

3.29 Planning Area No. 29 – Obi Obi Creek Valley

3.29.1 Location and Role

This Planning Area includes rural lands in the south-western part of the Shire, within the catchment area of the Obi Obi and Walli Creeks.

The Obi Obi Escarpment, centred on the Kondalilla and Kondalilla Falls National Parks and State Forest, contains significant remnant rainforest and blackbutt areas that link through to similarly significant remnant vegetation areas in the adjoining Caloundra City in the south and the Mapleton State Forest to the north. The Planning Area also contains a mosaic of fringing rainforest in and around the Walli State Forest and Obi Obi and Walli Creeks.

The Planning Area also exhibits significant passive recreation and leisure values, with walking access to forested areas, and creek systems allowing access to the unique experiential qualities of the Precinct.

The Planning Area is intended to remain an important area for dairying, other pastoral uses and forestry, while conserving its significant environmental values.

3.29.2 Vision Statement

(1) It is intended that:

the Obi Obi Creek and Walli Creek Valleys remain in productive and sustainable rural use, with use of steeper lands for State Forest, conservation, recreation and low intensity rural purposes.

(2) This will be achieved by:

- (a) generally preventing the fragmentation, or other alienation, of good quality grazing lands;
- (b) providing for ongoing management of State Forest lands for sustainable forestry and related secondary uses;
- (c) recognising, protecting and enhancing the integrity and viability of conservation parks, waterways and other environmentally significant area;
- (d) preventing the encroachment of rural residential or urban land use into the area;
- (e) seeking development and use in accordance with best available land, and other environmental, management practices;
- (f) protecting the amenity of the Kenilworth township; and
- (g) promoting sustainable leisure, recreation and tourism activity in appropriate areas.

3.29.3 Key Character Elements

(1) Rural Landscape

- (a) This Planning Area is intended to retain its key rural and natural area conservation characteristics. On and adjoining the river and creek valley floors, sustainable rural (mainly dairy and other pastoral activities) uses are to continue. On the steeper and more rugged terrain, lower intensity rural and open space uses are desired to protect the natural landform and densely vegetated landscape.
- (b) The significant areas of State Forest within the Planning Area are to be managed for sustainable forestry and other compatible uses (eg. passive recreation and leisure activities) which would not prejudice the forestry activities. Similarly, lands in conservation parks are to be managed to protect their conservation values.

(2) Settlement Pattern

- (a) Kenilworth is to remain the local service centre for the Shire's western rural hinterland. As such, no new settlements are to be established in this Planning Area.
- (b) The area is too remote from social and infrastructure services, and comprises lands more suited to productive rural, forestry and conservation purposes, to allow for development for urban or rural residential purposes.
- (c) Community facilities present in the Planning Area, such as the public halls, provide valuable community facilities. It is envisaged that these uses continue. However any major expansion or additional facilities should be located in Kenilworth or Mapleton, in a conveniently accessible location for this part of the Shire.
- (d) While the existing road network is intended to be maintained and improved as required, standards of service are to remain at a rural level in order to keep the rural and bushland character and lifestyle of the area.
- (e) It is preferred that intensive rural industries, such as Intensive animal husbandry and Rural service industry be located away from Kenilworth, on sites where any potential for environmental harm or nuisance can be effectively managed.

(3) Environmental Values

- (a) The existing highly natural character of much of this Planning Area is intended to be conserved. The conservation parks are to be protected, along with waterway corridor vegetation and habitat areas associated with the Mary River Cod, along the Obi

Obi and Walli Creek systems should be maintained, enhanced and restored where appropriate.

- (b) The maintenance and strengthening of viable ecological corridors between the Mapleton, Walli, Conondale and Kondalilla State Forests and the conservation parks in and adjoining the area are intended.
- (c) Best catchment management practices are to be adopted for all activities and uses, in order to achieve an acceptable quality of water entering the Mary River, Obi Obi Creek and their tributaries. The Mary River Catchment Strategy comprehensively deals with sustainable land use within the Planning Area.

3.29.4 Statements of Desired Precinct Character

(1) Obi Obi Creek - General Rural (Precinct Class = General Rural Lands)

Intent

This Precinct comprises

- the foothills of Walli Mountain between the Walli State Forest reserve and the floodplains of the Mary River and Walli and Obi Obi Creek;
- the steep lands within the eastern parts of the Obi Obi Creek catchment, extending south-west from the Blackall Range Plateau to the Shire boundary; and
- the southern section of the Gheerulla Ranges between Mapleton and the alluvial floodplains of the Obi Obi Creek.

Included within this Precinct are areas of general rural lands and remnant native forest remaining mainly on the steeper land and adjacent to waterways. Low intensity rural uses are predominant in this Precinct.

It is intended to allow for a wide range of rural activities within this Precinct, particularly those which are compatible with a rural setting and do not require urban services and infrastructure. Any development for non-rural purposes should be sensitively integrated into the rural setting.

Some of Precinct is extensively forested and is of significant local and regional environmental and conservation value. Within this Precinct the opportunity exists for the maintenance and enhancement of ecological linkages to State Forests to the north and south, and to areas of remnant vegetation in adjoining Caloundra City further to the south.

Obi Obi Creek, which represents an important water and environmental resource as part of the Mary River system, flows through this Planning Area. Tributary

creeks of Obi Obi Creek flow through sections of this Precinct. It is intended that the Precinct be managed in ways which are consistent with the principles of the Mary River Catchment Strategy, and ensure sustainable land management and improvement in water quality.

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

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, retains or enhances the area's environmental values, and sensitively integrates into the rural setting.

There may also be opportunities for small scale tourist uses such as Bed and breakfast, where they are sensitively integrated into the rural setting.

Residential, commercial, industrial and rural residential uses are not considered consistent with the intent and desired character of this Precinct. In particular, large scale, intensive uses which are proposed to attract tourists are likely to detract from the general rural amenity and character of the Precinct and are therefore considered inappropriate.

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

Landscape and Built Form

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

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

As far as practicable, any new development should occur within already cleared areas and provide for

preservation or enhancement of remnant vegetation along waterways and on steeper elevated lands.

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

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

(2) Obi Obi Creek Pastoral (*Precinct Class = Sustainable Pastoral Lands*)

Intent

This Precinct comprises:

- the side slopes and alluvial flats of the Obi Obi Creek extending south to the Shire boundary and north-west towards the township of Kenilworth; and
- land adjacent to the Mary River and Walli Creek to the south of Kenilworth.

Included within this Precinct are areas of alluvial land that are particularly valuable for pastoral uses. Land within this Precinct is predominantly used for dairy and beef cattle grazing, as well as for irrigated forage crops, reflecting the areas of good quality grazing land and sizeable land holdings.

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

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

Some of Precinct is extensively forested and is of significant local and regional environmental and conservation value. Within this Precinct the opportunity exists for the maintenance and enhancement of ecological linkages to nearby State Forests, to areas of remnant vegetation in adjoining Caloundra City further to the south and along Obi Obi Creek.

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

The Precinct also contains the Obi Obi Public Hall, an important community facility in the Planning Area.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment in the Sustainable Pastoral Lands Precinct Class, provided they are undertaken in a manner which avoids or minimises land use conflicts, retains or enhances the area's environmental values, and sensitively integrates into the rural setting.

Residential, commercial, industrial and rural residential uses are not considered consistent with the intent and desired character of this Precinct. In addition, lot reconfigurations which fragment land holdings are inappropriate.

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

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

It is not envisaged that there be any major expansion of, or additions to, the Obi Obi Hall. Rather new community uses should be located in Kenilworth or Mapleton where they are conveniently accessible.

Landscape and Built Form

Rural uses should be undertaken consistent with principles of sustainable land management. Reference is made to the Codes for Rural Development and Use contained within Volume 4 of this Planning Scheme.

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

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

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

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

(3) Obi Obi Valley State Forests and National Parks (*Precinct Class = Special Purpose*)

Intent

This Precinct comprises:

- Walli State Forest along the Shire boundary to the south east of the township of Kenilworth;
- Obi Obi State Forest area located along the southern Shire;
- Kondalilla State Forest area to the east;
- Kondalilla National Park to the east of Obi Obi Creek; and
- Mapleton Falls National Park.

The Precinct is extensively vegetated with forestry and conservation the predominant land use activities. The Precinct is of significant ecological and conservation value both locally and regionally due to the native forest. Vulnerable and rare species of flora and fauna are known to inhabit remnant vegetation areas within this Precinct.

As well as its environmental and conservation values, the Precinct has significant tourism leisure and recreational value. Recreation facilities exist within the State Forest and National Park, providing an important recreational and tourism resource. These include the Kondalilla Falls Picnic Area and various walking trails. The continuation of these low scale facilities is envisaged.

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

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

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

Preferred and Acceptable Uses

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

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

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

Landscape and Built Form

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

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

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

As far as practicable, any new development should occur within already cleared areas and provide for preservation or enhancement of remnant vegetation along waterways and on steeper elevated lands. It should also should maintain the natural character and aesthetics of the area, with any buildings and structures suitably designed and sited, including large building setbacks, rural architecture, minimal signage, and extensive landscaping with native species.