

3.20 Planning Area No. 20 – Mountain Creek Valley

3.20.1 Location and Role

This Planning Area includes the rural and rural residential areas within the catchment area of Mountain Creek in the southern part of the Shire, extending from the boundary with Caloundra City to the area between Buderim and Sippy Downs.

The area has a fragmented landscape containing large forest remnants, including rainforest vegetation and blackbutt associations, which serve as a broad corridor for fauna moving between the Blackall Range, areas in the adjoining Caloundra City, and the Mooloolah River National Park further to the east.

3.20.2 Vision Statement

(1) It is intended that:

Mountain Creek Valley maintain a predominantly rural landscape at a major southern gateway to the Shire, accommodating areas of rural activities and natural vegetation, and providing a distinctive break between the urban areas of Buderim and Sippy Downs.

(2) This will be achieved by:

- (a) the continued use of land for rural activities;
- (b) preventing urban development from encroaching into the Planning Area;
- (c) maintaining the setting of the Bruce Highway generally as a densely vegetated scenic corridor;
- (d) retaining and enhancing areas of remnant native vegetation; and
- (e) limiting rural residential development to suitably located pockets of land east of the Highway.

3.20.3 Key Character Elements

(1) Rural Landscape

- (a) The “gateway” location of this Planning Area at the main southern entry to the Shire gives additional significance and prominence to the use and development of land along and visible from the Bruce Highway. The distinctive hinterland pattern of urban areas set within the natural landscape and viewed across rural lands is presently a characteristic of this Planning Area that is intended to continue.
- (b) Areas of rural residential development, general rural activities and naturally forested land which separate the urban areas of Buderim and Sippy Downs are to be maintained to the east of the Highway.

- (c) The lands to the west of the Highway are intended to remain generally in rural use.

(2) Settlement Pattern

- (a) East of the Highway, further rural residential development should be sensitive to and in keeping with the locality’s high natural environmental values, particularly the dense lush vegetation and steep topography.
- (b) Development for urban purposes is not intended to encroach into this Planning Area.

(3) Environmental Values

- (a) The existing highly natural character of most of this Planning Area is intended to be preserved. The remaining areas of riparian rainforest and blackbutt are to be protected, while the waterway corridor vegetation generally along both Mountain and Sippy Creeks is to be maintained, enhanced and, where necessary, rehabilitated.
- (b) Development should avoid treed ridgelines or ensure that buildings and other structures remain below the vegetation canopy where on steeper (and especially more visible) lands. Roadside and major natural drainage line vegetation should be retained as much as possible.
- (c) An acceptable quality of water entering the area’s waterways is sought by Council. This may require development proposals to demonstrate effective land management practices for both construction and operational activities, increased erosion and sediment control measures and control of stormwater runoff.

3.20.4 Statements of Desired Precinct Character

(1) Mountain Creek Rural Residential (Precinct Class = Rural Residential)

Description

This Precinct recognises the area developed for rural residential purposes situated between the urban areas of Buderim to the north and Sippy Downs to the south (around the Matthew Flinders Anglican College site). A small area of land fronting Stringybark Road beside Mountain Creek remains of sufficient size to be further developed. This land has an extensive forest cover.

Intent

This Precinct is intended to remain in rural residential use with significant areas of remnant vegetation retained as much as possible. On-site treatment and disposal of domestic effluent and other wastewater is intended to be in accordance with environmentally sustainable practices.

Any new development should provide for the protection of remnant native forest areas, and the maintenance and/or enhancement of the existing diversity of vegetation types.

Development for urban purposes is not intended on land in this Precinct.

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

Preferred and Acceptable Uses

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

Urban uses are not considered consistent with the intent and desired character of this Precinct.

(2) Mountain Creek Plains East (Precinct Class = General Rural Lands)

Description

This Precinct contains gently sloping and lower-lying lands with significant areas of remnant forest, with some clearing for low productivity pastures and small scale horticultural cropping.

The Precinct provides a well vegetated break between the urban areas of Buderim to the north and Sippy Downs to the south. The preservation of this vegetation mosaic is important to developing the corridor linkage between the Mooloolah River National Park and areas to the south and west in the adjoining Caloundra City.

Intent

This Precinct is intended to remain in rural use with significant areas of remnant vegetation retained as much as possible.

Any new development should provide for the protection of remnant native forest areas, and the maintenance and/or enhancement of the existing diversity of vegetation types.

Development for urban purposes or rural residential purposes is not intended on land in this Precinct.

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 also be considered consistent with the desired character of this Precinct where appropriately sited and designed:

- Bed and breakfast
- Garden centre.

(3) Mons South (Precinct Class = Rural Residential)

Description

This Precinct contains mostly elevated and undulating lands with a significant mosaic of remnant forest, and pockets of rural residential development and several regional tourist attractions (at Tanawha).

The Precinct contains significant, if somewhat fragmented, areas of remnant forest, including rainforest and blackbutt areas. These areas are known to be visited by many rainforest birds and koalas. The preservation and longer term rehabilitation of this vegetation mosaic would strengthen the corridor linkage between the Blackall Range, areas to the south in the adjoining Caloundra City, and the Mooloolah River National Park to the east.

The area's vegetation forms an important part of the southern gateway to the Shire, and contributes to the densely vegetated southern backdrop from the Buderim plateau to the Bruce Highway.

Intent

This Precinct is intended to be further developed for rural residential purposes, with significant areas of remnant vegetation retained as much as possible, particularly along waterways and ridgelines. On-site treatment and disposal of domestic effluent and other wastewater is intended to be in accordance with environmentally sustainable practices.

It is intended to allow for opportunities to consolidate tourist attractions at Tanawha to be realised where they can prove to be compatible with a rural/rural residential setting, do not require urban services and infrastructure, have proper regard to the area's natural environmental values and are unlikely to cause environmental harm or nuisance.

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 forested/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.

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 Rural Residential Precinct Class.

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

- Bed and breakfast
- Caravan park
- Outdoor recreation.

(4) Sippy Creek Plains East *(Precinct Class = General Rural Lands)*

Description

This Precinct contains mostly gently undulating lands with a significant mosaic of remnant forest, with some clearing for low productivity pastures and small scale horticultural cropping. 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.

The Precinct contains significant, if somewhat fragmented, areas of remnant lowland forest, including rainforest and blackbutt areas. These areas are known to be visited by many rainforest birds and koalas. The preservation and longer term restoration of this vegetation mosaic would strengthen the corridor linkage between the Blackall Range and areas to the south and east in the adjoining Caloundra City.

The area’s vegetation forms an important part of the southern gateway to the Shire.

This Precinct adjoins the Maroochy Shire Bushland Botanic Gardens. As such, any development adjacent to the gardens site should have regard to the environmental, cultural and aesthetic values associated with the gardens.

Intent

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.

It is Council’s intent to undertake investigations in the area to the South of this Precinct for future regional level industrial uses as identified on the Strategic Plan.

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 forested/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.

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.

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

- Bed and breakfast
- Garden centre
- Landscape supplies
- Outdoor recreation.

(5) Bushland Botanic Gardens *(Precinct Class = Special Purpose)*

Intent

This Precinct comprises the Maroochy Shire Bushland Botanic Gardens. It is intended that this site will be developed as a regional facility which promotes environmental and cultural education and interpretation.

Adjacent development should not impact upon the significant environmental, amenity and cultural values of the Precinct.

Preferred and Acceptable Uses

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

Landscape and Built Form

The existing natural vegetation is to be preserved and enhanced.

Development within the Precinct must promote innovative environmental practices.

