

3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

Any development within the vicinity of the Eumundi Kenilworth Road and Kenilworth Brooloo Road should maintain the rural character and aesthetics of the area, with any buildings and structures suitably designed and sited, including large building setbacks, rural architecture, minimal signage, and landscaping with large trees. In particular, the rural setting and views experienced around rest areas and lookouts should be retained.

Any development which is on a site adjacent to a State Forest should have regard to the environmental and management issues of the adjacent forest, in particular bushfire management.

(2) Mary River Valley Pastoral (Precinct Class = Sustainable Pastoral Lands)

Intent

This precinct comprises pockets of land in the northern foothills of the Blackall Ranges. Included within this precinct are areas of alluvial land that are particularly valuable for pastoral uses. A major use of land within this precinct is dairying, reflecting the areas of good quality grazing land and sizeable land holdings.

Tributary creeks to the Mary River flow through the sections of the precinct. The Mary River system represents an important water and environmental resource within the Shire and the region. It is intended that the precinct be managed consistent with the principles of the Mary River Catchment Strategy, and ensure sustainable land management and improvement in water quality.

The intention of the precinct is to provide mainly for the sustainable use of good quality grazing land. It is intended to protect the area for pastoral production, particularly dairying, from inappropriate development, such as lot reconfiguration which fragments land holdings, and urban and semi-rural land uses.

Recreation and leisure facilities exist within this precinct predominantly in the form of roadside picnic and rest areas and scenic lookout points. These are areas of significant value to both the local and regional community, and enable local people and visitors to experience the attractive rural atmosphere of the area. The Eumundi Kenilworth Road and Kenilworth Brooloo Road are significant and scenic tourist routes in the Shire, and it is intended that the scenic rural qualities experienced from this road be retained.

Belli Picnic Shop on the corner of Brown and Eumundi Kenilworth Roads is the only local convenience store in the Planning Area, and is located within this precinct. This store services the local community and tourists, and is an important 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 Sustainable Pastoral Lands precinct class, provided they are undertaken in a manner which avoids or minimises land use conflicts, retains or enhances the area's environmental values, and sensitively integrates into the rural setting.

Residential, commercial, industrial and rural residential uses are not considered consistent with the intent and desired character of this precinct. In addition, lot reconfiguration which fragments land holdings is inappropriate.

There may also be opportunities for small scale tourist uses such as Bed and breakfast, where they are sensitively integrated into the rural setting. Large scale, intensive uses which are proposed to attract tourists are likely to detract from the general rural amenity and character, and pastoral production, of the precinct and are considered inappropriate.

In addition, intensive rural uses, any uses such as Intensive animal husbandry and Rural service industry, should not be located in those parts of the precinct in close proximity to Kenilworth township so as to avoid land use conflict.

It is not envisaged that there be any major expansion of, or additions to, the Belli Picnic Shop. Rather new commercial uses should be centrally located in Kenilworth or Eumundi where they are conveniently accessible.

Council may investigate the opportunity to expand the Kenilworth showgrounds if the opportunity arises.

Landscape and Built Form

Rural uses should be carried out in ways which are consistent with principles of sustainable land management. Reference is made to the Codes for Rural Development and Use contained in Volume 4 of this Planning Scheme.

Any new development should provide for the protection of the environmental values of the Mary River and its tributaries. This includes the preservation of the quality of water entering the river and creeks, and the preservation of vegetation along waterways and over steep land in order to prevent erosion and maintain habitat corridors along the river and creeks.

As far as practicable, any new development should occur within already cleared areas and provide for preservation or enhancement of remnant vegetation along waterways and on steeper elevated lands.

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Any development which is on a site adjacent to a State Forest should have regard to the environmental and management issues of the adjacent forest, in particular bushfire management.

(3) Mary River Valley State Forests and National Park *(Precinct Class = Special Purpose)*

Intent

This precinct comprises:

- the western and central parts of the Mapleton State Forest in the centre of the Shire's rural hinterland;
- the large Conondale State Forest in the south-western corner of the Shire, west of Kenilworth; and
- National Park 1100 at the south-western corner of the Shire adjoining the southern boundary of the Conondale State Forest.

The precinct is extensively vegetated with forestry and conservation the predominant land use activities. The precinct is of significant ecological and conservation value both locally and regionally due to the native forest.

The forested areas within this precinct provide natural habitat for many species of native flora and fauna. Within the precinct, rare vegetation communities exist, including an important large representation of the upland Scribbly Gum community, an area of *Eucalyptus montivaga* which is of particular conservation value, as well as remnant rainforest and blackbutt.

As well as its environmental and conservation values, the precinct has significant tourism, leisure and recreational value. A number of camping and recreation facilities exist within the State Forest which provide an important recreational and tourism resource. These facilities include the camping areas at Boolumbah and Charlie Moreland State Forests, Boolumbah Waterfalls, Fig Tree Boardwalk, the trail motorbike area at Gheerulla and various walking trails. The continuation of these low scale facilities is envisaged.

However it is not envisaged that high impact facilities, such as tourist resorts, shops or large structures, be located in the precinct. Rather, if necessary, these facilities should be located in adjacent rural areas or in Kenilworth.

It is intended that the precinct be managed by the State government in accordance with relevant legislation to ensure:

- retention of ecological and scenic values;
- sustainable management of forestry reserves; and

- an appropriate level of recreation facilities to provide tourism benefits at a level that is in keeping with sustaining the ecological values of the precinct.

Preferred and Acceptable Uses

Preferred uses within this precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose precinct class, in this case State Forestry and National Park.

Any uses which detract from the natural and scenic qualities of the precinct are considered unacceptable in this precinct.

Commercial or residential uses, such as Shops and Integrated resorts and other high impact tourist facilities, are inappropriate in this precinct. Any commercial or residential uses which are considered necessary to support recreational and tourism use of the precinct, should be located outside of the precinct in adjacent rural areas, or in the case of commercial uses, located in Kenilworth township where they are conveniently accessible.

Landscape and Built Form

Any new development should be that which serves to protect and / or enhance the ecological and scenic values of the area and / or to manage recreational impacts. Management should ensure:

- retention of ecological and scenic values,
- sustainable management of forestry reserves, and
- an appropriate level of recreation facilities to provide tourism benefits at a level that is in keeping with sustaining the environmental values of the precinct.

Any new development should also provide for the protection of the environmental values of the Mary River and its tributaries. This include the preservation of the quality of water entering the river and creeks, and the preservation of vegetation along waterways and over steep land in order to prevent erosion and maintain habitat corridors along the river and creeks.