

3.22 Planning Area No. 22 – Petrie/Paynter Creek Plains

3.22.1 Location and Role

This Planning Area comprises the rural lands within the catchment areas of Petrie and Paynter Creeks east of Nambour.

Much of the land is shown as “good quality agricultural land” on the Strategic Plan map and comprises the floodplains of the creek which are extensively used for sugar cane production.

The Planning Area is intended to provide for the protection of land suitable for the production of sugar cane, continued rural activities, rural residential use on the more elevated lands in the area, industrial use around the existing quarry and Council waste facility in the Planning Area’s north-western corner.

The area is also characterised by a mosaic of remnant vegetation, along waterways and elsewhere, that include riparian, rainforest and (in the south-western part) blackbutt forest areas.

3.22.2 Vision Statement

(1) It is intended that:

the canelands within the floodplains of Petrie and Paynter Creeks be protected for commercial rural production, with the steeper lands at Kiels Mountain and Diddillibah accommodating environmentally sensitive and sustainable rural residential use.

(2) This will be achieved by:

- (a) generally preventing the fragmentation or other alienation of good quality agricultural lands;
- (b) allowing for further sustainable rural residential development on suitable lands at Kiels Mountain and Diddillibah;
- (c) seeking development and use in accordance with best available land, and other environmental, management practices;
- (d) recognising and protecting the integrity and viability of Petrie and Paynters Creeks; and
- (e) protecting the amenity of Nambour, Woombye and Bli Bli.

3.22.3 Key Character Elements

(1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and open space characteristics supporting sustainable cane growing and other rural activities and providing a buffer between Nambour/Woombye and the Bruce Highway.

(2) Settlement Pattern

- (a) East of the highway, further rural residential development (at Kiels Mountain and Diddillibah) should be sensitive to and in keeping with the high natural environmental values of these areas, particularly areas of significant vegetation and steep topography.
- (b) At the intersection of the Nambour-Bli Bli Road and the Highway, further industrial uses may be established. The area enjoys good accessibility to the highway to which premises should present an attractive, well landscaped appearance. This node is not intended to develop as a shopping area.
- (c) Other development for urban purposes is not intended in this Planning Area.
- (d) It is preferred that any intensive animal, or other high potential impact rural industries be located on sites where any significant adverse environmental impact can be effectively managed.

(3) Environmental Values

- (a) The environmental values of both Petrie and Paynter’s Creeks are to be protected through maintenance, enhancement and, where necessary, rehabilitation of waterway vegetation, and by seeking an acceptable quality of water entering the waterways. This will require effective land management practices, (by both development and use), to control erosion and sedimentation and to manage stormwater runoff.
- (b) Rural residential development should avoid treed ridgelines or ensure that buildings and other structures remain below the vegetation canopy on steeper (and especially more visible) lands.
- (c) More generally, roadside and major natural drainage line vegetation should be retained as much as possible, together with remnant blackbutt forest areas in the south-western part of the area.
- (d) 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.

3.22.4 Statements of Desired Precinct Character

(1) Rifle Range Road (Precinct Class = General Rural Lands)

Description

This Precinct comprises a small pocket of steeply sloping, generally cleared, rural land that is situated above a cutting of the Bruce Highway and fronting the Nambour-Bli Bli Road at the eastern outskirts of Nambour.

Intent

This land is intended to remain in low intensity rural use between the Highway and industrial lands. Other land extensive uses that are suitable for relatively steep lands adjoining industrial activities and beside the Highway may be investigated.

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.

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

- Major utility
- Outdoor entertainment.

(2) Nambour – Bli Bli Road (Precinct Class = Core Industry)

Description

This Precinct is located north and south of the Nambour-Bli Bli Road, east of the Bruce Highway, and accessed by Cooney Road.

There are limited industrial activities existing within the Precinct, with a few rurally oriented establishments located in easy access of the Nambour-Bli Bli Road. The major uses are a quarry and a Council refuse facility.

The Precinct's significant attributes are:

- a high level of visibility and accessibility to the Bruce Highway via the Nambour-Bli Bli Road,
- reasonable access to the Nambour Town Centre for support services, and
- isolation from the residential areas of Nambour.

However, the Precinct has only a limited amount of flat land much of which is subject to drainage and flooding constraints.

Intent

This Precinct is intended to accommodate:

- existing extractive industry and waste management uses,
- uses which have sub-regional and regional markets (covering the Sunshine Coast) rather than predominantly district or local markets,
- construction industry activities to complement the existing extractive industry operations, including concrete batching plants, bitumen plants and other building materials plants, such as re-cycling depots, raw materials depots and stone crushing and screening plants,
- waste recycling activities to complement the existing Council refuse facility, including tertiary treatment of waste, scrap yards and commercial composting plants,
- open air storage of construction industry equipment and other equipment, such as rural industry plant, and
- wholesale nursery activities including landscape supplies and materials.

Preferred and Acceptable Uses

Preferred uses within this Precinct are extractive industry and those uses referred to in the Table of Development Assessment (refer Vol 1) for the Core Industry Precinct Class, particularly uses related to the waste recycling and management.

(3) Rocky Creek Uplands South (Precinct Class = General Rural Lands)

Description

This Precinct comprises mainly sloping forested rural lands above the floodplains of Petrie Creek, with the western edge adjoining State Forest, and the eastern edge the township of Bli Bli. The Precinct is bounded by the Nambour-Bli Bli Road to the south.

This Precinct also includes a small established residential area, located on the eastern foothills to the Bli Bli State Forest and situated close to the urban services and facilities provided at Nambour and Bli Bli. The area is highly visible from the Nambour Bli Bli Road and is effectively fully developed with large residential lots. Atkinson Road is the principal local road serving the area.

The remnant vegetation provides an opportunity to contribute to the desired broad ecological link between the forested uplands of the Mapleton State Forest in the west and the coastal lowlands around the Maroochy River in the east.

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. The existing residential area around Atkinson Road is intended to remain but not expand or intensify.

Any development of premises within the vicinity of the Nambour-Bli Bli Road should set any buildings and structures well back from the road and maintain the road's generally rural setting.

Any new development should provide for the maintenance and/or enhancement of the existing diversity of vegetation types and desired ecological linkages. It should also provide for the protection of the environmental and resource values of the adjoining State Forest through the preservation of a high quality of water discharging from the land, retention of sustainable areas of remnant native vegetation, effective management of declared and other environmental weeds, and bushfire management measures.

Any development for should be sensitively integrated into its environmental and landscape setting, and provide for the desired broad ecological corridor.

The Precinct adjoins State Forest and 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 development in this Precinct or in the adjoining Precincts.

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.

(4) Nambour East Canelands *(Precinct Class = Sustainable Cane Lands)*

Description

This Precinct contains the lowlands within the floodplains of Petrie and Paynter Creeks, to the east of the Nambour/Woombye urban areas across the Bruce Highway. 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.

Linear strips of riparian vegetation typically remain along the creeks. As the creeks eventually flow into the Maroochy River near its confluence with Eudlo Creek, issues of maintaining or improving water quality are important.

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 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 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.

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.

(5) Rosemount (Precinct Class = Rural Residential)

Description

This Precinct comprises a linear area which is developing for rural residential purposes on the hills of Upper Rosemount between Petrie Creek Road and Paynter Creek Road, stretching east of the Bruce Highway.

The Precinct rises up from the coastal plains used for cane production and above the floodplain of Paynter Creek. The Precinct is located in a highly visible area between the David Low Way and the Bruce Highway within easy commuting distance of services and facilities provided by Nambour, Maroochydore and Bli Bli.

The area is characterised by houses interspersed with remnant vegetation located on ridgelines and steeper upper slopes, as well as some remaining rural activities.

Intent⁹

The intent for the area is that it remain predominantly for rural residential purposes having a mostly natural character which contrasts with the adjoining flatter, more open and cleared canefields.

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 Nambour, Maroochydore and Bli Bli.

The northern and western edges of the Precinct are adjacent to existing and preferred cane farming and industrial 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 or industrial land.

⁹ Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005 - 2026.

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.

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 bushland values and rural residential amenity.

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.

Some local community and convenience shopping uses serving day-to-day needs of the local community and visitors may be appropriate in the Precinct subject to any use being compatible with or complementary to the local character and amenity, fulfilling a community need at a conveniently accessible location and being environmentally sustainable.

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,
- any remnant blackbutt forest areas are protected,
- significant areas of remnant and habitat vegetation are retained as far as practical, particularly on steeper slopes and along ridgeline and roadways,
- fragmented vegetated communities are progressively restored;

Amenity and Character

- rural residential amenity is maintained,
- the area's scenic and natural forested character is enhanced and development remains unobtrusive when viewed from major roads and prominent public vantage points,
- landscape treatment to Paynters Creek, Upper

Rosemount and Petrie Creek Roads and to the Highway 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

- no direct property access is provided to the Highway, and 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 on-site water supply with adequate reserves for fire fighting purposes which does not place a demand on the Town Water Supply Scheme,
- power and telecommunication services are provided to premises, preferably underground.

(6) East Nambour *(Precinct Class = General Rural Lands)*

Description

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

Extensive fragmentation of land holdings has occurred throughout the Precinct.

The Precinct adjoins the urban areas of Woombye and Nambour and rural residential areas.

The Bruce Highway and Nambour Connection Road

traverse the Precinct.

Intent

While parts of this Precinct contain good quality agricultural land, the land holdings within the Precinct are probably too extensively fragmented, too close to urban areas and/or contain too steep land, 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.

The Precinct adjoins urban and rural residential 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 development at the Precinct boundaries.

Any development should provide for the protection of the environmental values of Paynter Creek. This is intended to include preservation of the quality of water in and entering the waterway, preservation of the creek banks from erosion, and maintenance of a sustainable vegetation corridor along the waterway.

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.

(7) Kiel Mountain North *(Precinct Class = Rural Residential)*

Description

This Precinct comprises a small rural residential community on the northern foothills to Kiels Mountain, set above the river flats and riparian rainforest vegetation associated with Paynter Creek. Kiels Mountain provides a steep, densely vegetated backdrop to the Precinct.

The Precinct is contained by Kiels Mountain Road, the Bruce Highway and preferred cane lands associated with Paynter Creek. The Precinct is highly visible from the Bruce Highway.

The area comprises an attractive, hilly semi-rural setting characterised by open landscapes along the roads, cleared land on the lower slopes (generally in use for pastures and small cropping) and dense vegetation on the upper ridges. The Precinct is documented as the largest, most eastern extent of Blackbutt forest in the Shire. It also represents an important geological and cultural heritage feature making up the landscape character in the Shire.

Retention or enhancement of the remnant forest and the riparian habitat would help maintain the environmental values of downstream wetlands and the desired regional environmental linkage between the Blackall Range to the west and the Maroochy River to the east.

Intent¹⁰

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.

It is intended that the character and amenity associated with the Precinct's semi-rural lowlands and forested upper slopes be retained and reinforced. Commercial and community services are expected to be provided in nearby urban Precincts.

It is intended that potential land use conflicts with surrounding rural and natural conservation areas 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 or land with significant environmental values.

¹⁰ *Development may be affected by Division 2 and 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005 – 2026.*

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 sewerage, are expected to predominate.

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.

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.

Some local community and convenience shopping uses serving day-to-day needs of the local community and visitors may be appropriate in the Precinct subject to any use being compatible with or complementary to the local character and amenity, fulfilling a community need at a conveniently accessible location and being environmentally sustainable.

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 significant vegetation,
- rainforest and blackbutt 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, slip prone areas and along ridgelines, roadways and waterways,
- fragmented vegetated communities are progressively restored,
- a continuous and healthy riparian system is maintained along Paynter's Creek to protect the receiving water quality of the Eudlo Creek Conservation Park and the Maroochy River;

Amenity and Character

- semi-rural and rural residential amenity is maintained,
- the area's scenic and natural forested character is respected for its landscape and cultural heritage values,
- development remains subordinate to the natural landscape and unobtrusive when viewed from the Highway, other major roads and prominent public vantage points,
- landscape treatment to Kiels Mountain Road, Diddilibah Road and the Highway 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

- no direct property access is provided to the Highway, and 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.

