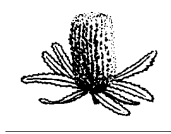


NOOSA PARKS ASSOCIATION Inc.



NOOSA PARKS ASSOCIATION
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NOOSA HEADS

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30 March 2009

Draft SEQ Regional Plan Review Feedback
Department of Infrastructure and Planning
Reply Paid 15009, City East
BRISBANE QLD 4002

Dear Sir/ Madam

Feedback of Draft SEQ Regional Plan 2009-2031

Noosa Parks Association approves of the SEQ Draft Plans inclusion of climate change in planning definitions and the continued restriction of subdivision outside the Urban Footprint. We are however, concerned with proposed changes to the Regulatory Provisions to increase other development activities on land in the Regional Landscape and Rural Production Area.

Specific Comments

Part F – Draft South East Queensland Regional Plan 2009 – 2031 Regulatory Provisions

Section 2.1 Material Change of Use outside the Urban Footprint

Noosa Parks Association objects to revised assessment criteria for Tourism, Sport and Recreation facilities, Community Activities, Indoor Recreation and Other Urban Activities as described in Tables 2B, 2C, 2D and 2F of the Regulatory Provisions. These new provisions allow development including a variety of accommodation facilities in rural areas that potentially conflict with current uses. Increasing the scale and types of rural development with little or no connection to primary production will inflate peri-urban land values, further decreasing the viability of agricultural pursuits.

Through conflicts with Desired Regional Outcome 5 this policy fails to:

- Ensure suitable management of peri-urban areas.
- Protect productive rural areas from incompatible uses.
- Endorse Rural Planning Policy 5.2.3 (Minimise the impact of climate change and rising energy costs on regional food production in peri-urban areas)
- Discourage property speculators who invest in high value coastal farmland and diminish its agricultural productivity.
- Protect the lifestyle and environments of SE Queensland's Hinterland regions.

SCHEDULE 2.Dictionary

Noosa Parks Association objects to changes made to use definitions in the Schedule 2 Dictionary. These no longer define Tourism, Community Activities, Indoor Recreation and Sporting facilities as “Urban Activity”. Provisions for development activities accommodating 100 to 300 overnight guests clearly constitute urban activity due to required services and associated infrastructure. The revised Regulatory Provisions fail to protect regional landscape values and encourage planning outcomes that conflict with the intent of the SEQ Plan’s Desired Regional Outcomes and the SEQ Rural Futures Strategy.

Currently Queensland’s peri-urban regions are an important contributor to primary production as their consistent rainfall and close proximity to markets and transport infrastructure, provide opportunities for viable and sustainable agricultural production. Peri-urban agriculture plays an important role in South East Queensland’s \$8 Billion dollar agricultural economy. (Source: State of Region Technical Report 2008)

DIVISION 5 Regional Planning Minister Notices

Noosa Parks Association is concerned at the overriding executive power of the Minister to designate new urban uses in the Regional Landscape and Rural Production Area without appropriate planning studies or public consultation.

The Draft SEQ Plan signifies a considerable weakening of the former Noosa Shires planning controls by no longer protecting the Regional Landscape and Rural Production Area from South East Queensland’s aggressive urban and rural growth strategy. Despite taking legal precedence over local government planning schemes, the SEQ Plan defers responsibility for preserving agricultural lands and rural enterprises to Councils.

Noosa Parks Association has previously outlined its position on changes to rural planning policy to the Department of Infrastructure and Planning, in Draft Rural Futures Strategy and Iconic Legislation submissions. (See attachments)

The Association requests Noosa’s Regional Landscape and Rural Production Area retain the protection offered by the Noosa Planning Scheme and Regulatory Provisions of the SEQ Plan 2005-2026.

Should the State Government approve the proposed Regulatory Provisions for the remainder of the SEQ region, the Association requests an exemption for Noosa’s Rural and Regional Landscape. An amendment to the Iconic Places Act may be necessary to protect our small remaining areas of rural land from inappropriate development.

We look forward to your response.

Yours Sincerely

Kim Luff
Secretary
Attachments
NPA Submission Re: Iconic Legislation
NPA Submission Re: Rural Futures Strategy