

3.19 Planning Area No. 19 – Blackall Range

3.19.1 Location and Role

This Planning Area relates to land on the Mapleton-Montville Plateau. It includes the small villages of Montville and Mapleton, the rural-residential community of Flaxton and surrounding rural areas along the plateau.

The principal role of this Planning Area is to protect the intrinsic landscape and environmental values which compose the unique character and amenity of the Blackall Range. The Planning Area also has an important role as:-

- a low intensity rural tourist area; and
- a small residential community focussed on Mapleton and Montville and to a lesser extent Flaxton.

3.19.2 Vision Statement

(1) It is intended that:

The Blackall Range Planning Area will retain the rural and environmental assets which make it a peaceful place to live and an interesting and diverse place to visit.

The mosaic of rural activities which occur along the plateau, together with pockets of remnant vegetation, will continue to provide a picturesque backdrop to the discrete rural villages of Montville and Mapleton and to the small rural residential communities scattered throughout the Planning Area.

Montville will remain the focus for tourism on the Blackall Range and will retain its village character and charm. Small scale retail and service enterprises which draw upon and/or complement the rural tourism character of the village will continue to locate here.

Mapleton will remain a small hinterland residential community centred around a compact village centre. The village centre will provide only lower order goods and services, sufficient to fulfil the day to day needs of residents of the village and the rest of the Blackall Range. It is intended that Mapleton will retain its small, compact form and its informal but engaging character.

The balance of the Planning Area will remain generally in its current form, with rural pursuits and low intensity rural living uses being the preferred activities.

(2) This means that:-

- (a) new premises will recognise and be subservient to the natural landscapes, scenic qualities and rural

character of the Planning Area in terms of their height, bulk, scale and density;

- (b) small scale tourism, service or accommodation related uses which draw upon and complement the rural character of the area will be encouraged at Montville, and in the identified area on Kondalilla Falls Road. Large scale or incompatible uses which are contrary to the inherent character of these areas will not be supported;
- (c) the Mapleton Village Centre will remain a discrete local centre providing only low order of goods and services to residents within the Planning Area. Higher order or large scale uses should locate at other centres outside the Planning Area. Residents of the Blackall Range have indicated they are prepared to forgo the provision of these services within their local centre, in order to maintain its inherent character and identity;
- (d) existing areas of remnant vegetation will be protected and enhanced with supplementary planting whilst degraded areas will be rehabilitated;
- (e) existing viable horticultural areas will be retained; and
- (f) Mapleton Falls National Park, Kondalilla Falls National Park and other identified environmental assets will be protected from the impacts of upstream or nearby development.

3.19.3 Key Character Elements

(1) Location of Uses and Activities

- (a) Development for residential purposes will be accommodated at Montville and Mapleton, within defined town boundaries. Extension beyond these boundaries or in other locations within the Planning Area will not be supported.
- (b) Small scale retail, business, tourist and community uses will be encouraged to establish within the village centres of Montville and Mapleton. It is intended that Montville will cater mainly for tourist related activities with Mapleton being the predominant local service centre.
- (c) Rural residential use will be limited to the major node identified at Flaxton and the smaller nodes centred on Hillfoot Lane, Honeysuckle Drive, Boongala Avenue, Karri Court and Ensby Road. It is intended that these areas will be retained exclusively for semi-rural living and that uses incompatible with this desired character and amenity of these areas will not occur. The establishment of new rural residential communities within the Planning Area is only envisaged as further development in the Flaxton area which is

master planned and takes into account the environmental values and characteristics of the area, and for which an over-riding community need and benefit has been established.³

- (d) The balance of the Planning Area will be retained generally in its current form with rural activities and low intensity tourist and rural accommodation uses being the predominant activities.

(2) Design Intent

- (a) Minimal change to the development pattern of this Planning Area is expected within the life of this Planning Scheme.
- (b) Montville, Mapleton and Flaxton will be retained as discrete, separate communities, having defined edges and being surrounded by large areas of open space.
- (c) In recognition of the unique scenic qualities of the Blackall Range and the traditional built form character of existing development, a specific Design Code has been developed for this Planning Area. The design code encourages the use of innovative, contemporary expressions of Queensland vernacular building style and aims to guide all aspects of the siting and design of new development. All assessable and self-assessable development is required to comply with this area specific code.

(3) Environmental Values

- (a) The major environmental assets of Linda Garrett Park, Mapleton Falls National Park, Kondalilla Falls National Park, Flaxton State Forest and the Lake Baroon Water Reserve form the cornerstone of the open space network which traverses this Planning Area. Development adjacent to or upstream of these assets will be required to incorporate appropriate environmental management measures to mitigate any potential environmental harm. In particular, Council will require that runoff from development sites is of the highest achievable standard based on the use of best practice water quality, sedimentation and pollution control devices. Council will also give consideration to innovative development proposals which provide additional protection to these environmental assets, either through dedication of adjoining vegetated land to consolidate the asset, or alternatively, through dedication of a significant habitat corridor linking to the asset.

³ Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

- (b) Significant environmental values (such as pockets of remnant rainforest and local waterways) have also been identified on private land within the Planning Area. New development will be required to protect or enhance these values.
- (c) Some parts of this Planning Area (generally the steeper slopes on the escarpment) are subject to geological instability. New development in affected areas will be required to demonstrate that the site is suited to the proposed development and can meet relevant construction standards. New development should also incorporate, where necessary, water management and landscape rehabilitation measures to reduce the potential for land slip incidence.
- (d) Parts of the Planning Area are identified as being good quality agricultural land as defined by State Planning Policy 1/92. New development on and adjacent to good quality agricultural land should seek to protect this land resource thereby ensuring its long term availability for horticultural use.
- (e) Many places within the Planning Area enjoy spectacular views of the coast or rural landscapes. New development will be designed and sited to minimise its impacts upon these views.

(4) Access & Movement

- (a) Mapleton-Montville Road and Woombye-Mapleton Roads are the major road links within the Planning Area and part of the Shire's arterial road network. New development is to protect the function, capacity and efficiency of these roads.
- (b) Development along these roads is also to take account of their role as scenic routes and is to be of a scale and nature which does not detrimentally impact upon their visual appeal and character.
- (c) Opportunities exist within the villages of Montville and Mapleton to extend and rationalise the existing pedestrian movement network. New development will take account of this network and will incorporate appropriate measures to contribute to the ongoing development of a safe, convenient and comfortable pedestrian movement system.

3.19.4 Statements of Desired Precinct Character

(1) Lake Baroon Catchment Area (*Precinct Class = Water Resource Catchment Area*)

Intent

Land within this designation lies within the catchment of Lake Baroon, a water supply body for both Maroochy Shire and Caloundra City.

The Precinct is mostly forested sloping to steeply sloping land. Some forested areas are broken up by a patchwork of grazing land which gives such areas more of a rural than a natural area character.

The intention of this Precinct is to protect valuable water resources in the Shire from pollution and to provide for the maintenance or improvement of the quality of surface or ground water entering the lake. Any proposal which introduces a potentially significant source of water contamination or other degradation into the catchment areas is considered contrary to the desired character of the Precinct and an undesirable environmental outcome.

It is intended that the area's rural or natural character be maintained, particularly through the retention, rehabilitation or enhancement of natural vegetation.

Development within the catchment should be very restricted and consistent with principles of sound water catchment area management. In particular, reference is made to the Lake Baroon Catchment Management Strategy.

It is intended, within this Precinct, to permit a limited range of rural and other ancillary uses, where they are undertaken in accordance with best management practices, to minimise impacts upon water quality.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Water Supply Catchment Area Precinct Class, provided they are undertaken in a manner which prevents unacceptable impacts upon runoff water quality.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality.

Landscape and Built Form

Any development in the catchment area is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;
- (c) the retention, rehabilitation or enhancement of vegetation in order to:
 - maintain soil stability, particularly on steep or slip prone areas,
 - achieve benefits to runoff water quality,
 - protect native flora and fauna, and
 - contribute to scenic quality;

- (d) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and that it remains ecologically sustainable;
- (e) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (f) pesticide and herbicide spraying that does not adversely impact on water quality;
- (g) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (h) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (i) any non-rural activities to integrate sensitively into their rural setting.

(2) Montville Village Centre *(Precinct Class = Village Centre)*

Intent

This Precinct includes the commercial and tourist centre of Montville. Development which is in keeping with the character of the existing tourist and commercial facilities in Montville is encouraged. The existing charm and tourist appeal of the Montville Village Centre is intended to be retained and enhanced. Uses are intended to comprise a mix of residential, commercial, tourist accommodation and tourist commercial activities. Limited community services, such as churches, halls and child care centres, may also be appropriate in the Village Centre.

A number of community parks are presently located within this Precinct. It is intended that any future development adjacent these parks would recognise their cultural, heritage and amenity values and address them accordingly.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Village Centre Precinct Class, provided they are undertaken in a manner which is consistent with the desired character and scale of premises within the Precinct.

In particular, preferred development includes Arts and craft centres, Shops and Restaurants, which enhance the tourist and village appeal of the centre.

Uses which detract from the centre's desired character, including Convenience restaurants, Fast food stores and larger scale retail uses, are not considered appropriate.

Landscape and Built Form

The village character of Montville should be reinforced and maintained, by reflecting and/or reinforcing the scale, massing and Queensland vernacular traditions of existing buildings and maintaining or upgrading the landscape character of these areas (including the treatment of road reserves and parking areas).

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

Preferred Maximum Density for multi-unit residential or mixed use premises

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
All sites	0.5	200

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

Maximum building height

- 2 storeys (but not more than 8.5 metres) where on land sloping not more than 15%
- 2 storeys (but not more than 10.0 metres) where on land sloping greater than 15%

(3) Montville Village Residential *(Precinct Class = Neighbourhood Residential)*

Intent

This Precinct comprises the residential and tourist accommodation areas that immediately surround the Montville Village Centre. It is intended that residential and tourist accommodation uses be established in this Precinct.

The Precinct also is adjacent to horticultural land, and there is the potential for land use conflicts to arise. It is intended that such conflicts be avoided or minimised through the incorporation of adequate buffering measures in new development.

It is intended to develop a significant area of park within the eastern portion of this Precinct. It is envisaged that this park will provide for a range of passive recreational opportunities, whilst providing for revegetation and rehabilitation of the headwaters of Kondalilla Falls.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class, predominantly Traditional houses on minimum 1500 or 3000 square metre lots (depending on effluent disposal method).

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

Accommodation building (for tourist accommodation)

- Art and craft centre
- Bed and breakfast
- Motel
- Restaurant
- Retirement village.

This Precinct also includes the Russell Family Park. This land is intended to be developed to provide valuable community benefit, whilst retaining the open space landscape character of the land.

Landscape and Built Form

The village character of Montville is to be reinforced and maintained, by reflecting and/or reinforcing the scale, massing and Queensland vernacular traditions of existing buildings and maintaining or upgrading the landscape character of these areas (including the treatment of road reserves and parking areas).

New development is to retain or improve residential amenity, and provide for the ecologically sustainable management of domestic wastewater.

In addition, land use conflicts with any established agricultural use, are to be avoided or minimised through use of buffering and other measures.

In particular, development is to be consistent with the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

The Russell Family Park is intended to be developed and used in a way that generally retains the open space landscape character of the land, but also provides opportunities for uses which benefit the adjacent Montville Village Centre and the entire Blackall Range community.

Preferred Maximum Density

The density of any new lot created in this Precinct shall be in accordance with the Code for Reconfiguring a Lot.

(4) Montville Horticulture (Precinct Class = Sustainable Horticultural Lands)

Intent

This area is to be preserved for horticultural uses and includes most areas of available identified Good Quality Agricultural Land. It is intended that the dominant land use be horticulture.

The Precinct is also adjacent to the environmentally sensitive Kondalilla Falls National Park. Any new development will be assessed having particular regard to potential adverse impacts on the park and any measures proposed to avoid or minimise such impacts.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment in a Sustainable Horticultural Lands Precinct.

Non - horticultural uses and the creation of additional lots are discouraged in the Precinct.

Landscape and Built Form

Any development in the Precinct is to provide for:

- buffering measures and/or best management practices which can avoid or minimise land use conflicts with any adjacent incompatible uses;
- any non-rural activities to be integrated sensitively into their rural setting; and
- the potential for environmental impacts on Kondalilla Falls National Park to be minimised by having regard to the environmental qualities of the park, and implementing appropriate environmental management measures to Council's satisfaction.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

(5) Montville Rural Residential (Precinct Class = Rural Residential)

Intent⁴

This Precinct comprises the area developed for rural residential purposes to the south of the Montville Village Centre. Most of the Precinct, except for the eastern most section, is also in the water catchment area of Lack Baroon which is a source of water supply to both Maroochy Shire and Caloundra City.

⁴ Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

The intent for the area is to remain rural residential, with an amenity that retains the best features of rural living close to urban facilities, with due regard given to water quality issues.

Development and use of premises needs to protect the valuable water resources from pollution or other degradation that could compromise the quality of surface or ground water entering the lake storage.

It is intended that the area's rural or natural character be maintained, particularly through the retention, rehabilitation or enhancement of natural vegetation.

Development within the catchment should be very restricted and consistent with principles of sound water catchment management. In particular, reference is made to Lake Baroon Catchment Management Strategy.

It is intended, within this Precinct, to allow for a limited range of rural uses, where they are undertaken:

- on larger lots to maintain the area's rural residential amenity and prevent land uses conflicts, and
- in accordance with best management practices to minimise impacts upon water quality.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential Precinct Class.

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

Landscape and Built Form

Any development within the Precinct is intended to provide for:

- (a) rural residential amenity to be maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the scenic values of forested areas to be respected;
- (d) the retention, rehabilitation or enhancement of vegetation in order to:
 - maintain soil stability, particularly on steep or slip prone areas,
 - achieve benefits to runoff water quality,
 - protect native flora and fauna, and
 - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way

of degrading water quality and it remains ecologically sustainable:

- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (g) pesticide and herbicide spraying that does not adversely impact on water quality;
- (h) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (i) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (j) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

(6) Montville North Rural (Precinct Class = General Rural Lands)

Intent

This area includes land containing significant vegetation or which has significant environmental constraints which limits the suitability of the area for more intense development. The Precinct also includes part of the entry road into Kondalilla Falls, and is adjacent to the National Park itself. The intent for the area is to limit land use to purposes which are sensitive to the physical, environmental and aesthetic constraints of the area.

It is intended that areas which are presently degraded will be rehabilitated in association with any proposed land uses in the area. It is further intended that fauna and flora and recreation corridors be established between the major public reserves.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands Precinct Class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

Landscape and Built Form

Any development within the Precinct is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;

(c) the retention, rehabilitation or enhancement of vegetation in order to:

- maintain soil stability, particularly on steep or slip prone areas,
- achieve benefits to runoff water quality,
- protect native flora and fauna, and
- contribute to scenic quality;

(d) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable:

(e) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;

(f) pesticide and herbicide spraying that does not adversely impact on water quality;

(g) the enhancement of Kondalilla Road, the prominent entrance road into the National Park, through appropriate screen planting, unobtrusive building form and siting, and suitably subdued signage;

(h) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;

(i) the potential for adverse environmental impacts on Kondalilla Falls National Park to be minimised by having regard to the environmental values of the park, and implementing appropriate environmental management measures;

(j) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and

(k) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

(7) Flaxton Local Centre (Precinct Class = Local Centre)

Intent

It is intended to formalise and expand the existing tourist commercial area at Flaxton. Provision is intended to be made for development which complements the small scale and low key nature of existing retail and tourist facilities and enhances the attraction of the area for tourists and residents, as well as providing for the convenience shopping and other local business and community needs of Flaxton residents.

The Precinct also includes part of the entry road into Kondalilla Falls. New development will be assessed

having particular regard to how any new premises presents to the road and how the development contributes to the desired character and functioning of the road.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Local Centre precinct class.

This development is intended to be generally in the form of tourist-oriented commercial and retail uses of a form and scale in keeping with the character of the surrounding rural residential areas.

Preferred development includes Arts and craft centres, Shops and Restaurants, which enhance the convenience and appeal of the centre to local residents and visitors.

Uses which detract from the character of the Blackall Range, including Convenience restaurants, Fast food stores, and larger scale retail uses, are not encouraged in this centre.

Landscape and Built Form

The village character of Flaxton is to be reinforced and maintained, by reflecting and/or reinforcing the scale, massing and Queensland vernacular traditions of existing buildings and maintaining or upgrading the landscape character of these areas (including the treatment of road reserves and parking areas).

Any development is also to enhance Kondalilla Road, the prominent entrance road into the National Park, through appropriate screen planting, street tree planting, unobtrusive building form siting, and subdued signage.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

Preferred Maximum Density for multi-unit residential or mixed use premises

Site Area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
All sites	0.5	200

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

Maximum building height

- 2 storeys (but not more than 8.5 metres) where on land sloping not more than 15%
- 2 storeys (but not more than 10.0 metres) where on land sloping greater than 15%

(8) Flaxton South Rural Residential (Precinct Class = Rural Residential)

Intent

This precinct comprises the area developed for rural residential purposes to the north of the Flaxton Local Centre.

The intent for the area is to remain rural residential, with an amenity that retains the best features of rural living close to urban facilities.

It is also intended that the rural or natural character be maintained, particularly through the retention, rehabilitation or enhancement of natural vegetation.

It is intended, within this precinct, to allow for a limited range of rural uses, where they are undertaken:

- on larger lots to maintain the area's rural residential amenity and prevent land uses conflicts, and
- in accordance with best management practices to minimise impacts.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential precinct class.

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

Landscape and Built Form

Any development within the precinct is intended to provide for:

- (a) rural residential amenity to be maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the scenic values of forested areas to be respected;
- (d) the retention, rehabilitation or enhancement of vegetation in order to:
 - maintain soil stability, particularly on steep or slip prone areas,
 - achieve benefits to runoff water quality,
 - protect native flora and fauna, and
 - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;

- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (g) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (h) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

**(9) Flaxton East Rural
(Precinct Class = Sustainable Horticultural Lands)**

Intent

In accordance with State Planning Policy 1/92, this area is to be preserved for horticultural uses in recognition of the identified Good Quality Agricultural Land that it contains. It is intended that the dominant use be horticulture.

Only where an overriding community need and benefit can be adequately demonstrated in accordance with the State Planning Policy, may land in this precinct be considered for development for rural residential purposes in accordance with a Local Area Master Plan or other Plan of Development approved by Council.

Any development is intended to have particular regard to the environmental values of the area such that an ecologically sustainable form of development is achieved.

If any rural residential development were to be approved in the precinct, the development would be required to have an amenity that retains the best features of rural living close to urban facilities, and retains and enhances the natural and scenic qualities of the Blackall Range, particularly through the retention, rehabilitation or enhancement of natural vegetation and preservation of open space corridors through the land, particularly along waterways/drainage lines.

It is intended that areas which are presently degraded will be rehabilitated in association with any proposed development.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Sustainable Horticultural Lands precinct class.

Non-horticultural uses and the creation of additional lots are discouraged in the precinct except in accordance with the intent stated above.

Landscape and Built Form

Any development within the precinct is intended to provide for:

- (a) the retention, rehabilitation or enhancement of vegetation in order to:

- maintain soil stability, particularly on steep or slip prone areas,
- achieve benefits to runoff water quality,
- protect native flora and fauna, and
- contribute to scenic quality;
- (b) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (c) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (d) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (e) land use conflicts with any adjacent incompatible use to be avoided or minimised through use of buffering and best management practices; and
- (f) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

**(10) Flaxton Mill Road
(Precinct Class = Rural Residential)**

Intent²

This precinct includes the existing rural residential areas to the north and south of the Flaxton Mill Road.

The intent for the area is to remain in rural residential use, with an amenity that retains the best features of rural living close to urban facilities.

It is also intended that the area's rural or natural character be maintained, particularly through the retention, rehabilitation or enhancement of natural vegetation.

It is intended, within this precinct, to allow for a limited range of rural uses, where they are undertaken:

- on larger lots to maintain rural residential amenity and avoid or minimise land use conflicts, and
- in accordance with best management practices.

² Development may be affected by Division 2 and 3 of the Regulatory provisions of the South East Queensland Regional Plan 2005-2026.

The precinct is also adjacent to the environmentally sensitive Kondalilla Falls National Park. Any new development will be assessed having particular regard to any potential adverse impacts on the park and how such impacts are proposed to be avoided or minimised.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential precinct class.

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

Undesirable uses are those which disrupt the rural residential amenity of the area. These uses include a reception centre, community hall, church and other like development.

Landscape and Built Form

Any development for rural residential purposes within the precinct is to provide for:

- (a) rural residential amenity to be maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the scenic values of forested areas to be respected;
- (d) the retention, rehabilitation or enhancement of vegetation in order to:
 - maintain soil stability, particularly on steep or slip prone areas,
 - achieve benefits to runoff water quality,
 - protect native flora and fauna, and
 - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (g) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (h) the potential for adverse environmental impacts on Kondalilla Falls National Park to be minimised by having regard to the environmental values of the park, and implementing appropriate environmental management measures;
- (i) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and

- (j) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

(11) Flaxton North Rural (Precinct Class = Sustainable Horticultural Lands)

Intent

In accordance with State Planning Policy 1/92, this area is to be preserved for horticultural uses in recognition of the identified Good Quality Agricultural Land that it contains. It is intended that the dominant use be horticulture.

Only where an overriding community need and benefit can be adequately demonstrated in accordance with the State Planning Policy, may land in this precinct be considered for development for rural residential purposes in accordance with a Local Area Master Plan or other Plan of Development approved by Council.

Any development is intended to have particular regard to the environmental values of the area such that an ecologically sustainable form of development is achieved.

If any rural residential development were to be approved in the precinct, the development would be required to have an amenity that retains the best features of rural living close to urban facilities, and retains and enhances the natural and scenic qualities of the Blackall Range, particularly through the retention, rehabilitation or enhancement of natural vegetation and preservation of open space corridors through the land, particularly along waterways/drainage lines.

It is intended that areas which are presently degraded will be rehabilitated in association with any proposed development.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Sustainable Horticultural Lands precinct class.

Non-horticultural uses and the creation of additional lots are discouraged in the precinct except in accordance with the intent stated above.

Landscape and Built Form

Any development within the precinct is intended to provide for:

- (a) the retention, rehabilitation or enhancement of vegetation in order to:
 - maintain soil stability, particularly on steep or slip prone areas,
 - achieve benefits to runoff water quality,
 - protect native flora and fauna, and
 - contribute to scenic quality;
- (b) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (c) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (d) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (e) land use conflicts with any adjacent incompatible use to be avoided or minimised through use of buffering and best management practices; and
- (f) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

(12) Kondalilla Forest Residential (Precinct Class = Rural Residential)

Intent

The Kondalilla Forest Residential Precinct comprises land where the existing vegetation (predominantly rainforest and brush box / tallowwood / flooded gum ecotonal forest) is of a nature where some level of development can occur while maintaining the integrity of the habitat.

It is intended that the natural character be maintained through the retention, rehabilitation and enhancement of natural vegetation.

In this precinct, it is intended to allow for rural residential development, but only of a nature and scale which maintains the sustainability of the representative vegetation communities existing on the land. It is further intended that fauna corridors be maintained through habitat protection, restrictions on clearing and appropriate lot layout.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential precinct class.

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

Landscape and Built Form

Any development for rural residential purposes within the precinct is intended to be master planned to Council's satisfaction and provide for:

- (a) rural residential amenity to be created and/or maintained;
- (b) retention of the area's natural forested character;
- (c) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (d) flora and fauna corridors through the area by avoiding or minimising disturbance to native vegetation, appropriate lot layout, appropriate building siting and design and additional vegetation planting;
- (e) the scenic values of forested areas to be respected;
- (f) the retention, rehabilitation or enhancement of vegetation in order to:
 - maintain soil stability, particularly on steep or slip prone areas,
 - achieve benefits to runoff water quality,
 - protect native flora and fauna, and
 - contribute to scenic quality;
- (g) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (h) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (i) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (j) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

(13) Ensby Road Rural Residential (Precinct Class = Rural residential)

Intent⁶

This Precinct comprises the existing rural residential area surrounding the intersection of Mapleton - Montville Road and Ensby Road.

The intent for the area is to remain in rural residential use, with an amenity that retains the best features of rural living close to urban facilities.

It is also intended that the area's rural or natural character be maintained, particularly through the retention, rehabilitation or enhancement of natural vegetation.

It is intended, within this Precinct, to allow for a limited range of rural uses, where they are undertaken:

- on larger lots to maintain rural residential amenity and avoid or minimise land use conflicts, and
- in accordance with best management practices.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential Precinct Class.

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

Landscape and Built Form

Any development for rural residential purposes within the Precinct is to provide for:

- (a) rural residential amenity to be maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the scenic values of forested areas to be respected;
- (d) the retention, rehabilitation or enhancement of vegetation in order to:
 - maintain soil stability, particularly on steep or slip prone areas,
 - achieve benefits to runoff water quality,
 - protect native flora and fauna, and
 - contribute to scenic quality;

⁶ Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (g) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (h) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (i) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

(14) Mapleton South Rural (Precinct Class = General Rural Lands)

Intent

This area includes land containing significant vegetation or which has significant environmental constraints which limits the suitability of the land for more intense use. The intent for the area is to limit the use of land to purposes which are sensitive to the physical, environmental and aesthetic constraints of the area.

It is intended that areas which are presently degraded will be rehabilitated in association with any proposed new land use in the area. It is further intended that fauna and flora and recreation corridors be established between the major public reserves.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands Precinct Class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

It is intended that areas be retained for general rural purposes and remain undeveloped for either rural residential or urban purposes.

Landscape and Built Form

Any development within the Precinct is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;
- (c) the retention, rehabilitation or enhancement of vegetation in order to:
 - maintain soil stability, particularly on steep or slip prone areas,
 - achieve benefits to runoff water quality,
 - protect native flora and fauna, and
 - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (g) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (h) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (i) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

(15) Mapleton Rural Residential (Precinct Class = Rural Residential)

*Intent*⁷

This Precinct comprises pockets of existing rural residential development around the Mapleton township.

The intent for the area is to remain in rural residential use, with an amenity that retains the best features of rural living close to urban facilities.

It is also intended that the area's rural or natural character be maintained, particularly through the retention, rehabilitation or enhancement of natural vegetation.

⁷ Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

It is intended, within this Precinct, to allow for a limited range of rural uses, where they are undertaken:

- on larger lots to maintain rural residential amenity and avoid or minimise land use conflicts, and
- in accordance with best management practices.

The Precinct is also adjacent to horticultural land and there is potential for land use conflicts to arise. It is intended that such conflicts be avoided or minimised through the incorporation of adequate buffering measures in new development.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential Precinct Class.

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

Landscape and Built Form

Any development for rural residential purposes within the Precinct is to provide for:

- (a) rural residential amenity to be maintained;
- (b) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (c) the scenic values of forested areas to be respected;
- (d) the retention, rehabilitation or enhancement of vegetation in order to:
 - maintain soil stability, particularly on steep or slip prone areas,
 - achieve benefits to runoff water quality,
 - protect native flora and fauna, and
 - contribute to scenic quality;
- (e) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (g) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;

- (h) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (i) non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

(16) Mapleton Village Residential (Precinct Class = Neighbourhood Residential)

Intent

This Precinct comprises the residential areas that immediately surround the Mapleton Village Centre. Further urban consolidation and development is intended to occur in this area.

The Precinct also is adjacent to horticultural land, and there is the potential for land use conflict to arise. It is intended that such conflicts be avoided or minimised through the incorporation of adequate buffering measures in new development.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class, predominantly Traditional houses on minimum 1500 or 3000 square metre lots (depending on effluent disposal methods).

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Bed and breakfast
- Retirement village.

Landscape and Built Form

The village character of Mapleton is to be reinforced and maintained, by reflecting and/or reinforcing the scale, massing and Queensland vernacular traditions of existing buildings and maintaining or upgrading the landscape character of these areas (including the treatment of road reserves and parking areas).

New development is to retain or improve residential amenity, and provide for the ecologically sustainable management of domestic wastewater.

In addition, land use conflicts with any established agricultural use, through use of buffering and other measures, are to be avoided or minimised.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code.

Preferred Maximum Density

The density of any new lot created in this Precinct shall be in accordance with the Code for Reconfiguration of a Lot.

(17) Mapleton Village Centre (Precinct Class = Village Centre)

Intent

This area is intended to be the business and community centre of Mapleton. Development which is consistent with and/or strengthens the character of existing premises in the Village Centre is intended. Limited community services, such as churches, halls and child care centres, may also be appropriate in this Precinct. New development is to complement the scale of existing retail and other commercial facilities and enhance the attraction of the area for local residents and visitors alike, by providing for the local and convenience shopping and other business and community needs of the Mapleton community.

The Precinct also includes the Lilly Ponds Parkland adjacent to the business area. This is intended to remain as an attractive local park for the community.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Village Centre Precinct Class, provided they are undertaken in a manner which is consistent with the desired character and scale of premises within the Precinct.

In particular, preferred development includes Arts and craft centres, Shops and Restaurants which enhance the tourist and village appeal of the centre.

Uses which detract from the centre's desired character, including Convenience restaurants, Fast food stores and larger scale retail uses, are not considered appropriate.

The Lilly Ponds Parkland is to be retained for park purposes.

Landscape and Built Form

The village character of Mapleton is to be reinforced and maintained, by reflecting and/or reinforcing the scale, massing and Queensland vernacular traditions of existing buildings and maintaining or upgrading the landscape character of these areas (including the treatment of road reserves and parking areas).

The Lilly Ponds Parkland will be maintained as an attractive open space.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

Preferred Maximum Density for multi-unit residential or mixed use premises

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
All sites	0.5	200

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

Maximum building height

- 2 storeys (but not more than 8.5 metres) where on land sloping not more than 15%
- 2 storeys (but not more than 10.0 metres) where on land sloping greater than 15%

(18) Mapleton Forest Residential
(Precinct Class = Rural residential)

Intent⁸

The Mapleton Forest Residential Precinct comprises land where the existing vegetation (predominantly rainforest and brush box / tallowood / flooded gum ecotonal forest) is of a nature where some level of development can occur while maintaining the integrity of the habitat.

It is intended that the natural character be maintained through the retention, rehabilitation and enhancement of natural vegetation.

In this Precinct, it is intended to allow for rural residential development, but only of a nature and scale which maintains the viability of the representative vegetation communities existing on the land. It is further intended that fauna corridors be maintained through habitat protection, restrictions on clearing and appropriate lot layout.

The Precinct is also adjacent to Linda Garrett Park, which is environmentally sensitive. Development on a site which shares a boundary with the park will be assessed having particular regard to likely impacts on the park and whether or not pedestrian access is, or should be, provided from this Precinct to the park.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential Precinct Class.

⁸ Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

Urban and other than domestic scale rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impact on water quality and rural residential amenity.

Landscape and Built Form

Any development for rural residential purposes within the Precinct is intended to be master planned to Council's satisfaction and provide for:

- rural residential amenity to be created and/or maintained;
- retention of the area's natural forested character;
- the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- flora and fauna corridors through the area by avoiding or minimising disturbance to native vegetation, appropriate lot layout, appropriate building siting and design and additional vegetation planting;
- the scenic values of forested areas to be respected;
- the retention, rehabilitation or enhancement of vegetation in order to:
 - maintain soil stability, particularly on steep or slip prone areas,
 - achieve benefits to runoff water quality,
 - protect native flora and fauna, and
 - contribute to scenic quality;
- the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;
- earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- avoiding or minimising the potential for adverse environmental impacts on Linda Garrett Park by having regard to the environmental and open space values of the park and implementing appropriate environmental management measures;
- land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

(19) Mapleton West Rural (Precinct Class = General Rural Lands)

Intent

This Precinct comprises areas of agricultural land, potentially water logged lands, and forested areas, all of which have important rural characteristics. These areas are important as passive bushland and rural landscape providing an attractive backdrop to the Blackall Range as a whole.

The Precinct is also adjacent to the environmentally sensitive Mapleton Falls National Park. Development will be assessed having particular regard to potential adverse environmental impacts on the park and what measures are proposed to avoid or minimise such impacts.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands Precinct Class, provided they are undertaken in a manner which avoids or minimises land use conflicts and retains or enhances the area's environmental values.

It is intended that areas be retained for general rural purposes and remain undeveloped for either rural residential or urban purposes.

Landscape and Built Form

Any development within the Precinct is intended to provide for:

- (a) the adequate protection of areas of habitat identified as having conservation significance such that they remain ecologically sustainable;
- (b) the scenic values of forested areas to be respected;
- (c) the retention, rehabilitation or enhancement of vegetation in order to:
 - maintain soil stability, particularly on steep or slip prone areas,
 - achieve benefits to runoff water quality,
 - protect native flora and fauna, and
 - contribute to scenic quality;
- (d) the treatment and disposal of sewage effluent such that it does not cause environmental harm by way of degrading water quality and it remains ecologically sustainable;

- (e) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site;
- (f) a landscaped treatment to the Mapleton - Montville Road which screens development and retains and enhances the tourist appeal and landscape character currently experienced along this scenic route;
- (g) land use conflicts from any proposed or established agricultural use to be avoided or minimised through use of buffering and best management practices; and
- (h) any non-rural activities to integrate sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

(20) Mapleton Horticulture (Precinct Class = Sustainable Horticultural Lands)

Intent

This area is to be preserved for horticultural uses and includes most areas of available identified Good Quality Agricultural Land. It is intended that the dominant land use be horticulture.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Sustainable Horticultural Lands Precinct Class.

Non - horticultural uses and the creation of additional lots are discouraged in the Precinct.

Landscape and Built Form

Any development in the Precinct is to provide for:

- buffering measures and/or best management practices which can avoid or minimise land use conflicts with any adjacent incompatible uses; and
- any non-rural activities to be integrated sensitively into their rural setting.

In particular, development is to be consistent with the relevant provisions of the Blackall Range Local Area Code (found in Volume 4 of this Planning Scheme).

(21) Linda Garret Park
(Precinct Class = Special Purpose)

Intent

This Precinct comprises Linda Garrett Park. It is intended that the park be retained as an attractive community facility.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class, in this case public parkland.

Landscape and Built Form

The existing character and qualities of the park are to be maintained and enhanced.