

3.28 Planning Area No. 28 – Southern Hinterland

3.28.1 Location and Role

This Planning Area includes the rural lands, within the upper catchment areas of Petrie and Paynter Creeks, extending west from the towns of Nambour, Woombye and Palmwoods to the eastern edge of the Blackall Plateau. It includes the localities of Perwillowen and Hunchy.

The area comprises a mix of residual commercial farms, hobby farms, cleared and forested lands, some steep (and unstable) lands and alluvial plains. Small-scale tree and other horticultural cropping predominate.

It is also characterised by a mosaic of remnant vegetation, mainly along the creeks and along the Blackall Range escarpment. This remnant vegetation includes areas of riparian rainforest and blackbutt associations.

The land holdings in the area are probably too fragmented to allow for significant commercial rural production to be viable, and the continuation of the existing land use pattern is expected.

3.28.2 Vision Statement

(1) It is intended that:

the upper catchment areas of Petrie and Paynter Creeks remain in rural or rural living use consistent with the land resources and environmental values of the area.

(2) This will be achieved by:

- (a) preventing the further excessive fragmentation, or other unjustified alienation, of good quality agricultural land;
- (b) protecting geologically unstable land from development that could adversely affect, or be adversely affected by, landslip or other instabilities;
- (c) maintaining an otherwise open rural landscape character;
- (d) providing for an acceptable quality of water entering Petrie and Paynter Creeks, particularly by seeking the protection, enhancement and/or rehabilitation of riparian vegetation;
- (e) providing for the retention, enhancement or rehabilitation of areas of remnant native vegetation, particularly areas of riparian rainforest and blackbutt;
- (f) seeking development and use in accordance with best available land, and other environmental, management practices; and
- (g) protecting the amenity of adjoining settled areas.

3.28.3 Key Character Elements

(1) Rural Landscape

- (a) This Planning Area is intended to retain its rural and open space characteristics, supporting sustainable rural activities and avoiding other than low risk development on geologically unstable lands.
- (b) It is preferred that any rural industries having high impact potential be located away from urban areas and on sites where any significant adverse environmental impacts can be effectively managed.

(2) Settlement Pattern

- (a) Development for rural residential purposes is not intended in this Planning Area as lands:
 - are more suited to productive rural purposes;
 - are geologically unstable; or
 - otherwise provide an attractive rural landscape setting for, and separation of, the settlements along the railway to the east and the Blackall Range to the west.
- (b) Development for urban purposes or rural residential purposes is not intended in this Planning Area.
- (c) Any development in this Planning Area should be sensitive to, and in keeping with the areas inherent environmental and cultural values.

(3) Environmental Values

- (a) Any areas of environmentally significant remnant natural vegetation, especially within the riparian corridors of creeks and on the more elevated lands of the Blackall Range escarpment, are to be conserved and, where necessary, enhanced or rehabilitated.
- (b) An acceptable quality of water entering the creeks is sought by Council. This will require best land management practices to be adopted for all activities and uses within the area. This is of particular importance in the case of Paynter Creek which flows into the Eudlo Creek Conservation Park.
- (c) More generally, roadside and major drainage line vegetation should be retained as much as possible to enhance the visual amenity of the road corridors in the area and to protect water quality.

**3.28.4 Statements of Desired
Precinct Character**

**(1) Perwillowen/Hunchy
(Precinct Class = General Rural Lands)**

Description

This Precinct contains a mix of steep and undulating lands with a significant mosaic of remnant forest, with some clearing for low productivity pastures and small scale horticultural cropping. Small pockets of “good quality agricultural land” have been identified scattered across the Precinct and are indicated on the Strategic Plan map.

Fragmentation of land holdings has occurred throughout the Precinct but particularly in the eastern and southern parts.

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 corridor linkage between the Blackall Range and areas to the east.

The Precinct also includes the Department of Primary Industries’ Experimental Farm at Coes Creek on the western outskirts of Nambour.

Petrie Creek crosses the Precinct from west to east. The creek’s floodplain has been extensively cleared, with a thin linear strip of riparian vegetation and pockets of riparian rainforest remaining.

Intent

While much 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 development for non-rural purposes should provide for the development to be sensitively integrated into its rural setting.

Any development of premises within the vicinity of the Nambour-Mapleton Road and the Blackall Range-Dulong Road should set any buildings and structures well back from these roads and maintain the roads’ generally forested/rural settings. 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.

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

Any new development should provide for the protection of the environmental values of Petrie Creek. This is intended to include 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 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 uses nor rural residential uses are considered consistent with the intent and desired character of this Precinct.

**(2) Blackall Range Central Foothills
(Precinct Class = General Rural Lands)**

Description

This 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 and includes the headwaters of Paynter and Petrie Creeks.

Intent

The land in this Precinct is too steep and geologically constrained to allow for commercial rural production.

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 or the Woombye-Montville Road should site any buildings and structures so as to maintain these roads’ generally forested/rural settings.

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.

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

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 uses nor rural residential uses are considered consistent with the intent and desired character of this Precinct.

(3) Upper Paynter Flats (Precinct Class = Sustainable Horticultural Lands)

Description

This Precinct contains the gently sloping side-slopes and alluvial floodplain of Paynter Creek to the surrounding Palmwoods to the north, west and south. The lands are predominantly under pastures, with some areas of tree crops. Much of the area has been identified as having "good quality agricultural land" which is indicated on the Strategic Plan map. Some fragmentation of land holdings has occurred.

Paynter Creek crosses the Precinct from south-west to north-east. The creek's floodplain has been extensively cleared, with a thin linear strip of riparian vegetation typically remaining. The creek eventually flows into the environmentally sensitive Eudlo Creek Conservation Park, so issues of maintaining or improving water quality are important.

Intent

The land in this Precinct is intended to be used predominantly for horticultural production. The Precinct adjoins 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 urban development in the adjoining Precincts.

Any development of premises within the vicinity of the Woombye-Montville Road and the Blackall Range-Dulong Road should set any buildings and structures well back from these roads and maintain the roads' generally forested/rural settings.

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 Paynter Creek. This is intended to include 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.

It is intended that the existing sporting reserve located at Jubilee Drive, be retained, and where possible, consolidated to address the future active recreation requirements of the district.

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, 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 uses nor rural residential uses are considered consistent with the intent and desired character of this Precinct.

