



**GYMPIE  
REGIONAL  
COUNCIL**

## Planning & Development

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24 DEC 2010

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22 December 2010

Draft Wide Bay Burnett State Planning  
Regional Plan Feedback  
Department of Infrastructure and Planning  
PO Box 979  
BUNDABERG QLD 4670

Dear Sir/Madam,

**RE: Submission - Draft Wide Bay Burnett Regional Plan –  
Gympie Regional Council**

Please find enclosed Gympie Regional Council's Submission to the Draft Wide Bay Burnett Regional Plan and Draft Wide Bay Burnett State Planning Regulatory Provisions 2010.

Should you have any enquiries please contact Mike Hartley of Council's Planning & Development Department on

Yours faithfully,

**for C. MANSON  
ACTING CHIEF EXECUTIVE OFFICER**

Enc.





# Submission form for feedback to the regional planning Minister on the Draft Wide Bay Burnett Regional Plan and Draft Wide Bay Burnett State Planning Regulatory Provisions 2010

You are also able to make a submission online at [www.dip.qld.gov.au/wbb](http://www.dip.qld.gov.au/wbb)

## How to use this form

Please tick your choice

Option 1 Use this form to **complete your submission** and submit via post, fax or email

Option 2 Use this form as a **cover sheet** and **attach it to your detailed submission** then submit via post, fax or email

## PART 1: Your details (fields marked with a \* must be completed)

	Submitter 1	Submitter 2
Title:	<input checked="" type="radio"/> Mr, Mrs, Ms, Dr, Other	Mr, Mrs, Ms, Dr, Other
Surname*:	HARTLEY	
First names*:	MIKE	
Organisation:	GYMPIE REGIONAL COUNCIL	
Position:	DIRECTOR OF PLANNING + DEVELOPMENT	
Address*:	PO BOX 155	
Town/City*:	GYMPIE	
State*:	QLD	
Postcode*:	4570	
Email:	Refused under section 47(3)(b) of the RTI Act. Disclos	
Phone number:		
Fax:		
Mobile:		
Signature: (not required if form is submitted by email)	Refused under section 47(3)(b) of the RTI Act. Disclos	
Date:	22 DECEMBER 2010	

## PART 2: Submission checklist

For your submission to be properly made under the Sustainable Planning Act 2009 you must:

- Include the names and addresses of each person making the submission.
- Include the signatures of each person making the submission (note: a signature is not required if form is submitted by email).
- In Part 3 of this form, please include the relevant facts and circumstances to support your feedback (if more space is required, use this completed submission form as a cover sheet and attach it to your detailed submission).
- Lodge your submission by the closing date of **5pm, 24 December 2010** by post, fax or email. Details on next page.

**Privacy statement:** The Department of Infrastructure and Planning is collecting the information contained within this submission form to assist with the development of the Wide Bay Burnett Regional Plan and State planning regulatory provisions. Only authorised officers of the department will have access to this information. Your personal information contained within this form will not be disclosed to any third party without your consent, unless authorised or required by law. The department will make all efforts to maintain confidentiality; however submissions may be accessed under the *Right to Information Act 2009*. If your submission does become subject to a right to information application, you will be contacted by the department. **If you have any enquiries about privacy, please contact the Department's Privacy Officer on +61 7 3227 8548.**

**PART 1: Your feedback**

Your feedback will assist the Department of Infrastructure and Planning to finalise the *Draft Wide Bay Burnett Regional Plan* and *Draft Wide Bay Burnett State Planning Regulatory Provisions 2010*.

*If your feedback does not fit in the space provided below, please include your comments on a separate sheet and attach it to this form.*

Your comments/recommendations:

What is the current land use category or recommendation relates to (please tick)  Regional Landscape and Rural Production Area  Urban Footprint  Rural Living Area

*Please include the relevant facts and circumstances to support your feedback.*

REFER ATTACHMENTS 1 & 2

Specific comments/recommendations—land use category change:

What is the current land use category? (please tick)  Regional Landscape and Rural Production Area  Urban Footprint  Rural Living Area

What is your proposed land use category? (please tick)  Regional Landscape and Rural Production Area  Urban Footprint  Rural Living Area

*What are your reasons for requesting this change? (Please include relevant facts and circumstances to support your feedback).*

REFER ATTACHMENTS 3, 4, 5, 6, 7 & 8

Send your completed submission by 5pm, 24 December 2010 to:

Post:	Draft Wide Bay Burnett Regional Plan feedback Department of Infrastructure and Planning PO Box 979, Bundaberg Qld 4670	Fax:	+61 7 4151 9745
		Email:	widebayburnett@dip.qld.gov.au

Before you submit your submission, please refer to Part 2 on this form to check you have prepared a properly made submission.

Questions: please call 1300 724 051 (local call charge).

Thank you for your submission.

Department of Infrastructure and Planning  
PO Box 979 Bundaberg QLD 4670  
tel 1300 724 051  
widebayburnett@dip.qld.gov.au

www.dip.qld.gov.au

## ATTACHMENT 1

### Requested Amendments and Recommendations to the Draft Wide Bay Burnett Regional Plan and Draft Wide Bay Burnett State Planning Regulatory Provisions 2010

PART: Part B – Regional Framework

SECTION: Regional Land Use Pattern (Regional Land Use Categories)

LAND USE CATEGORY: Regional Landscape and Rural Production Area – Proposed introduction of an “*Investigation Area*” (Area 3 - Air strip site at Cooloola Cove)

Given the limitations of having only three (3) regional land use categories, it is requested that the introduction of an “Investigation Area” be considered. In particular, with regards to the air strip site at Cooloola Cove, as outlined in Pradella’s correspondence (refer attachment 2):

1. That the airfield and surrounds be designated an Investigation Area (possible tourist and special purpose accommodation area). There are Investigation Areas in the SEQ Plan.
2. That the following provisions for this Investigation Area apply in the Regional Plan:

Where land outside the Urban Footprint has been identified in the Regional Plan as an Investigation Area for a specific urban or other purpose, a joint investigation will be carried out by the Department of Infrastructure and Planning and Council within 12 months to determine whether the site is potentially suitable for the designation purpose taking into account the following factors:

1. The conservation constraints of the land and surrounds;
2. The suitability of the land for the use;
3. The demand and supply of land for the use and community need;
4. The economic supply of required urban services.

If the Investigation Area is found to be potentially suitable for the designated purpose, a development application may be made for the specified purpose under the provisions of *Sustainable Planning Act 2009* and the application assessed on its merits. It is proposed that the Department of Infrastructure and Planning be a concurrence agency for such an application.

PART: Part C – Regional Strategies

SECTION: Desired Regional Outcomes - 6. Settlement Pattern / 6.1 Consolidating Growth / 6.1.1 Compact Settlement

LAND USE CATEGORY: Urban Footprint

It is acknowledged that increasing densities is an efficient way to maximise the use of urban land, infrastructure and services and should be encouraged in appropriate locations, however an average dwelling density of 15 per hectare for the Gympie Urban Footprint is considered unreasonable due to a significant number of topographical constraints, such as slope, flooding and environmentally significant areas and not in-line with community expectations. It is therefore requested that the document be amended to specify a lesser and more appropriate average dwelling density target for the Gympie Regional Council Local Government Area of 10 dwellings per hectare.

PART: Part C – Regional Strategies

SECTION: Desired Regional Outcomes – 7. Strong Economy / 7.1.4 Tourism Development

LAND USE CATEGORY: All

It is requested that the Wide Bay Burnett Statutory Regional Plan support development opportunities on the Cooloola Coast to underpin tourism infrastructure and growth.

PART: Part C – Regional Strategies

SECTION: Subregional Narratives – Gympie Regional Council

LAND USE CATEGORY: Regional Landscape and Rural Production Area

Expansion of the Gympie Aerodrome, through the incorporation of commercial aviation-related land uses, is foreshadowed. It is however, worth noting that the expansion does not make provision for any complimentary low-key residential uses to occur and it is requested that the document be amended to allow for this type of complementary development as detailed in the *Gympie Aerodrome Environs Planning Study 2008* (copies are available if required).

PART: Part E – Wide Bay Burnett State Planning Regulatory Provisions 2010

SECTION: Division 2 – Material Change of Use, 2.1 (Table 2C – Indoor Recreation, Table 2D – Residential Development and Rural Residential Development and Table 2E – Other Urban Activities)

LAND USE CATEGORY: Regional Landscape and Rural Production Area / Rural Living Area

The *Draft Wide Bay Burnett State Planning Regulatory Provisions 2010* require that development applications for material change of use in Regional Landscape and Rural Production Areas and Rural Living Areas, requiring referral agency assessment (DIP) and therefore not complying with the provisions set out in Column 1, must comply with the following assessment criteria:

- (a) the locational requirements or environmental impacts of the development necessitate its location outside the urban footprint; **AND**
- (b) there is an overriding need for the development in the public interest having regard to Schedule 3.

This provision is considered too restrictive, as many developments have specific locational requirements that are better suited to being outside of the urban footprint, however, it is considered near impossible to be able to address the overriding need requirements set out within Schedule 3, in particular “(b) that the community would experience significant adverse economic, social or environmental impacts if the material change of use proposal were not to proceed.” It is therefore requested that the provision be amended to allow for material change of use in Regional Landscape and Rural Production Areas and Rural Living Areas, requiring referral agency assessment (DIP) and therefore not complying with the provisions set out in Column 1, to comply with the following assessment criteria:

- (a) the locational requirements or environmental impacts of the development necessitate its location outside the urban footprint; **OR**
- (b) there is an overriding need for the development in the public interest having regard to Schedule 3.

PART: Part E – Wide Bay Burnett State Planning Regulatory Provisions 2010

SECTION: Division 3 – Subdivision, 3.1 (Table 3A) & 3.2 (Table 3B)

LAND USE CATEGORY: Regional Landscape and Rural Production Area / Urban Footprint (Development Areas)

The *Draft Wide Bay Burnett State Planning Regulatory Provisions 2009* did not require referral agency (DIP) assessment for Subdivision within the Regional Landscape and Rural Production Area or Development Areas, where the subdivision results in no additional lots, for example, amalgamation or boundary realignment. This provision is no longer included in the *Draft Wide Bay Burnett State Planning Regulatory Provisions 2010* and therefore prevents Council from utilising discretion in order to decide applications proposing rationalisation of rural land parcels (eg. the creation of two (2) materially new lots, from two (2) existing lots), where the end result provides for a better planning outcome. It is therefore requested that the provision be reinstated, particularly as it relates to rationalisation of contiguous land parcels.

# ATTACHMENT 2

EXTRACTS OF THE MINUTES OF THE GENERAL MEETING OF COUNCIL HELD ON 15/12/10

Late Item 3 Pradella Ventures and Cooloola

Re: Pradella Ventures and Cooloola  
From: Mike Hartley – Director of Planning & Development  
File:  
Date: 14 December 2010  
Reference:

G39/12/10 Moved: Cr I.T. Petersen Seconded: Cr R.A. Gâté

That Council endorse Pradellas application to the Department of Infrastructure and Planning with the introduction of an *Investigation Area*.

Further that Council include the above suggestion in the submission to the Department of Infrastructure and Planning.

Carried

Mike,

Thanks for your advice last Friday regarding council deliberations on the 3 parcels of land we had asked for inclusion in the urban footprint.

We were a bit disappointed with the outcome of the airfield deliberations for "Seachange Cooloola" but we fully understand that there are some difficult issues involved. We had a good meeting with Fiona Bowen and Michelle Reilly at DIP last Friday but clearly they have difficulties with an urban footprint for the Airfield site as well. The difficulty is in defining the development area as the footprint designation is being used by DIP as a very specific development line.

They were open to suggestions, however, and they were quite keen on the concept of a manufactured home, mobile home and caravan park development as providing alternative and affordable residential accommodation at Cooloola, but the black and white of the urban designation is a major issue.

They encouraged us to think of a solution for the regional plan. Here's my suggestion:

1. That the airfield and surrounds be designated an *Investigation Area (possible tourist and special purpose accommodation area)*. There are Investigation Areas in the SEQ Plan.
2. That the following provisions for this Investigation Area apply in the Regional Plan:

*Where land outside the Urban Footprint has been identified in the Regional Plan as an Investigation Area for a specific urban or other purpose, a joint investigation will be carried out by the DIP and Local Council within 12 months to determine whether the site is potentially suitable for the designation purpose taking into account the following factors:*

- *the conservation constraints of the land and surrounds;*
- *the suitability of the land for the use;*
- *the demand and supply of land for the use and community need;*
- *the economic supply of required urban services.*

*If the Investigation Area is found to be potentially suitable for the designated purpose, a development application may be made for the specified purpose under the provisions of SPA and the application assessed on its merits. The DIP shall be a concurrence agency for such an application.*

My question is whether Council might support the inclusion of such a clause in the regional plan.

Can you please give me a ring about this if you have the time - Refused under section

My best regards,  
Refused under section 47(3)

Access refused under section 47(3)(b) of the RTI Act. Disc



## ATTACHMENT 3 - Proposed Land Use Category Changes – Draft Wide Bay Burnett Regional Plan (2010)

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
Part Lot 4 AP9699	22 Spectrum Road, Rainbow Beach	Industry & Community	Regional Landscape & Rural Production Area	Urban Footprint (Industry zoned land)	Currently zoned for urban purposes and forms a logical extension of the existing industrial area and Urban Footprint.
Part Lot 17 MCH5109	308 Carlo Road, Rainbow Beach	Housing & Community	Regional Landscape & Rural Production Area	Urban Footprint (Housing zoned land)	Currently zoned and developed for urban purposes.
Lot 11 MCH4319	Carlo Road, Rainbow Beach	Rural	Regional Landscape & Rural Production Area	Urban Footprint	Small isolated parcel currently developed for urban purposes.
Lot 1 CP895628	Carlo Road, Rainbow Beach	Rural	Regional Landscape & Rural Production Area	Urban Footprint	Small isolated parcel currently zoned for urban purposes.
Lot 1 SP162340	Carlo Road, Rainbow Beach	Commercial	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban purposes.
Lot 2 SP159069	Carlo Road, Rainbow Beach	Rural & Unzoned	Regional Landscape & Rural Production Area	Urban Footprint	Small isolated parcel currently developed for urban purposes.
Lot 84 MCH4315	Snapper Creek Road, Tin Can Bay	Industry (Local)	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban purposes.
Lot 83 MCH5315	Snapper Creek Road, Tin Can Bay	Industry (Local)	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban purposes.
Lot 82 MCH5315	Snapper Creek Road, Tin Can Bay	Industry (Local)	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban purposes.
Lot 15 SP153716	Scullett Drive, Tin Can Bay	Industry	Regional Landscape & Rural Production Area	Urban Footprint	Isolated parcel currently zoned for urban purposes and forms a logical extension of the existing developed industrial area.

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
Lots 1, 2, 3, 4 & 5 SP101668	69, 67, 65, 3 & 66 Scullett Drive, Tin Can Bay	Industry	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban purposes.
Lots 6, 7, 8, 9, 10, 11, 12, 13 SP153716	2, 6, 8, 10, 12, 11, 9 & 7 Scullett Drive, Tin Can Bay	Industry	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban purposes.
Lots 1 & 2 RP221319	17 & 13 Clyde Road, Wallu	Rural Residential	Regional Landscape & Rural Production Area	Rural Living Area	Currently zoned and developed for rural residential purposes.
Lots 1, 2 & 3 RP176446	3683, 3689 & 23 Tin Can Bay Road, Wallu	Rural Residential	Regional Landscape & Rural Production Area	Rural Living Area	Currently zoned and developed for rural residential purposes.
Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 16 & 18 RP179071	-, 45, 53, 61, -, 71, 81, 82, -, 62 & 46 Osborne Court, Wallu	Rural Residential	Regional Landscape & Rural Production Area	Rural Living Area	Currently zoned and developed for rural residential purposes.
Lots 1, 2 & 3 SP198614	70, 72 & 74 Osborne Court, Wallu	Rural Residential	Regional Landscape & Rural Production Area	Rural Living Area	Currently zoned and developed for rural residential purposes.
Lots 1, 2 & 3 SP198613	50, 52 & 54 Osborne Court, Wallu	Rural Residential	Regional Landscape & Rural Production Area	Rural Living Area	Currently zoned and developed for rural residential purposes.
Lots 19 & 20 SP202461	36 & 32 Osborne Court, Wallu	Rural Residential	Regional Landscape & Rural Production Area	Rural Living Area	Currently zoned and developed for rural residential purposes.
Lot 74 MCH4761	Tin Can Bay Road, Wallu	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural lot.
Lot 92 RP215371	3925 Tin Can Bay Road, Wallu	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural lot and forms a logical extension to the adjacent rural residential development.

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
Lot 20 RP186278	103 Clyde Road, Wallu	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural lot and forms a logical extension to the adjacent rural residential development.
Lot 51 MCH2510	Tin Can Bay Road, Wallu	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural lot and forms a logical extension to the adjacent rural residential development.
Lot 4 RP 153810	Mclvor Road, Goomeri	Rural	Regional Landscape & Rural Production Area	Urban Footprint	Small isolated rural parcel (separated from adjoining rural lots by waterway) and forms logical extension of existing industrial area.
Lot 7 RP 825817	24 Cole Road, Widgee	Rural Residential & Industry	Regional Landscape & Rural Production Area & Rural Living Area	Urban Footprint	Currently zoned and partly developed for urban purposes and forms a logical extension of the existing industrial area.
Lots 17 & 19 SP170524	12 Tooth Drive, Widgee	Industry	Rural Living Area	Urban Footprint	Currently zoned and developed for industrial purposes.
Lot 21 SP176688	9 Tooth Drive, Widgee	Industry	Rural Living Area	Urban Footprint	Currently zoned and developed for industrial purposes.
Lots 20, 22, 23, 24, 25, 26 & 27 SP191463	13, -, 25, 16, 18, - & - Tooth Drive, Widgee	Industry	Rural Living Area	Urban Footprint	Currently zoned and developed for industrial purposes.
Lot 11 SP150094	Tooth Drive, Widgee	Industry	Rural Living Area	Urban Footprint	Currently zoned and developed for industrial purposes.
Lot 6 RP887142	2226 Gympie Woolooga Road, Widgee	Business & Commercial	Rural Living Area	Urban Footprint	Currently zoned and developed for industrial purposes.
Lots 1 & 2 SP230752	- & 4 Tooth Drive Widgee	Industry	Rural Living Area	Urban Footprint	Currently zoned and developed for industrial purposes.
Lot 28 SP191463	1 Tooth Drive, Widgee	Industry	Rural Living Area	Urban Footprint	Currently zoned and developed for industrial purposes.
Lot 18 SP150094 (2 Parts)	Gympie Woolooga Road, Widgee	Industry	Rural Living Area	Urban Footprint	Currently zoned and developed for industrial purposes.

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
Lot 20 SP181047	71 Ballard Road, Imbil	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural parcel (bordered by Yabba Creek, Ballard Road and Mary Valley Railway) and forms a logical extension of the adjacent rural residential development.
Part of Lot 135 FTY1638	511 Sawmill  425 Bella Creek Road, Imbil	Industry	Regional Landscape & Rural Production Area	Urban Footprint (Industry zoned land)	Currently zoned and developed for industrial purposes.
Lot 1, 2 & 6 RP894543	8, 3 & 23 Wallader Road, Imbil	Industry	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for industrial purposes.
Lot 1, 9, 11, 12, 13, 14 & 17 LX2750	10, 14, 18, 20, 24, 25, & - Wallader Road Imbil	Industry	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for industrial purposes.
Part Lot 1 RP187582	100 Glastonbury Road, Southside (Stumm Road)	Rural	Regional Landscape & Rural Production Area	Urban Footprint (above Q100 line) Regional Landscape & Rural Production Area (below Q100 line)	Land above Q100 flood line constitutes a logical extension to the existing Housing zoned land currently included within the Urban Footprint Land Use area. Refer to <u>ATTACHMENT 4</u> for area proposed to be included (above the Q100 flood line).
Lot 1, 2, 3 & 5 MPH32965	133A, 133, 131 & 123-125 Stumm Road, Southside	Housing	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban (residential) purposes.
Lot 1 & 2 MPH33986	127 & 129 Stumm Road, Southside	Housing	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban (residential) purposes.
Lot 186 LX2589	121 Stumm Road, Southside	Housing	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban (residential) purposes.

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
Lot 2 & 3 MPH32729	119 & 117 Stumm Road, Southside	Housing	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban (residential) purposes.
Lot 5 SP138765	3 Moreland Road, Southside	Housing	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban (residential) purposes.
Lots 4 & 5 RP864900	Tyrell Road, Monkland	Housing	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban (residential) purposes.
Lot 1 MPH 40666	2 Tyrell Road, Monkland	Housing	Regional Landscape & Rural Production Area	Urban Footprint	Currently zoned and developed for urban (residential) purposes.
Lot 18 RP221336	Bath Terrace, Victory Heights	Community	Rural Living Area	Urban Footprint	Currently developed as Gympie Rifle Range. Forms logical extension of existing Housing zoned areas fronting Bath Terrace and constitutes logical infill of the proposed Urban Footprint Land Use area.
Lot 1 MPH23487	Silva Road, Jones Hill	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Isolated rural parcels (bordered by Southside Local Residential Development Area) and constitutes logical infill development within the surrounding rural residential area.
Lot 2 MPH23320	279 McIntosh Road, Jones Hill	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Isolated rural parcels (bordered by Southside Local Residential Development Area) and constitutes logical infill development within the surrounding rural residential area.
Lot 2 MPH32283	199 Lawson Road, Jones Hill	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Isolated rural parcels (bordered by Southside Local Residential Development Area) and constitutes logical infill development within the surrounding rural residential area.
Lot 1 CP842010	84 Allen Road, Chatsworth	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small Isolated rural parcel and constitutes logical infill development of surrounding rural residential area.

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
Lot 13 SP138770	Country View Drive, Chatsworth	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small Isolated rural parcel and constitutes logical infill development of surrounding rural residential area.
Lot 3 MPH8459	161 Rammutt Road, Chatsworth	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small Isolated rural parcel and constitutes logical infill development of surrounding rural residential area.
Lot 18 MCH5573	78 Belvedere Road, Veteran	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small Isolated rural parcel and constitutes logical infill development of surrounding rural residential area.
Lot 7 MCH5361	27 Balaclava Road, Veteran	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small Isolated rural parcel and constitutes logical infill development of surrounding rural residential area.
Lot 8 MCH5361	North Deep Creek Road, North Deep Creek	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small Isolated rural parcel and constitutes logical infill development of surrounding rural residential area.
Part Lot 4 RP890638	885 Glastonbury Road, Glastonbury	Rural / Rural Residential	Regional Landscape & Rural Production Area	Rural Living Area (Rural Residential Zone) & Regional Landscape & Rural Production Area (Rural Zone)	Currently partly zoned and partly developed for rural residential purposes and constitutes a logical extension to the existing Rural Living Land Use area.
Lot 1 & 2 RP 890638	Glastonbury Road, Glastonbury	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural parcels currently developed for rural residential purposes. Constitutes a logical extension to the existing Rural Living Land Use area.
Lot 3 RP 890638	Kookaburra Court, Glastonbury	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural parcel currently developed for rural residential purposes. Constitutes a logical extension to the existing Rural Living Land Use area.

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
Lot 20 LX1853	280 Glastonbury Road, Widgee Crossing South	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural parcel (bordered by Buranda Road) and constitutes logical infill development within the surrounding rural residential area.
Lot 21 W3761	22 Buranda Road, Widgee Crossing South	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural parcel (bordered by Buranda Road) and constitutes logical infill development within the surrounding rural residential area.
Lot 22 LX2439	260 Glastonbury Road, Widgee Crossing South	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural parcel (bordered by Buranda Road) and constitutes logical infill development within the surrounding rural residential area.
Lot 129 LX2496 (2 Parts)	18 Van Velsen Road, The Dawn	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural parcel (bordered by Van Velsen Road, Mary Valley Railway and Mary River) and constitutes logical expansion of the adjacent rural residential area.
Lot 10 RP890968	Kiaka Road, Lagoon Pocket	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural parcel (bordered by Kiaka Road, Unnamed Road Reserve and Mary River) and constitutes logical expansion of the adjacent rural residential area.
Lot 20 RP890968	24 Kiaka Road, Lagoon Pocket	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural parcel (bordered by Kiaka Road, Unnamed Road Reserve and Mary River) and constitutes logical expansion of the adjacent rural residential area.
Lot 9 RP134451	Kiaka Road, Lagoon Pocket	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural parcel (bordered by Kiaka Road, Unnamed Road Reserve and Mary River) and constitutes logical expansion of the adjacent rural residential area.
Lot 234 LX2313	9 Megan Road, Southside	Rural	Regional Landscape & Rural Production Area	Rural Living Area	Small isolated rural parcel (bordered by Rocks Road and Pie Creek) and constitutes logical expansion of the adjacent rural residential area.
Lot 73 CP850506	- Gympie Connection Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
					separation between residential and industrial uses and forms a more logical boundary (refer <a href="#">ATTACHMENT 5</a> ).
Lot 1 MPH5136	12 Gympie Connection Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <a href="#">ATTACHMENT 5</a> ).
Lot 1 MPH5449	22 Gympie Connection Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <a href="#">ATTACHMENT 5</a> ).
Lot 1 MPH5576	34 Gympie Connection Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <a href="#">ATTACHMENT 5</a> ).
Lot 712 MCH5272	38 Gympie Connection Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity



Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
					issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <u>ATTACHMENT 5</u> ).
Lot 1 MPH6053	- Browns Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <u>ATTACHMENT 5</u> ).
Lot 553 MPH34886	13 Browns Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <u>ATTACHMENT 5</u> ).
Lot 1 MPH6046	- Barton Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <u>ATTACHMENT 5</u> ).

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
Lot 1 MPH6127	74 Barton Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer ATTACHMENT 5).
Lot 6 & 714 RP903030	92 Barton Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer ATTACHMENT 5).
Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 SP191713	37, 35, 33, 31, 29, 27, 25, 23, 21, 19 & 17 Barton Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer ATTACHMENT 5).
Lot 1 & 2 MPH23477	39 & 75 Spring Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
					uses and forms a more logical boundary (refer ATTACHMENT 5).
Lot 5 & 6 MPH23459	8 Griffin Road & - Spring Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer ATTACHMENT 5).
Lot 43 USL 37333	Unallocated State Land, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer ATTACHMENT 5).
Lot 4 RP813017	55 Barton Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer ATTACHMENT 5).
Lot 555 MPH34886	- Barton Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
					line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer ATTACHMENT 5).
Lot 1 MPH23163	57 Barton Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer ATTACHMENT 5).
Lot 1 MPH5654	170 Cootharaba Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer ATTACHMENT 5).
Lot 8 CP850505	168 Cootharaba Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer ATTACHMENT 5).
Lot 1, 2, 3 & 4 MPH23459	130 & 150 Cootharaba Road & 24 Griffin Road & 34	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
	Lillis Road, Victory Heights				Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <u>ATTACHMENT 5</u> ).
Lot 387 MCH4779	32 Griffin Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <u>ATTACHMENT 5</u> ).
Lot 422 MCH4721	20 Griffin Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <u>ATTACHMENT 5</u> ).
Lot 1 & 2 SP179150	15 Spring Road & - Griffin Road, Victory Heights	Rural / Housing	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <u>ATTACHMENT 5</u> ).

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
Lot 7 MPH7115	24 Lillis Road, Victory Heights	Housing	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <u>ATTACHMENT 5</u> ).
Lot 1 & 2 MCH805210	24A & 28 Lillis Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <u>ATTACHMENT 5</u> ).
Lot 2 MPH6833	26 Lillis Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial uses and forms a more logical boundary (refer <u>ATTACHMENT 5</u> ).
Lot 1 & 2 MPH33405	40 Lillis Road & 124 Cootharaba Road, Victory Heights	Rural	Urban Footprint - Local Development Area (Employment)	Urban Footprint	Currently comprises high quality existing rural residential style development and would constitute a logical expansion of the adjacent Housing areas. Amenity and reverse amenity issues need to be considered and the railway line is considered to provide adequate separation between residential and industrial

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
					uses and forms a more logical boundary (refer <u>ATTACHMENT 5</u> ).
Lot 677, 681 & 683 MCH5338	72 – 74 East Deep Creek Road, 100 & - Randwick Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 1 MPH5243	- Randwick Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 3 MPH23988	- Randwick Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 1 MPH14102	- East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine.

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
					This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 1 MPH23284	- East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 1 MPH5226	171 East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 1 RP903717	- East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 672 RP825826	- Flood Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact



Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
				Area (Employment)	industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 2 & 3 RP903717	- East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 13 AP15872	- East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 1 & 2 MPH23385	- Nolan Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
Lot 833 CP850502	- East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 3 CP864821	- Flood Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 2 MPH23395	- Nolan Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 1, 4 & 5 MPH23395	- , 206 & 212 East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial</i>

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
					<i>Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 2 SP208681	230 East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 3 SP208680	228 East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 3 MPH23412	238 East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 101 & 102 SP101094	- East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine.

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
					This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 1 & 2 MPH23796	187 & - Spada Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 2, 3 & 5 MPH23815	- East Deep Creek Road, - Spada Road & Flood Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 1 CP840229	- East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 906 & 926 MCH5512	- East Deep Creek Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact

Lot & Plan	Address	Zone (Current)	Current Regional Plan Land Use Category	Proposed Regional Plan Land Use Category	Planning Justification
				Area (Employment)	industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 1 MPH6275	- Penny Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 2 MPH14217	9 Spada Road, East Deep Creek	Rural	Regional Landscape & Rural Production Area	Urban Footprint Local Development Area (Employment)	Logical Extension of the currently proposed Local Development Area (Employment) and ideal site for difficult to locate and high impact industries. Also provides reverse amenity protection for the existing abattoir and gold mine. This area was also originally included in the July 2009 version of the <i>Gympie Regional Industrial Land Strategy Final Report</i> (refer <u>ATTACHMENT 6</u> from report for additional area).
Lot 2 MPH34455, Lot 1 MPH23185 & Lot 1 MPH23424	11 & 17 Potter Street, Gympie	Rural	Regional Landscape & Rural Production Area	Urban Footprint	Refer attached submission from GHD <span style="border: 1px solid black; padding: 2px;">Refused under s</span> , which Council has considered and endorsed ( <u>ATTACHMENT 7</u> ).
Part Lot 2 SP118587 (Area 3 – The Airfield Site)	Queen Elizabeth Drive, Cooloola Cove	Rural	Regional Landscape & Rural Production Area	Investigation Area (possible tourist and special purpose accommodation area)	Refer further comments in relation to suggested policy amendments and the attached submission from Pradella ( <u>ATTACHMENT 8</u> ), in relation to Area 3 only, which Council has considered and endorsed.







**Growth Management Queensland**

**Wide Bay Burnett Regional Plan  
State Planning Regulatory Provisions 2010**

Local and Regional Development Areas  
Gympie Regional Council

Map No: GRC-01 - Southside/Victory Heights/  
East Deep Creek

Gazetted: To be Gazetted

**Legend**

- Development area
- Urban footprint
- Rural living area
- Regional landscape and rural production area
- Digital Cadastral database December 2009
- Local government boundary

Locality map

GDA94, MGA94

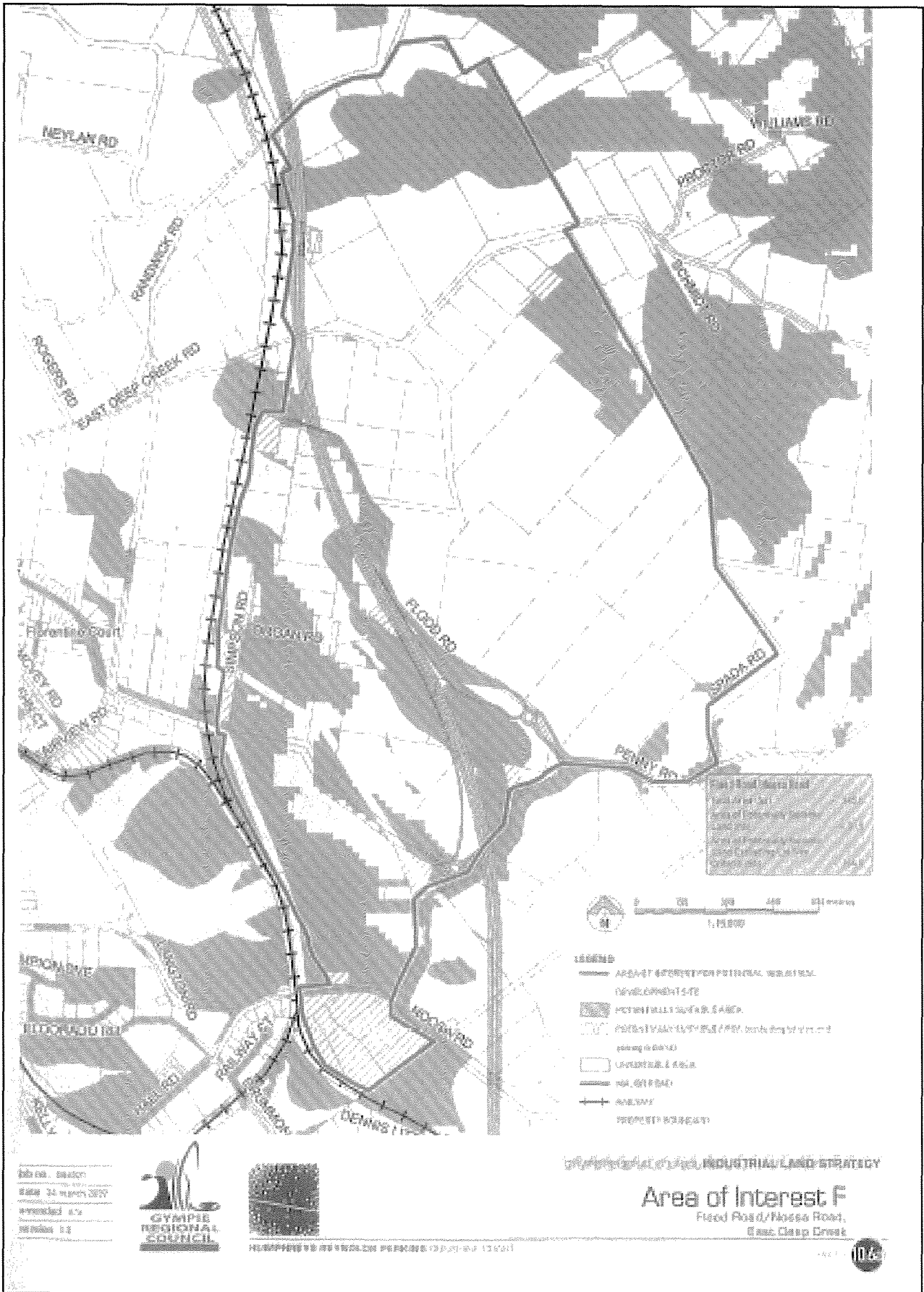
This information has been derived from digital cadastral data. The user must be satisfied as to the accuracy of the data and its use for their purposes. The user must also be satisfied as to the accuracy of the data and its use for their purposes. The user must also be satisfied as to the accuracy of the data and its use for their purposes. The user must also be satisfied as to the accuracy of the data and its use for their purposes.

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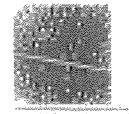
**Toward 2**  
Queensland Government  
1800 015 015  
www.qld.gov.au

ATTACHMENT 5

# ATTACHMENT 6



File no. 08000  
Date 24 March 2009  
Version 1.0  
Revision 1.2



HEALTHY COMMUNITIES THROUGH SUSTAINABLE DEVELOPMENT

Gympie Region Industrial Land Strategy

Area of Interest F  
Flood Road/Moosa Road,  
East Clasp Creek







# ATTACHMENT 8



## Planning & Development

Phone: (07) 5481 0644  
Email: [planning@gympie.qld.gov.au](mailto:planning@gympie.qld.gov.au)

Our Ref: 6/6/10/16 KMTKJS00862 Minute P18/12/10

10 December 2010

**COPY**

PO Box 155  
Gympie QLD 4570  
Phone: 1300 307 800  
Fax: (07) 5481 0801  
ABN: 91 269 530 353

Access refused under section 47(3)(b) of the RTI Act. Disc

Dear Sir,

**RE: Draft Wide Bay Burnett Regional Plan –  
Submission Pradella Property Ventures – Cooloola Sand and  
Cooloola Village Centre**

Your correspondence dated 17 November 2010 in relation to the above matter refers and was considered at Council's General Meeting held on 8 December 2010.

At this meeting Council resolved to advise it endorses your submission on the Draft Wide Bay Burnett Regional Plan, in relation to Areas 1 and 2.

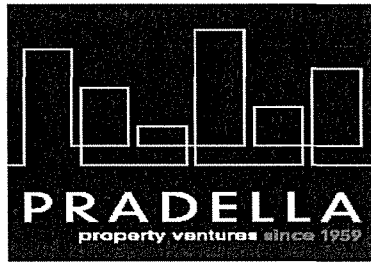
Should you have any enquiries please contact Kimberley Toomey of Council's Planning & Development Department on

Yours faithfully,

*Signed by Michael Hartley*

**for C. MANSON  
ACTING CHIEF EXECUTIVE OFFICER**





# Proposed Urban Footprint Extensions Cooloola Cove

## Summary

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### REQUEST FOR COUNCIL SUPPORT FOR CHANGES TO THE DRAFT WIDE BAY REGIONAL PLAN

Submission by Urban Systems Pty Ltd  
November 22, 2010



Submission in support of two minor variations to the Urban Footprint and the development of a tourist park/manufactured home park on the Cooloola Airfield site.

## **CONTENTS**

1. Summary
2. Purpose of the submission
3. About Pradella
4. Cooloola – the context for growth
5. The Draft Wide Bay Burnett Regional Plan
6. Conservation constraints
7. Area 1 Proposal – minor variation to accommodate extension to Cooloola Sands
8. Area 2 Proposal – minor variation to accommodate additional development on Fairsea Drive
9. Area 3 Proposal – development of the airfield site for “Seachange Village Cooloola”

## **TABLES**

- Table 1 – Summary of proposed Pradella Ventures inclusions in the Urban Footprint  
Table 2 – Cooloola Cove growth 1996-2006

## **FIGURES**


- Figure 1 – Proposed Pradella Ventures additions to the Urban Footprint  
Figure 2 – Draft Wide Bay Burnett Urban Footprints for Cooloola Cove, Rainbow Beach and Tin Can Bay  
Figure 3 – Vegetation mapping constraints  
Figure 4 – Area 1 Proposal  
Figure 5 – Area 2 Proposal  
Figure 6 – The Airfield site  
Figure 7 – Indicative Structure Plan for the Airfield site

## 1. SUMMARY

1. These proposals by Pradella Property Ventures were presented to Council by Peter Cumming and Phil Goodman on November 3, 2010.
2. Pradella Property Ventures has been part of the Pradella Group since 1959. The Group is Queensland owned and has a strong record in successful and award-winning developments in residential subdivision, infill development, tourist parks and manufactured home developments.
3. Cooloola Sands and the Cooloola Village centre are both Pradella Group developments.
4. Pradella Property Ventures own a 162 ha holding to the north of Cooloola Sands which includes the Airfield.
5. Some 115 ha of this holding has conservation constraints and is proposed for environmental rehabilitation and preservation.
6. The Pradella Venture holdings proposed for inclusion in the Urban Footprint are shown in **Figure 1**.



### Legend

- |   |                                     |   |                                   |
|---|-------------------------------------|---|-----------------------------------|
|  | COOLOOLA VILLAGE CENTRE             |  | PROPOSED URBAN DESIGNATION        |
|  | DRAFT REGIONAL PLAN URBAN FOOTPRINT |  | PROPOSED CONSERVATION DESIGNATION |
|   |                                     |  | QUEEN ELIZABETH DRIVE EXTENSION   |



PROPOSED URBAN DESIGNATION  
PROPOSED DEVELOPMENT AT COOLOOLA  
FOR PRADELLA VENTURES



**FIGURE 1 – PROPOSED PRADELLA VENTURES ADDITIONS TO THE URBAN FOOTPRINT**

7. The Draft Regional Plan provides for no development extensions at Cooloola Cove beyond existing urban zones.
8. Cooloola has experienced very strong growth over the last 10 years because it offers affordable residential development with a low key rural/coastal lifestyle.
9. Development proposals for the three Pradella Ventures parcels are summarised in the following table.

AREA	PROPOSAL	JUSTIFICATION
1. Cleared Lot (6.8ha)	Extension of traditional residential subdivision	No vegetation or environmental constraints. Minor boundary adjustment Establishes the northern limit of Cooloola Sands.
2. Fairsea Drive (6.7ha)	Large residential lots (4,000m <sup>2</sup> +) Defined building areas Vegetation retained by covenant	Strong demand for larger rural living lots. Provides for development on both sides of Fairsea Drive. Rural Living lots are well established on east side of Fairsea Drive.
3. The Airfield (30 ha approx)	"Sea Change Village" comprising: <ul style="list-style-type: none"> <li>• Short stay caravan park</li> <li>• Mobile home park</li> <li>• Manufactured home park</li> </ul>	Strong demand for tourist and "lifestyle" affordable accommodation with community facilities. Master planned development which can conform to environmental constraints and maintain environmental performance over the long term.

**TABLE 1 – SUMMARY OF PROPOSED PRADELLA VENTURES INCLUSIONS IN THE URBAN FOOTPRINT**

10. The proposed extensions to the Urban Footprint "round off" Cooloola's development.
11. They are logical and supportable extensions based on the demand and supply for a range of residential uses.
12. They acknowledge and can accommodate environmental constraints.
13. The Seachange Village concept for the Airfield site would provide an affordable and much demanded housing and visitor accommodation mix. It would also be a major employer for the area.
14. Pradella has a proven track record in development excellence.
15. Council support for our proposals is essential if the Draft Regional Plan is to be amended.

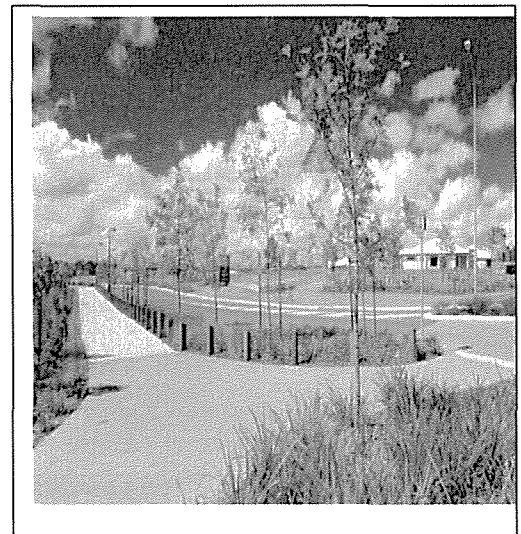


## 2. PURPOSE OF THE SUBMISSION

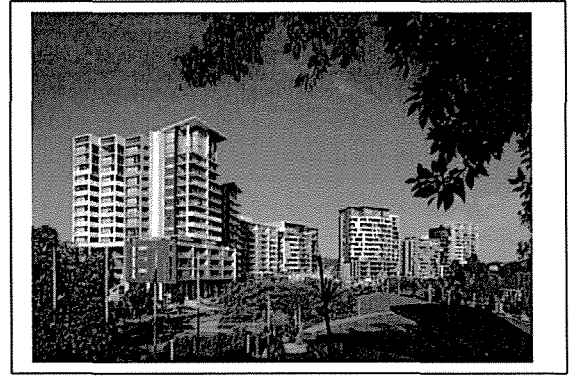
1. The Pradella Venture proposals for Urban Footprint extensions at Cooloola were the subject of a presentation to Council on November 3, 2010.
2. Pradella Ventures will be making a full submission on the Draft Wide Bay Burnett Regional Plan to the Department of Infrastructure and Planning
3. Council support for any proposals to change the Draft Plan will be essential if they are to be successful.

## 3. ABOUT PRADELLA

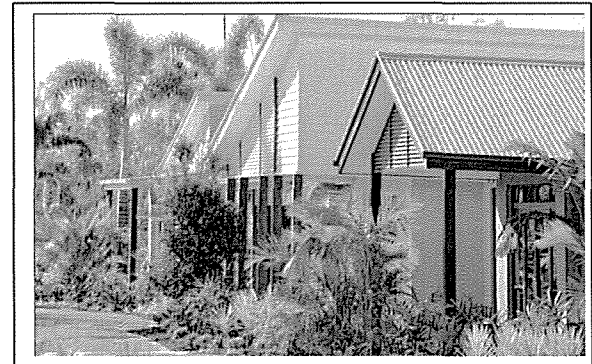
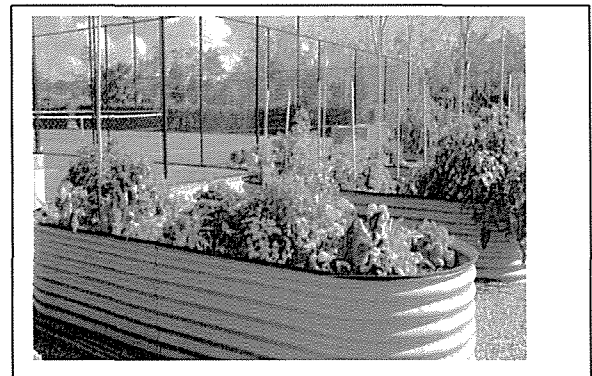
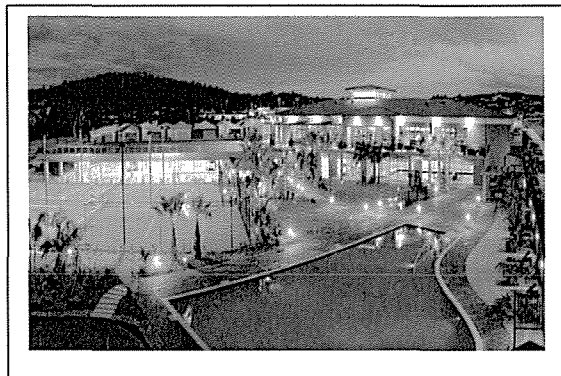
1. Pradella Property Ventures is part of the Pradella Group of companies. The Pradella Group is Queensland owned with a 50 year track record in urban development and has received many architectural, conservation and development awards for residential subdivision, inner city medium density development, tourist parks and manufactured home estates.
2. Pradella Developments is developing the very successful Cooloola Sands residential subdivision and has recently built the Cooloola Village shopping and community centre.
3. Pradella Ventures specialises in master planned manufactured home estates and has recently built the award winning "Seachange Village" Manufactured Home Park at Arundel on the Gold Coast which has received 5 Housing Association Awards. "Seachange Village" won the 2010HIA Qld Residential Lifestyle development of the year.
4. We propose a "Seachange Village" with tourist and caravan park facilities on the Airport site at Cooloola.
5. It is important to us that Council and the DIP understand that Pradella produces responsible developments and is not a speculative company.



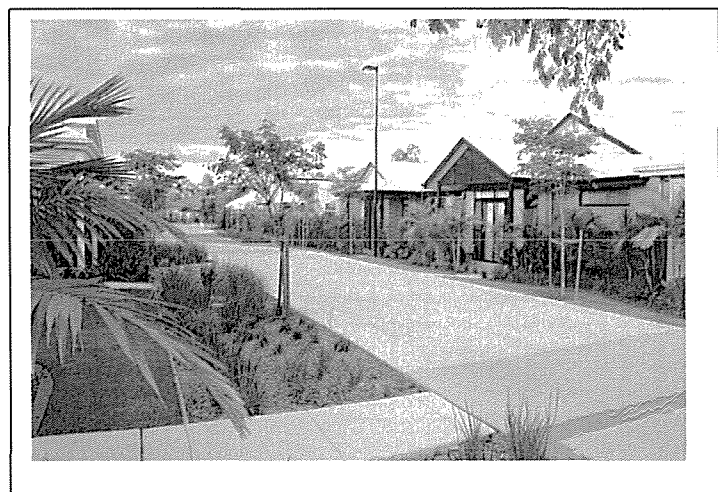
**PRADELLA'S COOLOOLA SANDS**



**ROMA STREET PARKLANDS**



**SEACHANGE VILLAGE, ARUNDEL  
MANUFACTURED HOME  
LIFETYLE PARK**





#### 4. COOLOOLA COVE – THE CONTEXT FOR GROWTH

1. Cooloola Cove has experienced very strong growth over the last 15 years. Between the census years of 1996 and 2006 the population trebled.

Census	Population
1996	610
2001	1047
2006	1946

Source: ABS

TABLE 2 – COOLOOLA COVE GROWTH 1996-2006

2. A recent survey by LJ Hooker (March 2010) indicated that there were 1200 houses at Cooloola Cove on a total of 1650 lots. It has been the fastest growing centre in the Region in recent years.
3. The Queensland Government's Planning and Information Forecasting Unit expects that the Wide Bay –Burnett Statistical Division will record the largest population growth outside South east Queensland.
4. The DIP 2009 estimate is for an additional 900 people per annum in the Region to 2031 (Broadhecture Study, WBB 2009).
5. Cooloola Cove's strengths of affordable residential lots and housing, relaxed bush and water setting and developing community and centre facilities will see continued strong demand for residential living.
6. Cooloola Cove has emerged as a strong community with a distinct identity and character. The Village Centre is developing as a strong retail, community and business focus for residents. Cooloola Cove is no longer an isolated subdivision between Gympie and Rainbow Beach.
7. There are difficult environmental constraints to growth at Rainbow Beach and Tin Can Bay.
8. Responsible growth within environmental constraints, with the offer of more variety in residential living, lifestyle and tourism, will see the development of a more viable and sustainable Cooloola Cove community.
9. The Queensland Government is now actively promoting regional development. "Regionalism has to be a central part of the development strategy for Queensland." (Premier Anna Bligh press release after the Growth Summit, March 2010). Initiatives include the \$11,000 Regional First Home Owners Grant and a Queensland Regionalisation Strategy.

#### 5. THE DRAFT WIDE BAY REGIONAL PLAN

1. The Draft Wide Bay Burnett Regional Plan provides for no development extensions at Cooloola Cove beyond existing urban zoned land. Rainbow Beach and Tin Can Bay development is also heavily constrained under the Plan (see **Figure 2**).
2. The Draft Regional Plan's preferred settlement strategy is based on inter alia:
  - "relieving pressures on the coast;
  - redistributing growth to Bundaberg and promoting additional growth in Maryborough and Gympie;
  - ensuring that rural towns have opportunities to prosper and accommodate growth."
3. Whilst this strategy is laudable at high level, it ignores some fundamental practicalities:
  - Bundaberg, at 300km from Brisbane, is almost twice the distance from Brisbane as Gympie and the Cooloola Coast. Many people want to live closer to Brisbane and the Sunshine Coast for family, employment or lifestyle reasons.

- The coast is the main attraction for new residents so if we don't provide for coastal growth we lose the main attraction for new residents and regionalisation.
- Further development of coastal centres, within environmental constraints, is a responsible growth strategy if it builds on existing town infrastructure and develops more socially and economically sustainable communities.



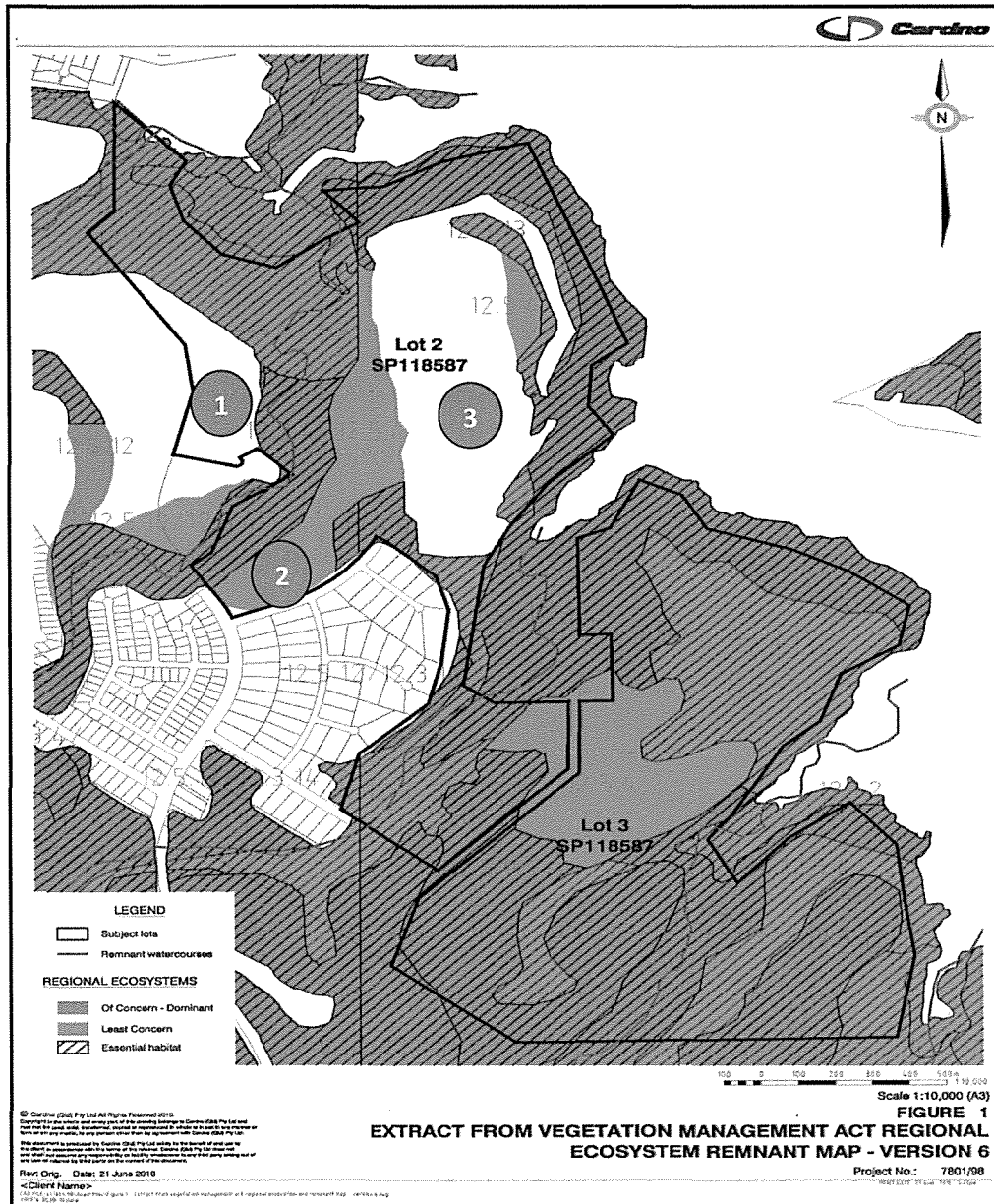
**FIGURE 2 – DRAFT WIDE BAY BURNETT URBAN FOOTPRINTS FOR COOLOOLA COVE, RAINBOW BEACH AND TIN CAN BAY**

4. The Draft Regional Plan estimates for land supply are based on the 2009 Broadacre Study which estimated a 26 year supply of residential land in the Region (the Study describes this estimate as “illustrative only”). The Broadacre estimates are deliberately cautionary for two reasons:
  - the broad estimates as used in the Draft Regional Plan take no account of particular areas of higher and lower demand for growth in the Region i.e. the residential market preferences for differing locations; and,

- the estimates overestimate supply because they cannot assess land constraints at a broad regional level and the estimates assume that land is universally available for development (i.e. all landowners are willing sellers in the planning period).
5. Within this context, the only significant area provided for growth at Cooloola Cove to 2031 is the area to the north of the Queen Elizabeth Drive road alignment, despite the recent years of very strong development in the settlement.

## 6. CONSERVATION CONSTRAINTS AT COOLOOLA COVE

1. Cardno have undertaken a conservation assessment of the Pradella Ventures land to the northeast of Cooloola. The constraints include:
- Areas defined as "Of Concern" under the Vegetation Management Act (1999) – see **Figure 3**;
  - Setbacks and requirements of the Coastal Protection and Management Act (1995), the Nature Conservation Act (1992), the Environment Protection and Biodiversity Conservation Act 1999;
  - Flooding on Mullen and Clare Creeks; and
  - Bushfire setback requirements under State planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.



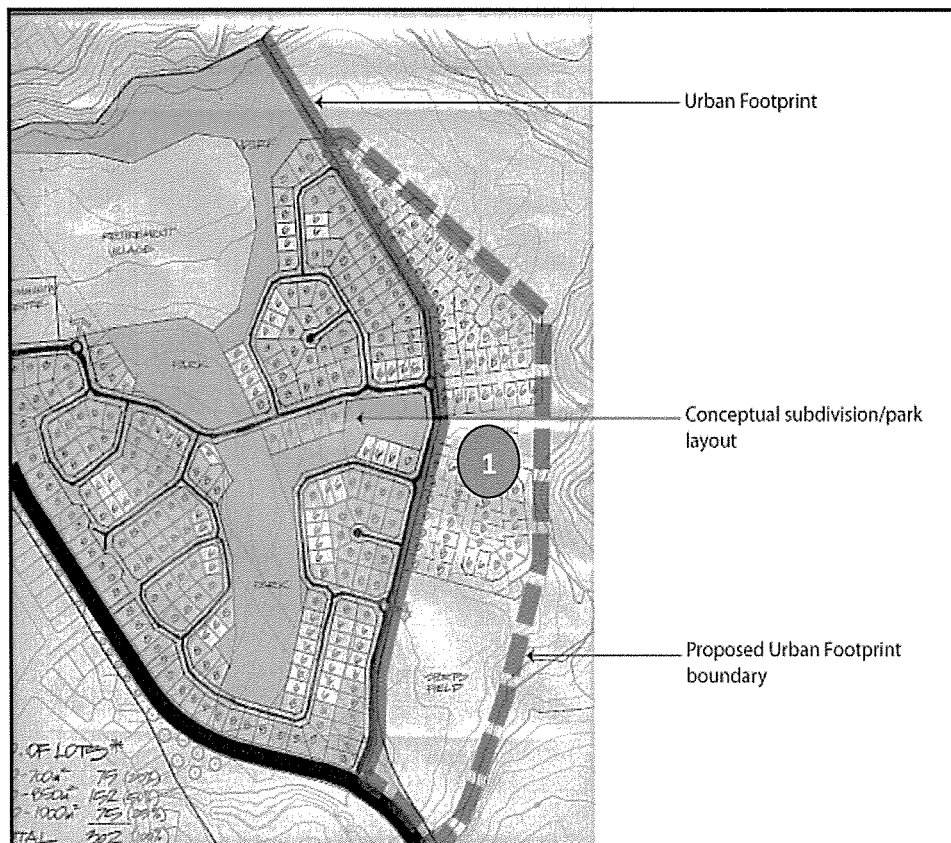
**FIGURE 3 – VEGETATION MAPPING CONSTRAINTS**

- Note that the constraints analysis is sufficient for the purposes of assessing whether land is capable of development and inclusion in the Urban Footprint, but only a detailed Development Application and subsequent assessment would determine the exact boundaries of development and constraint buffers for Areas 2 and 3.
- In relation to the areas proposed to be included in the Urban Footprint, the Cardno environmental analysis concludes as follows:
  - “Area 1 – the area is unconstrained other than setbacks required to comply with relevant legislation and areas required for water quality purposes.
  - Area 2 – the area is moderately constrained by provisions of the Vegetation Management Act. Specific analysis to identify suitable areas for future development is required.

- Area 3 – the area is unconstrained for the most part, other than for setbacks required to comply with relevant legislation and areas required for water quality control purposes.”

## 7. AREA 1 PROPOSAL – MINOR VARIATION TO ACCOMMODATE EXTENSION TO COOLOOLA SANDS

1. Cleared site of 6.8 ha with no Vegetation Mapping constraints and adjacent to the next extensions to the Cooloola Sands development.
2. A concept for the development of Area 1 and the adjacent land is shown for illustration purposes in **Figure 4**.
3. The inclusion requires a minor adjustment to the Urban Footprint and will form the northern extent of the Cooloola Sands community and will support the Elizabeth Drive through-connection.



**FIGURE 4 – AREA 1 PROPOSAL**

## 8. AREA 2 PROPOSAL – MINOR VARIATION TO ACCOMMODATE ADDITIONAL DEVELOPMENT ON FAIRSEA DRIVE

1. Situated on Fairsea Drive opposite to established Rural Living lots of generally 4,000 m<sup>2</sup>.
2. Proposal is for similar lots fronting the northern side of Fairsea Drive and in the Vegetation Management Area of “Least Concern”.
3. Building envelopes for houses would be defined adjacent to the road and the remainder of the land would be classified for Conservation purposes and be the subject of a conservation covenant. The building envelope area is indicated in **Figure 5**.



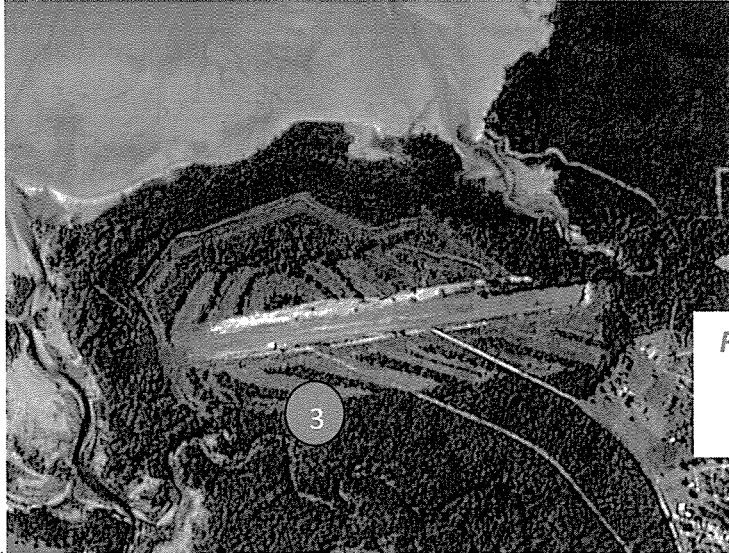
*FIGURE 5 – AREA 2 PROPOSAL*

## 9. AREA 3 PROPOSAL – DEVELOPMENT OF THE AIRFIELD SITE FOR “SEACHANGE VILLAGE COOLOOLA”

1. The airfield site has approximately 30 ha of land which is relatively unconstrained and is ideally placed for a master planned development which is managed and maintained by one entity.
2. The site is proposed for “Seachange Cooloola Village” comprising:
  - A caravan park of 200 sites for short-term accommodation for tourists and visitors;
  - A mobile home park comprising 250 sites for short and longer stay visitors; and,
  - A manufactured home park with similar facilities to Pradella’s Seachange Arundel with some 200 to 300 homes in a fully landscaped setting.



3. The management of roads, parks, landscaping, fire break buffers, water and recycling systems and all communal facilities by one entity ensures that there is single responsibility for maintenance and agreed standards for all development.
4. A sustainable ecological framework for development has been established by the protection of linear vegetation stands on the site as shown



**FIGURE 6 – THE AIRFIELD SITE**

below.

5. An indicative Structure Plan for the Seachange Village is shown in **Figure 7**.
6. Each component of Seachange Cooloola would have its own communal facilities. Facilities for manufactured home residents would be extensive and include community and recreation rooms, swimming pool, tennis courts and communal gardens.
7. The market for the manufactured home and mobile home components of Seachange Cooloola will be active over 50's. Active over 50's are active in the community, they travel, they are concerned about their environmental footprint and they are attracted to a low key lifestyle.
8. Seachange Cooloola will be the first lifestyle village in the Region and is expected to attract strong demand from Sunshine Coast and Brisbane residents.
9. The price of manufactured homes is usually 30% less than a traditional house and land package and achieves State Government objectives for the provision of more affordable housing.
10. A lifestyle village has a small per capita environmental footprint because of it has smaller more energy efficient dwellings; communal rather than individual facilities; environmental management by a single entity; and the employment of water recycling including grey water recycling for landscaping. Pradella's Seachange Arundel has achieved a number of environmental awards.
11. The village will require reticulated water and sewer, but with recycling per capita requirements for water are typically 40% of traditional residential households.
12. Seachange Cooloola would be a major employer for the area and require approximately 100 full and part-time staff.
13. The proposal is for the environmentally unconstrained land on the Airfield site to be included within the Urban Footprint so that a detailed development application can be prepared for Council assessment.

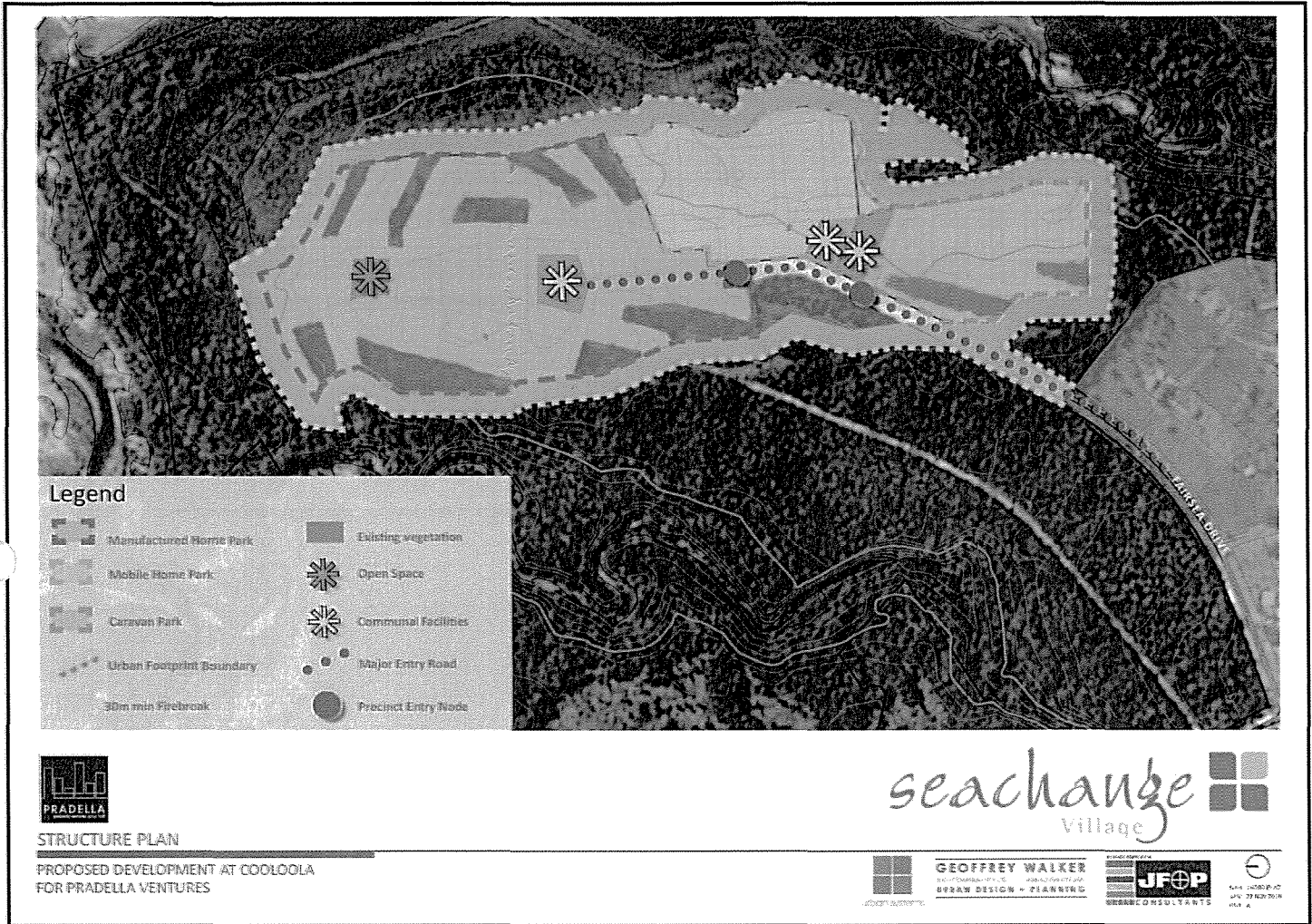


FIGURE 7 – INDICATIVE STRUCTURE PLAN FOR THE AIRFIELD SITE