

Part 2 Strategic Framework

2.1 Preliminary

- (1) The Strategic Framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.
- (2) For the purpose of describing the policy direction for the Planning Scheme, the Strategic Framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following six themes that collectively represent the policy intent of the scheme:
 - (i) Settlement Pattern
 - (ii) Rural Areas
 - (iii) Strong Communities
 - (iv) Natural Systems and Hazards
 - (v) Strong Economy
 - (vi) Infrastructure and Servicing
 - (c) the strategic outcomes proposed for development in the Planning Scheme area for each theme
 - (d) the specific outcomes sought for the strategic outcomes.
- (3) Although each theme has its own section, the Strategic Framework in its entirety represents the policy intent for the Planning Scheme.

Editor's note – Mapping for the Strategic Framework is included in Schedule 1 and identifies individual components discussed in the Strategic Framework.

2.2 Strategic Intent

The strategic intent is that the Planning Scheme will deliver:

- (1) **A fair, orderly and sustainable pattern of development** – The settlement pattern of the Shire facilitates greater self-sufficiency by reinforcing the roles and functions of Biloela, Moura, Taroom and Theodore which will experience the majority of growth activity, reflecting the increased investment in infrastructure and services. The smaller towns retain local character and will continue to service local needs with growth limited by the availability of infrastructure and vulnerability to natural hazards. Development creates attractive, affordable, healthy and safe places to live, work, visit and play that integrate with the sequenced provision of infrastructure. Urban expansion avoids areas of rural production, natural hazards and viable natural resources extraction.
- (2) **Preservation of the economic and environmental values of rural areas** – The rural character of agricultural land, mining resources and natural areas is protected and maintained for their production, landscape and environmental values. Development enhances the rural sector and economy while ensuring that existing amenity, economic, landscape and environmental values are not compromised. Larger-lot residential development occurs in areas close to settled urban areas with good access to basic services. Historically subdivided small lots in rural areas are not developed for urban purposes without the provision of adequate infrastructure and access to services. Large scale or intensive development that is unsuitable in urban areas are appropriate in rural settings provided that suitable access is available and land use conflicts with established uses is managed satisfactorily.
- (3) **A strong sense of community identity** – The individuality and diversity of the communities of the Shire is retained by preserving place character and the unique culture and heritage. Features and elements contributing to local and regional heritage and character are protected and enhanced and the Shire's overall character and strong sense of community identity is maintained. Communities are strengthened by enhanced access to public spaces, sport and recreation facilities and community services. Community resilience, safety and well-being is improved by limiting the exposure of people and property to the effects of hazards.
- (4) **Protection of natural environment and hazard mitigation** – Natural areas and features of significance including National Parks, conservation parks, water resources, wetlands, springs, rivers and other major watercourses and their catchments are managed and protected to conserve their ecological values and biodiversity. Visually prominent landscapes retain their environmental, aesthetic and amenity values. The realisation of mineral, gas and extractive resources is managed sustainably without adversely affecting natural systems, residential and rural amenity, lifestyle,

- nature-based tourism or the longer-term productive capacity of the land. The Shire's exposure to the effects of natural and man-made hazards is reduced.
- (5) **A viable, complex and diverse economy** – The Shire continues to be a shire of opportunity, with a complex and diverse economy. Existing major industries such as the Teys Abattoir, Callide Power Station, Moura Queensland Nitrate Plant and Moura Cotton Gin continue to contribute to the local and regional economy. The traditional sectors of construction, mining, agriculture, tourism, manufacturing, retail, energy production, transport and logistics, government and education continue to grow and support local employment. Opportunities for new industries are driven by the Shire's strategic location, planned and established infrastructure, existing and potential supply chains and the availability of a skilled labour force.
 - (6) **Suitable standards of infrastructure** – The Shire's infrastructure and services meet the needs of individual communities and industry, protect public health, support economic development and improve accessibility. Infrastructure networks are provided in an orderly and cost-effective manner, to environmental and engineering standards and function effectively to community needs and expectations. Key infrastructure resources and installations are protected from the effects of encroachment of incompatible or contaminating land uses. Well-maintained, integrated and efficient transport networks support connected communities and strategic economic activity. Community infrastructure, support services and facilities, open space and recreational infrastructure meet the individual community's needs and enhance the liveability of towns and settlements.

2.3 Settlement Pattern

Banana Shire contains a network of distinct towns that has developed a clear hierarchy of centres defining the distribution of urban growth, employment, infrastructure and services. Growth occurs in well-defined areas, integrated with existing development and takes advantage of the orderly provision of infrastructure and protects the amenity and character of established urban areas.

Biloela is the Shire's largest and principal town providing a greater range of higher level services and accommodating much of the Shire's population growth and urban development. Urban residential expansion occurs generally to the east to avoid the floodplain to the south of town with infill housing around the town core contributing to the range of accommodation types. Moura continues to service its surrounding rural area, existing major industry and mining activities. Residential growth is directed away from mining and industrial activities to the north and north-west of the town. Theodore continues to provide a service role to the diverse agricultural, mining and tourism activities in the surrounding district. The significant flood hazard from the confluence of the Dawson River and Castle Creek limit expansion of urban development in and around the town. Taroom is the main centre for the southern districts of the Shire and services thriving grazing, farming, tourism and resource industries while retaining its character as a low scale 'cattle town'. Each town centre is a vibrant and vital area generating employment opportunities and supports a range of industrial and commercial uses in clearly defined areas.

The townships of Banana, Baralaba, Cracow, Dululu, Goovigen, Jambin, Thangool and Wowan continue to support the needs of their respective communities but have limited growth potential due to the limited availability of infrastructure and services and vulnerability to natural hazards. They retain their respective main street and business areas and are preserved in character. Small-scale industry serving the needs of the immediate localities is encouraged and tourism development focused on the individual attributes of each township is facilitated providing local economic development and employment.

Development of historic small-lot subdivisions has the potential to create isolated and poorly-served communities or the inefficient extension of Council infrastructure. Development for urban purposes on these lots is unsupportable unless the developer provides appropriate infrastructure and services.

2.3.1 Strategic outcomes

- (1) The settlement pattern for the Banana Shire maintains and strengthens the existing hierarchy of towns maximising the use of established infrastructure and services.
- (2) Biloela, as the Shire's largest town, will accommodate the majority of new urban growth with the highest level of commercial, industrial, community and municipal services. Moura, Taroom and Theodore service their respective communities and districts and accommodate local population growth while supporting Biloela's role. The remaining townships provide country town lifestyle options, access to services, opportunities for employment and economic activity at a local level.

- (3) Urban development comprises a mix of land uses in well-defined areas that integrate with existing urban areas, support town centres and other business areas and provides housing diversity.
- (4) Development facilitates the safe, efficient and cost-effective delivery of infrastructure that enhances the viability of communities, equitable access and the efficient and effective provision of community facilities.
- (5) Development maintains and enhances public enjoyment and use of open space, waterways and natural areas.
- (6) Rural living is a planned and carefully managed element of the Shire's settlement pattern providing for a particular rural lifestyle close to the Shire's service centres.
- (7) The amenity of existing communities and the productive capacity of agricultural land, mining and extractive resources is protected by maintaining adequate separation distances between incompatible land uses.
- (8) Major industries, non-resident workforce accommodation and other activities that potentially create significant off-site impacts locate in discrete nodes convenient to workforce, transport and raw resources, protect the amenity of existing communities and maintain the integrity of social and physical infrastructure.
- (9) The settlement pattern responds to natural hazards, including bushfire and flooding by ensuring that the location and intensity of development does not increase the risk to people, property and infrastructure.
- (10) Due to issues associated with isolation and servicing, development of historic small-lot subdivisions for urban purposes is not supportable and amalgamation of these lots is encouraged.

2.3.1.1 Specific outcomes

- (1) Biloela develops as the major business and retail area for the Shire, providing a broad range of higher order business, community and civic functions.
- (2) Moura, Taroom and Theodore develop to provide a district level of service accommodating development proportionate to local population and employment growth and service their respective communities and districts without compromising the role of Biloela. The capacity to value-add to local rural industries is supported.
- (3) The smaller townships have access to facilities and services that provide a local level of service and opportunities to generate local employment and economic activity, and where appropriate may also provide some higher order services and functions important to the Shire.
- (4) Intensive forms of development that need to locate outside of the urban areas, or that employ significant numbers of people, have a strong link to one of the existing towns or small settlements.
- (5) Town centres in Biloela, Moura, Taroom and Theodore are the focus of a mix of retail, business, professional, tourist accommodation and community services, sensitively redeveloping old buildings or new sites. Expansion beyond zoned commercial areas is discouraged in the absence of demonstrated demand. Small-business and niche markets may be supported outside of these centres where amenity impacts can be managed and the role of the centres is not undermined.
- (6) The character of the town centres of the smaller townships is protected by retaining these areas as focus areas for business and community services, encouraging the re-use of existing buildings and land, retention of established built character, maintaining village scale and amenity and protecting important townscape and landscape elements.
- (7) Urban expansion is integrated with existing urban areas, provides a mixture of dwelling types and lot sizes and contributes to compact and well-connected neighbourhoods. New residential development has an attractive contemporary character defined by a mixture of low density dwelling types; good walk ability and pleasant streets and parks. Higher density residential accommodation (excluding non-resident workforce accommodation) and other infill development is facilitated on serviced lots close to the town centres, with design to minimise impacts on the amenity and character of areas predominantly occupied by houses.
- (8) A range of industrial development is accommodated in designated industrial areas, appropriately separated from sensitive land uses to protect the health, amenity and safety of the community from the impacts of air, noise and odour emissions and hazardous materials. Expansion beyond zoned industrial areas is discouraged in the absence of demonstrated demand.
- (9) Development of large bulky goods outlets is limited to the southern extension of the Burnett Highway and the western extension of the Dawson Highway in Biloela. Tourism accommodation development is provided in areas with high levels of accessibility to the major road network.
- (10) New development is coordinated with the sequential provision of services infrastructure and does not unreasonably burden Council resources or compromise development and investment from occurring in more suitable, planned locations.

- (11) Open space provides public access to quality recreational opportunities, focal points for community activity and linkages between key activity nodes, residential areas and natural areas.
- (12) Rural residential development, characterised by a semi-rural environment with land predominantly being used for a single residential dwelling, occurs in the areas identified on Strategic Framework map and provides an alternative form of living with good access to urban services via good quality roads, no loss of productive agricultural land or remnant regional ecosystem vegetation, minimal erosion and flood-free, fire-resistant and moderately sloped house sites.
- (13) Where close to productive agricultural land, rural residential development provides buffering to provide protection from the impacts of chemical spray drift, noise and odour emissions associated with agricultural activities.
- (14) Non-resident workforce accommodation is located close to the associated activity and minimises impacts on sensitive land uses, natural environments and landscapes and avoids bushfire and flood hazard areas and productive agricultural land.
- (15) Where located close to urban areas, non-resident workforce accommodation mitigates adverse impacts on existing land uses, minimises social and environmental impacts on the community and protects the integrity of social and physical infrastructure supporting existing and future residents. Non-resident workforce accommodation is adaptable for re-use and can satisfy accommodation demands for other sectors such as tourism.
- (16) Where located outside urban areas, the non-resident workforce accommodation is completely separate from the settlement and self-sufficient in terms of infrastructure provision.
- (17) The impacts of natural and man-made hazards are identified and new development avoids or mitigates the risk to personal safety and property damage and provides for the effective functioning of infrastructure during and after an event.
- (18) Urban or rural residential development is directed away from historic subdivisions where it would lead to isolated communities or uneconomical extension of urban infrastructure.

2.4 Rural Areas

The Shire's rural areas support a diverse rural sector; cropping, grazing, intensive animal and horticultural industries; mining and resources activity and environmental and conservation areas. The contribution of rural areas to the Shire's economy is valued, supported and protected. Significant agricultural areas as well as land and infrastructure that enhance and support agricultural production located in the Shire's rural areas are protected.

The resultant rural landscape is an intrinsic part of the Shire's character and is important in defining the urban areas of the Shire. Activities and land uses occurring in rural areas are managed to provide for the development of the rural and resources sectors while ensuring that the amenity of existing residents, towns and small settlements and the landscape and environmental values of rural areas are not compromised. Rural areas can provide suitable locations for intensive or large-scale development that cannot locate in urban areas but are separated from sensitive land uses to avoid conflict and are readily accessible from major transport networks.

Rural residential development is restricted to protect the long-term productive capacity of rural land, infrastructure corridors and resource activities, recognise infrastructure and servicing constraints and limit vulnerability to natural hazards.

Some rural areas are based around specific rural industries or features that present opportunities for agri-tourism, eco-tourism and geo-tourism such as the fossil reefs between Cracow and Theodore. Tourism demands are accommodated, but generally by way of small-scale, low impact accommodation and information facilities, in a way that maintains the character of rural landscapes and productivity of neighbouring rural enterprises.

Taroom, Thangool and Theodore Airports are important regional resources, creating opportunities for transporting residents to places of interest, business or employment, produce to market and for establishing aviation-based activities. New development does not compromise aircraft safety or airport operations.

Areas of the Shire like the Banana, Callide, Calliope and Dawson Ranges, Expedition, Isla Gorge, Kroombit Tops and Precipice National Parks, Callide Dam, other conservation parks and State forests display significant views and important scenic elements that could potentially be jeopardised by large scale, inappropriately-sited development.

2.4.1 Strategic outcomes

- (1) The productive capacity of agricultural land, rural areas and rural activities that contribute to the Shire's economy is protected from the impacts of fragmentation of rural land and incompatible land uses.
- (2) Rural areas continue to support development and investment that increases food production capability, improves food security and a range of value adding activities, rural tourism and other innovative rural enterprises that accommodate the widest diversity of productive rural activities.
- (3) The function, connectivity and pasture productivity of the stock route network is maintained for sustainable use by travelling stock on hoof.
- (4) Mining and extractive resources in rural areas are protected from incompatible land uses to allow for effective and sustainable exploitation consistent with demonstrated planning need without prejudicing the continuation of productive rural land uses or the integrity of rural infrastructure.
- (5) Major industries, community infrastructure and energy projects (such as liquid fuels, solar and wind) are supported where there are demonstrated economic benefits to the local community, local employment opportunities and impacts on cultural, rural and environmental values are managed in line with community expectation.
- (6) Conflicts at the interface between rural land and urban and sensitive uses is minimised through appropriate separation, buffering and environmental management.
- (7) Non-rural uses must be of a nature that is unable to be accommodated in towns, bring major local or regional economic benefits and avoid or mitigate impacts on rural character, agricultural production, scenic values and water quality and have direct access to urban areas via high quality roads.
- (8) Rural residential development is managed to
 - (a) avoid elevating exposure risk to natural hazards;
 - (b) avoid adverse impacts on identified environmental values;
 - (c) provide convenient access to social services and an adequate access to infrastructure;
 - (d) preventing adverse impacts on productive agricultural activities and resource extraction;
- (9) Development that promotes and takes advantage of the tourist appeal of agricultural production, environmental and scenic qualities, cultural and natural history and other attractions is encouraged where the rural character is maintained and environmental impacts are mitigated.
- (10) Opportunities to build aviation-related industries involving land close to the Shire's airports are realised.
- (11) Development does not result in any diminishing of the values that contribute to the significance of the Shire's scenic assets.
- (12) The rural productivity and environmental values of rural areas are protected from the effects of invasive biosecurity matters.

2.4.1.1 Specific outcomes

- (1) Agricultural lands are preserved for productive rural activities by only supporting rural development that directly supports agricultural production or a regionally significant rural-based industry.
- (2) Productive rural land is protected from intrusion of incompatible development and suitable environmental management techniques are provided on the site of non-rural development to minimise potential land use conflict from agricultural practices.
- (3) Value adding and other innovative rural enterprises occur in locations that are adequately separated from or are compatible with existing or intended land uses on surrounding land.
- (4) The stock route network is protected from developments with potential to impact on the capacity of the network.

Editor's note – The stock route network also includes pasturage rights through adjoining pasturage leases. Refer to Section 432 of the *Land Act 1994*.

- (5) Exploitation of mining and extractive deposits, including transport routes, is managed so that adverse environmental and amenity impacts are managed at an acceptable level. These resources are expected to be exploited and are identified to ensure that this occurs without undue interference from incompatible land uses. Extractive industry sites are available for re-use for other activities or revert to their natural state upon cessation of extraction.
- (6) Non-rural and commercial land uses are linked to primary production or the mining and resources sector and are established in rural areas only when they cannot reasonably locate in urban areas due to their offsite impacts or the nature and scale and locational requirements (i.e. land area, proximity to rail or resource activity) of the activity and where the impacts are managed and where existing and future rural resource utilisation is not compromised.

- (7) Intensive animal uses are located in areas where the potential for environmental and amenity impacts can be managed. Existing intensive animal industries are protected from encroachment of incompatible land uses.
- (8) Intensive animal and crop production and compatible processing activities are co-located to reduce land-use conflict and achieve efficiencies in production, processing, distribution, energy efficiency and waste recycling, taking into account environmental, bio-security, infrastructure and rural amenity issues.
- (9) Opportunities to develop renewable energy and allied industries are supported where:
 - (a) It provides a secure green energy future such as wind, solar or other alternative power;
 - (b) Long-term economic growth and employment benefits are demonstrated;
 - (c) Significant natural and cultural areas are avoided; and
 - (d) Impacts on sensitive uses are managed.
- (10) Land uses adjoining rural areas incorporate adequate separation, screening or buffering to rural activities.
- (11) Proposals to introduce or expand rural residential development must demonstrate a genuine public need and ensure that rural productivity in the locality is not compromised.
- (12) Rural-based and small-scale tourism development is established at an appropriate scale that contributes to the viability of the primary rural use of sites and where impacts, especially on agriculture, can be avoided.
- (13) Development for transport and aviation related opportunities involving land close to Thangool, Theodore and Taroom airports provide a Structure Plan demonstrating how development can be managed, located and formed to minimise impacts relating to air safety, amenity, traffic, ecology, farm productivity and rural character.
- (14) The visual impacts of development on the scenic values provided by areas of rural production and undisturbed open space are mitigated through selective location, layout and design.
- (15) Development employs effective measures to anticipate and control the incursion or spread of weeds, pest animals and disease.

2.5 Strong Communities

The Shire has many assets that contribute to its liveability and prosperity. Communities retain a strong sense of identity through the preservation of place character, visually attraction, and accessibility. They are individual, economically strong, aspirational, socially vibrant, and active and celebrate their unique culture and heritage. Places are diverse, and provide affordable, safe and enjoyable spaces in which to live, visit, work or recreate.

Features and elements contributing to local and regional character are protected and enhanced and the Shire's overall character and strong sense of community identity is maintained. The cultural heritage significance of national, state and local heritage places and areas is protected and conserved. Communities are provided with a standard of service appropriate to their setting and enjoy high levels of safety and amenity with exposure to air, noise and odour emissions avoided or minimised.

Building on the Shire's cultural heritage, capitalising on the attributes of individual communities, promoting tourism, agricultural and business opportunities and recognising Biloela's primary centre role will assist in enhancing the liveability of the Shire.

2.5.1 Strategic outcomes

- (1) Towns, villages and other settlements have their own individual character and identity that incorporate key streetscapes, central places and natural features.
- (2) Development occurs in a manner that provides access to a range of employment, commercial, cultural, recreational, education and community opportunities in serviceable locations throughout the Shire that respond to community needs.
- (3) Local communities contain pleasant public spaces that are safe and functional, offering opportunities for passive and active recreation and enjoyment by people who live, work and visit Banana Shire.
- (4) A range of housing opportunities maintain desired neighbourhood character, support relatively affordable living and ageing in place and are available in accessible locations primarily focussed on Biloela, Moura and Taroom.
- (5) Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities.

- (6) Cultural heritage, including that significant to Aboriginal and Torres Strait Islander peoples, is acknowledged and protected to maintain the link between the current community and the values that contributed to its establishment.
- (7) Banana Shire has an equitable distribution of social infrastructure with the majority of the population having reasonable access to community, health and education facilities and services.
- (8) Community health and safety is enhanced by the mitigation of potential impacts from crime and emissions associated with activities that are detrimental to human health.

2.5.1.1 Specific outcomes

- (1) The role of visual character in defining township identity and creating traditional town centres and streetscapes is reinforced in new development.
- (2) Settlements retain visual cues, links and reminders of their pioneering, rural, transport or mining context—Wowan's butter factory, disused railway stations, cemeteries, graves and memorials, homesteads, the Leichhardt Tree, the Moura Miners' Memorial, for example.
- (3) Redevelopment of town centres provides a recurring urban design and enhances pedestrian connectivity, usability and social interaction.
- (4) Existing communities have enhanced access to community services that is commensurate with anticipated demand.
- (5) Parks, open spaces, and recreation facilities enable diverse activities and experiences and meet the needs of the broader community. Biloela, Moura, Taroom and Theodore accommodate Banana Shire's district sport and recreation facilities.
- (6) The opportunity to develop safe and relatively level recreational trails between towns is realised by redeveloping disused railway corridors once they are no longer required for railway activities.
- (7) Co-location of complementary activities and integration of new development with existing development in relation to road, public and active transport networks, open space linkages and access to community facilities and employment opportunities enhances community cohesion.
- (8) New development does not result in isolated or poorly serviced communities. Larger lot developments with suitable access occur within five kilometres of the urban-zoned town perimeter and their associated services.
- (9) Residential neighbourhoods comprise a variety of lot sizes in keeping with desired neighbourhood character.
- (10) A range of housing types, densities, sizes and tenures facilitate housing choice and affordability for people with special needs in locations that provide safe and convenient movement and access to services and employment opportunities is readily available provided the traditional character of residential areas is not compromised.
- (11) Industrial development, major gas, electricity, waste and sewerage infrastructure, and sport and recreation activities are located, designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment.
- (12) Activities involving the use, storage and disposal of hazardous materials, dangerous goods, and flammable or combustible substances are located and managed to minimise the health and safety risks to communities and individuals.
- (13) Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including:
 - (a) former mining activities and related hazards;
 - (b) former landfill and refuse sites; or
 - (c) contaminated land;
- (14) The cultural heritage of all sectors of the community is protected by the recognition of features that contribute to community identity.
- (15) Places of local heritage significance may be identified, registered and provided with protection in the form of development control. The adaptive reuse of places of local cultural heritage is supported where the significance of the place and surrounding amenity is retained and development of areas adjoining places of local heritage significance maintain and enhance the heritage values of the nominated site.
- (16) The largest settlements provide the widest range of community uses, services, parks and open space, and social infrastructure such as schools, libraries and health facilities to maximise accessibility for the majority of the population.
- (17) Smaller settlements accommodate basic shared services or facilities and rural areas generally rely on access to community infrastructure and services in towns and villages.
- (18) The design of buildings and the private and public spaces around them minimise the incidence, opportunities and fear of crime.

- (19) Community health and safety are protected from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses.

2.6 Natural Systems and Hazards

The Banana Shire contains areas of national, state and local environmental significance that include Expedition, Isla Gorge, Kroombit Tops and Precipice National Parks, conservation parks and State forests, the forested Banana, Callide/Calliope, Dawson, Gilbert, Lynd and Murphy Ranges, lakes, wetlands, sub-artesian waters and the Dawson, Dee and Don River catchments. Protection and management of the natural environment, its biological diversity, ecological integrity, and natural assets is paramount in preserving both the natural and economic benefits. Effective management protects against the impacts of land degradation and pest invasion and provide long term benefits for the Shire's current and future populations. Communities conserve and prudently use areas valued for landscape and scenic amenity to meet their present needs without compromising the ability of future generations to meet their needs.

The Shire is subject to a range of natural hazards, including flooding, bushfire and landslide that are an identified constraint to urban expansion and rural development as well as impacting on accessibility throughout the Shire. Limiting the exposure of people and property to natural hazards increases community resilience, safety and wellbeing.

2.6.1 Strategic outcomes

- (1) The natural environment and its assets, connectivity, ecological processes and biodiversity values are conserved, enhanced, restored and protected from incompatible development to avoid or otherwise minimise significant adverse impacts on their values.
- (2) Development within or adjacent to an area of environmental significance minimises disturbance to the natural landform, ecology and wildlife habitats and contributes to ecosystem health, liveability and prosperity.
- (3) Water resources such as those associated with the main river systems of the Dawson, Dee and Don Rivers and sub-artesian resources are managed and protected. Natural drainage, groundwater and landscape features are protected or enhanced.
- (4) Development ensures storm water quality and flow is managed and risk of erosion is mitigated to protect the ecological properties of waterways and the functioning of the aquatic ecosystem. Wastewater and solid waste disposal activities and facilities take into account topography and the potential impacts on groundwater resources.
- (5) The environmental impacts associated with the transport of weeds, pest animals and disease are managed to contribute to minimising land degradation and conserving natural systems and places.
- (6) Development is designed, located, constructed and operated to manage the impacts of hazards, while natural processes and biodiversity are protected, managed and rehabilitated.
- (7) New development acknowledges the potential impacts of climate change and is designed to reduce the carbon footprint of the Shire and demonstrates a commitment to the reduction in reliance on non-renewable resources and the generation of greenhouse gas emissions.

2.6.1.1 Specific outcomes

- (1) Matters of environmental significance and value retain their physical condition, ecological health and environmental values. Development in these areas is limited to small-scale maintenance buildings, depots and visitor facilities and essential infrastructure.
- (2) Development is located in areas that avoid significant adverse impacts on matters of environmental significance, protect, maintain and enhance biodiversity and ecological connectivity.
- (3) Development adjacent to National Parks or State Forests does not necessitate clearing of significant vegetation, significant landscape modification or management practices to manage bushfire hazard on development sites.
- (4) The impacts of development on habitat fragmentation and biodiversity are minimised and opportunities for the establishment, protection, management, rehabilitation and enhancement of environmentally significant areas and values, including movement corridors and interface treatments, are accommodated.
- (5) The riparian amenity and habitat of the Shire's waterways and wetlands such as the Dawson River, Don River, Callide Creek, Kroombit Creek, Banana Creek, high ecologically significant wetlands and water resources are protected and meet the needs of the community, industry, agriculture and environment equitably and sustainably.

- (6) Development is designed to ensure water quality is protected and enhanced by:
 - (a) Minimising disturbance to riparian habitats in and adjoining waterways and wetlands;
 - (b) Minimising the discharge of contaminants and sediment;
 - (c) Protecting natural drainage lines and overland flow paths and mitigating potential erosion risk; and
 - (d) Avoiding groundwater contamination.
- (7) Urban development protects and enhances water quality and does not adversely impact on the environmental values of waterways, wetlands, groundwater resources, natural drainage paths and landscape features.
- (8) Wastewater is reused, recycled and recovered wherever practicable and any discharges do not adversely affect the receiving water environmental values.
- (9) Effective management of weeds, pest animals and disease contribute to minimising land degradation and conserving natural systems and places.
- (10) Development manages risks from natural hazards, prioritising in order, the safety of people, protection of public infrastructure and protection of private property.
- (11) Development avoids impacts on the function of flood plains and does not worsen the severity or impact of natural hazards.
- (12) Development in the Muirs Road Precinct which is affected by extreme flood risks associated with insufficient warning times following water release from Callide Dam during intense rainfall events is limited to ensure that risk to life, property and the environment is avoided.
- (13) Prescribed hazardous chemicals stored in a flood or bushfire hazard area are located to minimise the risk of inundation, dispersal or explosion.
- (14) Development supports and does not unduly burden disaster management responses or recovery capacities and capabilities.
- (15) Patterns of urban development are established that contribute to a reduction in the generation of greenhouse gas emissions and reduce the generation of vehicle trip frequency and distance by encouraging viable alternative transport options.

2.7 Strong Economy

The Shire's economy is based on its traditional agricultural and mining heritage and is supported by small and medium sized businesses. Its location offers strategic benefits to connect businesses with the rest of Central Queensland, the Wide Bay-Burnett and the Darling Downs. Land is allocated for business and industry land uses to support employment generation appropriate to the role and function of each centre and the needs of each community.

The Shire's wealth of unique natural, heritage, agricultural and industrial tourism attractions contribute to the Shire's appeal as a competitive domestic and international tourist destination, subject to responsible custodianship of those assets. Moderate travelling distances from Gladstone and Rockhampton as well as its location on the Leichardt and Burnett Highways make the Shire a significant drive tourist destination. The development of new tourism ventures, enhancement and protection of visitor attractions and supporting infrastructure facilitates tourism growth. Tourism development focusses on maximising creation and capturing value from drive, industrial, nature based, heritage, rural amenity and agricultural tourism markets, facilitation improved access to key visitor attractions and promoting towns, small settlements and historic villages as tourist destinations.

The rural sector remains a foundational and strong part of the community and its economy. Agricultural land in the Shire continues to contribute to the state, regional and local economy and opportunities for increased production are realised through expanded irrigation and agro forestry areas, improved pasture productivity, expansion of niche markets, organics and intensive animal production, diversification and value adding and the development of associated and supporting industries and infrastructure.

The mining, energy and resources sectors contribute significantly to the overall prosperity of Banana Shire and the benefits of these sectors is expected to continue with a significant number of proposals for new resource extraction operations and regional infrastructure planned. The operation of activities that contribute to the Shire's economy but that have potential for negative off-site impacts requires appropriate management. The Callide Power Station, Teys Abattoir, Moura Queensland Nitrate Plant, Moura Cotton Gin, extractive and mining resource areas and associated infrastructure provide a substantial economic boost to the Shire in terms of employment and flow-on economic benefits. Expansion in the development and use of renewable energy resources will contribute to the diversification of the Shire's economy.

2.7.1 Strategic outcomes

- (1) Business and employment are clustered in a clear network and hierarchy of centres that provide a high level of convenience, attraction, safety and accessibility, generate increased levels of activity and customer patronage to support business prosperity.
- (2) Business and industry leverage growth from the agricultural, tourism, mining and resource extraction sectors and improve access to local services that support these sectors.
- (3) Major industries are attracted to and retained within the Shire by taking advantage of proximity to natural resources, appropriate transport providing links to processing and export hubs, a conveniently accessible workforce while recognising site-based constraints and achieving a satisfactory environmental outcome.
- (4) Biloela, Moura, Taroom and Theodore accommodate a diverse range of industrial uses in well-defined locations with growth in the traditional sectors of manufacturing and technical services, transport and logistics, trade and industry services facilitated and supported by the availability of adequately serviced and accessible industrial land.
- (5) Opportunities for local economic development in the smaller townships extends to the provision of basic services to local residents as well as passing trade, low scale tourism development and small scale industry in designated areas.
- (6) Low-scale home based businesses contribute to local economic development providing employment opportunities and adding to the diversity of small business in the Shire, while maintaining the amenity of surrounding properties and the role of identified centres.
- (7) The contribution of tourism to the Shire's economy is grown by providing a diverse range of nature-based, mining and energy, rural amenity and agricultural activities that capture visitation, increase visitor nights, protect natural assets, diversify visitor experiences and develop new tourism ventures within the Shire.
- (8) Towns, villages and small settlements are promoted as unique and accessible tourist destinations with access to an interesting, scenic and productive hinterland.
- (9) A strong and resilient rural sector benefits from the protection and preservation of agricultural land and the development of complementary on-farm value adding activities, intensive animal production, organics and a range of innovative and compatible rural enterprises.
- (10) The role of major employers, including the Callide Power Station, Teys Abattoir, the Moura Queensland Nitrate Plant, and the Moura Cotton Gin in the regional economy is supported.
- (11) Mining and resource activity continue to contribute to the Shire's economy including through investment in local communities, employment of more localised labour force, infrastructure development and utilisation of local business and industry services.
- (12) Potential conflicts between gas and petroleum pipeline infrastructure and urban development or sensitive land uses is minimised.
- (13) Lawful development with the potential to cause nuisance or pose a risk to the health and safety of communities due to environmental emissions or hazardous materials is effectively managed and protected from encroachment of incompatible uses.
- (14) Growth in the development and use of renewable energy resources such as solar, biomass and wind power contribute to the diversification of the Shire's economy and provide alternative employment opportunities for the local workforce.

2.7.1.1 Specific outcomes

- (1) Activity centres contain a diverse range of activities to ensure the integrity and viability of traditional business areas are enhanced and benefit from co-location of complementary uses.
- (2) Activity centres facilitate meeting and interaction and generate high levels of activity and customer patronage in the day and evenings through a mix of active business uses, convenient parking, and pedestrian friendly, safe and attractive street frontages.
- (3) The role of the Teys Abattoir, Moura Queensland Nitrate Plant and Moura Cotton Gin in the Shire economy is protected from the intrusion and impacts associated with incompatible development.
- (4) The Callide Power Station continues to provide employment and economic activity in the Shire and additional resources that are required for its ongoing operation are preserved for further exploitation.
- (5) The greatest mix of industry uses are accommodated within the industrial area in the south-western parts of Biloela. Moura, Taroom and Theodore accommodate predominantly light and service industries that support local and rural communities and the agricultural and resource sectors.

- (6) Small scale industry to service local communities develops in the smaller townships with due regard to local employment needs, susceptibility to natural hazards and the capacity of infrastructure.
- (7) Large-scale, land-intensive, and other industrial uses that may have significant adverse impacts provide adequate separation and buffering to sensitive land uses and operate free of encroachment or intrusion of non-compatible land uses in surrounding areas.
- (8) New and expanded ecotourism and other ventures attract additional visitors to natural resources or features through establishment of a variety of visitor accommodation, including bed and breakfast, caravan parks, camping areas, eco-friendly resorts, motels and RV rest areas.
- (9) Low-impact, nature-oriented tourism activities establish sensitively in or near protected areas without adversely affecting ecological, cultural, and amenity values to increase visitor experiences within the Sandstone Wonders Area and other recreation areas.
- (10) Industrial attractions such as the Callide Power Station, mines and other major industries are exposed and exploited as unique tourism products.
- (11) Small-scale tourist activities with negligible impacts on large rural holdings are promoted as accessible tourist destinations, where negative impacts on existing and future economic activities in rural areas and the amenity of visitors are avoided.
- (12) Village character and distinctive attributes or features are capitalised on in the promotion of low-key tourism opportunities in townships.
- (13) Rural localities accommodate diverse rural industry types from processing of agricultural products to intensive animal activities.
- (14) Productive rural areas, particularly agricultural land, are protected from the intrusive effects of non-compatible land uses to maintain a productive role that reflects their existing characteristics and future potential.
- (15) Where conflict arises between agriculture and mining land uses the environmental, social and economic benefits of each activity are considered to ensure each sector grows consistent with the Central Queensland Regional Plan to both protect priority agricultural land uses and maximise opportunities for co-existence of resource and agricultural land uses within Priority Agricultural Areas.
- (16) Opportunities to create economic diversity in the rural sector are realised through expanded irrigation areas, agro-forestry, improved pasture productivity, expanded organic food and other specialised niche markets, on-farm packing or processing and other on-farm activities such as farm gate sales and roadside stalls.
- (17) Mining and extractive resource activities and associated infrastructure that generate local employment and economic opportunities and contribute to the provision of community infrastructure are protected from encroachment of incompatible uses in the area or on main transport routes.
- (18) Adequate separation or buffering, generally of at least two kilometres, protects the amenity and appeal of existing urban settlements from mining and quarrying activities.
- (19) Medium and high impact, extractive and special industries, gas infrastructure, waste management facilities, sewage treatment plants and sporting facilities are protected from encroachment by development that would compromise their ability to function safely and effectively.
- (20) Renewable energy projects are supported where there are demonstrated economic benefits to the local community, local employment opportunities and impacts on cultural, rural and environmental values are managed in line with community expectation.

2.8 Infrastructure and Servicing

Infrastructure provision is a key determinant of economic prosperity, social cohesion and environmental responsibility. The Shire performance in these areas is dependent on maintaining a high level of service in transport, total water cycle management and utility infrastructure.

New urban development connects to normal urban services and would locate where it is most cost-effective to provide and maintain these service, usually on the edge of each existing supply area where Council is able to provide services without unnecessarily extending or upgrading trunk infrastructure. Development that does not need access to trunk infrastructure networks is ideally located where it does not compromise Council's ability to provide cost-effective infrastructure.

The Shire's infrastructure and services are coordinated in a sequenced response to meet the needs of individual communities and industry, protect public health, support economic development and improve accessibility within and outside the Shire. The relationship between development and utility infrastructure recognises that some parts of the Shire require a different level of infrastructure provision that is appropriate in the circumstances.

2.8.1 Strategic outcomes

- (1) Infrastructure reflects community expectations and needs, contributes to community wellbeing and prosperity, meets engineering and environmental standards, continues to function effectively during and immediately after natural disasters, and has been provided in an orderly and cost effective manner.
- (2) Strategically important raw water supplies are protected and enhanced to enable continued water security for towns, industry and agriculture.
- (3) The catchments of Callide and Kroombit Dams are identified and all development protects and enhances water quality within these catchments. The establishment of the Nathan Dam on the Dawson River in the future is not jeopardised. Development with the potential to affect water quality upstream of the Gyranda, Theodore, Moura and Neville Hewitt Weirs does not compromise the ability of these resources to provide potable water supply.
- (4) Major electricity infrastructure and substations are protected from encroachment to enable continued energy supply to the Shire.
- (5) Well-maintained, integrated and efficient transport networks operate safely and efficiently, delivering a high level of accessibility, reinforcing the Shire's competitive advantages and integrating with land use to connect people and products within and outside the Shire.
- (6) The Surat Basin Infrastructure Corridor (State Development Area) is protected to promote economic development in Queensland.

2.8.1.1 Specific outcomes

- (1) The major towns have reticulated water supply and sewerage networks while other settlements and rural areas rely on site-based infrastructure.
- (2) Shared or common corridors accommodate more than one utility, reducing the overall impact on the environment.
- (3) Land uses minimise or avoid conflicts with existing and planned infrastructure delivery and do not adversely impact on the integrity of strategic infrastructure including water supply catchments and storage, water and wastewater treatment facilities, electricity, gas, oil or telecommunication services.
- (4) Critical and essential community infrastructure achieves an acceptable level of immunity from natural hazards.
- (5) Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development.
- (6) Residential and other sensitive land uses are not established where the potential for negative impacts from major infrastructure and transport corridors and facilities exists, unless impacts can be demonstrably managed, such as through adequate on-site buffering.
- (7) A clear road hierarchy is established by locating development adjacent to roads appropriate for the nature of that development and access to the road network is consistent with the planned function, future planning, road safety and efficiency of the entire network.
- (8) Alternative heavy vehicle routes integrate well with existing and likely land uses enabling overall improvements to accessibility, convenience, safety and amenity.
- (9) Road infrastructure develops to service the Shire's communities and improves accessibility during and after flood events and other natural hazards.
- (10) The integrity of transport infrastructure (stock routes, cattle tick control facilities, rest stops and spelling areas etc.) necessary for the movement of livestock within and outside the Banana Shire is maintained.
- (11) Roads used for the haulage of agricultural products, extractive and mining resources including major highways, key resource area transport routes and the coal train load-out facility haul route in Moura are protected from incompatible land uses and works.
- (12) The public investment in the State-controlled road network and the State rail network is protected from the intrusive effects of incompatible development
- (13) The operation of the Shire's aerodromes and regionally strategic aviation facilities integrates with land uses and transport infrastructure and is protected from incompatible development and is expanded to support greater accessibility in the region.
- (14) Development that is not associated with the operation of the Surat Basin Infrastructure Corridor does not compromise the future operational capacity of the Corridor.