

3.27 Planning Area No. 27 – Central Hinterland

3.27.1 Location and Role

This Planning Area includes the catchment areas of the Cooloolabin, Wappa and Poona Dams, the rural lands at Dulong and the existing rural residential areas at Kureelpa in the central part of the Shire.

The Planning Area is intended to provide for the protection of the water supply catchment areas and the quality of water entering and in the water supply lakes, to allow for sustainable horticultural production on the Dulong plateau, and to recognise the existing extent of rural residential development in the area.

3.27.2 Vision Statement

(1) It is intended that:

the dam catchment areas be managed to protect their important water, landscape and other environmental resources, and that lands at Dulong be protected as good quality agricultural land with little further rural residential development.

(2) This will be achieved by:

- (a) generally preventing the fragmentation, or other alienation of good quality agricultural land;
- (b) allowing little, if any, intensification of land use within the water catchment areas and ensuring any new use or development is compatible with the water quality and other environmental values of these catchment areas;
- (c) ensuring land use and development is carried out in accordance with best available land, and other environmental management, practices particularly in the water catchment areas;
- (d) conserving the integrity and viability of the natural ecosystems within the dam catchment areas;
- (e) maintaining a viable, extensively vegetated corridor between the Mapleton State Forest to the west through towards the Maroochy River in the east;
- (f) allowing further rural residential development only as a consolidation of existing rural residential areas; and
- (g) protecting the amenity of adjoining settled areas.

3.27.3 Key Character Elements

(1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and open space characteristics. In the Dulong area, sustainable productive rural uses (including tree

cropping and horticulture) are preferred. In the water catchment areas of the Cooloolabin, Wappa and Poona Dams, low intensity rural and open space usage desired to protect the natural landform and densely vegetated landscape.

- (b) The State Forest lands are to be managed for sustainable forestry purposes and for other purposes which would not prejudice the forestry activities or the quality of water entering downstream dams.
- (c) Any extractive industry should be carried out in accordance with best management practices, including effective restoration of disturbed areas.
- (d) It is intended that any rural industry having high environmental impact potential be located away from settled areas, outside the catchment areas of the water supply dams, and on sites where any significant adverse impacts can be effectively managed.

(2) Settlement Pattern

- (a) Further rural residential development (in the Dulong area) should only be as a consolidation of the existing rural residential areas. Such development should be sensitive to the natural landform, vegetation and drainage patterns of the locality, as well as the impacts of extractive industry, including its haul routes.
- (b) Development for urban purposes is not intended in this Planning Area.

(3) Environmental Values

- (a) As much as possible, the natural vegetation and forest cover of lands within each dam's catchment area should be conserved.
- (b) The Mapleton and Wappa State Forests are important fauna habitat areas and their conservation values should be recognised and protected. Recreational use should avoid vulnerable sites within these forests.
- (c) More generally, any significant areas of remnant vegetation having particular environmental value, including the riparian vegetation of the creeks, should be maintained and, where necessary, enhanced or rehabilitated. A well vegetated environmental corridor extending between the Mapleton State Forest and the Maroochy River through the centre of the Shire is envisaged.
- (d) An acceptable quality of water entering the area's creeks is sought by Council. This will require best integrated catchment management practices to be adopted for all activities and uses within the area.

**3.27.4 Statements of Desired
Precinct Character**

**(1) Cooloolabin Dam Catchment (Precinct Class
= Water Resource Catchment Area)**

Description

Cooloolabin Dam is located to the west of Yandina in the headwaters of the South Maroochy River system. Through a system of pipes, weirs and the Wappa and Poona Dams, this key component of the South Maroochy River water supply provides raw urban water to the communities of Nambour, Eumundi, Bli Bli, Cooloolabin and Peregian.

The catchment area to the dam primarily falls within the Mapleton State Forest which is under the control of the State government. As a result, the catchment, with the exception of a small number of freehold properties, is largely forested.

The dam provides for limited fishing and non-water contact recreational opportunities. The forest setting and dam-side recreation reserves provide opportunities for passive activities such as picnicking and bushwalking.

Intent

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 Cooloolabin Dam storage. 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.

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government's Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

All activities on freehold lands within the Precinct should be undertaken in a manner which provides for the protection of downstream surface and ground water quality, and the environmental values of the adjoining Mapleton State Forest.

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.

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) Wappa Dam Catchment Area (Precinct Class
= Water Resource Catchment Area)**

Description

Wappa Dam and its immediate water catchment area are located west of Yandina downstream of the Cooloolabin Dam. The Wappa Dam forms part of the South Maroochy River water supply system.

This Precinct contains parts of the Mapleton and Wappa State Forests and privately owned lands that have been cleared for pastures and small cropping. Some pockets of land are shown on the Strategic Plan map as having been identified as "good quality agricultural land".

Wappa Dam, although not used for water-based recreational uses, provides a low key, semi-natural recreational resource.

The conservation values of areas of remnant vegetation within this Precinct are significant and are intended to contribute to an environmental corridor extending

between the Mapleton State Forest and the Maroochy River to the east.

Intent

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 Wappa Dam storage. 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.

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government's Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

All activities on freehold lands within the Precinct should be undertaken in a manner which provides for the protection of downstream surface and ground water quality, and the environmental values of the adjoining Mapleton State Forest.

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) use to be made of existing cleared land, in preference to land with remnant vegetation, as much as possible;
- (d) 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;
- (e) 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
- (f) 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.

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.

(3) Poona Dam Catchment Area (Precinct Class = Water Resource Catchment Area)

Description

This Precinct provides for the Poona Dam and the downstream water treatment plant at Image Flat which are components of the South Maroochy River water supply system.

The catchment takes in the south-eastern corner of the Mapleton State Forest, agricultural and other rural lands, areas of remnant vegetation having conservation significance (including rainforest, Scribbly Gum communities and rocky heath), and extractive industry resources.

Some pockets of land are shown on the Strategic Plan map as having been identified as "good quality agricultural land" and some small-scale cropping occurs around the dam.

Some lands within this Precinct have been identified as having potential landslip problems and need to be carefully managed.

The areas of rock, mineral, gravel, sand or clay resources in this Precinct have been shown on the Strategic Plan map.

Intent

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 Poona Dam storage. 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, unless Council can be satisfied that effective environmental management measures are to be implemented.

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.

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government's Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

All activities on freehold lands within the Precinct should be undertaken in a manner which provides for the protection of downstream surface and ground water quality, and the environmental values of the adjoining Mapleton State Forest.

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) use to be made of existing cleared land, in preference to land with remnant vegetation, as much as possible;
- (d) 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;
- (e) 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
- (f) earthworks and drainage works to be carried out so as not to allow unacceptable sediment runoff from the site.

Known and other likely potential landslip areas are to be used only in accordance with the recommendations of a competent geotechnical report.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

Proposals to develop land surrounding known extractive industry resources, and along existing or likely future haul routes, will be assessed having regard to the compatibility of the proposed development and use with extractive industry activities.

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.

Extractive industry may also be an acceptable use of land in this Precinct where a community benefit and acceptable environmental impacts can be demonstrated by the proponent to Council's satisfaction.

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.

(4) Wappa State Forest *(Precinct Class = Special Purpose)*

Description

This Precinct comprises the Wappa State Forest. It is intended that forestry activities continue.

This State forest contains the eastern-most representation of upland Scribbly Gum communities and areas of rocky heath which are of particular conservation value. Rocky heath is spatially highly restricted and occurs along escarpments and summits which are also popular for recreational use as lookouts and the like.

Intent

It is intended that the State forest lands be managed in accordance with the intent and provisions of the State Government's Management Plans for Forestry Reserves and the provisions of relevant legislation, principally the Forestry Act (or any subsequent equivalent Act).

It is further intended that the conservation values of the Scribbly Gum and rocky heath communities be protected through management measures that include avoiding clearing, using a conservative fire regime and minimising other forms of disturbance.

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.

(5) Yandina-Nambour Hinterland (Precinct Class = General Rural Lands)

Description

This Precinct contains a mix of steep and undulating lands with a significant mosaic of cane and other farms, small rural lots and remnant forest areas. Pockets of “good quality agricultural land” have been identified, mainly on the alluvial plains of the South Maroochy River, Rocky Creek and Ferntree Creek, and are indicated on the Strategic Plan map.

Extensive fragmentation of land holdings has occurred throughout the central and northern parts of the Precinct.

The Precinct adjoins the urban areas of Yandina and Nambour and provides an open rural/vegetated break between these town areas.

The Bruce Highway and North Coast railway are situated in the south-east corner of the Precinct.

Intent

While parts of this Precinct contain good quality agricultural land, the land holdings within the Precinct are probably too extensively fragmented, and too close to urban areas, 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 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 South Maroochy River, Rocky Creek and Ferntree Creek. This is intended to include preservation of the quality of water in and entering the waterways, preservation of the river and creek banks from erosion, and maintenance of a sustainable vegetation corridor along the river and creeks.

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.

(6) Wappa Range (Precinct Class = General Rural Lands)

Description

This small Precinct includes steep well forested lands extending between the Mapleton and Wappa State Forests. It provides a well vegetated “green” backdrop in views from the east across the South Maroochy floodplain. The land is generally too steep for more intense land use.

Intent

It is intended to provide for the continuation of the existing level of use of land in this Precinct. The environmental values of this land are intended to be protected.

Preferred and Acceptable Uses

Preferred uses within this Precinct are nature conservation and those uses 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.

(7) Kureelpa Rural Residential (Precinct Class = Rural Residential)

Description

This Precinct includes the three existing rural residential areas on the Dulong Plateau situated about halfway between Mapleton in the west and Nambour in the east. They present as having an open “parkland” character.

These areas are within the water catchment area of the South Maroochy River which is part of the Shire’s water supply system, and are surrounded by “good quality agricultural land”.

*Intent*¹³

The intent for the area is to remain in, and be consolidated for, rural residential use having an open “parkland” character through low-key, informal development infrastructure, extensive open space areas and through the retention, restoration or enhancement of natural and other mature vegetation.

¹³ 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.

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 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 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) land use conflicts from any proposed or established agricultural use, or extractive industry (including known or likely future haul routes), to be avoided or minimised through use of buffering and best management practices; and
- (g) any non-rural activities to integrate sensitively into their rural setting.

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, 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 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.

(8) Dulong (Precinct Class = Sustainable Horticultural Lands)

Description

This Precinct contains the largest extent of lands suitable for tree cropping in the Shire. Significant areas of land are shown on the Strategic Plan map as having been identified as "good quality agricultural land".

The Precinct comprises mainly undulating valleys with land used for some small-scale cropping, but mostly for pastures. An area of extractive industry resources in this Precinct is shown on the Strategic Plan map.

The Precinct is also within the water catchment area of the South Maroochy River which is part of the Shire's water supply system,

Intent

This area is intended to be used mainly for horticulture. Activities should be undertaken in a manner which provides for the protection of downstream surface and ground water quality.

Any development in the Precinct is to provide for:

- (a) measures consistent with principles of sound water catchment area management,
- (b) 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;
- (c) buffering measures and/or best management practices which can avoid or minimise land use conflicts with any adjacent incompatible uses (including extractive industry including its haul routes); and
- (d) any non-rural activities to be integrated sensitively into their rural setting.

Any development of premises within the vicinity of the Nambour-Mapleton Road should site any buildings and structures so as to maintain the road's generally forested/rural setting.

Extractive industry activities are allowed for where the workings are, or are proposed to be, in relation to a site-specific resource that is proven to be commercially and environmentally suitable for exploitation and is carried out in accordance with an approved programme of works and restoration. In assessing any application for development for such purposes, particular consideration will be given to the intended method of working, the measures to be used to limit adverse environmental impacts to acceptable levels.

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.

Extractive industry may also be an acceptable use of land in this Precinct where a community benefit and acceptable environmental impacts can be demonstrated by the proponent Council.

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

(9) Blackall Range Northern Foothills (Precinct Class = Water Resource Catchment Area)

Description

This Precinct is within the water catchment area of the South Maroochy River which is part of the Shire's water supply system. The Precinct contains mostly steep and some geologically unstable lands which has been extensively cleared for low productivity pastures and forestry in the past. Low density rural living uses predominate.

The Precinct contains significant, if somewhat fragmented, areas of remnant and regrowth forest, including rainforest and blackbutt areas. Thickets of lantana dominate the landscape and will require active management if the former environmental values of the native escarpment vegetation communities are to be realised.

The area provides a "green" backdrop in views across the creek valleys from the settled areas to the east.

Intent

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 river and downstream dam storages. 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, unless Council can be satisfied that effective environmental management measures are to be implemented.

The land in this Precinct is too steep and geologically constrained to allow for commercial rural production. Known and other likely potential landslip areas are to be used only in accordance with the recommendations of a competent geotechnical report.

It is intended to allow for a range of rural activities within this Precinct which are consistent with the geological constraints and environmental values of the area. Any development of new premises should provide for the premises to be sensitively integrated into their rural setting and to take into proper account the issue of land instability.

Any development of premises within the vicinity of the Nambour-Mapleton Road should site any buildings and structures so as to maintain the road's generally forested/rural setting.

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.

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.

