

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"> (a) New development does not result in isolated or poorly serviced communities; (b) Expansion or further subdivision of existing rural residential communities at Curra, The Palms and Widgee is not supported; (c) Existing communities have enhanced access to community services that is commensurate with anticipated demand; (d) Larger lot developments occur in close proximity to existing urban areas and their associated services; (e) Expansion or further subdivision of land near District Centres or coastal settlements may be contemplated where there is sufficient physical and social infrastructure; (f) The provision of recreational and open space facilities provides increased opportunities for social interaction; (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; (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.

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