

3.25 Planning Area No. 25 – Northern Coastal Plains

3.25.1 Location and Role

This Planning Area includes the most northern parts of the Shire extending from the coastal plains adjacent to Lake Weyba, west to the Bruce Highway and the outskirts of Eumundi township.

The Planning Area includes valuable cane and other rural land, significant rural residential areas as well as part of the water catchments of Lake Weyba and Lake MacDonald (the water supply for adjacent Noosa Shire). Part of the Lake Weyba Section of Noosa National Park is also located within this Planning Area. The Planning Area provides a very attractive rural and vegetated landscape in close proximity to coastal urban areas. The major arterial roads of the Sunshine Motorway and Eumundi-Noosa Road also pass through this Planning Area.

These roads provide important routes for residents and tourists in the Shire, and it is critical that favourable impressions be retained from these routes so as to maintain their resident and tourist appeal. The existing rural landscape in this Planning Area provides an attractive and positive impression.

3.25.2 Vision Statement

(1) It is intended that:

the Northern Coastal Plains Planning Area will retain its natural and rural landscape attributes, dominated by Noosa National Park, Lake Weyba, large tracts of remnant vegetation and a mosaic of rural activities. The protection of the natural and rural attributes of this Planning Area will ensure that the Coastal Plains remains a naturally attractive rural area which provides a pleasant gateway to the Shire and a meaningful contrast to the Shire's urban areas and the urban communities located in Noosa Shire to the north.

(2) This will be achieved by:

- (a) measures which retain the rural and open space amenity and landscape of the Planning Area;
- (b) preventing the fragmentation or other alienation of good quality agricultural land;
- (c) providing for further sustainable rural residential development centred on the gazetted locality of Doonan;
- (d) preventing new development or intensification of existing land uses in the Lake Weyba and Lake MacDonald water catchment areas, and ensuring any development is compatible with the water quality and other environmental values of these catchment areas;

- (e) preventing urban uses and urban style development from encroaching into the Planning Area and degrading its natural/rural character;
- (f) preventing new commercial, industrial or related uses from establishing along the arterial routes of Eumundi-Noosa Road or Sunshine Motorway thereby degrading the rural character of the area and the traffic function of the roads;
- (g) promoting the establishment of a small local centre as a community focus for the existing rural residential community centred around Doonan.

3.25.3 Key Character Elements

(1) Rural Landscape

- (a) Any new development in the Planning Area is to provide for the rural landscape character to be retained, through low density of development, retention of vegetation, provision of large building setbacks to road frontages and the use of architectural styles which respond to and reflect the rural setting.
- (b) Further rural residential development at Doonan should be sensitive to and in keeping with the area's landscape values, including landform, vegetation and drainage patterns.
- (c) A community focus is desired at the location of existing commercial development along Eumundi-Noosa Road between Beddington Road and the Shire boundary. Uses able to create a community focus to balance existing commercial development in the locality are intended. Such uses are to be designed to improve the Shire's image at this gateway location, bring cohesiveness to the area's existing ad-hoc appearance, respect the rural character of the area, and improve traffic movement.
- (d) The water catchments of Lake MacDonald and Lake Weyba are to be protected from adverse impacts of new development and intensification of existing development.

(2) Settlement Pattern

- (a) Areas of good quality agricultural land are to be retained for agricultural production and not displaced by other land uses.
- (b) Further sustainable rural residential development is suitable within the existing rural residential area defined by the Strategic Plan subject to siting and design to Council's satisfaction.
- (c) Community uses are encouraged at the location of existing commercial premises along Eumundi-Noosa Road between Beddington Road and the Shire boundary. Such premises are to promote the

creation of a community focus to balance existing commercial uses in the locality. Such premises are to promote a community focus, be designed to improve the Shire's image at a gateway location, bring cohesiveness to the area's existing ad-hoc appearance, respect the area's rural character and improve traffic movement. Uses which would be desirable include public halls, sporting fields, a community and arts centre or the like.

- (d) Development for urban purposes and any form of premises which have an urban character, style or form are considered to be contrary to the desired rural and natural character of this Planning Area.
- (e) Commercial, industry, service industry or related uses are inconsistent with the desired character of this Planning Area. In particular, the further proliferation of development for such purposes along Noosa-Eumundi Road is not considered acceptable. The existing commercial and service industrial uses that exist on Noosa-Eumundi Road (between Beddington Road and the northern Shire boundary) provide sufficient scope for facilities to service the Planning Area and additional floorspace is unwarranted. No new additional premises expansion of existing commercial and service industry premises are envisaged in this area.

(3) Environmental Values¹²

- (a) The water catchment areas of Lake Weyba and Lake MacDonald are to be managed to optimise runoff water quality, particularly through:
 - limitation of new development or intensification of existing development;
 - retention of vegetation, particularly adjacent to waterways and major drainage lines;
 - use of best environmental and land management practices;
 - use of best practice waste (including on-site effluent) disposal methods.
- (b) Any development of land adjacent to Noosa National Park is to be sympathetic to the environmental values of the National Park and is to protect those values through appropriate management measures such as buffers, fire breaks, etc.

¹² Development in koala habitat areas is to be assessed against the koala conservation criteria contained in the Nature Conservation (Koala) Conservation Plan 2005 and Management Program 2005-2015 or the Conservation Plan, Interim Guideline: Koalas and Development. Koala habitat areas are identified in these documents.

- (c) Rural residential development is to retain extensive tree cover, particularly on elevated lands, roadsides and waterways so as to protect the environmental values and landscape character of the Planning Area.
- (d) The banks and foreshores of Lake Weyba are to remain in public ownership, where existing. Any new development on land parcels that have private frontage to Lake Weyba should dedicate lake frontage into public tenure.
- (e) Some parts of the Planning Area are either in or adjacent to a declared Fish Habitat Area. These Fish Habitat Areas are located along major waterways in the Shire and are declared by the State government as being critical breeding and feeding areas for fish. The values of Fish Habitat Areas are to be protected, and any development that could affect any such area is to meet State government requirements.

(4) Access and Movement

- (a) The traffic functions of the Sunshine Motorway and the Eumundi-Noosa Road are to be protected. New development is not to create or contribute to unacceptable traffic conflicts on these roads. New development is to facilitate any planned upgrading of these roads, as the roads are important components of the regional traffic system, and their optimal operation is essential to efficient regional transportation.
- (b) Development along these major road corridors is to ensure adequate buffering is provided, especially to noise sensitive uses. It is desired that the road corridors and land immediately adjacent to road corridors be landscaped with mature vegetation.

3.25.4 Statements of Desired Precinct Character

(1) Lake MacDonald Catchment Area (Precinct Class = Water Resource Catchment Area)

Description

Lake MacDonald is situated on Six Mile Creek wholly within Noosa Shire. It provides the primary source of water for many parts of Noosa Shire.

The lake is managed as a "water supply catchment". The southern part of the lake's physical catchment area falls within Maroochy Shire. This catchment area is characterised by deforested pastures on moderately to steeply sloping lands.

A small amount of rural residential development has occurred in the Precinct in the past.

Intent

The intention of this Precinct is to protect the valuable water and other ecological resources in the region from pollution and to provide for the maintenance or improvement of the quality of surface or ground water entering Lake MacDonald. Any proposal which introduces a potentially significant source of water contamination or other degradation into the catchment area 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, restoration or enhancement of natural vegetation, particularly along waterways and major drainage lines.

Development within the catchment should be very restricted and consistent with principles of sound water catchment area management.

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

Preferred and Acceptable Uses

Preferred uses within this Precinct are State forestry and those uses 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.

While the existing areas used for rural residential purposes are to be recognised, no additional areas are intended to be developed for such use.

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.

(2) Eumundi Range Road South *(Precinct Class = General Rural Lands)*

Description

This Precinct includes a pocket of rural, relatively steeply sloping, lands around the North Coast railway line at the northern boundary of the Shire. While it is outside the area shown for possible rural residential development on the Strategic Plan map, rural residential sized lots have in the past been created along ridge lines. Some small tree cropping occurs on the flatter land around the North Maroochy River. This Precinct contains land which is partially designated Agricultural Protection as recognised by the Strategic Plan.

Intent

While parts of this Precinct contain good quality agricultural land, the land holdings within the Precinct are probably too small and sloping to allow for commercial rural production of any significance. However, proposals for non-rural purposes need to address State Planning Policy 1/92 and associated Planning Guidelines.

It is intended to allow for a wide range of rural activities within this Precinct, while favourable consideration could be given to other "broadhectare" activities that are compatible with a rural setting and do not require urban services and infrastructure. Any development for non-rural purposes should provide for the development to be sensitively integrated into its rural setting.

Any new development should provide for the protection of the environmental values of the North Maroochy River. This is intended to include preservation of the quality of water in and entering the river, preservation of the river banks from erosion, and maintenance of a sustainable vegetation corridor along the river.

Any development of premises within the vicinity of the Bruce Highway should set any buildings and structures well back from the road and maintain the Highway's generally rural setting. Where vehicle access is to be sought from the Highway, the approval of the relevant State government department will need to be obtained.

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.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this Precinct.

(3) Northern Coastal Canelands (Precinct Class = Sustainable Cane Lands)

Description

This Precinct contains coastal lowlands around Doonan Creek to the south-west of the Lake Weyba water catchment area, and along the North Maroochy River adjoining Eumundi. These lowlands are predominantly under sugar cane production. Much of the area has been identified as having “good quality agricultural land” which is indicated on the Strategic Plan map. Little fragmentation of land holdings has occurred.

Some remnant vegetation areas at the edges of the Precinct are in core conservation areas that contain highly restricted vegetation communities including wallum heathlands, paperbark forest and Scribbly gum eucalypt forest.

The Precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Intent

The land in this Precinct is intended to be used predominantly for cane and other agricultural production. The Precinct adjoins rural residential and intended urban areas and there is the potential for land use conflicts to arise. It is intended that such conflict potential be addressed through use of best land management practices and through buffering measures incorporated in any new rural residential or urban development in the adjoining Precincts.

No further significant fragmentation of land holdings is intended in this Precinct.

Any new development should provide for the protection of the environmental values of the waterways and significant remnant vegetation communities in the Precinct. This is intended to include providing for acceptably high standards of water draining from farmlands, prevention or minimisation of sedimentation and erosion, maintenance of sustainable vegetation corridors along the river, other waterways and major drainage lines, and protection of areas of ecologically significant vegetation communities from disturbance or other adverse impacts.

Development is to have regard to the declared Fish Habitat Area within, or close to, the Precinct. Development over or near the declared area is to protect the area’s ecological integrity and comply with the relevant requirements of the State government.

Council may investigate (if the opportunity arises) a portion of the land to the east of this Precinct, within

the vicinity of the Coolum State School, be developed for the purposes of a sporting reserve to address the recreational requirements of the district future active recreational needs.

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 Cane 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.

Neither urban nor rural residential uses are considered consistent with the intent and desired character of this Precinct.

(4) Doonan (Precinct Class = Rural Residential)

Description

This Precinct includes the large rural residential and semi-rural areas located north-east of Eumundi. The Precinct is located around the Noosa Eumundi Road and defined by the North Coast Rail line, Sunrise Road, Verriedale State Forest and the Shire boundary.

The Precinct primarily comprises undulating terrain with flatter plains in the eastern parts around the Noosa Valley Golf Course and Doonan Creek.

The Precinct comprises a major part of the scenic corridor between Eumundi and Noosa.

The western part of the Precinct supports rainforest remnants. The vegetation cover is fragmented and thinned in many areas, particularly along the gullies and valley floors. In contrast, ridgelines support dense vegetation. This vegetation mosaic represents a significant environmental connection through to Noosa Shire.

The southern part of the Precinct includes fragmented forest areas which provide an environmental link between the hinterland and the coastal lowlands across the northern part of the Shire.

Intent

It is intended to provide for continued rural residential and rural activities which are appropriate to the undulating bushland and coastal lowland settings characterising the Precinct.

The intent for the area is that it remain predominantly used for rural residential purposes in ways that are sustainable in terms of the area’s environmental values and physical capacities. This requires consideration of issues of:

- environmentally sustainable waste and effluent management;
- protection of sensitive habitats;

- minimisation of landform alteration, potential for groundwater contamination, bushfire hazard, vegetation clearing, and erosion; and
- management of declared and other environmental weeds.

The Precinct is intended to provide for semi-rural living in a bushland setting which is easily accessible to commercial, community services and other urban facilities at Eumundi

Along the Eumundi-Noosa Road, uses which create or contribute to “ribbon development” (and thereby reduce the road’s scenic qualities and can compromise the road’s safety and capacity), will not be supported.

A community focus is desired at the location of existing commercial uses along Eumundi-Noosa Road between Beddington Road and the Shire boundary. Uses able to create a community focus by providing a wider range of community activities which complement existing commercial uses in the locality are intended.

The Precinct adjoins existing and preferred cane farming lands. As a result, there is a 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 development which creates additional lots or new premises on land adjoining productive rural land.

Preferred and Acceptable Uses

Preferred uses within the Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Rural Residential Precinct Class. Detached housing and ancillary uses, including domestic-scale rural activities, on lots generally without reticulated water and sewerage, are expected to predominate.

A limited range of rural activities may be considered in the Precinct, where they are undertaken:

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

Urban and intensive rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impacts on landscape values and rural residential amenity. In particular, the further proliferation of commercial, industry, service industry or related uses along Eumundi Noosa Road is not considered acceptable. The existing commercial and service industrial uses that exist on Eumundi Noosa Road (between Beddington Road and the northern Shire boundary) provides sufficient scope for facilities to service the Planning Area and additional floorspace is unwarranted. No new development nor expansion of existing commercial and service industry use is envisaged in this area.

Some local community uses may be appropriate in this area between Beddington Road and the northern Shire boundary to balance commercial uses in this area, and promote a community focus. Uses which would be desirable include public halls, sporting fields and a community arts and craft centres, or the like. Such uses would need to demonstrate that they fulfill a local need (rather than rely on visitation from passing traffic).

Landscape and Built Form

The location, siting and design of premises should provide for the ecologically sustainable development and use of land by providing that:

Environment

- development is sympathetic to the characteristics and capacity of the physical and natural environment through environmentally sensitive design and construction techniques,
- development occurs as much as possible in existing cleared areas and minimises further fragmentation of remnant native and other mature vegetation,
- rainforest areas and rare and threatened species are protected,
- significant areas of remnant and habitat vegetation are retained as far as practical, particularly on steep slopes, along corridors running north into Noosa shire, and along ridgelines, roadways and waterways,
- fragmented vegetated communities are progressively restored;

Amenity and Character

- rural residential amenity is maintained,
- the area’s scenic and natural forested character is respected,
- development remains subordinate to the natural landscape and unobtrusive when viewed from major roads and prominent public vantage points,
- landscape treatment to the Noosa Eumundi Road and other major roads and the North Coast Rail line screens development and retains the bushland character currently experienced along these scenic routes,
- colours and building materials minimise visual contrast and reflectivity;

Hazard Management

- adequate measures are incorporated in the design and construction of lots, buildings and roads, to avoid or minimise the risk of bushfire,
- development on lands with slopes of more than 20% or otherwise prone to erosion and landslip is limited

to that established as sustainable by competent geotechnical and engineering assessments,

- earthworks are minimised, and erosion and sediment controls prevent unacceptable off-site impacts,
- effective visual buffering, noise attenuation and other separation measures are used to minimise the impact of nearby major roads, incompatible uses, and sensitive landscapes and environments;

Access and Servicing

- any new roads contribute to achieving a safe and efficient road network that is respectfully set within the landscape,
- wastewater and runoff treatment and disposal is by way of on-site or communal systems which are environmentally sustainable,
- provision is made for a reliable potable water supply with adequate reserves for fire fighting purposes,
- power and telecommunication services are provided to premises, preferably underground.

Community uses which promote a community focus are encouraged in the vicinity of existing commercial uses along Eumundi-Noosa Road between Beddington Road and the northern Shire boundary. Such uses are to promote a community focus, be designed to improve the Shire's image at a gateway location, bring cohesiveness to the area's existing ad-hoc appearance, respect the area's rural character and achieve satisfactory traffic movement. Uses which would be desirable include public halls, sporting fields, a community and arts centre and the like.

(5) Northern Coastal Lowlands (Precinct Class = General Rural Lands)

Description

This Precinct includes three small pockets of coastal lowlands along the eastern edges of the Precinct. While adjoining cane lands, the lands in this Precinct are low lying and support extensive areas of remnant native vegetation.

The remnant vegetation areas in the Precinct are in core conservation areas that contain highly restricted vegetation communities including wallum heathlands, paperbark forest, melaleuca and Scribbly gum eucalypt forest.

The Precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Intent

It is intended to provide for the continuation of the existing level of use of land in this Precinct. This Precinct is intended to remain largely in native forest cover, with the area's environmental values protected.

A community focus is desired at the location of existing commercial uses along Eumundi-Noosa Road between Beddington Road and the Shire boundary. Uses able to create a community focus by providing a wider range of community activities which complement existing commercial uses in the locality are intended.

Development is to have regard to the declared Fish Habitat Area within, or close to, the Precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State government.

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.

Urban and intensive rural uses are not considered consistent with the intent and desired character of this Precinct because of their potential for unacceptable impacts on landscape values and rural residential amenity. In particular, the further proliferation of commercial, industry, service industry or related uses along Eumundi Noosa Road is not considered acceptable. The existing commercial and service industrial uses that exist on Eumundi Noosa Road (between Beddington Road and the northern Shire boundary) provides sufficient scope for facilities to service the Planning Area and additional floorspace is unwarranted. No new development nor expansion of existing commercial and service industry use is envisaged in this area.

Some local community uses may be appropriate in this area between Beddington Road and the northern Shire boundary to balance commercial uses in this area, and promote a community focus. Uses which would be desirable include public halls, sporting fields and a community arts and craft centres, or the like. Such uses would need to demonstrate that they fulfill a local need (rather than rely on visitation from passing traffic).

Landscape and Built Form

Any development for should be sensitively integrated into its environmental and landscape setting.

Community uses which promote a community focus are encouraged in the vicinity of existing commercial uses along Eumundi-Noosa Road between Beddington Road

and the northern Shire boundary. Such uses are to promote a community focus, be designed to improve the Shire's image at a gateway location, bring cohesiveness to the area's existing ad-hoc appearance, respect the area's rural character and achieve satisfactory traffic movement. Uses which would be desirable include public halls, sporting fields, a community and arts centre and the like.

(6) Lake Wyebea Catchment Area (*Precinct Class = Water Supply Resource Area*)

Description

This Precinct is situated in the north-eastern corner of the Shire around the southern and western banks of Lake Weyba. The southern and western catchment area of the lake falls within Maroochy Shire. The balance of the lake and the catchment is located within Noosa Shire.

The lake comprises a large expanse of shallow, partly tidal, water that links to the Noosa River to the north. The lake is part of a declared Fish Habitat Area and possesses a range of regional economic, ecological, recreational and scenic values consistent with the natural environmental character and qualities of the Sunshine Coast. The catchment is noted as being the homeland of the Gubbi Gubbi Aboriginal people.

The Precinct supports a mixed Wallum vegetation community which is recognised as important not only because of the diversity of fauna, but also because it provides a viable habitat for koalas which links to protected areas in Noosa Shire. The remnant vegetation also supports rare plant species and endangered vegetation communities.

A small amount of rural residential development has occurred in the Precinct in the past.

Intent

The intention of this Precinct is to protect the valuable water and other ecological resources in the region from pollution and to provide for the maintenance or improvement of the quality of surface or ground water entering Lake Weyba. Any proposal which introduces a potentially significant source of water contamination or other degradation into the catchment area 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, restoration or enhancement of natural vegetation.

Development within the catchment should be very restricted and consistent with principles of sound water catchment area management.

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

Preferred and Acceptable Uses

Preferred uses within this Precinct are State forestry and those uses 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.

While the existing areas used for rural residential purposes are to be recognised, no additional areas are intended to be developed for such use.

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.

(7) Northern Coastal Uplands (*Precinct Class = General Rural Lands*)

Description

This Precinct contains a mosaic of remnant forest with some residual commercial farming. Small areas of "good quality agricultural land" (suited to sugar cane growing) have been identified in the southern part of the Precinct and are indicated on the Strategic Plan map.

Fragmentation of land holdings has occurred throughout the Precinct, but particularly at its southern and northern ends, including the rural residential estates off Arcoona Road.

The Precinct contains significant, if somewhat fragmented, areas of remnant lowland forest, including rainforest and blackbutt areas. The preservation and longer term restoration of this vegetation mosaic would

strengthen the broad corridor linkage between the Mapleton State Forest area in the west and the coastal lowland areas around the Maroochy River in the east. This represents a broad-scale connectivity for fauna movement and representation of the different vegetation communities across the Shire.

Intent

While most of the land in this Precinct is relatively remote from urban areas, the land holdings within the Precinct are probably too extensively fragmented to allow for commercial rural production of any significance.

It is intended to allow for a wide range of rural activities within this Precinct, while favourable consideration could be given to other “broadhectare” activities that are compatible with a rural setting and do not require urban services and infrastructure.

Any new development should provide for the protection of rainforest and blackbutt areas, and the maintenance and/or enhancement of the existing diversity of vegetation types and desired ecological linkages.

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 respects or enhances the environmental values of the area.