufficient on-site buffering to eliminate any impacts;</li> <li>(c) Exploitation of extractive deposits are managed such that adverse environmental and amenity impacts are maintained at an acceptable level;</li> <li>(d) Extractive industry operations, including haul routes, should avoid significant adverse effects on the natural features, safety and amenity of the locality.</li> <li>(e) Extractive industry operations contain any significant adverse impacts within the site and screening of activities is provided to protect the landscape character of rural areas.</li> </ul>



## 3.5 Strong economy

### Context

The Gympie Region's economic base is predominantly rural, but with a strong and growing regional centre. It is physically and economically diverse offering multiple business location options. It is strategically positioned to provide excellent access to the south east market and beyond, and to provide linkages between the south east and the north, north-west and south-west. It has a natural buffer provided by timber plantations and native forests that prevent it from becoming an indistinguishable part of a larger conurbation. It has a strong manufacturing base, strong linkages within its agricultural sector with well developed supply chains, vertical integration and value adding. It is home to some of Australia's market leaders in the food processing and timber processing/ timber value adding sectors, including Nestle, Nolan's Meats, J Smith & Sons, Carter Holt Harvey and Laminex. The Aerodrome Precinct facilitates opportunities for the expansion of aviation related uses, adjacent to the Gympie Aerodrome at Kybong. Because of its history (notably gold rush related) and a moderate travelling distance from Brisbane, it has significance as a tourist destination, though mainly on a drop-in basis for Bruce Highway motorists. The Region's wealth of natural assets enhances its potential for tourism diversity and marine industry development, subject to responsible custodianship of those assets. The role of the Planning Scheme is to protect existing economic resources and enhance the opportunities for expansion, in both scale and diversity, of the Region's economic base.

### 3.5.1 Strategic outcomes

- (1) The Region's economic credentials are founded on strength and diversity of industry, creativity and service provision that capitalises on its locational advantages and natural assets, improving job self sustainability and maximising self-containment of regional economic activity.
- (2) Economic development is enhanced by infrastructure that strengthens and develops linkages with the rest of Queensland, particularly the South East.

**Table 3. 3 Theme components - Strong economy**

<b>3.5.2 Elements</b>	<b>3.5.3 Specific outcomes</b>
(1) Economic strength and diversity – creation of an environment that enables the business community to take advantage of opportunities to build linkages throughout and beyond the Region	<ul style="list-style-type: none"> <li>(a) Natural resources and rural land uses that contribute significant economic benefits to the community are protected for use when needed;</li> <li>(b) The ability of the Region's manufacturing industry to process local products or to manufacture components and equipment used in local industries is enhanced;</li> <li>(c) Timber processing, from source to product manufacture, is provided the means to maintain and enhance its contribution to the regional and State economy in a sustainable fashion;</li> <li>(d) The fundamental role provided by the key industries in the Region is recognised, facilitating ongoing development in these industries;</li> <li>(e) Development facilitates and co-ordinates the development of niche industry clusters of tourism, the equine industry and agribusiness and food production;</li> <li>(f) The opportunity to establish or expand niche industries focusing on agriculture, rural activity and nature-based tourism, in the Mary Valley and the Cooloola Coast, culinary and equine-based tourism, in the Goomeri/Kilkivan area, is supported;</li> <li>(g) Rainbow Beach and Tin Can Bay provides opportunities for development that protects and enables access to the district's natural assets and recognises the significance of tourism as a key economic driver;</li> <li>(h) The contribution of marine and tourism activities to the Region's economy are maintained and enhanced;</li> </ul>

3.5.2 Elements	3.5.3 Specific outcomes
	<ul style="list-style-type: none"> <li>(i) The fishing industry at Tin Can Bay is protected from the intrusion and impacts associated with incompatible development;</li> <li>(j) Land in the vicinity of the Gympie Aerodrome is investigated as a potential centre for an aeronautical-based industry and business park or other aerodrome-dependent activities;</li> <li>(k) Rural areas, particularly good quality agricultural land, are protected to maintain a productive role that reflects their existing characteristics and future potential;</li> <li>(l) The Stock Route Network is protected from land uses that have the potential to impact on the capacity of the Network;</li> </ul> <p>Editor's note—The location of the Stock Route Network is depicted on SRN Advisory Maps 1-9.</p> <ul style="list-style-type: none"> <li>(m) Except where it passes through the towns of Kilkivan and Goomeri, the Stock Route Network is accorded the same level of protection from incompatible land uses as productive rural lands.</li> </ul>
<p>(2) Infrastructure provision – industry development, strengthening of business relationships and economic activity is supported by appropriate infrastructure</p>	<ul style="list-style-type: none"> <li>(a) Regional infrastructure offers a competitive advantage to businesses, strengthening economic performance and reinforcing the Region's locational advantages;</li> <li>(b) The role of the State rail network and the Region's highways in supporting business development is protected;</li> <li>(c) Major expansion of industrial development in close proximity to the Cooroy-Curra Bypass is prioritised and adequately linked to the state's road and rail freight network;</li> <li>(d) Ensure the investigation of new transport hubs and/or distribution facilities in the region consider broader freight market relationships and enhance freight movement through the integration and performance of individual modes of transport;</li> <li>(e) An assessment of the regional road network's capacity to provide B-double and large vehicle access to key <i>industrial</i> and logistical locations is undertaken;</li> <li>(f) Expansion of industrial development at East Deep Creek and Victory Heights Local Development Area Precincts, ensures efficient use of the land and integration with existing and planned infrastructure through the completion of a structure planning exercise.</li> </ul>

## 3.6 Natural systems and sustainability

### Context

The Gympie Region lies within the central coastal section of the south-east Queensland bioregion. The region is considered one of the richest areas of biological diversity and endemism in Australia. The Region also retains the distinction of containing significant portions of both coastal plains and adjacent hills and ranges, considered to be prominent landscape features within the south-east Queensland bioregion. Major areas of ecosystem significance include heathlands, wetlands and forests of the Cooloola Coast, forested ranges of Neerdie, Goomboorian, Wolvi and the Beenham Valley, rainforests and tall sclerophyll forests of Mothar Mountain and Traveston, large forestry areas and surrounds of Borumba, Imbil, Kandanga, Amamoor and Glastonbury and the Mary River environs. Areas around Glen Echo and alongside Barambah Creek bounding the Shire Border near Boobyjan also contains major areas of ecosystem significance. Opportunities to maintain and enhance these assets form an intrinsic role of the Planning Scheme.

### 3.6.1 Strategic outcomes

- (1) The condition, extent, diversity and connectivity of important natural features are protected from inappropriate development to maintain and enhance their biodiversity values.
- (2) The Region's water, land and air resources are managed on a sustainable basis, maintaining their availability for sustainable use and facilitating their contribution to the Region's ecosystem health, liveability and prosperity.
- (3) New development demonstrates a commitment to the reduction in reliance on non-renewable resources and the generation of greenhouse gas emissions.

**Table 3. 4 Theme components - Natural systems and sustainability**

<b>3.6.2 Elements</b>	<b>3.6.3 Specific outcomes</b>
<p>(1) Environmental protection and conservation – the intrinsic values that contribute to the Region's environment and biodiversity, attraction and liveability are protected.</p>	<ol style="list-style-type: none"> <li>(a) Ecosystems and natural resources are protected and managed to enhance their capacity to support and conserve biodiversity;</li> <li>(b) Areas of ecological significance, particularly local components of the Great Sandy Biosphere, are identified, protected, maintained and enhanced;</li> <li>(c) The impacts of development on habitat fragmentation are reduced and areas of ecological significance, including movement corridors, are enhanced through rehabilitation of degraded areas;</li> <li>(d) Opportunities for the establishment, protection, management, rehabilitation and enhancement of identified movement corridors are accommodated;</li> <li>(e) Development in or adjacent to significant wetlands of the Great Barrier Reef catchment prevents the loss or degradation of the wetland and improves the quality of water entering the wetland;</li> <li>(f) Urban development does not impact on waters mapped as being of high ecological value or declared fish habitat areas;</li> <li>(g) Development is located outside significant wetlands and is planned, constructed and operated to avoid adverse impacts on the wetlands;</li> <li>(h) The riparian amenity and habitat of the Region's waterways, wetlands and foreshores are retained, enhanced and restored;</li> <li>(i) Development proposals in or adjacent to areas of ecological significance will be compatible with the values of those areas;</li> <li>(j) In urban areas, where development cannot be avoided in areas of High Ecological Significance, impacts should be minimised and offset;</li> <li>(k) Forms of development that are likely to create adverse impacts on the functions and values of habitat areas will not be supported.</li> </ol>
<p>(2) Natural resource management – the use of natural resources provides a sustainable addition to the Region's economy.</p>	<ol style="list-style-type: none"> <li>(a) Significant natural resources are identified, managed and protected to enhance their economic, communal and environmental values;</li> <li>(b) Ensure that significant natural resources can be accessed and developed without being prejudiced by incompatible development;</li> <li>(c) Management of natural resource operations ensures that significant environmental harm or unreasonable disruption to the amenity of sensitive environments is prevented;</li> <li>(d) The quality of the region's water (ground and surface), land and air resources is protected from the impacts of development;</li> </ol>

3.6.2 Elements	3.6.3 Specific outcomes
	<ul style="list-style-type: none"> <li>(e) Specific management techniques must be incorporated into development to avoid the harmful consequences of disturbing or generating acid sulphate soils;</li> <li>(f) Filling in floodplains, erosion, run-off, siltation and other forms of water pollution are minimised and natural drainage patterns are retained or restored where practical;</li> <li>(g) Water is planned and managed as a valuable and finite regional resource on a total water cycle basis, balancing the uses of water and its role in the natural, urban and rural environment;</li> <li>(h) Water storage catchments identified are protected from inappropriate development;</li> <li>(i) Water sensitive urban design principles are integrated into infrastructure planning and urban development and are consistent with the principles of total water cycle management;</li> <li>(j) Coastal resources and values are managed to maintain natural processes and protect safe and sustainable coastal development that minimises its impacts on these resources;</li> <li>(k) Physical coastal processes and the natural fluctuations of landforms continue to occur in a natural way, without human interference;</li> <li>(l) The scenic values of the coast are protected from the impacts of urban development;</li> <li>(m) Opportunities for public access to the foreshore and coastal waters are maintained while conserving coastal resources;</li> <li>(n) Maritime development and supporting activities are accommodated in locations within the Tin Can Bay and Carlo Point settlement areas;</li> <li>(o) Development management recognises the need for a risk-averse strategy dealing with the vagaries of climate change;</li> <li>(p) Development is not placed at risk from coastal hazards, taking into account the likely effects of climate change, coastal erosion, permanent inundation due to sea level rise and storm tide inundation;</li> <li>(q) Development is appropriately located to provide protection from the impacts of flooding from the Region's watercourses.</li> </ul>
<p>(3) Sustainable development – sympathetic design for climate creates more sustainable design and lifestyles.</p>	<ul style="list-style-type: none"> <li>(a) Development contributes to a reduction in the generation of greenhouse gas emissions;</li> <li>(b) Patterns of urban development are established that reduce the generation of vehicle trip frequency and distance and by encouraging an increase in the provision of public transport and encouragement of walking and cycling as viable transport options;</li> <li>(c) Increase the local provision of renewable energy and low emission technology;</li> <li>(d) Increase stored carbon through the retention or planting of vegetation and other land management practices;</li> <li>(e) The efficient use and re-use of water is promoted to manage consumption of natural resources;</li> <li>(f) Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning.</li> </ul>

## 3.7 Strong communities

### Context

The Gympie Region has many assets that contribute to the liveability and prosperity of the area. The Region has attracted many retirees and young families with a relaxed and affordable lifestyle. Increasingly traditional family farms are being taken up as lifestyle hobby farms and for rural residential living. Residents value the Region's scenic environment, the strong sense of community, friendly people, community involvement, the strong economy, and the facilities and services available. The Planning Scheme faces the challenges in providing services to meet growing demands, managing development, meeting the needs of an ageing population and sustaining affordable housing and services.

### 3.7.1 Strategic outcomes

- (1) Development occurs in a manner that provides access to a range of employment, commercial, cultural, recreational and community opportunities in serviceable locations that respond to community needs.
- (2) Housing diversity within the Region addresses the changing nature of households and the higher proportion of aged persons, facilitating a greater choice of appropriate housing, increased affordability and opportunities to retain population within their communities.
- (3) The unique cultural heritage and diversity of the Region is acknowledged and protected.
- (4) A community that is planned, designed and managed so that it is sustainable, safe and able to respond to the changing environment and community landscape.

**Table 3.5 Theme components - Strong communities**

3.7.2 Elements	3.7.3 Specific outcomes
(1) Serviceable communities – urban development promotes a mix of housing types, dwelling densities and a mix of retail, commercial, service, community and entertainment uses to residents within a short commute.	<ol style="list-style-type: none"> <li>(a) New development does not result in isolated or poorly serviced communities;</li> <li>(b) Expansion or further subdivision of existing rural residential communities at Curra, The Palms and Widgee is not supported;</li> <li>(c) Existing communities have enhanced access to community services that is commensurate with anticipated demand;</li> <li>(d) Larger lot developments occur in close proximity to existing urban areas and their associated services;</li> <li>(e) Expansion or further subdivision of land near District Centres or coastal settlements may be contemplated where there is sufficient physical and social infrastructure;</li> <li>(f) The provision of recreational and open space facilities provides increased opportunities for social interaction;</li> <li>(g) Opportunities for the enhancement of community and social services proportionate to existing demand and that created by new development are facilitated in the Cooloola Coast district;</li> <li>(h) New development should be suitably integrated with existing development in relation to road, public and active transport networks, open space linkages and access to community facilities and employment opportunities.</li> </ol>

3.7.2 Elements	3.7.3 Specific outcomes
(2) Housing diversity – to provide for different lifestyles and housing needs for people in all stages of life	<ul style="list-style-type: none"> <li>(a) A wide range of dwelling types helps build diverse and socially interesting neighbourhoods;</li> <li>(b) Residential neighbourhoods comprise a variety of lot sizes that support a diverse range of housing options in keeping with desired neighbourhood character;</li> <li>(c) A diversity of housing provides people the opportunity to remain in the same community when their housing needs change, maintaining their existing lifestyle and social contacts;</li> <li>(d) Housing choice that includes traditional detached houses, small-lot houses, townhouses, duplexes and unit development is facilitated.</li> </ul>
(3) Cultural heritage – the heritage and character values of the Region continue to reinforce the connection between communities and their history and identity.	<ul style="list-style-type: none"> <li>(a) The cultural heritage of all sectors of the community is protected by the recognition of features that contribute to community identity;</li> <li>(b) The role of visual character in defining township identity and creating traditional streetscapes is reinforced;</li> <li>(c) Places of heritage significance are identified, registered and provided with protection in the form of development control;</li> <li>(d) Areas surrounding places of heritage significance are developed so that the heritage values of the nominated site are protected;</li> <li>(e) The components that contribute to the identity of rural townships are retained in new development;</li> <li>(f) Streetscape character that is created by groups of residential and commercial buildings, their setting and landscaping is identified and retained;</li> <li>(g) Development in identified streetscape character areas balances the retention of character with increased site development potential;</li> <li>(h) Re-use of buildings of character value for alternate use is supported where the character values are retained.</li> </ul>

## 3.8 Infrastructure and servicing

### Context

The role of the Planning Scheme is to facilitate a coordinated and sequenced response to demand for additional and upgraded infrastructure as a result of strong population growth and expanded business opportunities across the Gympie Region. Infrastructure provision is a key determinant of economic prosperity, social cohesion and environmental responsibility. The Region's performance in these areas is dependent on maintaining a high level of service in transport (vehicular, public and active), total water cycle and utility infrastructure.

### 3.8.1 Strategic outcomes

- (1) The relationship between land uses and transport infrastructure optimises opportunities to improve the efficiency of the transport system and contributes to its smooth operation.
- (2) Public and active transport options contribute to reduced greenhouse gas emission and increase the community's well-being.
- (3) The investment in the provision of major infrastructure is protected from the implications of incompatible development.
- (4) Urban development is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the environmental values of waters, including the biodiversity and functioning of the aquatic ecosystem.

- (5) New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.

**Table 3. 6 Theme components - Infrastructure and servicing**

<b>3.8.2 Elements</b>	<b>3.8.3 Specific outcomes</b>
(1) Land use and transport integration – the most effective use of the road, rail and active transport networks is achieved by appropriately locating and designing development.	<ul style="list-style-type: none"> <li>(a) Increase in non-local traffic on local roads is minimised;</li> <li>(b) Land uses reliant on long-distance road or rail transport establish in areas surrounding major transport access points;</li> <li>(c) Opportunities for industry or business co-location are maximised where there is potential to reduce the demand for road freight movements;</li> <li>(d) Achieve a road network where the function/s of each road is clearly identified and acceptable levels of access, efficiency and legibility are achieved for all road users;</li> <li>(e) Develop a clear hierarchy of function for the road network that reflects the intended use of each road or street;</li> <li>(f) The location and type of development corresponds to the capacity of the adjacent road network, avoiding pedestrian traffic conflicts and increased traffic turning movements on major roads;</li> <li>(g) Development is located adjacent to roads identified in the hierarchy as appropriate for the nature of the development and access to the road network is consistent with the planned function, future planning, road safety and efficiency of the entire network;</li> <li>(h) Development integrates land use and transport to ensure the most effective use of the whole road network to mitigate impacts on and positively contribute to the State-controlled road network.</li> <li>(i) Efficient connections are established between neighbourhoods, limiting the need to use major roads for local trips;</li> <li>(j) Development considers the integration of land use and active transport modes.</li> </ul>
(2) Public and active transport – facilitation of alternatives to private vehicle usage	<ul style="list-style-type: none"> <li>(a) Opportunities for the establishment and expansion of the public transport network are supported by development;</li> <li>(b) Development of new urban areas considers the capacity for practical public transport links and services;</li> <li>(c) Development encourages the use of walking and cycling to assist in reducing vehicle trip frequency;</li> <li>(d) The development of the Principal and District Centres establishes a concentration of uses that encourages single-trips for multiple purposes;</li> <li>(e) Where topography and proximity to urban centres permit, development facilitates the establishment of walking and cycling networks.</li> </ul>

3.8.2 Elements	3.8.3 Specific outcomes
<p>(3) Incompatible development – development does not compromise the establishment and operation of infrastructure.</p>	<ul style="list-style-type: none"> <li>(a) Conflict between sensitive land uses and the effects of infrastructure operation are avoided;</li> <li>(b) Residential and other sensitive land uses are not established adjacent to major infrastructure that have the potential for negative impacts or are provided with adequate buffering, preferably on-site;</li> <li>(c) The transport and major infrastructure corridors identified on the Strategic Plan Map are retained at a width to buffer existing operations and allow for future upgrades;</li> <li>(d) The public investment in the State-controlled road network, particularly the Cooroy-Curra bypass of the Bruce Highway, and the State rail network is protected from the intrusive effects of incompatible development;</li> <li>(e) Opportunities are optimised for the establishment of infrastructure and services for recovering, reusing and recycling materials;</li> <li>(f) Provision is made for the dedication of sites for future waste resource recovery facilities across the Region.</li> </ul>
<p>(4) Water quality – the water quality, physical and chemical properties of water, including the frequency of stormwater flows is addressed by urban development.</p>	<ul style="list-style-type: none"> <li>(a) Urban stormwater management design objectives are identified, consistent with protecting environmental values of the relevant receiving waters;</li> <li>(b) Construction activities for development avoid or minimise adverse impacts on stormwater quality;</li> <li>(c) The entry of contaminants into and transport of contaminants by stormwater is avoided or minimised;</li> <li>(d) The environmental values of receiving water are protected from the impacts of waste water on water quality;</li> <li>(e) Stormwater and waste water infrastructure is planned, designed, constructed and operated to protect water quality;</li> <li>(f) Waste water discharge is managed in a way that maintains waterway and ecosystem health;</li> <li>(g) Discharge of waste water demonstrates best practice environmental management.</li> </ul>
<p>(5) Development servicing – orderly and sequential provision of infrastructure is not jeopardised by development that occurs ahead of expectations.</p>	<ul style="list-style-type: none"> <li>(a) Urban development occurs where existing urban infrastructure has the capacity to accommodate increased loading;</li> <li>(b) Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development;</li> <li>(c) Development in new areas will coincide with the sequence identified in the Priority Infrastructure Plan;</li> <li>(d) New development does not result in an increased burden to the wider community for the provision of infrastructure;</li> <li>(e) All reasonable costs which are generated by development are met by that development.</li> </ul>