

9. CHAPTER NINE: ISSUES FROM FOREST ASSOCIATED COMMUNITIES

9.1 COMMUNITY WORKSHOPS IN CASE STUDY AREAS

The following section presents the outcomes from a series of community workshops and focus groups which were held in a range of case study communities, including Maryborough, Builyan/Many Peaks, Gympie, Cooroy, Linville, Woodford and Wondai.

The workshops aimed to discuss the past, present and futures of local communities, highlight the range of community values on a particular issue, and to identify local community perceptions on the nature and significance of potential social impacts from changes in forest use and management. In addition, the workshops provided an avenue for community involvement in the social assessment process.

In recognition of the varying perspectives and values within the communities concerned, a representative selection of community interests who are either involved in forest activities and/or have related interests in forest use and management in the area were invited to the workshops.

Participants at the workshops included not only local residents and residents of the surrounding area, but also service providers, Local and State government representatives, local community groups and other organisations and individuals who have significant expertise or local knowledge. More specifically invitees included representatives where possible from the following local community interests:

timber mill manager, timber mill employees, logging contractors, farm forestry, Local Government Councillors, conservation, Landcare, integrated catchment management, graziers, apiarists, human services and Chamber of Commerce/ local business.

9.1.1 Maryborough Community Workshop

There was a sense of community identity and a sense of history expressed by the workshop participants about Maryborough. The great lifestyle, agreeable climate and proximity to the coast, National Parks and other towns and cities were all thought to be positive aspects to living in the area. The participants felt that the area had great schools and was a good place to raise kids.



They felt that living in the area offered them opportunities for a variety of leisure and sporting activities, good health services and educational opportunities.

The key issues of concern regarding economic and social decline raised by the participants were:

- that there were insufficient education and training opportunities available
- conservative attitudes against change and parochialism were seen as negative aspects to living in their community
- high levels of crime and poverty in the area because of a lack of employment opportunities
- a trend towards a decrease in personal and household incomes and the loss of self-esteem for the unemployed
- the closure of industries including the brickworks, meatworks and timber mills had led to fewer jobs being available in the region.

Some of the most significant events mentioned by participants, which had affected the area included:

- the loss of services to the area such as the closure of several schools from the late 1980s onwards as well as the loss of transport and other services
- that many of the smaller towns in the region had suffered because government services had been removed
- the change in Local Government Area boundaries and its effects on service provision.

The loss of Fraser Island for logging purposes on December 19, 1991 was a significant issue for the workshop participants. Participants argued that this event had effects on both individuals and flow-on effects to other parts of the community. Some ongoing concerns included:

- forced career changes for many members of the community
- the feeling that there was no accountability for compensation paid to those affected.

The main vision for the future, which came out of the workshop, was the desire to maintain a sustainable timber industry. Workshop participants recognised the need for long term planning to benefit their community. Participants felt that, the RFA, being a 20 year plan, allows proper planning and negotiation between the two governments on how native forests of the South East Queensland region can best be used and managed for the future. Participants noted that for the timber industry to be sustainable it would be necessary to harvest trees at a rate which complements re-growth rates.



Participants at the Maryborough Community Workshop

The vision included:

- encouraging farmers to plant more trees and improve harvesting practices
- ensuring the right of harvest on private land to prevent excessive cutting due to fear of not being able to harvest timber in the future
- a greater emphasis on hardwood plantations and on value adding
- a suggestion that there could be a major agro-forestry industry established, based on private land
- having continued access to all native forests including National Parks for beekeepers
- a more diverse use of forests for both industries other than timber and for recreational purposes
- seeing a reduction in conservative attitudes, which limit opportunities for industries, particularly hospitality, to expand
- the establishment of a primary production research institute
- the continuation of silviculture practices in relation to forest management
- an increased motivation within the community to address lack of enterprise and infrastructure in the area
- that the remaining biodiversity in the area ought to be protected when looking to the future.

9.1.2 Builyan/Many Peaks Community Workshop

The simple country environment and lifestyle of the Builyan/Many Peaks area and the down-to-earth values mixed with contemporary ideas were seen as positive aspects to living in the area and contributed to participants' identity with the place.

The area was described as having traditional values, being good grazing land, being safe and having the locational advantage of being close to major cities but still far enough away to maintain rural characteristics.

The key issues of concern regarding economic and social decline raised by the participants were:

- the location of the town, because it is a long distance from anywhere else
- the high level of reliance on primary industries: timber, grazing and dairy
- the cost of living which was thought to be high and the lack of employment prospects
- the loss of services over the years in the Builyan Many Peaks area due to contraction of local industries. The rail service to the area was lost in the late 1960s due to changes in the timber industry, and the loss of other services to the area began with the butcher and barber leaving in 1972. The decentralisation of the mail system has also had a negative effect on the area with resulting mail delays
- a tendency towards narrow-mindedness and an unwillingness to 'venture out' amongst members of the community.

Some significant events mentioned by participants, which had affected the town included:

- the end of dairying in the late 1950s, as it was the catalyst for population decline
- the construction of Awonga dam in 1968 and its subsequent negative effect on the local water quality
- the beginning of logging in 1971 in the Kroombit Tops area
- current uncertainty in the timber industry has caused people to delay making economic decisions in regards to advancing the community.

Several concerns were raised about the possibility of further restrictions on the timber industry.

These included:

- that a reduction in State Forest timber resources was thought to be a scenario which would encourage big companies to take over small sawmillers and monopolise the market, especially in conjunction with the National Competition Policy (Hilmer Report)
- that jobs may be lost and there may be a subsequent loss of services in this case scenario leading, in the view of some participants, to the gradual demise of the community within four or five years
- a perception that local State Forest had been well managed in the past and the reduction in resource allocation would cause suffering among the local community
- that changes in allocations had effects on the prices of timber and had closed several mills in the past
- that it is important to ensure right of harvest to avoid a furore of cutting in anticipation of imposed changes to forest use and management
- that incentives for private land holders to develop 'best practice' should be introduced in the form of tax rebates
- that the timber industry would be likely to become import-reliant for resources from South East Asia where the forests are less sustainably managed, with negative global and environmental repercussions.

The key vision for the future from the workshop participants was a continuation of a sustainable and renewable timber industry. Participants identified a need to develop guidelines which are balanced between production and conservation and hoped to see the opening up of the area for both tourism and for logging. It was thought that RFA would provide some certainty regarding



available resources to base an industry around, and allow for decisions to be made. A future vision included:

- realising the potential for some tourism and also protecting biodiversity. If there were to be an increase in tourism, its social and environmental impact would need to be considered and managed
- that the RFA process will consider how and for what purpose land owners use free hold land and should seek to optimise mix industries and potential for increased productivity

- that the RFA would encourage people with leasehold land to plant timber
- a sense of community control of timber and land and acknowledgment of the planting and maintenance of forests being carried out and of its benefit to the community
- improved roads and infrastructure in the area with evidence that taxes are being put back into the community
- protecting the high biodiversity in the local forest ecosystems. Participants identified a strong sense of connection with Krombit Tops and sought a balanced use of the area for both industry and recreation
- recognition that Builyan/Many Peaks would need to diversify in terms of local industry if it were to survive longer term.

9.1.3 Gympie Community Workshop

The Gympie workshop participants felt that theirs was a community with strong community structures and services and free from the superficiality found in big cities. The workshop participants appreciated their rural lifestyle and proximity to urban amenities. The physical environment was highly valued aesthetically and participants thought that there was good potential for eco-tourism.

The key issues of concern regarding economic and social decline raised by the participants were:

- the amalgamation of shires and its funding implications. As the area is classified as neither urban nor rural, the shire is caught in the middle of specific Federal and State funding criteria. Present funding is considered to be inadequate to accommodate changes;
- that infrastructure and services have relocated out of the area
- that the control of services was now felt to be outside of the community
- that the increase in population in the area was seen to be creating additional pressure on available resources and services
- that changes in forest management and timber production have recently negatively affected the Gympie community
- that increasingly efficient technology is having a negative effect on levels of employment available in the timber industry and few employment prospects overall were available in the area
- that high unemployment was contributing to the social problems experienced by youth, problems with law and order, and of low self-esteem
- that people in the area had a tendency to be reactionary rather than visionary and parochial rather than holistic and that the community was not taking advantage of existing resources and expertise and as a result, potential for advancing the area was being lost
- that the media image of the area was poor and unlikely to attract investors.

Some significant events mentioned by participants, which had affected the town included:

- the establishment of a large company (Laminex) in the area in 1988
- the World Heritage listing of Fraser Island
- local shows and expos and horse riding events
- the re-opening of the historic railway
- the flood of 1992 which brought the community together
- drought and available quantities of water
- the formation of the Mary River catchment committee in 1994 .



Several concerns were raised about forest management and the possibility of further restrictions to the timber industry. These included:

- a scenario of reduced access to the timber resources in State forests having a significant impact on productivity of the timber industry and levels of employment in industry
- concern about a loss of land available for grazing and the possible negative impact on apiarists if they were denied access to forests in reserve as they would have to travel further to find suitable places for their bees to collect pollen. The impact for apiarists could be quite positive if access to protected forests were assured
- that such a scenario would encourage a move towards better silviculture practices and increase potential of eco-tourism, farm forestry and plantation timbers
- that such a situation may lead to a move toward non-renewable resources as replacements for timber.

The vision for the future which came from the workshop participants was for an economically viable and ecologically sustainable timber industry which had a high emphasis on value-adding. The vision included:

- that the level of value to cost (value adding) of timber products ought to be increased; for example, utilising timber for cabinet making versus using it for telephone poles
- that the area could become the centre for farm forestry in the South East Queensland region
- a desire to see a stabilisation of softwood plantations and to increase the number of plantations on private land



Gympie Business Centre

- an opportunity for utilising pulp as an environmentally friendly energy source
- an emphasis on improving silviculture and other forest management techniques as well as improvements in water allocation management
- a stable and sustainable population in the area with greater economic opportunities for youth to encourage them to remain in the area and improved service delivery, a diversification of industry, and an increase in tourism and its economic benefit
- recognition and encouragement of small businesses in the area and efficient use of local capital leading to increased community ownership
- increasing employment in forest management roles
- the protection of forests of high value in terms of their biodiversity and commitment to the value of the natural environment as a fundamental asset.

9.1.4 Cooloolool Shire Council Issues

Cooloolool Shire Council's view on the RFA as expressed at the focus group session was that the RFA threatens the social infrastructure of the area and that Gympie and Cooloolool Shire would be devastated. The councillors stated that the key industries in the Cooloolool Shire are dairying, beef, gold, small crops and timber, all of which are suffering decline. They argued that the RFA social and economic assessment should place changes in timber policy in the context of decline in other rural industries.

The key issues of concern raised by the participants were:

- that the compensation package for Fraser Island did not produce any full-time jobs and people waited years for compensation
- that Fraser Island is now badly managed compared to when logging was being carried out particularly in relation to fire management and road maintenance
- that, due to a fear of government intervention on private land and high level of confusion, people are destroying private forests now and this will have a great impact on future industry and the availability private resource
- that farm forestry was seen as being affected through uncertainty of future harvest rights and whether any mills will be operating when the trees are ready for harvest in 20 to 30 years time
- that private land holders are cutting timber at a smaller size (landscape sleepers) because they are unwilling to wait without certainty for a further 15 years for the timber to be processed as sawlogs.

Mayor Mick Vernardos expressed the view that the "bottom line is that there must be a guarantee that native hardwood timber industry in this community is not affected in any way including where people are forced out of the industry by government decisions".

9.1.5 Gympie Chamber of Commerce Meeting

The Chamber of commerce believed there must be an understanding that the town is critically dependent on a viable timber industry, which means sustaining the current industry. If there are any cut backs in the timber industry, people won't have anywhere to go as other primary industries are 'on the skids'. The Chamber argued that the Forestry training college (which the State government has invested money in) and museum (heritage) shows the importance and place of the forestry industry in the region.

The key issues of concern regarding economic and social decline raised by the participants were:

- that 280 jobs had been lost in the railway in the last five years with approximately 28 people employed today
- that 500 jobs in Forestry had been lost in last 20 years
- that a large number of government services had left the town in the past 5 years
- that there is a very fine, inter-connected network of businesses and services in the area that would be greatly affected by changes to the timber industry.

The vision expressed by the Chamber of Commerce included:

- concern about focusing on farm forestry and plantations as the only way to preserve the industry. They believe that we need to look at alternative ways to use and manage what we have got. For example, rather than looking at compensation, to look at possible new industries like value adding
- while expressing support for pine plantations, the Chamber highlighted that the soft wood industry is a different industry which is less labour intensive than hardwood processing and therefore provides fewer employment opportunities and requires different skills





- the Chamber felt that sole focus on the softwood plantation industry is definitely not the answer to the down turn in native hardwood industry.

The Chamber had concerns regarding management of State forests and National Parks:

- DPI Forestry needs to focus on both the management of harvesting and growth rates and renewed silviculture generally
- Fraser Island was a good example of timber industry management and self-regulation
- concern about management issues (safety and fire): associated with a decline in the level of maintenance of under-growth and roads (which are not maintained to the same levels in National Parks as in the State forests).

In relation to compensation, the Chamber:

- didn't necessarily even want to consider that there will be a need for compensation because there should be no change to current status
- sees compensation as a trade-off for not having lasting employment and would sooner see jobs preserved than have new ones created that don't last.

9.1.6 Cooroy Community Workshop

The workshop participants thought that the small rural community atmosphere, the proximity to major centres and services, the environment and a connection to forest industries were all positive aspects of living in Cooroy. They felt that the town had a diverse laid back community,



Shops at Cooroy

which is good for raising a family. The local annual and weekly events such as the Eumundi markets were seen as being significant to their community as well as events such as the Pomona Timber festival, established in 1997.

The key issues of concern regarding economic and social decline raised by the participants were:

- the problem of unemployment
- the effects of town planning and population growth and its effect on service provision
- the uncertainty faced by mills at a time when there is increasing demand for timber resources accompanying the population growth.

Some significant events mentioned by participants, which had affected the town included:

- the closures of mills (Pomona Mill, 1989)
- loss of railway services
- the development of farm forestry programs in the 1990s
- an upsurge in the sugar industry in 1998
- the conservation status of Fraser Island and the Great Sandy Region
- that Pomona Furniture had secured a \$2 million contract for the Sydney Olympics.

Several concerns were raised about the possibility of further restrictions to the timber industry.

These included:

- that most workers in the timber industry lack transferable skills to find alternative employment should they lose their jobs due to changes in forest use
- the possibility of significant impacts on their families and the community if these people were no longer receiving a wage
- the need for increased cross-industry training if reduced access to State forests for timber getting
- the substitution of non-sustainable material such as steel and plastic where timber might previously have been used
- an increase in imports of timber products, which would add to the national deficit
- the potential threat of fires if appropriate fire management regimes were not implemented.



Cooroy Butter Factory

Cooroy workshop participants' vision included:

- encouraging more sustainable native forest management given that current practices had proven to be unsustainable
- creating a focus on new secondary industries
- all sections of the community working together and to maintain and upgrade of rural education facilities and courses
- that it was important to limit population growth
- the need to create stable, sustainable work opportunities for the people of the area was recognised and the timber industry was seen as a viable industry capable of achieving this goal.
- promotion of non-government plantation resources and community involvement in forest management
- an increase in conservation areas in State forests
- government initiatives to find more land for plantations
- government incentives for land holders to plant more trees.

Participants considered that the RFA process was too short to allow for proper community consultation and were also concerned about the outcomes of the Interim Forest Management Arrangements (IFMA).

9.1.7 Linville Community Workshop

Linville was described as a good rural place to live because of its position both in terms of its climate and its proximity to major centres. The area was seen as important for primary production which “feeds Brisbane”. Many participant comments reflected strong attachment to the area. Some were born in the area, while others have lived there for a long time.

The key issues of concern regarding economic and social decline raised by the participants were:

- social and health services in the area were perceived as being adequate, despite recent losses in services due to population decline
- some facilities such as hospitals and high schools are not available in Linville or the surrounding area
- that the community was experiencing a decline due to continuing drought and overall reduction of trade prices within the area
- a lack of major industries in the area and the lack of diversification to compensate for increased levels of unemployment
- young people moving from the area to seek employment elsewhere.

Some significant events mentioned by participants, which had affected the town included:

- a high school at Toogoolawah becoming able to provide senior high school education in 1985 meant that young people did not have to leave the area for their education
- the establishment of the “Alkira” nursing home in 1988 in the area was seen very positively because it provided employment and allowed for older people to remain in the area
- local annual events such as ANZAC day celebrations, Remembrance Day and Picnic Races and the Mt. Stanley muster.

The continued viability of the community was thought to be at stake if a reduction in State forests available for logging occurred, due to job losses, fewer jobs being available in the industry, and adverse effects on population and hence, service provision. Several concerns were raised about forest management and the possibility of further restrictions to the timber industry. These included:

- natural regrowth is not sufficiently encouraged
- management of State forests for weeds, feral pests and fires if logging ceases
- that excessive logging of mature trees will have negative impacts on wildlife habitats and be detrimental to apiculture in the area
- increased transportation costs for logs
- falling wages and increased unemployment
- further restrictions on availability of timber
- beekeepers were concerned that access to native forests may be denied to them if the forests are put into a reserve. If this were to be the case, their businesses would become less viable due to a need to travel great distances to get to suitable forested areas
- participants were also concerned about negative impacts of the IFMA. There was a case noted of a mill 'locked out' of Squirell Creek and moving to another area. The quality of timber has decreased and the species mix, particularly Ironbark is not available under the arrangement, to meet customers' demands.



Linville main street

The vision for the area included:

- farm forestry and plantation timber industries could be encouraged and enhanced
- the tourism potential of the area may be increased
- recognition that the RFA would force forward planning on the part of the timber industry;
- their area being a “showcase” of how to manage land sustainably for primary production including timber, stock, water, conservation, and recreation and tourism
- a review of allocation processes and enhanced silviculture practices, which could lead to better wood production and the maintenance of ecologically sustainable forests.
- a strong forestry industry based on both State Forests and farm forestry for the future
- plantations should include furniture timber like Silky Oak as well as construction timber and that there should be efficient use of all forest products and emphasis on value adding processes
- developing alternative uses for unused timber such as for pulp for energy production which is environmentally friendly
- that there would never be wood chipping in their area or in any areas of the SEQ RFA



- better management of water resources for irrigation, fish stocks and recreational purposes
- diversification of industry, including grape growing, deer hunting, as well as training were suggested ways to keep young people in the area
- an important role of Local Council to promote growth in the area and encourage the retention of timber on freehold land.

The retention of the character of Linville and the Linville lifestyle was seen as a positive vision for the future and one which could be capitalised upon in tourism and by promoting the timber industry.

9.1.8 Woodford Community Workshop

Workshop participants from Woodford felt that community cohesion and support for one another was one of the most positive aspects about their community. Members of the community were described as hard working, with strong family ties and values and the area was seen as a good place to raise children because of the security afforded and relaxed lifestyle. Most also saw Woodford as a 'unique' and 'individual' place, and it was described as a 'paradise'.

The key issues of concern regarding economic and social decline raised by the participants were:

- that the closure of various primary industries including sawmills, combined with ongoing drought, had resulted in the overall decline of the town
- that many people had left the area seeking employment, whilst those fortunate enough to retain their jobs, have had to accept some changes (such as wage cuts etc.)
- that the recent influx of people from other areas was causing strain on local services, the lack of transport and lack of professional support services in the community, were all seen to have negative effects on the community and their way of life
- that many people (especially young people), were leaving the area in search of employment.



Local Woodford Fresh Produce Business (Elvis Parsley's Grapeland)

The National Forestry Policy Statement (NFPS) and other government policies were seen to have caused uncertainties and concerns among members of the community about the future of their town. Participants perceived that uncertainties about the future prospects of their community (due to the RFA, Native Title, etc) led to diminishing morale and confidence within the community.

However, events such as the relocation of the folk festival from Maleny to Woodford and the Woodford annual show and the reopening of the Woodford Correctional Centre, assisted in addressing some of the town's economic and social issues.



Woodford main street

Several concerns were raised about forest management and the possibility of further restrictions to the timber industry. These included:

- that a reduction in the availability of State Forest Timber resources was thought by participants to have the potential to lead to the demise of their community. For example, the closure and winding down of businesses and timber operators would not only lead to unemployment for those working in the industry, but would have a flow-on effects for the rest of the community
- concern about the subsequent effects on the social structure of their community, especially in relation to family break-ups
- that in the long term there may be inequity of outcomes for smaller businesses which cannot afford outlays required to remain competitive
- the timber industry would be reluctant to make further investment into their operation because of uncertainty for the future of their business
- compensation for job losses as a result of the RFA were perceived as a “pay off to disappear”
- that the needs of those eligible for compensation needed to be properly addressed to ensure that the compensation is appropriate.

The vision for the area included:

- the maintenance of the timber industry, and the establishment of other value adding industries in the area to address some of the unemployment issues
- finding a balance between conserving their natural environment and servicing the economic needs of the community



- the maintenance and expansion the timber industry (with value adding seen as one answer to future viability). Resource security, together with value adding products, and the establishment and development of joint ventures between relevant industries and governments were thought essential to achieving this goal
- the use and promotion of forests for tourism and other events (like the folk festival), and diversification into other industries such as winery and cottage industries in the Woodford area.

9.1.9 Wondai

Introduction

The approach used to engage the Wondai community varied from the standard community workshop approach used in other communities due to the unique manner in which the Wondai community ‘mobilised’ to respond to the SEQ RFA.

In response to a public meeting held in Wondai in September 1997, the Wondai Regional Forest Agreement Committee (WRFAC) was established. The WRFAC draws its participants from Wondai and Murgon Shire Councils, Chamber of Commerce and a range of local businesses including bank managers, motel and food store proprietors and timber industry interests such as sawmill owners and employees and logging contractors.

The WRFAC level of interest in the RFA process is exemplified by WRFAC undertaking a survey of business and social life in Wondai. This undertaking is seen by the WRFAC as a local level initiative, which aims to identify the linkages between forest user business and employees and local business, service providers and suppliers.

The RFA social assessment team participated in two meetings with the WRFAC during December 1997 and January 1998.

The following outlines key issues raised by the WRFAC, including historical association of Wondai’s timber industry and the community’s response to changes in forest use and management.

General issues identified by WRFAC

- The fundamental role of forestry in the history and development and future vision of Wondai;
- The proximity of State Forest (SF) 12 to the Wondai township has given the community a sense of custodianship and stewardship toward SF 12, and intimate knowledge of SF 12’s users’ and management needs;
- The operation of the Wondai sawmill is integral to the continuation of Wondai township itself; and
- Associated with the above outlined relationship is the significance of SF 12 to the mill and therefore of SF12 to Wondai

Wondai Community – self perception

Wondai sees itself as a bush community, more affected by city-based (political) decisions (eg. fuel, guns, Native Title), than urban areas. The Wondai community views their forest or timber heritage as integral to the further development and on-going life in Wondai. The establishment of the township is seen as a community effort and not one of government and there are strong community ties. For example, some infrastructure expansions, the subsidies and costs are carried by the Wondai public and Shire Council.

There is a strong concern regarding fear of losing harvesting rights on private land.



The Cecil Hotel in Wondai

The Wondai community expect compensation for any loss of income through a change in State forest use. This applies to mill owners and mill workers as well as the general business community. There is recognition of precedents for such compensation in Queensland.



Wondai streetscape

Wondai's association with forestry

Wondai township was established as part of SF 101 in 1903 and the economy of the town has always been centred on forestry and the mill. Specific management practices and techniques have ensured continuity of supply, such as a high recovery rate and value adding processes such as planing and an impregnation treatment plant. The mill is seen as a stable part of the community, which provides the opportunities for youth employment and ensuring that young people stay within their community.

Investment into upgrading the hardwood milling technology at the mill to date is approximately \$250,000 dollars and further upgrade is seen as essential to compete in the national and international markets. However, further investment is on hold until uncertainty engendered by the Interim Forest Management Agreement (IFMA) and the RFA is resolved.



The mill is also seen as the economic centre of the town and as providing stability into the future with the export of local timber products to Japan and New Zealand. Continuity of species mix (especially spotted gum) is vital to the operation of the mill and the continuation of supply to meet market demand. SF 12 is seen as critical to ensuring long term supply of appropriate species mix to continue the marketing and export initiative.

Discussion of potential social impacts from a change in forest use and management centred on the possible impacts of a decrease in forest resources available if access to SF 12 was not permitted. The WRFAC advised that there is no other crown timber resource available, as all sales have been worked over, except for SF12.

WRFAC are of the understanding that SF 12 was included in the IFMA due to a belief that there is a rare species of wattle or that there is a perception that SF12 has retained sufficient “high natural value”.

SF 12 is seen as critical to the future of the mill and its export initiatives. If there is an ongoing decrease or total exclusion from SF 12 then the viability of the mill, and subsequently Wondai, would be threatened. WRFAC expressed concern that if SF 12 is ‘locked up’ for conservation purposes, without a rigorous fire regime, then there will be a real fire safety threat to Wondai.

Proston Mill closure

The WRFAC highlighted the neighbouring town of Proston and the mill closure and the impacts on that town. The social assessment team interviewed one of the logging contractor resident in Proston and the Mayor of Wondai.

Proston Sleeper Mill (PSM) was owned and operated by Queensland Railway (QR) as a sleeper mill until its closure in 1970. The PSM processed around 600 sleepers per day and employed around 80 people who nearly all lived in Proston in QR supplied housing.

Mayor Percy Iszlaub outlined one of the critical elements in Proston’s survival as a rural community, which was local leadership and positive government intervention. The Queensland Government’s decision to build the Boondooma Dam just outside of Proston was important to provide an alternative source of employment for dispossessed mill workers and other rural people. The phasing out of the PSM minimised the negative impacts on Proston. In addition the support of Proston township by the Wondai Shire Council (WSC), and its investment in infrastructure and financial assistance have been fundamental to the on-going viability of Proston.

9.2 Conclusion

The issues of concern, which were identified at the case study town workshops, centre around protecting community vitality and lifestyle, and realising the context of rural decline and the impacts of job losses. Workshop participants were also concerned with conservation and forest management issues as well as with maintaining access to State forests for recreation, apiculture and grazing purposes.

An important theme, which emerged from the workshops, was the extent to which people identify positively with their communities. Workshop participants placed a high value on the sense of community that they found in their towns and emphasised their family and historical relationships with their towns. Participants regularly mentioned the importance of their rural lifestyle and felt that the places they lived were safe, secure and free of much of the social aloofness that can be found in cities. People appreciated the natural beauty of their towns’ environment and thought that the small town lifestyle ought to be protected.

TABLE 9.2.1 SUMMARY OF FINDINGS OF COMMUNIT WORKSHOPS

SUMMARY OF FINDINGS OF COMMUNITY WORKSHOPS

Town/Issue	Feelings about town	Visions for Town
Maryborough	Positive lifestyle, community identity, leisure sporting activities etc. Negative in terms of conservatism, parochialism, crime, poverty levels.	Certainty in future of forest industries. Primary production research institute. Hardwood plantations, major agro-forestry industry.
Builyan/Many Peaks	Positive about country lifestyle, good place for children etc. Positive environment aspects. Negative about uncertainty facing timber industry, low, primary industry dependent socio-economic status of community. Narrow employment base.	Sustainable timber industry, low impact tourism, population renewal.
Gympie	Positive about rural lifestyle, proximity to urban amenities, good physical environment. Negative about poor employment base, parochial community attitudes, loss of advancement opportunities.	Viable and sustainable timber industry, farm forestry, protection of high conservation value forests, tourism, industry diversification, stable population, retain more young people.
Cooroy	Positive about rural atmosphere, proximity to services, diverse, relaxed community, good family environment. Negative about poor employment base, uncertainty for timber industry, excessive population growth.	Work opportunities, non-government plantations, upgrading of rural education facilities.
Linville	Positive about rural setting, good services. Negative about decline stemming from drought and reduction in trade prices.	“Showcase for sustainable rural land management, prospects for tourism. Industry diversification.
Woodford	Positive about community cohesion, strong family ties & values, good for children, relaxed lifestyle. Negative about factors reducing community certainty, plus influx of people from other areas.	Expansion of timber industry, plus finding balance between environment and economic needs of community. Resource security, value adding, forest based tourism, industry diversification.

Participants in the workshops and focus groups were concerned that the RFA decisions needed to be considered within the context of rural decline which has been occurring in many of these places since the 1960s. The decline in rural industries combined with drought has seen many of these towns lose government services, schools, railways and infrastructure. Population in many of the towns has also declined and, across all these towns, increasing unemployment and lack of opportunities and incentives for young people to remain in the communities have become noted problems.

Workshop participants' concerns over changes to the timber industry which may result from the RFA are mostly to do with job losses and the flow-on effects to the community. There was concern expressed over the continued viability of the timber industry in many of these towns should State forest timber allocations be reduced. Participants were concerned that such changes would result in industry jobs being lost. Those being made redundant would likely be workers with highly specific and non-transferable skills who would have significant difficulty finding alternative employment.

Participants pointed out that re-training these people may be very costly and there would be a high likelihood that these people would chose to leave the area, taking their families with them, and hence revenue for service provision, out of the town.

It was also noted that the timber industry played an important role in forest management in terms of fire management and the control of feral animals and weeds. The roads maintained by the timber industry into State forests also allowed for access to the area by recreationalists, apiarists and graziers. The prospect that an end to timber getting in some State forests would also mean an increased cost for effective fire and pest management and either increased costs for the maintenance of forest access roads or a reduction in accessibility was an issue that workshop participants were keen to point out.

In all of the workshops, there was some level of recognition of a need for the conservation of forests to protect biodiversity and the natural beauty of the region for future generations to appreciate. In some of the towns, it was thought by participants that protecting forests for conservation values would enhance the possibilities for some small-scale eco-tourism ventures. In several of the workshops, participants pointed out that the continued use of timber, as a renewable resource, would be an environmentally beneficial activity as compared to the use of steel, plastics and other non-renewable resources.

The common vision for the future, which came out of the case study town workshops and focus groups, was the desire to see an economically and ecologically sustainable timber industry. Participants hoped to see this achieved through enhanced silviculture practices, greater emphasis on value adding to timber products and increases in plantations and farm forestry.

9.3 COMPARING COMMUNITY VISIONS

9.3.1 Twelve Towns in South East Queensland

This section focuses on the main themes which emerged from textual analysis of the Local Government planning documents for the 12 case study towns.

9.3.2 Pro-Development or 'Closed Door'

The documents reviewed for each of the twelve towns made some mention of the forecast population increase for the region. For some towns, this was seen as advantageous. The Corporate Plan for Wondai clearly states 'the Council has implemented various strategies to encourage

people to move to the Shire' and the philosophy of Maryborough City Council was to 'Develop progressive policies to encourage continuing development and growth.' A specific policy of the same council was to actively pursue a major shopping complex (Maryborough City Council Corporate Plan (MCCCP) 1997-2002 p9). Whether such a policy is the result of an already increased population or a draw card to attract people to the area, it is a reflection of Maryborough's approach to population trends.

A similar commitment to population growth is evident in the towns of Wondai and Woocoo Shires, in the form of policies to continually update infrastructure such as sewerage and roads to cater for projected population growth (Maryborough City Council Corporate Plan 1997-2002 p9, Wondai Shire Council Corporate Plan 1996-1998 p 13, Woocoo Shire Council Corporate Plan 1997-2002 p8).

Of the twelve towns analysed, three have clearly included industrial development in the community vision. Maryborough aims to attract new enterprises by promoting itself as a 'smart industrial city' based on advanced technology. In the town of Wondai the council has made low cost land available specifically to attract new industries. This strategy is part of the overall goal of encouraging economic development of the town and shire (Wondai Shire Council Corporate Plan 1995-1998 p 8 Wondai Shire Town Planning scheme 1994 p 9). The Cooloola Shire Council Corporate Plan 1997-2002 (p10) indicates that industrial development is encouraged for the town of Gympie, with specific reference to secondary products for the forestry industry.

In Cooroy, an inherently different philosophy applies to industrial development. Development is aimed at meeting the needs of existing residents rather than encouraging an industrial future for the town (Planning Scheme for Noosa: Development Control Plan No.2 - Cooroy section 3.2). Commercial Development, as with industrial development, has been targeted for rigid control, in order to meet the needs of the community without detracting from the character of the town.

Whilst the dominant theme which emerged from council documents reviewed for this report was one of inevitable development in the form of population growth and industrial expansion, some towns clearly identified a threat to quality of life for existing residents resulting in the need to control development. Noosa Shire Council has clearly voiced the fear that population increase could 'place in jeopardy' the quality of life which attracts people to the region (Noosa Corporate Plan June 1996 p 4). In town planning documents this position has resulted in zoning certain areas of Cooroy to prevent high-density housing and preserve the character of established neighbourhoods. However, the notion of 'closing the door' is not absolute. In other parts of the town, 'orderly' residential growth is encouraged and provided for in the form of subdivisions for multi-dwelling developments. The notion of 'orderly' development is also integral to the community vision of Beaudesert. Aimed at 'balancing progress with the philosophy of closing the door' some areas have been zoned for encouraging industry whilst others are 'protected' from population growth (Beaudesert Shire Council Corporate Plan 1995-1999 p 6).

As opposed to orderly or controlled development, a minority of towns clearly identified the need to have a minimal development policy. Having witnessed the loss of 'good quality agricultural land' to urban expansion, the Shire of Maroochy voiced the need for protection of towns in rural areas (Maroochy Shire Council Strategic Plan 1996 4 p 39-46). Eudlo is listed as a town for which the zoning plan ensures the maintenance of the 'cohesive character' of the community (Maroochy Shire Council Strategic Plan 1996 p 47). The rural town of Linville with a population of 300 is in a similar situation. The Esk Shire Council has noted population growth as a significant issue across the shire and is concerned that such growth may become a burden on existing residents (Council of the Shire of Esk Corporate 1995 Plan p 12). The response of the Council has been to zone certain areas for coping with this trend (Urban Expansion Areas) whilst discour-



aging population increase in rural villages which are aimed at providing services to adjacent rural areas. The latter is the case for Linville. One of the ways this is hoped to be achieved is by providing limited infrastructure to rural villages whilst providing 'full physical and social infrastructure to urban expansion areas and recovering the costs from future residents' (Esk Shire Council - Long Term Community Plan pp1-8, Council of the Shire of Esk Corporate 1995 Plan p 12).

9.3.3 Dynamic Cities and Conserving Country Charm

For most of the towns considered, the documents reflected a need for a dynamic council to guide the town through changing times. Maryborough City Council emphasised terms such as 'innovative', 'modern' and 'progressive' for describing the vision of the community. This vision has manifested itself in the form of commitment to improving library facilities and support for cultural groups as well as revising economic development plans to make greater use of educational institutions. The goal of establishing a major shopping centre has been already mentioned in discussing population increase. This is another example of Maryborough Council's response to changing community needs.

Similar approaches to change were evident for the town of Gympie in Cooloola Shire. Like Maryborough, the council employed terms such as 'innovation' and 'creativity' to describe the community vision. In the eastern part of the Shire, the Council envisages maximising benefit from the success of the Sunshine Coast region by pushing the State and Federal Governments for improved transport connections to this area. Gympie, being inland, doesn't come in for quite the same treatment, but a commitment to benefiting from regional change is nonetheless evident. The location of Gympie relative to the Sunshine Coast and Brisbane is seen as an advantage in attracting increased visitors to the shire. The niche Gympie has picked in the regional tourist potential emphasises the historic aspects of the town. Thus the dynamic response of Cooloola Council is to enhance the *traditional* aspects of the town of Gympie for tourism purposes (Cooloola Shire Planning Scheme - Strategic Plan p 58-60).

Other towns which can be associated with a general community vision of dynamic councils responding to changing circumstances are Eudlo, Builyan/Many Peaks, Wondai and Beaudesert. This doesn't necessarily mean, however, that the communities embrace change outright. Of these towns, Beaudesert and Eudlo clearly identify a general need to take measures to protect some aspects of their communities from changing circumstances (Beaudesert Shire Council Corporate Plan 1995-1999 p 6-7, Wondai Shire Council Corporate Plan 1995-1998 p 1, Calliope Shire Council Corporate and Operational Plan undated p9-10). The towns of Eudlo and Wondai have indicated a specific need to protect the built environment (in the form of streetscape) from incompatible development. The response of their councils has been to develop policies on design details such as colour and texture of materials, landscaping as well as the usual restrictions on height and street frontage (Maroochy Shire Strategic Plan 1996 p 47, Wondai Shire Planning Scheme 1994 p 9).

Another town, which pays careful attention to protecting the 'country town' streetscape, is Cooroy. Like Eudlo and Wondai, building materials, use of verandahs and landscaping are controlled to conserve the amenity of the town (Shire of Noosa Strategic Plan 1997 p 35). As part of the Noosa Shire, Cooroy is characterised by the general vision of working to conserve an attractive lifestyle in the face of population increase. Contrasting with Maryborough, the Noosa Shire vision is one 'devoid of symbols of big city life' and retaining individual community identities (Noosa Corporate Plan June 1996 p 5). Looking at Cooroy specifically, the Development Control Plan aims at protecting the 'fragile, country town character' from 'population growth' and 'development pressure' (Qld Govt. Gazette 5.6.92 No. 55 section 1). Other towns which shared this fear included the town of Linville.

The difference between Linville and Cooroy is that the council of the former doesn't discourage further development per se, rather it aims to redirect it to other parts of the shire (Esk Shire Council - Long Term Community Plan 1998 p 6).

9.3.4 Forests and Visions

A number of councils' documents referred specifically to forests and the forestry industry being integral to the community. For the towns of Gympie, Woodford, Conondale and Eudlo logging of native forests has been a foundation industry. Today these activities have been greatly reduced, being replaced by softwood plantations, sustainable farm forestry and revegetation of logged areas. Nonetheless, a sense of forestry heritage is retained in these towns. The Councils of these towns recognise the many roles of native forests as sources for timber production, wildlife habitat, recreation and landscape values. They also recognise the function of forests in maintaining catchment condition. Similarly, for the town of Cooroy, forestry has historical significance, and the remaining forests today are a large part of what defines the community. Here too, farm forestry is encouraged where it is compatible with the goal of conserving land designated as 'Rural Conservation' (Shire of Noosa Strategic Plan p 41).

The protection of forests for scenic and environmental reasons was further detected in the documents of Wondai, Beaudesert, and Esk Shires. Wondai includes forested areas in the Natural Resource Protection component of its Planning Scheme. The scheme recognises the scenic and recreational value of these areas to the community and notes the difficulty of harvesting forest products on steep gradients sustainably. The Council aims to protect vegetation integral to a regional system of wildlife corridors and for other aspects of maintaining biodiversity (Wondai Shire Town Planning Scheme 1994 p 15). Beaudesert considers the 'forested character' of the region to be integral to the Shire's image and important for recreational and environmental reasons (Beaudesert Shire Council Strategic Plan part A p 8). Maroochy Shire Council's strong commitment to environmental protection provides implicit protection of the natural environment surrounding Eudlo (Maroochy Shire Council Corporate Plan 1997-2000 p9-11). The Council of the Shire of Esk's designation of areas for timber reserves, catchment protection and nature areas provides similar protection for the town of Linville (Strategic Planning Provisions: Shire of Esk Sections 1.3 to 1.9).

The towns of Wondai, Beaudesert and Cooloola have made specific mention of forest and nature based tourism as being desirable.

9.4 COMMUNITY VISIONS BY TOWN

9.4.1 Maryborough

The city aims to be recognised for quality and excellence whilst maintaining a dynamic and environmentally attractive town. Emphasis is given on combining historic charm with modern facilities for the community (Maryborough City Council Corporate Plan 1997/2002 p. 6). The Plan identifies 16 strategic issues, each with several strategies to deal with them. The following is a summary of strategic issues relevant to community visions. Underlying all goals is the theme of promoting Maryborough as a ‘modern, progressive city.’

Arts and Cultural Development:

The Council aims to encourage community involvement in cultural activities and lobby the State and Federal Governments for increased funding for regional arts groups and historical societies. The council aims to redevelop some historical areas of town in a way that is relevant to current citizens but retains 19th century charm.

City Identity

The council aims to transform the visual appeal of the city through landscaping and by appointing project groups on specific tasks such as entry points to the city. The proposed upgrade of airport facilities demonstrates a will to increase the tourism potential of the city. The Council stresses its encouragement of community participation.

Economic and Regional Development

The MCCCCP (p8) indicates a strong push to encourage the development of modern industry and businesses both within the town and the region in general. Planning goals make specific mention of ‘actively pursuing’ the establishment of a major shopping centre as part of a general vision of anticipated population growth. The Council aims to foster regional development by cooperating with other local governments in the Fraser region as well as State tourism and development agencies.

Resource Management and the Natural Environment

The council aims to review waste management methods and monitor potential sources of pollution. It includes greater use of public transport and responsible use of natural resources as part of its environmental vision. No specific mention is made of forest resources.

Recreation and Sport

The Council aims to foster recreation and sport within the community by providing facilities such as upgraded swimming pools and improved parks and gardens. No mention of forest based recreation is made.

9.4.2 Cooroy

Cooroy is a rural community with a strong affinity with the countryside surrounding the town. The forests of the district assist in defining the identity of the town. Other aspects of the community character include family oriented, relaxed outdoor lifestyle and a strong sense of history (Noosa Strategic Plan p158). Cooroy is careful to preserve this ‘attractive but fragile country town character’ (Planning Scheme for the Shire of Noosa: Development Control Plan No. 2 s.1). The council aims to provide for orderly residential and light industrial growth without compromising this character which is under threat from rapid population increase.

Community visions can be grouped accordingly:

Environmental Conservation and Farm Forestry

Part of the vision of the town is to conserve areas noted for their environmental and forestry values. These areas are seen to be part of the character of the locality and are restricted to certain low density forms of rural settlement. Farm forestry is considered an appropriate use of these areas (Noosa Strategic Plan p41).

Vegetation and the Country Town Character

The Development Control Plan for Cooroy aims to preserve all existing ‘significant vegetation’. The preservation of specific stands of rainforest is considered vital to maintaining the character of the town. Planting local forest species in other public and private areas is encouraged.

Residential Areas

The Development Control Plan emphasises zoning arrangements so as to prevent ‘intrusive uses’ in established residential areas. The town is proud of its ‘older style timber dwellings’ with iron roofs and encircling verandahs (Noosa Shire Strategic Plan p33). Size and height restrictions on buildings help protect the character of the town.

Controlling Commercial Development

Areas outside the existing commercial centre will not be rezoned, thus limiting commercial development. Existing commercially zoned areas will have minimum and maximum size restrictions to suit the needs of the council and maintain the charm of the town. New buildings will have to be compatible with existing architecture.

General Social Principles of the Shire

The shire aims to incorporate public consultation in the planning process. In addition, it recognises the need to conserve ‘historic, archaeological or Aboriginal items, sites or places, and involve the community in cultural heritage issues in general (Noosa Shire Strategic Plan p 161).

9.4.3 Wondai

The town shares the shire’s rural image and aims to expand upon its agricultural base by encouraging population growth. The community vision is focused on retaining a ‘rural residential’ lifestyle whilst encouraging some urban growth and increases to industry and commercial activities.

The Council aims to ‘conserve and enhance’ the existing character of the town centre through encouraging development that is ‘sympathetic’ to existing building lines and the streetscape (Wondai Shire Town Planning Scheme 1994 p 9). In the industrial district, the council encourages growth and diversification of industry and values the potential this can have for local employment. Encouraging extractive resource development is seen as desirable, with an emphasis on protection for the long term viability of these industries.

The town is surrounded on one side by agricultural land, the preservation of which is seen as integral to the vision of the community (Wondai Shire Town Planning Scheme 1994 p 14). The town is surrounded on the other side by forest reserves, equally viewed as requiring protection (Wondai Shire Town Planning Scheme 1994 p 16). Development of lands adjacent to the forest reserves is encouraged provided its impact on the reserves is minimal. The community recognises the scenic value of both agricultural lands and those in their natural state and aims to conserve their scenic appeal.

Nature based recreation in forest reserve areas is encouraged provided it is within the environmental carrying capacity of these areas.

9.4.4 Beaudesert

Whilst the shire of Beaudesert generally wants to preserve its rural heritage, the town of the same name wishes to encourage service industries to meet forecast population increases (Beaudesert Shire Council Strategic Plan part A p 17). The town also encourages home based industries which are seen to be compatible with the town's country lifestyle and unlikely to impact upon the natural setting of the town.

Part of the community vision is linked to the nearby elevated forest areas. The conservation of the natural character of these areas is part of the general vision of the shire. The use of the town as a base for day-trippers and other tourists to natural areas is seen as desirable. The values of these areas are linked to their scenic, ecological and recreational qualities.

The conservation of extractive resources is seen as important to the entire shire and specifically to certain local areas (Beaudesert Shire Council Strategic Plan part A p 18). Extraction of these resources is subject to environmental impact studies concentrating on maintaining the availability of these resources in the future, the economic impact on local communities and the cautious use of haulage routes (Beaudesert Shire Council Strategic Plan part A p18).

9.4.5 Gympie

Gympie is viewed as both a modern urban centre and a link to the gold and timber processing heritage of the surrounding area (Cooloola Shire Council Draft Planning Scheme p 59). Whilst on the one hand the Council aims to promote the orderly development of industry and business in the town, it aims to maintain and emphasise the heritage of the town and the surrounding area. An example of the town's desire to 'enhance' its sense of history is the redevelopment of the Upper Mary Street 'heritage precinct' (Cooloola Shire Council Operational Plan 1997-1998 p 13). Conversely, the Council encourages the town's potential to provide modern industry such as secondary timber products. One existing link to the timber processing heritage of the area is the *Wood Works Forestry and Timber Museum* on the northern outskirts of the town.

Tourism is seen as a fundamental to the prospering of the town. In order to encourage heritage tourism, bed and breakfast accommodation has been specifically indicated as suitable for the town (Cooloola Shire Council Draft Planning Scheme p59).



The Gympie Wood Works Forestry and Timber Museum

Being the larger of the settlements in the shire, Gympie has been called upon to project an image that will attract visitors to the whole shire. This involves visually replicating the same commitment as the rest of the shire to environmental concerns, (most notably the protection of biodiversity through establishing wildlife corridors connecting areas of significant remnant vegetation). At a community level in and around Gympie this has been represented in the form of revegetation programs and cat management schemes.

Gympie is expected to serve as part of the general goals of encouraging nature based tourism in National Parks and forestry reserves (Cooloola Shire Council Operational Plan 1997-1998 p 11) and the fostering of sustainable farm forestry (Cooloola Shire Council Draft Planning Scheme p56).

9.4.6 Conondale

This small rural town is close to the Mary River. This mountainous region has a rural and forestry background. Pride in the town's forestry heritage is captured in the street-scaping project carried out in the early 1990s. No specific mention of this town was made in the planning documents available from Caloundra Shire. The community values its forested environment. Much of the surrounding area is considered suitable for farm forestry.

9.4.7 Woodford

This town's origins are rural, including cattle grazing and forestry. These industries continue today, but are much reduced. The largest single employer in the town today is the Woodford Correctional Centre. The town dairy closed some years ago, but the saw mill continues to provide livelihood for some town residents. Herb gardening and hydroponics are the most recent enterprises in the town.



Woodford main street

9.4.8 Dingo

No Local government planning documents analysed for this report contained material relevant to the town of Dingo, however some information was available on the general vision of the shire. The shire encourages the expansion of its pastoral and agricultural industries and the controlled development of coal mining in Blackwater (Duaranga Shire Community Service Directory and Tourist Guide p2). The towns of Blackwater, Bluff and Dingo are close to Blacktown Tableland National Park which is seen as a tourist attraction (Duaranga Shire Community Service Directory and Tourist Guide p 4).



9.4.9 Brooweena

The shire prides itself on its ‘good solid farming tradition’, principally cattle grazing, dairy farming and sugar cane farming, yet recognises the need for a ‘modern and progressive attitude’ for the future (Woocoo Shire Council Corporate Plan 1997-2002 p 3). The vision of the council includes fostering economic development and employment opportunities. The general view of the shire is to encourage and prepare for increased population and to foster ‘balanced development’ so as to improve an already high rate of unemployment. Whilst enhancing tourism potential is recommended as a strategic issue, no specific plan is proposed to achieve this. The Corporate Plan makes no reference to forest recreation, forestry or the proximity of Brooweena to Mt Walsh National Park.



Brooweena general store

9.4.10 Eudlo

The main vision of Maroochy Shire is to be the ‘most environmentally responsible, caring, enterprising and dynamic community in Australia’ (Maroochy Shire Council Corporate Plan 1997-2000 p5). The emphasis on conservation of the natural environment is stronger than that of planned development of industry and businesses. Maroochy Council aims to give a diverse range of options to all residents concerning housing, industry and commercial developments, rather than favour any single industry or firm (Maroochy Shire Council Strategic Plan 1996 p 4.) The protection of the tourism industry has nonetheless been identified as having implications for urban design, visual amenity and sufficient land for other economic activity (Maroochy Shire Council Strategic Plan 1996 p 4).

Classed as a rural town on the railway corridor, Eudlo is part of the Maroochy Shire ‘Visual Amenity’ strategy aimed at presenting ‘attractive and interesting’ places to residents and visitors (Maroochy Shire Council Strategic Plan 1996 p 46-47). Part of the vision for these towns is to let the style of buildings be ‘subservient’ to the surrounding natural environment, and present an appealing ‘village character’. In rural towns, the Council aims to preserve the ‘broad-acre’ style of low-density housing.

The ‘village charm’ of Eudlo is to be preserved through restrictions on building height, scale and form, as well as the colour and texture of materials used in buildings (Maroochy Shire Council Strategic Plan 1996 p 47). As a rural town, Eudlo is expecting to feature landscaping using

natural vegetation typical of the region, with the overall goal of linking the built and natural environment (Maroochy Shire Council Strategic Plan 1996 p 48).

The Shire's general view on conservation is that National Parks are insufficient to protect the natural environments of the shire. Thus, both public and private land requires a range of land use solutions to ensure the 'protection of environmental and aesthetic resources of the shire' (Maroochy Shire Council Strategic Plan 1996 p 5).

9.4.11 Builyan/Many Peaks

This small rural town includes a general store and facilities for petrol sales, vehicle repairs, a school and post office (Calliope Shire Council Corporate and Operational Plan Draft version 4.1 p 4). It services the surrounding rural area, which is part of a shire moving from a rural to an industrial base surrounding the City of Gladstone. Whilst industrial expansion is expected to continue, some growth is anticipated in tourism and retirement markets for this region. No mention of forests, forestry or forest based recreation/tourism was detected in either the Corporate plan or Town Planning Scheme for the Shire. However, the Council has commissioned a study of Krombit Tops to identify future tourism potential in that forest area.



Builyan general store

9.4.12 Linville

Linville is a small, historic village based on pastoral origins. It is part of the shire of Esk which has as a general community vision of preparing for future development of the shire (Esk Shire Council Long Term Community Plan 1998). This involves improving transport and better management of natural resources. Whilst the general community encourages 'continuous and sustainable development' of the shire, a restriction has been placed on development of Linville in order to maintain its rural village character (Council of the Shire of Esk Corporate Plan 1995-1998, Esk Shire Council Long Term Community Plan 1998).

Industrial development of the shire overall is secondary to preserving the rural amenity of the area (Esk Shire Council Long Term Community Plan 1998). Management of timber and mineral resources in an ecologically sustainable manner is part of the vision of the whole shire. The protection of the natural environment is important to the community for reasons of biodiversity and scenic value.

Particular note is made of areas of historical and heritage value in the built environment. Both art and cultural development are identified as ‘major issues affecting the shire’ (Council of the Shire of Esk Corporate Plan 1995-1998 p6).

Population change is identified as a particular issue for the shire. Migration from southern states to the ‘affordable country-style living’ of the region is identified as not only a source of population *increase*, but population *change*. One of the visions of the shire in general is to cater for population expansion in a way that maintains the Shire’s ‘clean, pleasant lifestyle’, and that the migration does not become an ‘undue burden on existing residents’. One way the Council sees this as a problem is as a strain on infrastructure within the shire (Council of the Shire of Esk Corporate Plan 1995-1998 p 12)



Linville main street