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Part 7 Local plans

7.1 Preliminary

- (1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
- (2) Local plans are mapped and included in **Schedule 2 (Mapping)**.
- (3) A precinct may be identified for part of a local plan.
- (4) The categories of development and assessment for development in a local plan are in **Part 5 (Tables of assessment)**.

Editor's note—tables of assessment for local plans are only provided where there is a variation to the category of development and assessment provided under the standard zone.

- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:-
 - (a) the application of the local plan code;
 - (b) a statement about the context and setting of the local plan area;
 - (c) the purpose of the local plan code;
 - (d) the overall outcomes that achieve the purpose of the local plan code;
 - (e) the performance outcomes that achieve the overall outcomes of the local plan code;
 - (f) the acceptable outcomes that achieve the performance outcomes of the local plan code.

Editor's note—an acceptable outcome in an applicable local plan code represents one way only of complying with a corresponding performance outcome. An applicant may propose an alternative way of complying with a performance outcome. The planning scheme has been specifically designed to provide a performance-based approach to development assessment.

- (7) The following are the local plan codes for the planning scheme:-
 - (a) Doolong Flats/Ghost Hill emerging community local plan code;
 - (b) Eli Waters/Dundowran emerging community local plan code;
 - (c) Granville emerging community local plan code;
 - (d) Kawungan North East emerging community local plan code;
 - (e) Maryborough principal activity centre local plan code;
 - (f) Nikenbah emerging community local plan code;
 - (g) Pialba principal activity centre local plan code;
 - (h) St Helens emerging community local plan code.

7.2 Local plan codes

7.2.1 Doolong Flats/Ghost Hill emerging community local plan code

7.2.1.1 Application

This code applies to assessable development:-

- (a) within the Doolong Flats/Ghost Hill emerging community local plan area as shown on **Map ZM-001 in Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Doolong Flats/Ghost Hill emerging community local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—the primary purpose of the Doolong Flats/Ghost Hill emerging community local plan code is to provide a local structure planning framework for major development applications in the local plan area. This may include an application that is a variation request under Section 50 of the Act, or an application for reconfiguring a lot.

7.2.1.2 Context and setting

This section is extrinsic material in accordance with Section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Doolong Flats/Ghost Hill emerging community local plan code.

The Doolong Flats/Ghost Hill local plan area is situated on the south-eastern margins of the Hervey Bay coastal urban area and takes in a major greenfield area designated for future urban development.

The local plan area is approximately 528 hectares in area with boundaries generally defined by:-

- (a) Doolong Road in the north;
- (b) existing rural residential development and open space areas in the locality of Wondunna in the east;
- (c) the Ghost Hill ridgeline in the south and south west; and
- (d) existing urban residential development in the locality of Kawungan in the west.

The local plan area is characterised by flat to gently undulating topography which is reflective of its location within and on the margins of the coastal plain of Hervey Bay.

The most elevated part of the local plan area is the Ghost Hill ridgeline. From this ridgeline, land in the local plan area generally slopes down to the east to a creek system that forms part of the Bunya Creek catchment. Land in the eastern part of the local plan area is subject to periodic flooding associated with this creek system.

Although large parts of the local plan area have previously been cleared for rural activities, patches of remnant vegetation remain, particularly in the vicinity of the creek system and wetlands in the eastern part of the local plan area. These areas of remnant vegetation are known to provide habitat for threatened flora and fauna species.

Apart from some isolated pockets of development, the local plan area currently has a semi-rural character and acts as a transition area between the Hervey Bay urban area and rural areas located further to the south.

Existing development within the local plan area includes:-

- (a) Fraser Coast Anglican College located on Doolong South Road;
- (b) the RSL Retirement Community located on Doolong Road;

- (c) 'Parklands' estate – a low density residential estate located at the southern end of the local plan area; and
- (d) existing rural residential subdivision in the north-eastern corner of the local plan area (in the vicinity of Gilston Road).

Major roads in the local plan area include Doolong Road, Doolong South Road and Maggs Hill Road.

7.2.1.3 Purpose and overall outcomes

- (1) The purpose of the Doolong Flats/Ghost Hill emerging community local plan code is to provide for the logical, orderly, efficient and sustainable development of the Doolong Flats/Ghost Hill area in a manner that facilitates the creation of a complete and vibrant community comprising of interconnected residential neighbourhoods and supporting local services, community facilities and open space.
- (2) The purpose of the Doolong Flats/Ghost Hill emerging community local plan code will be achieved through the following overall outcomes:-
 - (a) the Doolong Flats/Ghost Hill emerging community local plan area is progressively developed as a logical, orderly, and efficient southern extension to Hervey Bay's coastal urban area;
 - (b) urban development in the local plan area is limited to land identified for urban purposes so as to protect ecologically important areas, avoid highly constrained land and provide for the efficient provision of infrastructure and services;
 - (c) the local plan area is developed as a series of interconnected residential neighbourhoods which provide safe and pleasant living environments and integrate with the fabric of the urban and rural residential areas that adjoin the northern, north-eastern and north-western parts of the local plan area;
 - (d) a wide range of housing types are established within the local plan area to satisfy current and future predicted housing needs;
 - (e) a small district activity centre and district level community facilities are established in a central location within the local plan area to serve the shopping, local business and community facility needs of the local community and create a central focal point for community gatherings and events;
 - (f) medium density housing is provided around the planned future district activity centre and in the vicinity of the Fraser Coast Anglican College;
 - (g) residents of the local plan area enjoy high levels of accessibility to the district activity centre and to the higher order services and facilities offered at Pialba principal activity centre via new road connections, improved public transport and an extensive network of pedestrian and bicycle paths;
 - (h) the protection and enhancement of environmental and landscape features within the local plan area, including the Bunya creek system, wetlands, remnant vegetation and the south-western part of the Ghost Hill Ridgeline, creates a network of environmental open space corridors that provide a green contrast to more developed residential areas and other urban activities;
 - (i) the environmental open space network provides for low impact recreational experiences in addition to serving habitat, wildlife movement and landscape protection functions;
 - (j) local parks and recreation facilities are also provided within the local plan area to promote active and healthy living;

- (k) a high level of integration is achieved between the open space networks and the pedestrian and bicycle path network;
- (l) the Ghost Hill Ridgeline remains in a predominantly undeveloped state with development in the vicinity of the ridgeline sensitively located and designed to maintain a high level of visual amenity and achieve provision of a series of look out parks that provide visual relief and offer views over Hervey Bay; and
- (m) the provision of new and upgraded infrastructure within the local plan area, including roads, pedestrian and bicycle paths, open space, community facilities and urban utilities, supports and enables the sequential growth of the local plan area.

7.2.1.4 Assessment benchmarks

Table 7.2.1.4.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Settlement pattern and structure</i>			
PO1	<p>Development in the Doolong Flats/Ghost Hill emerging community local plan area:-</p> <ul style="list-style-type: none"> (a) avoids ecologically important areas and areas subject to significant natural hazards; (b) provides for the local plan area to be developed as a series of high quality integrated residential neighbourhoods offering a diverse mix of generally low to medium density accommodation ranging from dwelling houses on conventional sized urban lots to multiple dwellings in various configurations; (c) provides for the most intensive residential development to occur in the area surrounding the district activity centre and community facilities in the central part of the local plan area; (d) occurs in a logical sequence that ensures the timely and efficient use of land and provision of infrastructure; (e) provides for the establishment of an integrated transport infrastructure network including streets and bicycle and pedestrian paths in a configuration that promotes the use of pedestrian, cycle and public transport modes; (f) provides for the establishment of a highly permeable internal local road network which provides for local traffic circulation and servicing; and (g) incorporates a high standard of urban design and 	AO1	<p>In partial fulfilment only of PO1 - Development is generally in accordance with the land use structure, preferred land use areas and transport infrastructure networks for the local plan area identified on Figure 7.2.1A (Doolong Flats/Ghost Hill emerging community local plan elements).</p> <p>Note—the boundaries of the preferred land use areas shown on Figure 7.2.1A are indicative only based on the consideration of development constraints at the local plan area-wide scale. The exact boundaries of the respective preferred land use areas are intended to be determined through more detailed ground truthing and site-specific assessment of environmental and other physical constraints (including buffering) undertaken as part of the development application and assessment process.</p>

Performance outcomes		Acceptable outcomes	
	landscaping that creates attractive sub-tropical buildings, streets and spaces.		
Neighbourhood design principles			
PO2	Development creates residential neighbourhoods which have:- (a) a layout which is unique, not based on a repetitive design approach and responsive to the site and landscape context; (b) legible local street, pedestrian, bicycle and open space networks focussing on walkability and street connectivity; (c) a strong local identity; (d) local public open spaces that are unique to each neighbourhood; and (e) community facilities at locations that are highly accessible and easily identifiable.	AO2	No acceptable outcome provided.
PO3	Development provides for a diversity of housing options including different dwelling sizes and forms in order to:- (a) provide greater housing and lifestyle choice; (b) allow for greater self-containment within neighbourhoods; (c) meet the changing needs of the community over time; and (d) support community development.	AO3.1 AO3.2	Development provides for dwelling houses to comprise not more than 60% of all housing in the local plan area. Development incorporates a lot layout for each neighbourhood that provides a mix of housing types, lot sizes and densities, with smaller residential lots and higher density housing in areas close to activity centres, public transport stops and urban open space.
PO4	Development does not create gated or introverted communities that:- (a) compromise the connectivity of road, public transport and bicycle and pedestrian infrastructure networks; or (b) result in perimeter fences that prevent surveillance of and integration with adjoining urban and non-urban open space and other public spaces.	AO4	No acceptable outcome provided.
Building height and scale			
PO5	Development provides for buildings and structures to have a height and scale which:- (a) is compatible with the existing, or future desired character of, adjacent development; (b) is appropriate to the scale and function of the use; and (c) minimises detrimental impacts including overshadowing and excessive scale.	AO5	The height of buildings and structures above ground level does not exceed:- (a) 11m in the District activity centre area, Community facilities area and medium density residential area; and (b) 8.5m elsewhere in the local plan area.
Intent for preferred land use areas			
Mixed density residential area			
PO6	Development provides for a Mixed density residential area that:-	AO6	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>(a) accommodates low and mixed density residential activities; and</p> <p>(b) comprises the predominant neighbourhood type within the local plan area.</p> <p>Note—Figure 7.2.1A (Doolong Flats/Ghost Hill emerging community local plan elements) identifies the indicative location and extent of the Mixed density residential area.</p>		
PO7	<p>Development in the Mixed density residential area:-</p> <p>(a) provides for a diverse mix of generally low to medium density housing forms such as dwelling houses (on conventional and small sized lots), dual occupancies and other multi-unit residential uses, in conjunction with ancillary activities such as local parks and community facilities; and</p> <p>(b) achieves an average residential density in the order of 12 to 15 dwellings per hectare.</p>	AO7	No acceptable outcome provided.
Medium density residential area			
PO8	<p>Development provides for a Medium density residential area within the primary walking catchment of the proposed district activity centre and major existing and planned community facilities in the central part of the local plan area.</p> <p>Note—Figure 7.2.1A (Doolong Flats/Ghost Hill emerging community local plan elements) identifies the indicative location and extent of the Medium density residential area.</p>	AO8	No acceptable outcome provided.
PO9	<p>Development in the Medium density residential area:-</p> <p>(a) provides for predominantly multi-unit residential activities, such as dual occupancies, townhouses, villa houses, apartments and the like, in conjunction with ancillary activities such as local parks and community facilities; and</p> <p>(b) achieves an average residential density in the order of 25 to 40 equivalent dwellings per hectare.</p>	AO9	No acceptable outcome provided.
Local activity centre area			
PO10	<p>Development provides for a Local level activity centre area that accommodates a limited range of small scale business and community activities that support basic convenience needs.</p> <p>Note—Figure 7.2.1A (Doolong</p>	AO10	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	Flats/Ghost Hill emerging community local plan elements) identifies the indicative location and extent of the Local activity centre area.		
PO11	Development in the Local activity centre area:- (a) ensures that the Local activity centre area remains small relative to the District activity centre area; (b) ensures that the local activity centre does not accommodate uses at a scale or intensity that would otherwise be expected in the District activity centre area (i.e. supermarkets); and (c) provides for the local activity centre to have a maximum retail and commercial gross leasable floor area in the order of 1,000m ² .	AO11	No acceptable outcome provided.
District activity centre area			
PO12	Development provides for a District activity centre area to primarily service the needs of residents of the local plan area and neighbourhoods in the vicinity of the local plan area. Note—Figure 7.2.1A (Doolong Flats/Ghost Hill emerging community local plan elements) identifies the indicative location and extent of the District activity centre area.	AO12	No acceptable outcome provided.
PO13	Development in the District activity centre area:- (a) ensures that the district activity centre has a configuration and involves a range of uses that create an active and vibrant centre at the heart of the community; (b) avoids the establishment of a conventional shopping centre based upon an enclosed or parking lot dominated format; (c) provides for the district activity centre to have a maximum retail and commercial gross leasable floor area in the order of 5,000m ² ; (d) effectively integrates the district activity centre with adjoining community facilities; and (e) provides for sheltered and comfortable spaces for pedestrians with footpaths, walkways and other public spaces adequately sheltered from excessive sunlight and inclement weather.	AO13	No acceptable outcome provided.
Community facilities area			
PO14	Development provides for a Community facilities area that is well located and effectively	AO14	No acceptable outcome provided.

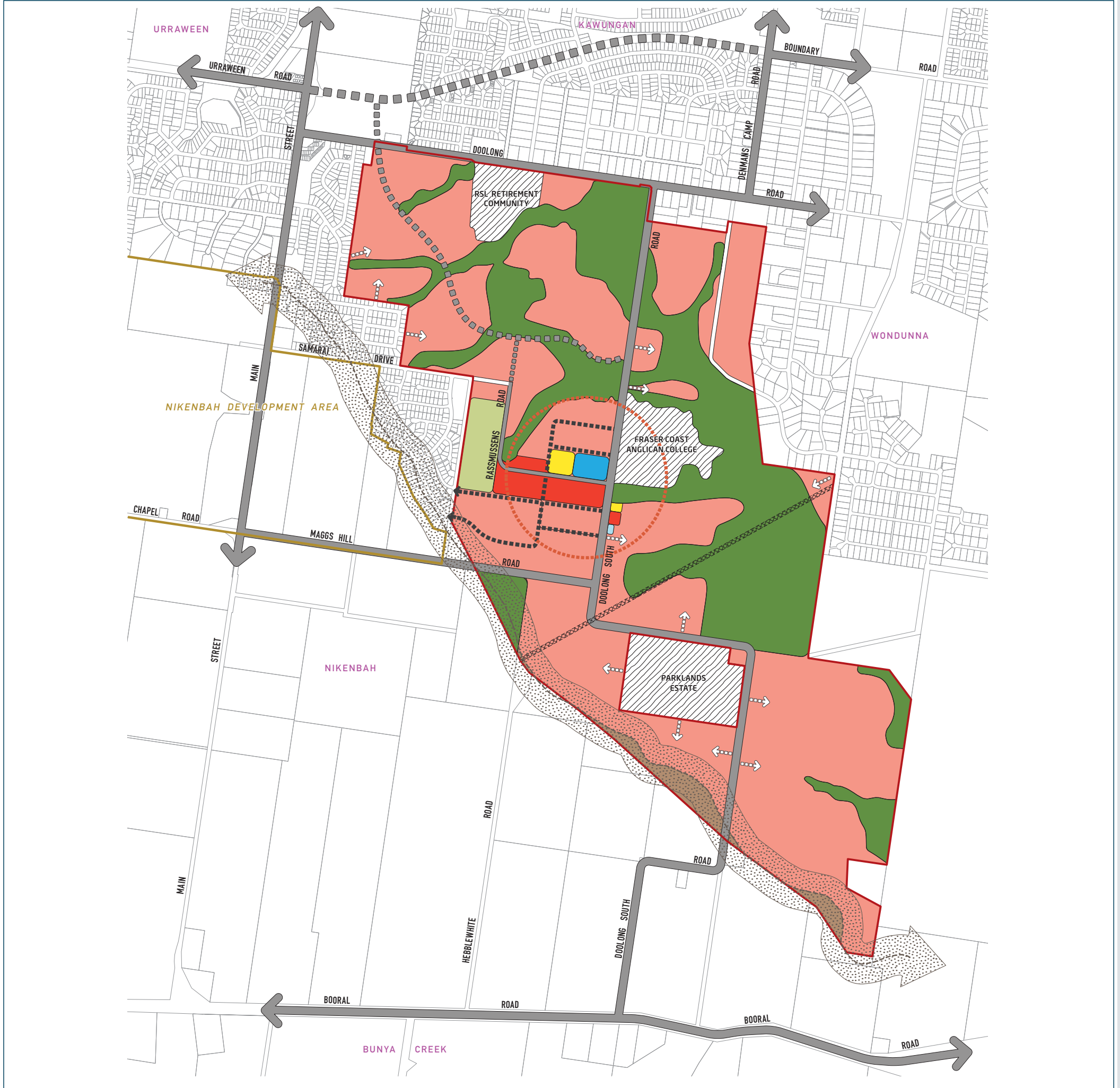
Performance outcomes		Acceptable outcomes	
	<p>integrated with the District activity centre area to form the main gathering and focal point for the community in the local plan area.</p> <p>Note—Figure 7.2.1A (Doolong Flats/Ghost Hill emerging community local plan elements) identifies the indicative location and extent of the Community facilities area.</p>		
PO15	<p>Development in the Community facilities area:-</p> <p>(a) accommodates a range of local and district level community facilities;</p> <p>(b) comprises a mix of other compatible uses including sport and recreation activities and special purposes in multi-purpose buildings; and</p> <p>(c) includes public spaces that are designed to promote healthy, active living and community interaction.</p>	AO15	No acceptable outcome provided.
Environmental and drainage purposes area			
PO16	<p>Development provides for an Environmental and drainage purposes area that:-</p> <p>(a) provides for the protection, buffering and reconnection of native remnant and regrowth vegetation, wetlands, waterways and other ecologically important areas to create an interconnected environmental open space network for the local plan area;</p> <p>(b) provides for the environmental open space network to convey and accommodate major stormwater flows and flood events within the Bunya Creek catchment; and</p> <p>(c) meets contemporary best practice standards for sustainability and fauna sensitive design.</p> <p>Note—Figure 7.2.1A (Doolong Flats/Ghost Hill emerging community local plan elements) identifies the indicative location and extent of the Environmental and drainage purposes area.</p>	AO16	No acceptable outcome provided.
PO17	<p>Development for urban purposes in the Environmental and drainage purposes area is avoided other than for works associated with:-</p> <p>(a) essential network infrastructure;</p> <p>(b) water quality improvement measures; and</p> <p>(c) recreational trails; provided that adverse environmental impacts of these</p>	AO17	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	works can be avoided or mitigated.		
PO18	Development provides appropriate tenure arrangements in the Environmental and drainage purposes area to enable the ongoing protection and management of the environmental open space network without unreasonable costs being imposed upon Council or the community.	AO18	No acceptable outcome provided. Note—the Environmental and drainage purposes area may comprise various types of reserves (Examples—environmental, recreational and drainage reserves) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and drainage purposes area and the most appropriate tenure will be determined at the site specific level as part of the development application process.
Major urban open space area			
PO19	Development provides for Major open space areas that:- (a) cater for a range of sport and recreation functions required to primarily service the needs of residents in the local plan area; and (b) are well located relative to areas of community activity and higher density residential areas. Note—Figure 7.2.1A (Doolong Flats/Ghost Hill emerging community local plan elements) identifies the indicative location and extent of Major open space areas. Note—local parks are not identified on Figure 7.2.1A but may be required to be provided as part of the development application process.	AO19	No acceptable outcome provided.
Rural area			
PO20	Development provides for a Rural area to maintain the undeveloped character of the south-western part of the Ghost Hill ridgeline thereby protecting its scenic value as an important skyline feature viewed from points outside of the local plan area. Note—Figure 7.2.1A (Doolong Flats/Ghost Hill emerging community local plan elements) identifies the indicative location and extent of the Rural area.	AO20	No acceptable outcome provided.
PO21	Development in the Rural area provides for predominantly rural uses or other uses that retain the undeveloped state of this part of the ridgeline.	AO21	No acceptable outcome provided.
Other elements			
Ghost Hill ridgeline scenic amenity area			
PO22	Development provides for a Ghost Hill ridgeline scenic amenity area to manage the impacts of development on the scenic values of the Ghost Hill ridgeline thereby:- (a) protecting its scenic amenity value as an important skyline feature viewed from points outside of the local plan area; and	AO22	No acceptable outcome provided. Editor's note—the Ghost Hill ridgeline scenic amenity area identifies the top of the Ghost Hill ridgeline as well as the upper faces of this topographic feature which defines the south-western boundary of the local plan area. Note—in achieving this performance outcome it is recognised that development may not be able to achieve the net residential density range of 12 to

Performance outcomes		Acceptable outcomes	
	(b) taking advantage of this elevated land to provide public areas where views from the ridgeline can be appreciated. Note—Figure 7.2.1A (Doolong Flats/Ghost Hill emerging community local plan elements) identifies the indicative location and extent of the Ghost Hill ridgeline scenic amenity area.		15 dwellings per hectare specified for the Mixed density residential area.
PO23	Development in the Ghost Hill ridgeline scenic amenity area:- (a) avoids as far as practicable, built form elements extending above the ridgeline; (b) provides a pattern of subdivision which responds to the natural land form; and (c) provides recreational movement corridors and lookout parks at high points along the ridgeline.	AO23	No acceptable outcome provided.
Provision of Infrastructure and services			
Infrastructure networks generally			
PO24	Development provides for the orderly and efficient provision of planned infrastructure to and within the local plan area as identified in the Priority Infrastructure Plan.	AO24	No acceptable outcome provided.
PO25	Development is carried out in accordance with the infrastructure networks identified in the Priority Infrastructure Plan unless an infrastructure agreement provides otherwise.	AO25	No acceptable outcome provided.
PO26	Development facilitates and does not delay or compromise the efficient and effective provision of infrastructure.	AO26	No acceptable outcome provided.
PO27	Development provides for infrastructure which:- (a) services the development; (b) integrates with the existing and planned infrastructure networks within and external to the local plan area; (c) protects and enhances the function of the infrastructure networks; and (d) meets the requirements of the intended use.	AO27	No acceptable outcome provided.
Requirements for stormwater infrastructure			
PO28	Development ensures that the stormwater infrastructure network:- (a) prioritises water sensitive urban design approaches whilst also balancing the need to maximise the developable area, achieve compact, walkable communities and minimise maintenance requirements; (b) incorporates site responsive solutions, including the retention and integration of	AO28	No acceptable outcome provided. Note—where no other reasonable alternative is available for drainage and stormwater management purposes, new channels and basins that are engineered to create a reasonably natural and effective operational outcome may be considered by the Council in appropriate locations.

Performance outcomes		Acceptable outcomes	
	<p>natural drainage corridors and the minimisation of large scale earthworks;</p> <p>(c) integrates stormwater management into the overall urban design, including road layout, street design and open space to maximise amenity whilst achieving functionality;</p> <p>(d) provides for the removal of the full range of pollutants using a treatment train approach;</p> <p>(e) provides for stormwater to be treated to an acceptable level prior to discharge into natural streams or creek systems; and</p> <p>(f) ensures that any proposed constructed wetland is self-sustaining.</p>		
PO29	<p>Development within the local plan area provides for a sub-regional stormwater quality and quantify management system which is located and designed to:-</p> <p>(a) provide flood immunity to urban development areas; and</p> <p>(b) achieve relevant water quality objectives.</p>	AO29	No acceptable outcome provided.

Figure 7.2.1A Doolong Flats/Ghost Hill emerging community local plan elements



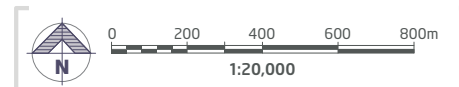
LEGEND	
BOUNDARIES	
	LOCAL PLAN AREA BOUNDARY
	CADASTRAL BOUNDARY
PREFERRED LAND USE AREAS (note 1)	
Residential	
	MIXED DENSITY RESIDENTIAL AREA
	MEDIUM DENSITY RESIDENTIAL AREA
Retail and Commercial	
	LOCAL ACTIVITY CENTRE AREA
	DISTRICT ACTIVITY CENTRE AREA
Community	
	COMMUNITY FACILITIES AREA
Open Space and Environmental Elements (excludes local parks)	
	ENVIRONMENTAL AND DRAINAGE PURPOSES AREA (note 2)
	MAJOR URBAN OPEN SPACE AREA
Rural	
	RURAL AREA
TRANSPORT ELEMENTS	
	MAJOR ROAD (Existing or Upgraded)
	MAJOR ROAD (Proposed)
	MINOR ROAD (Existing)
	INDICATIVE INTERNAL ROAD NETWORK
	AROUND DISTRICT ACTIVITY CENTRE
	INDICATIVE ACCESS POINT
OTHER ELEMENTS	
	400m WALKABLE CATCHMENT
	GHOST HILL RIDGELINE SCENIC AMENITY AREA
	EXISTING DEVELOPMENT WITHIN THE LOCAL PLAN AREA
	ELECTRICITY TRANSMISSION LINE CORRIDOR

NOTE 1

The boundaries of the preferred land use areas presented on the local plan elements figures are indicative only, based on the consideration of development constraints at the local plan area-wide scale. The exact location and spatial extent of the respective land use areas will be determined through more detailed ground truthing and site-specific assessment of environmental and other physical constraints (including buffering) undertaken as part of the development application and assessment process.

NOTE 2

It is intended that the Environmental and Drainage Purposes Area will comprise various types of reserves (e.g. environmental, recreational and drainage) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and Drainage Purposes Area and the most appropriate tenure will be determined through the development application and assessment process.



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Doolong Flats / Ghost Hill Emerging Community Local Plan Elements

7.2.2 Eli Waters/Dundowran emerging community local plan code

7.2.2.1 Application

This code applies to assessable development:-

- (a) within the Eli Waters/Dundowran emerging community local plan area as shown on **Map ZM-001** in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Eli Waters/Dundowran emerging community local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—the primary purpose of the Eli Waters/Dundowran emerging community local plan code is to provide a local planning framework for major development applications in the local plan area. This may include an application that is a variation request under section 50 of the Act, or an application for reconfiguring a lot.

7.2.2.2 Context and setting

This section is extrinsic material in accordance with Section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Eli Waters/Dundowran emerging community local plan code.

The Eli Waters/Dundowran local plan area is located at the western periphery of the existing Hervey Bay coastal urban area and takes in:-

- (a) a major greenfield area already identified for future urban development; and
- (b) an area that has been identified as including some land potentially suitable for urban development in the future subject to further investigation.

Extending along the foreshore of Dundowran Beach, the local plan area is situated approximately 4 kilometres west of the Pialba principal activity centre.

The local plan area is approximately 1,009 hectares in area with boundaries generally defined by:-

- (a) the coastal foreshore of Dundowran Beach in the north;
- (b) the emerging Eli Waters residential community in the east;
- (c) Lower Mountain Road in the south; and
- (d) Ansons Road, Carls Road and Karraschs Road in the west.

From the foreshore, the local plan area extends approximately 3 kilometres inland (to the south) at its mid-point and currently provides a non-urban break of approximately 3 kilometres between Eli Waters and the established park residential community of Dundowran Beach to the west of Ansons Road, Carls Road and Karraschs Road. Land to the south of the local plan area, on the opposite side of Lower Mountain Road, is predominantly used for rural purposes.

Given its coastal foreshore setting, the dominant characteristic of the local plan area is its relatively flat, low-lying terrain. The north-eastern section of the local plan area is particularly low-lying and is strongly influenced by Eli Creek and associated coastal wetlands. The southern section of the local plan area, south of Pialba-Burrum Heads Road includes some areas of undulating topography with gentle hill slopes that rise toward the south-eastern boundary of the local plan area.

The local plan area has a generally rural character, with land historically used for rural purposes including low intensity grazing and cane cultivation. Despite its coastal setting, there are limited views or glimpses of the beach or ocean except from some of the more elevated areas in the southern section of the local plan area.

Given its coastal setting and the influence of Eli Creek, a substantial part of the local plan area, particularly the northern section, is subject to periodic inundation from both flood and storm tide inundation events. Although the proximity to the foreshore and beach may provide lifestyle benefits, it also places the local plan area at greater risk from coastal processes and the potential impacts of climate change.

Apart from its generally flat, low-lying topography, other notable features of the local plan area include:-

- (a) the predominantly cleared and open nature of the landscape, interspersed with extensive wetland areas and patches of mapped remnant vegetation located predominantly in the north-eastern part of the local plan area associated with Eli Creek;
- (b) patches of mapped remnant vegetation located in the northern and central parts of the local plan area; and
- (c) extensive tracts of vacant or underutilised rural land with an absence of development and built structures, apart from several farm dwellings and associated outbuildings.

Given its largely undeveloped nature, there are only a small number of internal roads servicing the local plan area. Pialba-Burrum Heads Road is the major road providing access to and through the local plan area. Lower Mountain Road and Dundowran Road are other important road connections. Future road access to the local plan area from the south is expected to be improved with the Urraween Road extension which is proposed to intersect with Pialba-Burrum Heads Road at Sorrensens Road.

7.2.2.3 Purpose and overall outcomes

- (1) The purpose of the Eli Waters/Dundowran emerging community local plan code is to:-
 - (a) provide for the logical, orderly, efficient and sustainable development of the northern section of the local plan area in a manner that facilitates the creation of a complete and vibrant community comprising of interconnected residential neighbourhoods, a tourism focus area adjacent to the foreshore, and supporting local services, community facilities and open space; and
 - (b) preserve the southern section of the local plan area as a further investigation area.
- (2) The purpose of the Eli Waters/Dundowran emerging community local plan code will be achieved through the following overall outcomes:-
 - (a) The Eli Waters/Dundowran emerging community local plan area is progressively developed as a logical, orderly and efficient western extension to Hervey Bay's coastal urban area;
 - (b) urban development in the local plan area is limited to land identified for urban purposes so as to protect ecologically important areas, avoid areas subject to unacceptable risks from flood and coastal hazards and provide for the efficient provision of infrastructure and services;
 - (c) the local plan area is developed as a series of separate, but interconnected, residential neighbourhoods which provide safe and high amenity living environments and integrate with the existing urban area that adjoins the eastern part of the local plan area;
 - (d) a wide range of residential densities and housing forms are provided within the local plan area to satisfy current and future predicted housing needs, optimise utilisation of land that is identified for urban purposes and provide for the efficient provision of infrastructure and services;

- (e) a series of local activity centres with associated community facilities are centrally located within the main development nodes within the local plan area to:-
 - (i) meet the local-level convenience needs of residents within and adjacent to the local plan area; and
 - (ii) provide focal activity and gathering places for the community;
- (f) a development node is established in the north-western part of the local plan area which provides for:-
 - (i) a vibrant and active beachfront node for the enjoyment of residents and visitors;
 - (ii) a mix of higher density permanent and visitor accommodation to capitalise on its location close to the beachfront; and
 - (iii) a local-level convenience retail centre with associated community facilities which caters to the needs of both permanent residents and tourists;
- (g) higher density residential accommodation in the local plan area is primarily focused around the convenience retail centres and associated community facilities;
- (h) residents of the local plan area enjoy high levels of convenience and accessibility to the local-level activity centres and to the higher order services and facilities available at the Pialba principal activity centre and Eli Waters district activity centre via new road connections, improved public transport and an interconnected network of pedestrian and bicycle paths;
- (i) an environmental open space network incorporating the coastal foreshore, waterways, wetlands and remnant vegetation is established within the local plan area to provide low impact recreational experiences in addition to habitat protection, rehabilitation, wildlife movement, maintenance of natural coastal processes, flood conveyance and landscape protection functions;
- (j) significant drainage corridors within the local plan area are maintained and, where possible, enhanced for the conveyance and storage of floodwaters and to ensure an acceptable quality of stormwater entering Eli Creek;
- (k) drainage corridor transition areas are provided at appropriate locations between urban development and drainage corridors for amenity and open space purposes;
- (l) in addition to environmental open space, more formalised parks and sport and recreation facilities are provided at appropriate locations within the local plan area to promote active and healthy living;
- (m) a high level of integration is achieved between the open space networks and the pedestrian and bicycle path network;
- (n) public access to the coast is maintained and, where possible, enhanced by development in the local plan area;
- (o) appropriate physical separation, landscape buffering and acoustic attenuation is provided at the interface to Pialba-Burrum Heads Road for amenity and landscape character purposes;
- (p) the provision of new and upgraded infrastructure within the local plan area, including roads, pedestrian and bicycle paths, open space, community facilities and urban utilities, supports and enables the sequential growth of the local plan area; and

- (q) the southern section of the local plan area identified as Further investigation area is protected from land fragmentation and inappropriate land use activities until decisions about long term land use are made.

7.2.2.4 Assessment benchmarks

Table 7.2.2.4.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Settlement pattern and structure</i>			
PO1	<p>Development in the Eli Waters/Dundowran emerging community local plan area:-</p> <ul style="list-style-type: none"> (a) protects ecologically important areas; (b) avoids areas subject to significant natural hazards; (c) provides for stormwater drainage and storage areas to be effectively integrated with the overall settlement pattern to contribute to the urban structure and amenity of the local plan area; (d) provides for the local plan area to be developed as a series of separate, but interconnected urban development nodes offering a diverse mix of generally low to medium density housing; (e) provides for the most intensive residential development to occur:- <ul style="list-style-type: none"> (i) immediately surrounding the local activity centre areas and community facilities areas centrally located within the major development nodes; and (ii) in the north-western development node to take advantage of its location and setting close to the beachfront; (f) occurs in a logical sequence that ensures the timely and efficient use of developable land and provision of infrastructure; (g) provides for the establishment of an integrated transport network including streets and bicycle and pedestrian paths in a configuration that:- <ul style="list-style-type: none"> (i) supports the preferred settlement pattern for the local plan area; and (ii) promotes the use of pedestrian, cycle and public transport modes; (h) provides for the establishment of a highly permeable internal local road network which 	AO1	<p>In partial fulfilment only of PO1 - Development is generally in accordance with the land use structure, preferred land use areas and transport infrastructure networks for the local plan area identified on Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements).</p> <p>Note—the boundaries of the preferred land use areas shown on Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) are indicative only based on the consideration of development constraints at the local plan area-wide scale. The exact boundaries of the respective preferred land use areas are intended to be determined through more detailed ground truthing and site-specific assessment of environmental and other physical constraints (including buffering) undertaken as part of the development application and assessment process.</p>

Performance outcomes		Acceptable outcomes	
	provides for local traffic circulation and servicing; and (i) incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces.		
Neighbourhood design principles			
PO2	Development creates residential neighbourhoods which have:- (a) a layout which is unique (i.e. not based on a repetitive design approach) and responsive to the site and landscape context; (b) legible local street, pedestrian, bicycle and open space networks focussing on walkability and street connectivity; (c) a strong local identity; (d) local public open spaces that are unique to each neighbourhood; and (e) community facilities at locations that are highly accessible and easily identifiable.	AO2	No acceptable outcome provided.
PO3	Development provides for a diversity of housing options including different dwelling sizes and forms in order to:- (a) provide greater housing and lifestyle choice for a range of household sizes and income groups; (b) allow for greater self-containment within neighbourhoods; (c) meet the changing needs of the community over time; and (d) support community development.	AO3.1 AO3.2	Development provides for dwelling houses to comprise not more than 60% of all housing in the local plan area. Development incorporates a lot layout for each neighbourhood that provides a mix of housing types, lot sizes and densities, with smaller residential lots and higher density housing in areas close to activity centres, public transport stops and urban open space.
PO4	Development does not create gated or introverted communities that:- (a) compromise the connectivity of road, public transport and bicycle and pedestrian infrastructure networks; or (b) result in perimeter fences that prevent surveillance of and integration with adjoining urban and non-urban open space and other public spaces.	AO4	No acceptable outcome provided.
Building height and scale			
PO5	Development provides for buildings and structures to have a height and scale which:- (a) is compatible with the existing, or future desired character of, adjacent development; (b) is appropriate to the scale and function of the use; and (c) minimises detrimental impacts including overshadowing and	AO5	The height of buildings and structures above ground level does not exceed:- (a) 15m in the Tourist residential area; (b) 11m in the Medium density residential area, Local activity centre area and Community facilities area; and (c) 8.5m elsewhere in the local plan area. Note—it is intended that through the preliminary approval process, development that is proposed

Performance outcomes		Acceptable outcomes	
	excessive scale.		to exceed the stated upper height limit for the local plan area (i.e. 15m above ground level) will be subject to impact assessment and will need to be justified on planning grounds, including:- <ul style="list-style-type: none"> • demonstrated community benefit; • architectural and sustainable design excellence; and • avoidance of adverse visual and/or amenity impacts.
Intent for preferred land use areas			
Low density residential area			
PO6	<p>Development provides for a Low density residential area that:-</p> <p>(a) allows for an early stage of development to occur within the local plan area;</p> <p>(b) creates a discrete residential precinct that is capable of being integrated within a broader urban land use framework at a later date should development proceed in the Further investigation area;</p> <p>(c) offers a range of large residential lots at least 2,000m² in area with capacity to appropriately treat and dispose of effluent on-site; and</p> <p>Note—smaller residential lot sizes may be suitable in the event that the area is connected to the reticulated sewerage infrastructure network.</p> <p>(d) incorporates or is integrated with a major sport and recreation facility on adjacent land that provides important community and sport and recreation facilities to service the development and the broader community.</p> <p>Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies the indicative location and extent of the Low density residential area.</p>	AO6	No acceptable outcome provided.
Mixed density residential area			
PO7	<p>Development provides for Mixed density residential areas that:-</p> <p>(a) establish a series of high quality, integrated residential neighbourhoods offering a diverse mix of generally low to medium density housing; and</p> <p>(b) comprises the predominant neighbourhood type within the local plan area.</p> <p>Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies the indicative location and extent of the Mixed density residential</p>	AO7	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	area.		
PO8	<p>Development in the Mixed density residential area:-</p> <p>(a) provides for a diverse mix of generally low to medium density housing forms, such as dwelling houses (on both conventional and small-sized lots), dual occupancies, residential care facilities and retirement facilities;</p> <p>(b) achieves an average residential density in the order of 12 to 15 dwellings per hectare; and</p> <p>(c) provides for complementary ancillary activities such as local parks and community facilities.</p> <p>Note—for those parts of the Mixed density residential area within the primary walking catchment of a local activity centre or community facilities area, net residential densities in the order of 20 dwellings per hectare are encouraged to help reinforce the creation of vibrant focal points for the local plan area.</p>	AO8	No acceptable outcome provided.
Medium density residential area			
PO9	<p>Development provides for Medium density residential areas that:-</p> <p>(a) establish high quality, medium density residential neighbourhoods;</p> <p>(b) have high levels of accessibility (i.e. predominantly within the primary walking catchments) to the planned local activity centres and community facilities areas within the local plan area; and</p> <p>(c) are readily accessible to, and well serviced by, public transport, bicycle and pedestrian routes.</p> <p>Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies the indicative location and extent of the Medium density residential areas.</p>	AO9	No acceptable outcome provided.
PO10	<p>Development in the Medium density residential area:-</p> <p>(a) provides for predominantly multi-unit residential activities, such as dual occupancies, townhouses, villa houses, apartments and the like;</p> <p>(b) provides for complementary ancillary activities such as local parks and community facilities; and</p> <p>(c) achieves an average residential density in the order of 25 to 40 equivalent</p>	AO10	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	dwelling per hectare.		
Tourist residential area			
PO11	Development provides for a Tourist residential area adjacent to the beachfront to provide a focus for tourist and leisure activities within the local plan area. Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies the indicative location and extent of the Tourist residential area.	AO11	No acceptable outcome provided.
PO12	Development in the Tourist residential area:- (a) provides for high-quality, visitor accommodation, predominantly in the form of multiple dwellings, resort complexes and short-term accommodation; (b) may also provide for higher density residential accommodation for permanent residents, predominantly in the form of multiple dwellings; (c) achieves a net residential density in the order of 40 to 80 dwellings per hectare; and (d) provides for a limited range of supporting retail, business and entertainment activities, particularly at street level, to assist in establishing a vibrant and active beachfront node.	AO12	No acceptable outcome provided.
Local activity centre area			
PO13	Development provides for a series of Local activity centre areas that:- (a) accommodate small-scale, local level centres that predominantly service the convenience, day-to-day shopping needs of the immediately surrounding residential neighbourhoods; and (b) are well-located relative to higher density residential areas, community facilities areas and higher order transport routes. Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies the indicative location and extent of Local activity centre areas.	AO13	No acceptable outcome provided.
PO14	Development in the Local activity centre area:- (a) ensures that each local activity centre has a configuration that promotes the establishment of an active and vibrant centre within each major development node; (b) provides for retail floorspace,	AO14	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>in the form of small supermarkets (not full-line) and speciality shops, in addition to a mix of other complementary uses such as local restaurant/dining facilities, local health facilities and an appropriate range of community facilities and support services to surrounding residents;</p> <p>(c) provides for each local activity centre to have a maximum gross leasable floor area in the order of 1,500m²; and</p> <p>(d) effectively integrates the local activity centre with adjoining community facilities and urban open space.</p> <p>Note—despite clause (c) above, the Local activity centre area located along Pialba-Burrum Heads Road, opposite the intersection with Sorrensons Road may accommodate a local-level shopping centre with a maximum gross leasable floor area of up to 2,000m² in accordance with the preliminary approval that currently applies to this particular area.</p>		
PO15	Development in the Local activity centre area located in the north-western part of the local plan area provides for the convenience and day-to-day needs of both permanent residents and tourists.	AO15	No acceptable outcome provided.
Community facilities area			
PO16	<p>Development provides for Community facilities areas that are well-located and effectively integrated with the local activity centres to form the main gathering and focal points for the community in the local plan area.</p> <p>Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies the indicative location and extent of Community facilities areas within the local plan area.</p>	AO16	No acceptable outcome provided.
PO17	<p>Development in the Community facilities area:-</p> <p>(a) accommodates a range of predominantly local level community facilities to service the needs of the immediately surrounding residential neighbourhoods;</p> <p>(b) comprises a mix of other compatible uses including sport and recreation activities and special purposes in multi-purpose buildings; and</p> <p>(c) includes public spaces that are designed to promote healthy, active living and community interaction.</p>	AO17	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
Environmental and drainage purposes area			
PO18	<p>Development provides for an Environmental and drainage purposes area that:-</p> <p>(a) provides for the protection, buffering and reconnection of native remnant and regrowth vegetation, wetlands, waterways and other ecologically important areas to create a viable and interconnected environmental open space network for the local plan area;</p> <p>(b) provides opportunities for environmental offsets and rehabilitation measures to compensate for the potential loss of ecological values associated with urban development within the local plan area;</p> <p>(c) provides for the environmental open space network to convey and accommodate major stormwater flows and flood events within the Eli Creek catchment;</p> <p>(d) provides for the environmental open space network to accommodate areas subject to unacceptable risks from storm tide inundation and coastal erosion; and</p> <p>(e) meets contemporary best practice standards for sustainability and fauna sensitive design.</p> <p>Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies the indicative location and extent of the Environmental and drainage purposes area within the local plan area.</p>	AO18	No acceptable outcome provided.
PO19	<p>Development for urban purposes in the Environmental and drainage purposes area is avoided other than for works associated with:-</p> <p>(a) essential network infrastructure;</p> <p>(b) water quality improvement measures; and</p> <p>(c) pedestrian and bicycle paths and recreational trails;</p> <p>provided that adverse environmental impacts can be avoided or mitigated.</p>	AO19	No acceptable outcome provided.
PO20	Development provides appropriate tenure arrangements in the Environmental and drainage purposes area to enable the	AO20	<p>No acceptable outcome provided.</p> <p>Note—the Environmental and drainage purposes area may comprise various types of reserves (Examples—environmental, recreational and</p>

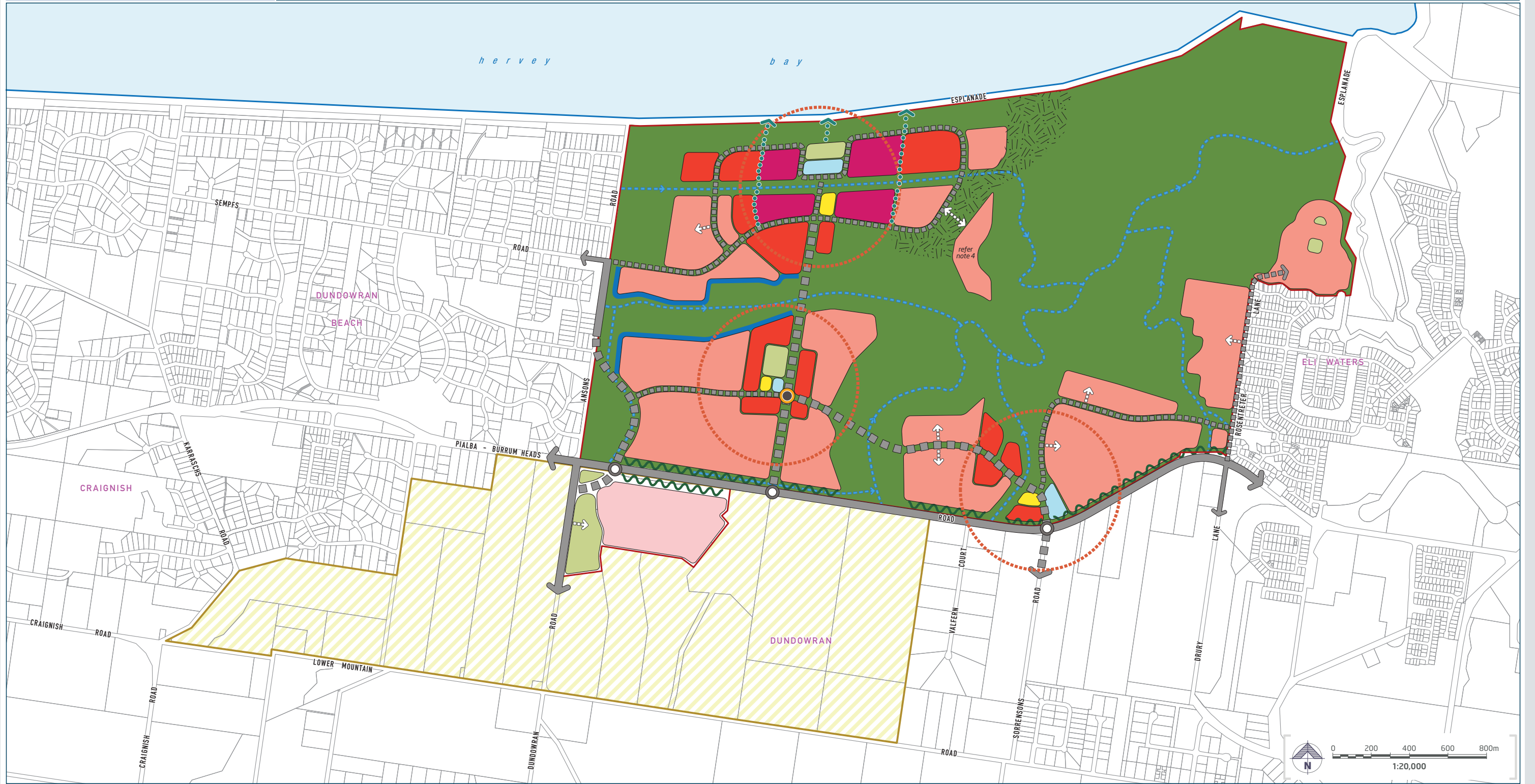
Performance outcomes		Acceptable outcomes	
	ongoing protection and management of the environmental open space network without unreasonable costs being imposed upon Council or the community.		drainage reserves) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and drainage purposes area and the most appropriate tenure will be determined at the site-specific level as part of the development application process.
Major urban open space area			
PO21	<p>Development provides for Major urban open space areas that:-</p> <p>(a) cater for a range of sport and recreation functions required to primarily service the needs of residents in the local plan area and in the immediate vicinity of the local plan area; and</p> <p>(b) are well-located relative to areas of community activity and higher density residential areas.</p> <p>Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies the indicative location and extent of Major urban open space areas within the local plan area.</p> <p>Note—local parks are not identified on Figure 7.2.2A but may be required to be provided as part of the development application process.</p>	AO21	No acceptable outcome provided.
Further investigation area			
PO22	Development provides that land identified as Further investigation area is not fragmented by reconfiguring a lot or alienated by land use activities which may compromise or pre-empt its potential long term use.	AO22	<p>Land identified as Further investigation area on Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) is not:-</p> <p>(a) reconfigured to create additional lots; or</p> <p>(b) otherwise developed for a purpose which would compromise or pre-empt its potential suitability for urban development in the longer term.</p> <p>Note—This area has been identified as containing land potentially suitable for urban development at some future date. Further investigation is to be undertaken by Council to determine whether part or all of this area is suitable for such purposes and to identify the structure planning concepts relevant to the area.</p>
Other elements			
Acoustic and scenic amenity buffer			
PO23	Development provides for a substantial Acoustic and scenic amenity buffer to be established and maintained adjacent to Pialba-Burrum Heads Road so as to:-	AO23	No acceptable outcome provided.
	<p>(a) protect the visual amenity of this road corridor as the main coastal tourist route between Hervey Bay and Burrum Heads, characterised by a predominantly non-urban edge;</p> <p>(b) protect the amenity and wellbeing of prospective</p>		

Performance outcomes		Acceptable outcomes	
	<p>residents within the local plan area; and</p> <p>(c) avoid acoustic attenuation or property boundary fencing visually dominating the interface to Pialba-Burrum Heads Road.</p> <p>Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies the indicative location and extent of the Acoustic and scenic amenity buffer which has a predominant indicative design width of 40m measured from the northern boundary of the proposed corridor widening of Pialba-Burrum Heads Road. Through the development application and assessment process, a lesser buffer width may be considered by Council (but not less than 20m) where it can be adequately demonstrated that the desired residential amenity and landscape character elements of the performance outcome can still be effectively achieved.</p> <p>Note—Figure 7.2.2B (Acoustic and scenic amenity buffer typical cross section) illustrates some of the elements to be considered in demonstrating compliance with the performance outcome.</p>		
Drainage corridor transition area			
PO24	<p>Development provides for a Drainage corridor transition area to be established and maintained at the interface between urban development areas and drainage corridors so at to:-</p> <p>(a) effectively accommodate the change in surface levels between the more elevated urban development areas and the drainage corridors; and</p> <p>(b) help create high levels of amenity within the local plan area through the incorporation of attractive, usable and easily maintained landscaped open space and recreational trails.</p> <p>Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies the indicative location and extent of the Drainage corridor transition areas.</p> <p>Note—Figure 7.2.2C (Drainage corridor typical cross section) illustrates some of the elements to be considered in demonstrating compliance with the performance outcome.</p>	AO24	No acceptable outcome provided.
Black Breasted Button Quail habitat rehabilitation area			
PO25	Development provides for rehabilitation area(s) to enhance habitat opportunities for the Black	AO25	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>Breasted Button Quail in areas containing or adjacent to known habitat areas.</p> <p>Editor's note—the Black Breasted Button Quail is a bird species found within the local plan area that is identified as vulnerable under the (State) <i>Nature Conservation Act 1992</i> and the (Commonwealth) <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p> <p>Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies an indicative location for the Black Breasted Button Quail habitat rehabilitation area. The exact location, extent and functioning of the rehabilitation area is to be confirmed via site-specific ecological assessments prepared as part of the development application process.</p>		
Provision of infrastructure and services			
Infrastructure networks generally			
PO26	Development provides for the orderly and efficient provision of planned infrastructure to and within the local plan area as identified in the Local Government Infrastructure Plan.	AO26	No acceptable outcome provided.
PO27	Development is carried out in accordance with the infrastructure networks identified in the Local Government Infrastructure Plan unless an infrastructure agreement provides otherwise.	AO27	No acceptable outcome provided.
PO28	Development facilitates and does not delay or compromise the efficient and effective provision of infrastructure.	AO28	No acceptable outcome provided.
PO29	Development provides for infrastructure which:- (a) services the development; (b) integrates with the existing and planned infrastructure networks within and external to the local plan area; (c) protects and enhances the function of the infrastructure networks; and (d) meets the requirements of the intended use.	AO29	No acceptable outcome provided.
Requirements for stormwater infrastructure			
PO30	Development ensures that the stormwater infrastructure network:- (a) prioritises water sensitive urban design approaches whilst also balancing the need to maximise the developable area, achieve compact, walkable communities and minimise maintenance requirements; (b) incorporates site responsive solutions, including the retention and integration of	AO30	<p>No acceptable outcome provided.</p> <p>Note—where no other reasonable alternative is available for drainage and stormwater management purposes, new channels and basins that are engineered to create a reasonably natural and effective operational outcome may be considered by the Council in appropriate locations.</p>

Performance outcomes		Acceptable outcomes	
	<p>natural drainage corridors and the minimisation of large scale earthworks;</p> <p>(c) integrates stormwater management into the overall urban design, including road layout, street design and open space to maximise amenity whilst achieving functionality;</p> <p>(d) provides for the removal of the full range of pollutants using a treatment train approach;</p> <p>(e) provides for stormwater to be treated to an acceptable level prior to discharge into natural streams or creek systems; and</p> <p>(f) ensures that any proposed constructed wetland is self-sustaining.</p>		
PO31	<p>Development within the local plan area provides for a sub-regional stormwater quality and quantify management system which is located and designed to:-</p> <p>(a) provide flood immunity to urban development areas; and</p> <p>(b) achieve relevant water quality objectives.</p>	AO31	No acceptable outcome provided.
Coastal protection work to protect infrastructure			
PO32	Where infrastructure is to be provided within the erosion prone area, development provides appropriate coastal protection work to protect the integrity and ongoing operation of this infrastructure.	AO32	Coastal protection work to protect development infrastructure is designed and constructed in accordance with the Council's coastal protection policy.

Figure 7.2.2A Eli Waters/Dundowran emerging community local plan elements



LEGEND	
BOUNDARIES	
	LOCAL PLAN AREA BOUNDARY
	CADASTRAL BOUNDARY
PREFERRED LAND USE AREAS (note 1)	
Residential	
	LOW DENSITY RESIDENTIAL AREA
	MIXED DENSITY RESIDENTIAL AREA
	MEDIUM DENSITY RESIDENTIAL AREA
	TOURIST RESIDENTIAL AREA
Retail and Commercial	
	LOCAL ACTIVITY CENTRE AREA
Community	
	COMMUNITY FACILITIES AREA
Open Space and Environmental Elements (excludes local parks)	
	ENVIRONMENTAL AND DRAINAGE PURPOSES AREA (note 2)
	MAJOR URBAN OPEN SPACE AREA
Other	
	FURTHER INVESTIGATION AREA
TRANSPORT ELEMENTS	
	MAJOR ROAD (Existing)
	MAJOR ROAD (Proposed)
	OTHER ROAD (Existing)
	OTHER ROAD (Proposed)
	SIGNALISED INTERSECTION
	ROUNDBOUT
	INDICATIVE ACCESS POINT
OTHER ELEMENTS	
	BLACK BREASTED BUTTON QUAIL HABITAT REHABILITATION AREA (note 3)
	ACOUSTIC AND SCENIC AMENITY BUFFER
	DRAINAGE CORRIDOR TRANSITION AREA
	BEACH ACCESS
	400m WALKABLE CATCHMENT
	MAJOR FLOWPATH

NOTE 1
The boundaries of the preferred land use areas presented on the local plan elements figures are indicative only, based on the consideration of development constraints at the local plan area-wide scale. The exact location and spatial extent of the respective land use areas will be determined through more detailed ground truthing and site-specific assessment of environmental and other physical constraints (including buffering) undertaken as part of the development application and assessment process.

NOTE 2
It is intended that the Environmental and Drainage Purposes Area will comprise various types of reserves (e.g. environmental, recreational and drainage) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and Drainage Purposes Area and the most appropriate tenure will be determined through the development application and assessment process.

NOTE 3
The location, extent and functioning of the Black Breasted Button Quail Habitat Rehabilitation Area will be confirmed through the development application and assessment process.

NOTE 4
This is a potential Mixed Density Residential area. Development of this particular area will be subject to satisfactory resolution of physical and environmental constraints and demonstration of appropriate servicing and access arrangements.

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Eli Waters / Dundowran
Emerging Community
Local Plan Elements

Figure 7.2.2B Acoustic and scenic amenity buffer typical cross section

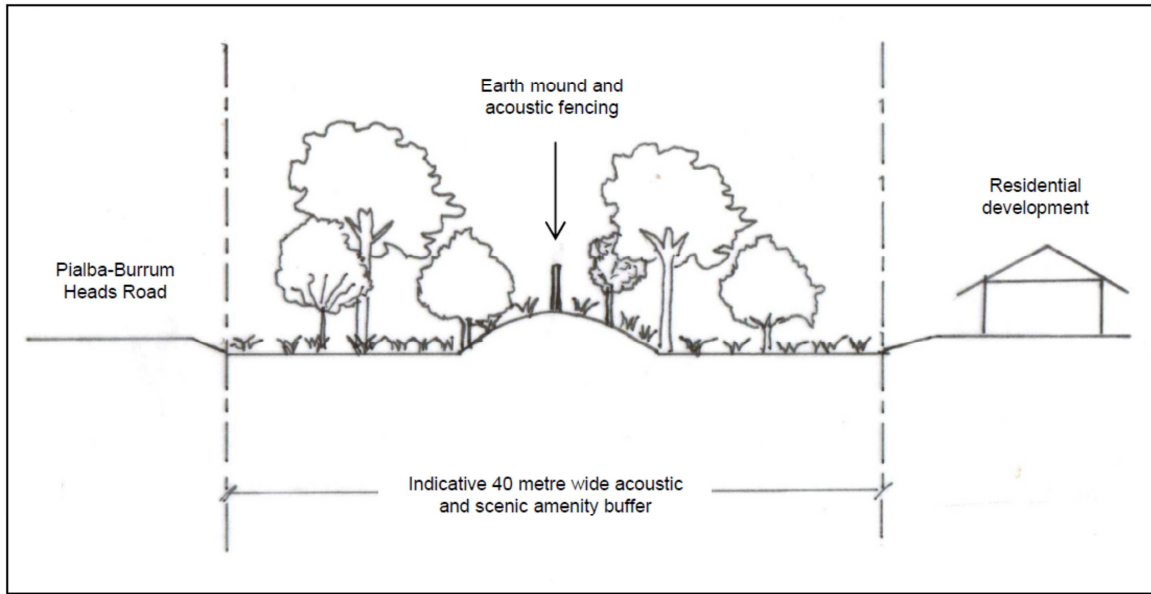
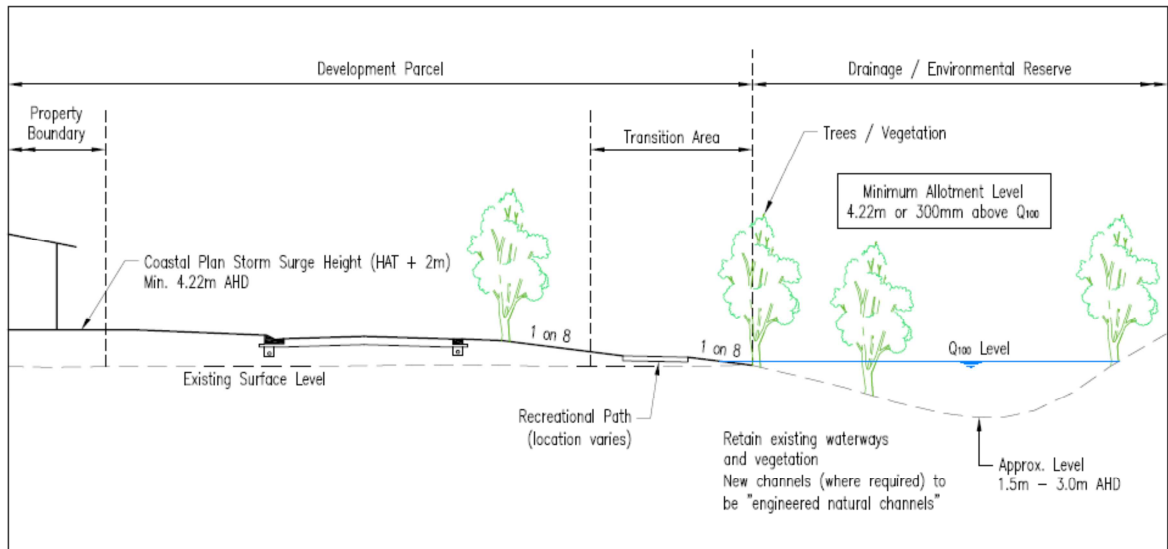


Figure 7.2.2C Drainage corridor typical cross section



7.2.3 Granville emerging community local plan code

7.2.3.1 Application

This code applies to assessable development:-

- (a) within the Granville emerging community local plan area as shown on **Map ZM-001 in Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Granville emerging community local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—the primary purpose of the Granville emerging community local plan code is to provide a local structure planning framework for major development applications in the local plan area. This may include an application that is a variation request under section 50 of the Act, or an application for reconfiguring a lot.

7.2.3.2 Context and setting

This section is extrinsic material in accordance with Section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Granville emerging community local plan code.

The Granville local plan area is located approximately 3 kilometres to the east of Maryborough's principal activity centre area on the opposite side of the Mary River. The local plan area takes in most lands contained in the Granville development area as identified in the Wide Bay Burnett Regional Plan¹.

Centred on Walkers Point Road, the Granville local plan area is approximately 575 hectares in area with boundaries generally defined by:-

- (a) the Mary River to the north-west (having a frontage of over 2 kilometres to the river);
- (b) the existing residential neighbourhood of Granville to the south-west; and
- (c) rural and environmental lands to the north (bounded by the Eden Street road reserve) and east.

Having been historically used for rural production activities, the Granville local plan area retains a predominantly rural character and land use pattern, characterised by cultivated paddocks and grazing pastures, interspersed with patches of mature vegetation. In addition to the existing farming properties, the local plan area includes some rural residential development and historical subdivision adjacent to Granville's existing urban area. Other uses in the local plan area include the Federation Park sports fields in the south-west and a plant nursery.

The Granville local plan area generally comprises flat, to gently undulating land, with areas to the north-west of Walkers Point Road draining directly to the Mary River. The balance of the local plan area generally drains to tributaries to the east of the local plan area.

Given the influence and proximity of the Mary River, the majority of the north-western part of the Granville local plan area (north-west of Walkers Point Road) is subject to main-river flooding in the 100 year average recurrence interval (ARI) flood event. The balance of the local plan area is not subject to inundation during this flood event. Whilst not directly adjacent to the coast, areas along the riverfront are also affected by coastal hazards including erosion prone areas and storm tide inundation associated with the tidal influence of the Mary River.

Having been historically used for rural production purposes, much of the local plan area has been previously cleared with only isolated patches of native vegetation remaining, predominantly adjacent to the riverfront and in areas to the south-east of Walkers Point Road. Some wetland values are also associated with these vegetation communities.

¹ According to the Wide Bay Burnett Regional Plan, the Granville development area has been identified as a locally significant residential and employment area.

Significant land uses and facilities in the vicinity of the Granville local plan area include Maryborough Airport and the Aubinville wastewater treatment plant located on the opposite side of the Mary River (to the north-west). The existing urban area of Granville currently provides services and facilities to meet the day to day needs of surrounding residents including a local activity centre, primary school and community facilities.

Rural areas immediately to the north and east of the local plan area comprise lands mapped as agricultural land classification (ALC) Class A and Class B and are actively used for agricultural purposes. Some 2 kilometres north-east of the Granville local plan area fronting the Mary River is the proposed Fraser Coast marine industrial precinct which is intended to accommodate boat building and associated marine industries and services for the region.

Walkers Point Road is the only major road that currently services the Granville local plan area, with the only direct access to Maryborough's main urban area provided to the south-west via the Granville Bridge. A number of minor streets and roads intersect with Walkers Point Road, providing access to properties within the local plan area.

As a predominantly rural area that has not previously been identified for urban development, the Granville local plan area is not currently serviced by essential urban infrastructure networks, including water supply and sewerage. As a consequence, significant upgrading and augmentation of these infrastructure networks will be required to support and service urban development within the local plan area.

7.2.3.3 Purpose and overall outcomes

- (1) The purpose of the Granville emerging community local plan code is to:-
 - (a) provide for the logical, orderly, efficient and sustainable development of a waterfront dependent master planned urban community in the north-western section of the local plan area and in areas immediately adjacent to Granville's existing urban area, comprising of an attractive and functional harbourside setting, an environmental and open space network focused along the riverfront, interconnected residential neighbourhoods and supporting local services, community facilities and open space that promotes a high degree of local self-containment; and
 - (b) preserve the balance of the local plan area as a further investigation area to accommodate future potential urban development opportunities in the longer term.

Note—to remove any doubt, the proposed development of a conventional urban residential subdivision which is not waterfront dependent and does not incorporate a harbour/marina facility will not achieve the stated purpose of the Granville emerging community local plan code.

- (2) The purpose of the Granville emerging community local plan code will be achieved through the following overall outcomes:-
 - (a) the Granville emerging community local plan area is progressively developed as a waterfront-dependent master planned urban community centred around a high quality harbour and marina facility with direct access to the Mary River;
 - (b) the harbour and marina facility is established as part of the initial stage of development, providing:-
 - (i) a focal point and key driver of activity and amenity in the local plan area;
 - (ii) an important character-defining element in the local plan area and helping to establish a strong sense of place;
 - (iii) a key point of difference to the more conventional forms of urban residential development that is planned to occur elsewhere in Maryborough; and

- (iv) a land use outcome that complements, but does not compete with, the planned Fraser Coast marine industrial precinct;
- (c) urban development in the local plan area is limited to land identified for urban purposes so as to avoid highly constrained land (particularly from flood and coastal hazards), provide buffering and separation to incompatible land uses, protect ecologically important areas and provide for the efficient provision of infrastructure and services;

Note—flood investigations and modelling exercises for the Granville local plan area will be required to identify the most appropriate stormwater conveyance and flood mitigation options to ensure that development areas are not subject to unacceptable flood hazard or inundation during the 100 year average recurrence interval (ARI) flood event for the Mary River.
- (d) development does not increase the risk to people, property and infrastructure from the potential adverse impacts of flood hazard;
- (e) development does not result in any adverse impacts upon water quality within the Mary River and downstream receiving waters and environments;
- (f) development for residential purposes in the local plan area creates a series of interconnected residential neighbourhoods which provide safe and high amenity living environments and successfully integrate with the existing urban area of Granville;
- (g) a range of housing types are established within the local plan area to satisfy current and future predicted housing needs, optimise utilisation of land that is identified for urban purposes and provide for the efficient provision of infrastructure and services;
- (h) medium to higher density residential accommodation for both permanent residents and visitors is primarily focused around the harbour and planned mixed use area to capitalise on the high amenity waterfront setting and support the vitality and activation of the mixed use area;
- (i) the mixed use area accommodates key concentrations of retail and commercial activities clustered around the central harbour to serve the shopping, local business, and leisure needs of residents and visitors and, in conjunction with community facilities, help create a central focal point for community activity and interaction in the local plan area;
- (j) the mixed use area complements and reinforces the recreation, leisure and community facilities provided in association with the harbour and marina facility, offering a unique lifestyle-based experience;
- (k) community facilities are established in a central location within the local plan area to serve the community facility needs of Granville residents and, in conjunction with the mixed use area and a village green, helps create a central focal point for community activity and interaction in the local plan area;
- (l) a marina facilities area is established to provide complementary facilities to serve the operational needs of the harbour and marina, whilst ensuring a high level of amenity to surrounding residential areas and maintaining connectivity along the waterfront;
- (m) the eastern section of the local plan area, identified as Further investigation area, is protected from land fragmentation and inappropriate land use activities until decisions about long-term land use are made;
- (n) residents of the local plan area enjoy high levels of accessibility to a walkable waterfront, concentrations of retail and commercial facilities in the planned mixed

use area, and to the higher order services and facilities offered at Maryborough's principal activity centre via the provision of legible and efficient local road network, improved public transport and an extensive network of pedestrian and bicycle paths;

- (o) as the principal movement corridor through the local plan area, development along Walkers Point Road incorporates appropriate design and siting measures to provide an attractive address to this road corridor and minimise adverse amenity impacts;
- (p) an environmental and open space network incorporating riparian areas along the Mary River and existing vegetation is established in the local plan area to provide low impact recreational experiences in addition to habitat protection, rehabilitation, wildlife movement, maintenance of coastal processes and flood conveyance and storage functions;
- (q) local parks and recreation facilities are provided within the local plan area to promote active and healthy living;
- (r) opportunities for unrestricted public access to, and appreciation of, the Mary River and harbour is facilitated and enhanced through the provision of a walkable waterfront;
- (s) a high level of integration is achieved between the open space networks and the pedestrian and bicycle path network;
- (t) appropriate physical separation, landscape buffering and/or acoustic attenuation is provided within the local plan area to minimise land use conflicts, protect residential amenity and maintain community health and safety, with a particular focus on:-
 - (i) maintaining the productive use of agricultural land classification (ALC) Class A and Class B land located immediately to the north and east of the local plan area;
 - (ii) the interface to Walkers Point Road; and
 - (iii) potential odour impacts from the Aubinville wastewater treatment plant; and
- (u) the provision of new and upgraded infrastructure within the local plan area, including roads, pedestrian and bicycle paths, open space, community facilities and urban utilities, supports and enables the sequential and orderly growth of the local plan area.

Note—owing to current infrastructure shortfalls, major infrastructure investment will be required to enable the Granville local plan area to be comprehensively developed for urban purposes. As a consequence, infrastructure agreements and/or other appropriate infrastructure funding or delivery measures will be required to provide for the upgrading of infrastructure networks over time.

7.2.3.4 Assessment benchmarks

Table 7.2.3.4.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Settlement pattern and structure			
PO1	Development in the Granville emerging community local plan area:- <ul style="list-style-type: none"> (a) provides for a centrally located and high quality harbour and marina facility as part of the initial stage of development; (b) provides for the highest intensity of development and mix of land uses to occur in areas surrounding the 	AO1	In partial fulfilment only of PO1— Development is generally in accordance with the land use structure, preferred land use areas and transport infrastructure networks for the local plan area identified on Figure 7.2.3A (Granville emerging community local plan elements) .

Performance outcomes		Acceptable outcomes	
	<p>harbour and marina;</p> <p>(c) incorporates appropriate buffering and separation to the Mary River to provide a corridor of environmental and recreational open space and avoid areas subject to unacceptable risks from flood and coastal hazards;</p> <p>(d) provides for the local plan area to be developed as a series of high quality, integrated residential neighbourhoods offering a mix of generally low to medium density housing forms including dwelling houses on a range of lot sizes, dual occupancies and multi-unit residential accommodation;</p> <p>(e) provides for some medium to higher density residential development to occur in the planned mixed use area and harbourside area;</p> <p>(f) occurs in a logical sequence that ensures the timely and efficient use of land and provision of infrastructure;</p> <p>(g) is based on a grid or modified grid subdivision pattern and road network that is sympathetic to the established pattern of development in Granville and provides for a highly permeable internal local road network which provides for local traffic circulation and servicing;</p> <p>(h) provides for the establishment of an integrated movement network including streets and bicycle and pedestrian paths in a configuration that promotes the use of pedestrian, cycle and public transport modes;</p> <p>(i) provides for a new major road running parallel to and north-west of Walkers Point Road to service urban development in this part of the local plan area;</p> <p>(j) incorporates a riverfront open space corridor as an interface to the riparian area of the Mary River; and</p> <p>(k) incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces.</p>		<p>Note—the boundaries of the preferred land use areas shown on Figure 7.2.3A are indicative only based on the consideration of development opportunities and constraints at the local plan area-wide scale. The exact boundaries of the respective preferred land use areas are intended to be determined through more detailed ground truthing and site-specific assessment of these opportunities and constraints undertaken as part of the development application and assessment process.</p> <p>Note—the urban settlement pattern and structure for the local plan area, as shown on Figure 7.2.3A, provides for urban development to potentially occur in areas subject to flooding from the Mary River in the 100 year average recurrence interval (ARI) flood event.</p> <p>This development outcome is strictly on the basis of the following:-</p> <p>(a) the waterfront dependent nature of the development, including the proposed harbour and marina, represents a unique opportunity that is distinct from other development forms in Maryborough and will provide an overriding community benefit to the broader Fraser Coast region;</p> <p>(b) the resultant urban development areas can achieve an appropriate level of flood immunity, resilience and safety; and</p> <p>(c) development does not worsen existing flooding conditions in terms of water flow, velocity, flood level or potential for damage.</p>
Mary Harbour investigation area			
PO2	<p>Development provides for a basin/harbour investigation area to be established in a central location along the Mary River as an integral part of the initial stage of development within the local plan area, characterised by:-</p> <p>(a) a safe, attractive and functional waterfront setting to development;</p> <p>(b) a marina and associated facilities; and</p> <p>(c) a walkable waterfront providing unrestricted public access.</p> <p>Notes—</p>	AO2	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>Figure 7.2.3A (Granville emerging community local plan elements) identifies the indicative location and extent of the Basin/harbour investigation area element.</p> <p>In seeking to achieve this performance outcome, an appropriate urban design response will be required at the interface between the more elevated development areas and the water level of the basin/harbour so as to create an attractive waterfront setting with high levels of amenity and unrestricted public access.</p>		
PO3	Development provides appropriate tenure and ownership arrangements for the basin/harbour and marina to effectively facilitate the ongoing management and maintenance of these assets without unreasonable costs being imposed upon Council or the community.	AO3	<p>No acceptable outcome provided.</p> <p>Note—Council does not intend to accept the ongoing management and maintenance obligations for the basin/harbour and marina. The responsibility for these obligations and the most appropriate tenure arrangements will be determined as part of the development application process.</p>
Flood immunity and flood impacts			
PO4	<p>Development occurs in accordance with contemporary best practice hydrological and hydraulic management principles and ensures that:-</p> <p>(a) development can achieve an appropriate level of flood immunity, resilience and safety during the 100 year average recurrence interval (ARI) flood event; and</p> <p>(b) does not worsen (either directly, indirectly or cumulatively) existing flooding conditions in terms of water flow, velocity, flood level or potential for damage to property or infrastructure.</p>	AO4	No acceptable outcome provided.
Major flowpath			
PO5	<p>Development provides for a Major flowpath to be established and maintained through the local plan area so as to:-</p> <p>(a) convey and accommodate floodwaters that flow through the existing urban area of Granville during major flood events; and</p> <p>(b) ensure that there is no afflux in flood levels.</p> <p>Note—Figure 7.2.3A (Granville emerging community local plan elements) identifies the indicative location and extent of the Major flowpath. The exact location and extent of the Major flowpath will need to be determined through detailed flood assessment and modelling undertaken as part of the development application and assessment process.</p>	AO5	No acceptable outcome provided.
Neighbourhood design principles			
PO6	<p>Development creates residential neighbourhoods which have:-</p> <p>(a) physical and visual connections to the Mary River and harbour wherever possible, including access to a walkable waterfront;</p> <p>(b) a layout which is responsive to the site attributes and landscape context;</p>	AO6	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (c) legible local street, pedestrian, bicycle and open space networks focussing on walkability and street connectivity; (d) a strong local identity; (e) local public open spaces that are unique to each neighbourhood; and (f) community facilities at locations that are highly accessible and easily identifiable. 		
PO7	<p>Development provides for a diversity of housing options including different dwelling sizes and forms in order to:-</p> <ul style="list-style-type: none"> (a) provide greater housing and lifestyle choice; (b) allow for greater self-containment within neighbourhoods; (c) meet the changing needs of the community over time; and (d) support community development. 	AO7	No acceptable outcome provided.
PO8	<p>Development does not create gated or introverted communities that:-</p> <ul style="list-style-type: none"> (a) compromise the connectivity of road, public transport and bicycle and pedestrian infrastructure networks; or (b) result in perimeter fences that prevent surveillance of and integration with adjoining urban and non-urban open space and other public spaces. 	AO8	No acceptable outcome provided.
Building height and scale			
PO9	<p>Development provides for buildings and structures to have a height and scale which:-</p> <ul style="list-style-type: none"> (a) is compatible with the existing, or future desired character of, adjacent development; (b) is appropriate to the scale and function of the use; and (c) minimises detrimental impacts including overshadowing and excessive scale; and (d) does not visually dominate the broader landscape setting as viewed from areas outside of the local plan area. 	AO9	<p>The height of buildings and structures above ground level does not exceed:-</p> <ul style="list-style-type: none"> (a) 18.0m in the Mixed use area; (b) 11.0m in the Mixed density residential area and Marina facilities area; and (c) 8.5m elsewhere in the local plan area.
Intent for preferred land use areas			
Low density residential area			
PO10	<p>Development provides for Low density residential areas that accommodate predominantly low density residential activities, primarily in the form of dwelling houses, on a range of lot sizes.</p> <p>Note—Figure 7.2.3A (Granville emerging community local plan elements) identifies the indicative location and extent of the Low density residential areas.</p>	AO10	No acceptable outcome provided.
PO11	<p>Development in Low density residential areas:-</p> <ul style="list-style-type: none"> (a) establishes a series of high quality, integrated residential neighbourhoods; (b) achieves an average residential density in the order of 10 to 12 	AO11	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	(c) dwellings per hectare; and provides for complementary ancillary activities such as local parks and community facilities.		
Mixed density residential area			
PO12	Development provides for Mixed density residential areas that accommodate low and mixed density residential activities. Note— Figure 7.2.3A (Granville emerging community local plan elements) identifies the indicative location and extent of the Mixed density residential areas.	AO12	No acceptable outcome provided.
PO13	Development in the Mixed density residential area:- (a) provides for a diverse mix of generally low to medium density housing forms such as dwelling houses (on conventional and small sized lots), dual occupancies and other multi-unit residential uses; (b) achieves an average residential density in the order of 12 to 15 dwellings per hectare; and (c) provides for complementary ancillary activities such as local parks and community facilities.	AO13	No acceptable outcome provided.
Mixed use area			
PO14	Development provides for a Mixed use area that:- (a) services the shopping, local business and leisure needs of both residents and visitors; (b) provides a range of accommodation and living options for permanent residents and visitors; (c) is located adjacent to, and has strong associations with, the harbour and walkable waterfront; (d) is well-located relative to community facilities and major urban open space; and (e) has high levels of accessibility from higher order transport routes. Note— Figure 7.2.3A (Granville emerging community local plan elements) identifies the indicative location and extent of the Mixed use area.	AO14	No acceptable outcome provided.
PO15	Development in the Mixed use area:- (a) has a configuration and involves a range of uses that create an active and vibrant lifestyle-based area at the heart of the local plan area; (b) avoids the establishment of a conventional shopping centre based upon an enclosed or parking lot dominated format; (c) provides for a maximum retail and commercial gross leasable floor area in the order of 5,000m ² ; (d) provides a high level of amenity, capitalising on its harbourside setting; and (e) effectively integrates the mixed use area with surrounding residential areas, community facilities and	AO15	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	major urban open space.		
PO16	Residential development in the Mixed use area:- (a) provides for higher density residential accommodation for both permanent residents and visitors, predominantly in the form of multiple dwellings and short-term accommodation; (b) is readily accessible to, and capable of being well-serviced by, public transport, bicycle and pedestrian routes; (c) achieves an average residential density in the order of 40 to 80 equivalent dwellings per hectare; and (d) may accommodate supporting retail, business and entertainment activities, particularly at ground level, to assist in establishing a vibrant and active harbourside node.	AO16	No acceptable outcome provided.
Community facilities area			
PO17	Development provides for a Community facilities area that is well-located and effectively integrated with the planned mixed use area and major urban open space to form the main gathering and focal point for the community in the local plan area. Note— Figure 7.2.3A (Granville emerging community local plan elements) identifies the indicative location and extent of the Community facilities area.	AO17	No acceptable outcome provided.
PO18	Development in the Community facilities areas:- (a) accommodates a range of community activities and facilities to service the needs of existing and planned residential neighbourhoods in Granville; (b) may provide a mix of other compatible uses, including recreation activities and special purposes in multi-purpose buildings and spaces; and (c) includes public spaces that are designed to promote healthy, active living and community interaction.	AO18	No acceptable outcome provided.
Environmental and drainage purposes area			
PO19	Development provides for an Environmental and drainage purposes area that:- (a) provides for the protection, buffering and reconnection of native vegetation, waterways and other ecologically important areas to create an interconnected environmental and recreational open space network for the local plan area; (b) provides for the environmental open space network to convey and accommodate major stormwater	AO19	No acceptable outcome provided.

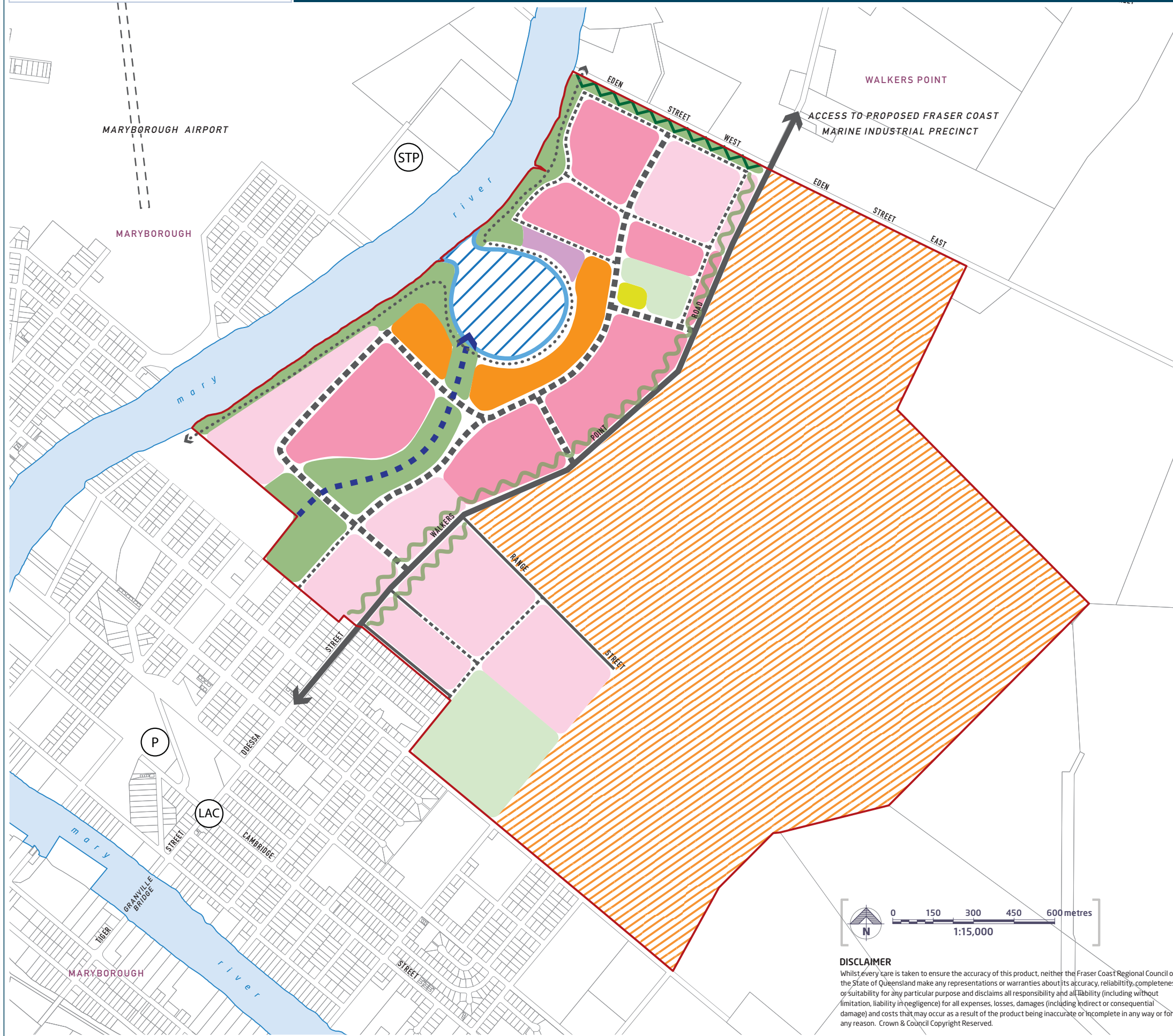
Performance outcomes		Acceptable outcomes	
	<p>flows and Mary River flood events up to and including the 100 year ARI;</p> <p>(c) provides for the environmental open space network to accommodate areas subject to unacceptable risks from coastal hazards including storm tide inundation and erosion; and</p> <p>(d) provides for recreational opportunities, including walking and cycle trails, particularly in areas adjacent to the riverfront.</p> <p>Note—Figure 7.2.3A (Granville emerging community local plan elements) identifies the indicative location and extent of the Environmental and drainage purposes area.</p>		
PO20	<p>Development for urban purposes in the Environmental and drainage purposes area is avoided other than for works associated with:-</p> <p>(a) essential network infrastructure;</p> <p>(b) water quality improvement measures; and</p> <p>(c) pedestrian and bicycle paths and recreational facilities;</p> <p>provided that adverse environmental impacts of these works can be avoided or mitigated.</p>	AO20	No acceptable outcome provided.
PO21	<p>Development provides appropriate tenure arrangements in the Environmental and drainage purposes area to enable the ongoing protection and management of the environmental open space network without unreasonable costs being imposed upon Council or the community.</p>	AO21	<p>No acceptable outcome provided.</p> <p>Note—the Environmental and drainage purposes area may comprise various types of reserves (Examples—environmental, recreational and drainage reserves) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and drainage purposes area and the most appropriate tenure will be determined at the site specific level as part of the development application process.</p>
Major urban open space			
PO22	<p>Development provides for Major urban open space areas that:-</p> <p>(a) cater for a range of sport and recreation functions required to primarily service the needs of residents in the local plan area and Granville more generally;</p> <p>(b) are well-located relative to areas of community activity and higher density residential areas; and</p> <p>(c) establishes a “village green” in the vicinity of the planned mixed use area to provide a passive recreational area in close proximity to retail, commercial, and community facilities.</p> <p>Note—Figure 7.2.3A (Granville emerging community local plan elements) identifies the indicative location and extent of the Major urban open space areas.</p> <p>Note—local parks are not identified on Figure 7.2.3A but may be required to be provided as</p>	AO22	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
part of the development application process.			
Marina facilities area			
PO23	<p>Development provides for a Marina facilities area that:-</p> <p>(a) accommodates ancillary land-based services and facilities to support the operational needs of the marina (e.g. dry boat storage, secured car parking areas and amenities buildings); and</p> <p>(b) avoids uses and facilities that would be more appropriately located in the Fraser Coast marine industrial precinct, such as slipways, boat building and vessel repair and maintenance facilities.</p> <p>Note—Figure 7.2.3A (Granville emerging community local plan elements) identifies the indicative location and extent of the Marina facilities area.</p>	AO23	No acceptable outcome provided.
Further investigation area			
PO24	<p>Development provides that land identified as Further investigation area is not fragmented by reconfiguring a lot or alienated by land use activities which may compromise or pre-empt its potential long-term use for urban purposes.</p>	AO24	<p>Land identified as Further investigation area on Figure 7.2.3A (Granville emerging community local plan elements) is not:-</p> <p>(a) reconfigured to create additional lots; or</p> <p>(b) otherwise developed for a purpose which would compromise or pre-empt its potential suitability for urban development in the longer term.</p> <p>Note—the Further investigation area has been identified as containing land potentially suitable for urban development at some future date, subject to the waterfront dependent development to the north-west of Walkers Point Road proceeding.</p> <p>At that time, further investigation is to be undertaken by Council, in consultation with State agencies and stakeholders, to determine whether part or all of this area is suitable for urban development and to identify the structure planning concepts relevant to the area.</p> <p>In the meantime, it is intended that land use and development within the Further investigation area will primarily be limited to existing uses and landholdings maintained in their current configuration.</p>
Other elements			
Acoustic and scenic amenity buffer			
PO25	<p>Development provides for an Acoustic and scenic amenity buffer to be established and maintained adjacent to Walkers Point Road that:-</p> <p>(a) protects the visual amenity of this road corridor;</p> <p>(b) protects the amenity and wellbeing of prospective residents within the local plan area; and</p> <p>(c) avoids acoustic attenuation or property boundary fencing visually dominating the interface to this road corridor.</p>	AO25	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	Note— Figure 7.2.3A (Granville emerging community local plan elements) identifies the indicative location and extent of the Acoustic and scenic amenity buffer.		
Agricultural land buffer			
PO26	<p>Development provides for an Agricultural land buffer to be established and maintained adjacent to the northern boundary of the local plan area so as to:-</p> <ul style="list-style-type: none"> (a) maintain the productive use of adjoining agricultural land; (b) minimise land use conflicts between rural activities and sensitive land uses within the local plan area; and (c) protect the amenity, health and wellbeing of prospective residents within the local plan area. <p>Note—Figure 7.2.3A (Granville emerging community local plan elements) identifies the indicative location and extent of the Agricultural land buffer.</p>	AO26	Buffers and separation areas to agricultural land classification (ALC) Class A and Class B land and rural activities are designed, established and maintained in accordance with an assessment report prepared by an appropriately qualified consultant that demonstrates, to the Council's satisfaction, compliance with the performance outcome.
Provision of infrastructure and services			
Infrastructure networks generally			
PO27	Development provides for the orderly and efficient provision of planned infrastructure.	AO27	No acceptable outcome provided.
PO28	Development facilitates and does not delay or compromise the efficient and effective provision of infrastructure.	AO28	No acceptable outcome provided.
PO29	<p>Development provides for infrastructure which:-</p> <ul style="list-style-type: none"> (a) adequately services the development and optimises reliability of supply; (b) integrates with the existing and planned infrastructure networks within and external to the local plan area; (c) protects and enhances the function of the infrastructure networks; and (d) meets the requirements of the intended use. 	AO29	No acceptable outcome provided.
Requirements for transport infrastructure			
PO30	<p>Development ensures that appropriate transport and road infrastructure is provided that:-</p> <ul style="list-style-type: none"> (a) accommodates local traffic demand; (b) protects the safe and efficient functioning of the existing road network; and (c) maintains safe and efficient cross-river access. 	AO30	<p>No acceptable outcome provided.</p> <p>Note—to help demonstrate compliance with the performance outcome, a Traffic Impact Assessment may be prepared that determines the traffic demand of the proposed development and addresses any traffic impacts on the existing transport network.</p>
Requirements for stormwater infrastructure			
PO31	<p>Development ensures that the stormwater infrastructure network:-</p> <ul style="list-style-type: none"> (a) prioritises water sensitive urban design approaches whilst also balancing the need to maximise the developable area, achieve compact, walkable communities and minimise maintenance requirements; (b) integrates stormwater management 	AO31	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>into the overall urban design, including harbour design, road layout, street design and open space to maximise amenity whilst achieving functionality;</p> <p>(c) provides for the removal of the full range of pollutants using a treatment train approach;</p> <p>(d) provides for stormwater to be treated to an acceptable level prior to discharge into the harbour, Mary River and associated waterways, and natural wetlands; and</p> <p>(e) ensures that any proposed constructed wetland is self-sustaining.</p>		

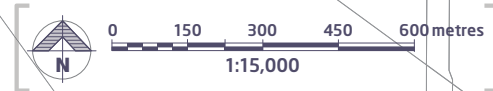
Figure 7.2.3A Granville emerging community local plan elements



LEGEND

- BOUNDARIES**
- LOCAL PLAN AREA BOUNDARY
 - CADASTRAL BOUNDARY
- PREFERRED LAND USE AREAS (note 1)**
- Residential**
- LOW DENSITY RESIDENTIAL AREA
 - MIXED DENSITY RESIDENTIAL AREA
- Community**
- COMMUNITY FACILITIES AREA
- Open Space and Environmental Elements (excludes local parks)**
- ENVIRONMENTAL AND DRAINAGE PURPOSES AREA (note 2)
 - MAJOR URBAN OPEN SPACE AREA
- Other**
- MARINA FACILITIES AREA
 - MIXED USE AREA
 - FURTHER INVESTIGATION AREA
- TRANSPORT ELEMENTS**
- MAJOR ROAD (Existing or Upgraded)
 - MAJOR ROAD (Proposed)
 - OTHER ROAD (Existing or Upgraded)
 - OTHER ROAD (Proposed)
- OTHER ELEMENTS**
- MARY HARBOUR INVESTIGATION AREA (note 3)
 - MAJOR FLOWPATH (note 4)
 - ACOUSTIC AND SCENIC AMENITY BUFFER
 - AGRICULTURAL LAND BUFFER
 - WATERFRONT PEDESTRIAN AND CYCLIST LINK
 - LOCAL ACTIVITY CENTRE (Existing)
 - PRIMARY SCHOOL (Existing)
 - SEWAGE TREATMENT PLANT (Existing)

- NOTE 1**
The boundaries of the preferred land use areas are indicative only, based on the consideration of development opportunities and constraints at the local plan area-wide scale. The exact location and spatial extent of the respective land use areas will be determined through more detailed ground truthing and site-specific assessment of environmental and other physical constraints (including flooding and buffering) undertaken as part of the development application and assessment process.
- NOTE 2**
It is intended that the Environmental and Drainage Purposes area will comprise various types of reserves (e.g. environmental, recreational and drainage) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and Drainage Purposes areas and the most appropriate tenure will be determined through the development application and assessment process.
- NOTE 3**
Further detailed investigations and assessments will be required to confirm the suitability of the proposed harbour basin, achieve the best possible design outcome and appropriately address relevant environmental and flooding issues.
- NOTE 4**
The exact location and extent of the major flowpath will need to be determined through detailed flood assessment and modelling undertaken as part of the development application and assessment process.



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Granville Emerging
Community Local
Plan Elements

7.2.4 Kawungan North East emerging community local plan code

7.2.4.1 Application

This code applies to assessable development:-

- (a) within the Kawungan North East emerging community local plan area as shown on **Map ZM-001** in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Kawungan North East emerging community local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—the primary purpose of the Kawungan North East emerging community local plan code is to provide a local planning framework for major development applications in the local plan area. This may include an application that is a variation request under Section 50 of the Act, or applications for reconfiguring a lot.

7.2.4.2 Context and setting

This section is extrinsic material in accordance with Section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Kawungan North East emerging community local plan code.

The Kawungan North East emerging community local plan area is a large, undeveloped expanse of land situated toward the middle of the Hervey Bay coastal urban area, immediately south of the Pialba principal activity centre.

The local plan area is approximately 67.2 hectares in area with boundaries generally defined by:-

- (a) McLiver Street and existing residential development south of McLiver Street in the north;
- (b) existing urban residential development in the locality of Kawungan in the east;
- (c) Doolong Road in the south; and
- (d) Main Street and the Links Mobility Corridor in the west.

The local plan area can generally be described as comprising of two sections:-

- (a) the western section located to the west of Main Street and south of Central Avenue (approximately 2.9 hectares in area); and
- (b) the eastern section located to the east of Main Street (approximately 64.3 hectares in area).

The western section of the local plan area is for the most part flat to undulating and sits at levels at or below Main Street. The eastern section of the local plan area is dominated by a small elongated plateau which generally sits along the eastern boundary of the local plan area and falls with gentle to moderate slopes toward Main Street. This elevated land offers long range views to the west, north-west and south-west, including some water views.

Part of the eastern section of the local plan area is subject to periodic localised flooding from an intermittent stream system which drains to Eli Creek. Storm water flows within this stream system are generally concentrated along narrow corridors due to the site topography.

Most of the local plan area has previously been cleared for rural activities and there are only a few isolated patches of remnant or regrowth vegetation remaining.

Apart from an existing caravan park and small residential subdivision in the eastern section, the local plan area retains a semi-rural character within the broader context of a predominantly urban and suburban setting.

The principal roads in the local plan area are Main Street and Doolong Road. The local plan area also includes corridors for the planned extension of Central Avenue (in the western section of the local plan area) and Urraween Road (in the eastern section of the local plan area).

The Hervey Bay links mobility corridor (former alignment of the Urangan railway line) runs in a north-south direction to the west of Main Street and forms the boundary of the western section of the local plan area.

The links mobility corridor is an important active transport corridor providing access to the Pialba principal activity centre and other key attractors within the Hervey Bay coastal urban area.

A major electricity substation is located in the southern part of the eastern section of the local plan area and there are plans to augment this facility to accommodate the future electricity needs of the growing Hervey Bay coastal urban area.

7.2.4.3 Purpose and overall outcomes

- (1) The purpose of the Kawungan North East emerging community local plan code is to provide for the logical, orderly, efficient and sustainable development of the Kawungan North East area in a manner that facilitates:-
 - (a) the achievement of mixed use and retail showroom development outcomes predominantly in areas closest to the Pialba principal activity centre to support and complement the role and function of the principal activity centre; and
 - (b) the creation of interconnected low and mixed density residential neighbourhoods and supporting local services, community facilities and open space throughout the balance of the local plan area.
- (2) The purpose of the Kawungan North East emerging community local plan code will be achieved through the following overall outcomes:-
 - (a) the Kawungan North East emerging community local plan area is progressively developed to consolidate the Hervey Bay coastal urban area;
 - (b) urban development in the local plan area is limited to land identified for urban purposes so as to protect ecologically important areas, avoid highly constrained land and provide for the efficient provision of infrastructure and services;
 - (c) the western section and the northern and southern part of the eastern section of the local plan area are developed for a mix of residential and non-residential uses that complement and take advantage of the area's proximity to the Pialba principal activity centre and frontage to major roads and gateways including Main Street, Central Avenue, the planned extension of Urraween Road and the links mobility corridor;
 - (d) development in these areas provide for integrated development characterised by buildings with interesting, functional and attractive facades that frame streets, contribute positively to the streetscape setting and accentuate gateways and major routes into the Pialba principal activity centre;
 - (e) the central part of the eastern section of the local plan area adjacent to Main Street is developed as a specialised activity centre area to predominantly accommodate retail showrooms, bulky goods outlets and other land consumptive uses which have specific locational or access requirements and, which because of their scale and nature, are not suited to establishing in the Pialba principal activity centre;

- (f) development in the specialised activity centre area:-
 - (i) does not adversely impact on the amenity of any surrounding sensitive land uses;
 - (ii) makes a positive contribution to the visual character of the area, particularly as viewed from Main Street and other road frontages; and
 - (iii) does not contain any business or other activities that would be more appropriately located in the Pialba principal activity centre;
 - (g) most of the balance of the local plan area is developed as a series of interconnected residential neighbourhoods which provide safe and pleasant living environments and integrate with the fabric of surrounding existing urban areas;
 - (h) a wide range of housing types are established within the local plan area;
 - (i) local parks and recreation facilities are also provided within the local plan area to promote active and healthy living;
 - (j) residents of the local plan area enjoy high levels of accessibility to the Pialba principal activity centre and other attractors within and outside of the local plan area via new road connections, public transport and an extensive network of pedestrian and bicycle paths;
 - (k) development in the local plan area is integrated with and provides for upgrades to the major road network together with a local street system that offers a high level of connectivity and permeability;
 - (l) the links mobility corridor is celebrated as a high quality active transport corridor with adjoining development providing semi-active frontages, break out areas and sensitive landscape treatments that enhance and allow for passive observation of the links mobility corridor;
 - (m) there is a high level of integration between the open space networks and the pedestrian and bicycle path network;
 - (n) development in the eastern section of the local plan area is undertaken in a coordinated manner in accordance with a master plan or plan of development that provides for the creation of super-lots in conjunction with corridors for major elements of trunk infrastructure (roads, parks, drainage and the like);
- Note—in achieving overall outcome (n) above, Council may entertain development proposals that are not strictly in accordance with the criteria for assessable development (below) provided that any such development application articulates an integrated vision for the whole or a significant part of the eastern section of the local plan area and is in accordance with the purpose and overall outcomes of this code.
- (o) the provision of new and upgraded infrastructure within the local plan area, including roads, pedestrian and bicycle paths, open space, community facilities and urban utilities, supports and enables the growth of the local plan area;
 - (p) acoustic and amenity buffers are provided:-
 - (i) along major roads within and adjoining the local plan area with built form treatments preferred in the northern part of the local plan area and landscaped treatments preferred in the southern part of the local plan area; and
 - (ii) at the interface between the specialised activity centre area and adjacent residential areas.

7.2.4.4 Assessment benchmarks

Table 7.2.4.4.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Settlement pattern and structure			
PO1	<p>Development in the Kawungan North East emerging community local plan area:-</p> <ul style="list-style-type: none"> (a) avoids ecologically important areas and areas subject to significant natural hazards; (b) provides for the western section and the northern and southern parts of the eastern section of the local plan area to be developed as mixed use areas that complement and take advantage of proximity to the Pialba principal activity centre and major road frontages and gateways; (c) provides for the central part of the eastern section of the local plan area to be developed as a specialised activity centre area; (d) provides for most of the balance of the local plan area to be developed as a series of high quality integrated residential neighbourhoods offering a diverse mix of predominantly low to medium density accommodation ranging from dwelling houses on conventional sized urban lots to multiple dwellings in various configurations; (e) occurs in a logical sequence that ensures the timely and efficient use of land and provision of infrastructure; (f) provides for the establishment of an integrated transport infrastructure network including streets and bicycle and pedestrian paths in a configuration that promotes the use of pedestrian, cycle and public transport modes; and (g) incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces. 	AO1	<p>In partial fulfilment only of PO1 - Development is generally in accordance with the land use structure, preferred land use areas and transport infrastructure networks for the local plan area identified on Figure 7.2.4A (Kawungan North East emerging community local plan elements).</p> <p>Note—the boundaries of the preferred land use areas shown on Figure 7.2.4A are indicative only based on the consideration of development opportunities and constraints at the local plan area-wide scale. The exact boundaries of the respective preferred land use areas are intended to be determined through more detailed ground truthing and site-specific assessments undertaken as part of the development application and assessment process.</p>
More detailed planning for eastern section of local plan area			
PO2	<p>Development in the eastern section of the local plan area is undertaken in a coordinated manner in accordance with an approved master plan or plan of development that provides for the creation of super lots in conjunction with corridors for major elements of</p>	AO2	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>infrastructure including roads, parks and drainage areas.</p> <p>Note—the master plan or plan of development may form part of a development application for preliminary approval pursuant to section 242 of the Act or a development application for reconfiguring a lot.</p>		
Neighbourhood design principles			
PO3	<p>Development creates residential neighbourhoods which have:-</p> <p>(a) a layout which is unique, not based on a repetitive design approach and responsive to the site and landscape context;</p> <p>(b) legible local street, pedestrian, bicycle and open space networks focussing on walkability and street connectivity;</p> <p>(c) a strong local identity;</p> <p>(d) local public open spaces that are unique to each neighbourhood; and</p> <p>(e) community facilities at locations that are highly accessible and easily identifiable.</p>	AO3	No acceptable outcome provided.
PO4	<p>Development provides for a diversity of housing options including different dwelling sizes and forms in order to:-</p> <p>(a) provide greater housing and lifestyle choice;</p> <p>(b) allow for greater self-containment within neighbourhoods;</p> <p>(c) meet the changing needs of the community over time; and</p> <p>(d) support community development.</p>	AO4.1 AO4.2	<p>Development provides for dwelling houses to comprise not more than 30% of all housing.</p> <p>Development incorporates a lot layout for each neighbourhood that provides a mix of housing types, lot sizes and densities, with smaller residential lots and higher density housing in areas close to activity centres, public transport stops and urban open space.</p>
PO5	<p>Development does not create gated or introverted communities that:-</p> <p>(a) compromise the connectivity of road, public transport and bicycle and pedestrian infrastructure networks; or</p> <p>(b) result in perimeter fences that prevent surveillance of and integration with adjoining urban and non-urban open space and other public spaces.</p>	AO5	No acceptable outcome provided.
Building height and scale			
PO6	<p>Development provides for buildings and structures to have a height and scale which:-</p> <p>(a) is compatible with the existing, or future desired character of, adjacent development;</p> <p>(b) is appropriate to the scale and function of the use; and</p> <p>(c) minimises detrimental impacts including overshadowing and excessive scale to</p>	AO6	<p>The height of buildings and structures above ground level does not exceed:-</p> <p>(a) 13m in the Mixed use area;</p> <p>(b) 11m in the Mixed density residential area;</p> <p>(c) 10m in the Specialised activity centre area; and</p> <p>(d) 8.5m elsewhere in the local plan area.</p>

Performance outcomes		Acceptable outcomes	
	surroundings.		
Intent for preferred land use areas			
Low density residential area			
PO7	<p>Development provides for a Low density residential area that accommodates predominantly low density residential activities to be located in the eastern part of the local plan area as a transition between existing residential neighbourhoods and the more intensive development intended to the west.</p> <p>Note—Figure 7.2.4A (Kawungan North East emerging community local plan elements) identifies the indicative location and extent of the Low density residential area.</p>	AO7	No acceptable outcome provided.
PO8	<p>Development in the Low density residential area:-</p> <p>(a) provides for predominantly low density housing forms (including dwelling houses on conventional sized lots) in conjunction with ancillary activities such as local urban open space and community facilities; and</p> <p>(b) achieves an average residential density in the order of 7 to 12 dwellings per hectare.</p>	AO8	No acceptable outcome provided.
Mixed density residential area			
PO9	<p>Development provides for a Mixed density residential area that accommodates predominantly medium density residential activities to be located in the western part of the eastern section of the local plan area and for the Mixed density residential area to be the predominant neighbourhood type within the local plan area.</p> <p>Note—Figure 7.2.4A (Kawungan North East emerging community local plan elements) identifies the indicative location and extent of the Mixed density residential area.</p>	AO9	No acceptable outcome provided.
PO10	<p>Development in the Mixed density residential area:-</p> <p>(a) provides for a diverse mix of medium density residential activities such as dual occupancies, town houses, villa houses, apartments and the like;</p> <p>(b) provides for only small areas of low density residential activities where necessary to provide relief in the urban landscape or diversify the mix of housing types;</p> <p>(c) provides for lower intensity residential activities (e.g. dwelling houses) to be</p>	AO10	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>located at the interface to existing residential neighbourhoods adjacent to the eastern boundary of the local plan area;</p> <p>(d) provides for ancillary activities such as local urban open space and community facilities; and</p> <p>(e) achieves an average residential density in the order of 15 to 60 equivalent dwellings per hectare depending on location and development type.</p>		
Mixed use area			
PO11	<p>Development provides for a Mixed use area in the western section and in the northern and southern parts of the eastern section of the local plan area that accommodates a range of residential and non-residential activities at a scale and intensity that reflects high levels of proximity and accessibility to Pialba principal activity centre or frontage to major roads.</p> <p>Note—Figure 7.2.4A (Kawungan North East emerging community local plan elements) identifies the indicative location and extent of the Mixed use area.</p>	AO11	No acceptable outcome provided.
PO12	<p>Development in the Mixed use area:-</p> <p>(a) provides for a range of residential activities such as hostels, multiple dwellings, residential care facilities, retirement facilities and short term accommodation;</p> <p>(b) provides for a range of other activities such as child care centres, clubs, education establishments, health care services, function facilities, hotels, indoor sport and recreation and small showrooms;</p> <p>(c) where possible, provides for uses to be concentrated within high quality, multi-storey mixed use buildings rather than dispersed across sites with low levels of intensity;</p> <p>(d) provides for integrated development with consolidated car parking areas and buildings that frame surrounding roads so as to provide a sense of enclosure and an attractive street front address; and</p> <p>(e) provides for buildings with interesting, functional and</p>	AO12	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	attractive facades that contribute positively to the streetscape setting and pedestrian experience.		
PO13	Development for residential activities in the Mixed use area achieves a minimum residential density of 40 equivalent dwellings per hectare.	AO13	No acceptable outcome provided.
Specialised activity centre area			
PO14	<p>Development provides for a Specialised activity centre area located centrally in the eastern section of the local plan area that:-</p> <p>(a) predominantly accommodates showrooms, bulky goods outlets and other large format retail and business activities (e.g. garden centres, hardware and trade supplies and outdoor sales uses); and</p> <p>(b) does not include retail and commercial uses more appropriately located in the Pialba principal activity centre such as traditional retail uses (e.g. supermarkets and small speciality shops), offices or personal services.</p> <p>Note—Figure 7.2.4A (Kawungan North East emerging community local plan elements) identifies the indicative location and extent of the Specialised activity centre area.</p>	AO14	No acceptable outcome provided.
PO15	Development in the Specialised activity centre area provides an attractive streetfront address to Main Street and makes a positive contribution to the visual character of the area more generally through appropriate built form, urban design and landscaping treatment.	AO15	<p><i>In partial fulfilment only of PO15:-</i></p> <p>Development:-</p> <p>(a) provides for smaller scale showroom buildings to be located adjacent to Main Street with building openings and glazing fronting this street;</p> <p>(b) avoids a car parking dominated frontage to Main Street and provides vehicle access via an internal road network; and</p> <p>(c) provides for external use areas (e.g. car parking areas, refuse storage areas and loading docks) to be appropriately screened and softened as viewed from road frontages and surrounding residential areas.</p>
PO16	<p>Development in the Specialised activity centre area:-</p> <p>(a) provides a transition in scale and intensity to surrounding residential areas; and</p> <p>(b) minimises the apparent bulk and scale of development when viewed from surrounding residential development.</p> <p>Note—the following measures may assist in demonstrating compliance with the performance outcome:-</p> <p>(a) provision of generous setbacks</p>	AO16	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>and physical separation to residential areas;</p> <p>(b) articulation of the built form;</p> <p>(c) effective landscape screening; and</p> <p>(d) the incorporation of roads, pathways or areas of open space at the interface between the Specialised activity centre area and surrounding residential areas.</p>		
PO17	Development in the Specialised activity centre area does not adversely impact on the amenity of surrounding sensitive land uses, having regard to such matters as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking, micro-climatic impacts (e.g. overshadowing and blocking of breezes), and public health and safety:	AO17	No acceptable outcome provided.
Community facilities (electricity substation) area			
PO18	<p>Development provides a Community facilities area to accommodate augmentation of the existing Pialba substation situated on Doolong Road that is operated by Ergon Energy.</p> <p>Note—Figure 7.2.4A (Kawungan North East emerging community local plan elements) identifies the indicative location and extent of the Community facilities area.</p>	AO18	No acceptable outcome provided.
PO19	Development in the Community facilities area provides for the substation and associated infrastructure, including buildings and structures, fences and screen landscaping as appropriate to protect the operation of the facility and mitigate potential amenity impacts on nearby sensitive land use.	AO19	No acceptable outcome provided.
Environmental and drainage purposes area			
PO20	<p>Development provides for an Environmental and drainage purposes area that:-</p> <p>(a) provides for the protection and buffering of wetlands, waterways and other ecologically important areas to create an environmental open space network for the local plan area;</p> <p>(b) providing for the environmental open space network to convey and accommodate major stormwater flows and flood events within local catchments; and</p> <p>(c) meets contemporary best practice standards for sustainability.</p>	AO20	<p>No acceptable outcome provided.</p> <p>Note—the Environmental and drainage purposes area does not include provision for local parks which are to be separately dedicated as part of the development approval process.</p>

Performance outcomes		Acceptable outcomes	
	Note— Figure 7.2.4A (Kawungan North East emerging community local plan elements) identifies the indicative location and extent of the Environmental and drainage purposes area within the local plan area.		
PO21	Development for urban purposes in the Environmental and drainage purposes area is avoided other than for works associated with:- (a) essential network infrastructure; (b) water quality improvement measures; and (c) recreational trails; provided that adverse environmental impacts of these works can be avoided or mitigated.	AO21	No acceptable outcome provided.
PO22	Development provides for appropriate tenure arrangements in the Environmental and drainage purposes area to enable the ongoing protection and management of the environmental open space network without unreasonable costs being imposed upon Council or the community.	AO22	No acceptable outcome provided. Note—the Environmental and drainage purposes area may comprise various types of reserves (Examples—environmental, recreational and drainage reserves) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and drainage purposes area and the most appropriate tenure will be determined at the site specific level as part of the development application process.
Major urban open space area			
PO23	Development provides for a major open space area that:- (a) provides a community focal point and major open space feature for development in the local plan area; and (b) caters for a range of sport and recreation functions required to primarily service the needs of residents in the local plan area as well as some of the district and regional needs of residents in the broader community of Hervey Bay. Note— Figure 7.2.4A (Kawungan North East emerging community local plan elements) identifies the indicative location and extent of major open space areas within the local plan area. Note—local parks are not identified on Figure 7.2.4A but may be required to be provided as part of the development application process.	AO23	No acceptable outcome provided.
Other elements			
Acoustic and amenity buffer areas			
PO24	Development provides for acoustic and amenity buffers adjacent to major roads and at the interface between the Specialised activity centre area and surrounding residential areas that:- (a) provide an acoustic attenuation function; and (b) incorporates landscaping that	AO24	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>obscures or softens urban elements when viewed from major entry points, along key road corridors traversing the southern parts of the local plan area and from adjacent residential areas.</p> <p>Note—Figure 7.2.4A (Kawungan North East emerging community local plan elements) identifies the indicative location and extent of acoustic and amenity buffer areas adjacent to major roads and at the interface between the Specialised activity centre and surrounding residential areas.</p> <p>Editor's note—in the northern part of the local plan area acoustic attenuation along Main Street is intended to be addressed through urban form elements such as the placement and design of buildings. In these areas a more urbanised context is considered appropriate.</p>		
Provision of infrastructure and services			
Infrastructure networks generally			
PO25	Development provides for the orderly and efficient provision of planned infrastructure to and within the local plan area as identified in the Local Government Infrastructure Plan.	AO25	No acceptable outcome provided.
PO26	Development is carried out in accordance with the infrastructure networks identified in the Local Government Infrastructure Plan unless an infrastructure agreement provides otherwise.	AO26	No acceptable outcome provided.
PO27	Development facilitates and does not delay or compromise the efficient and effective provision of infrastructure.	AO27	No acceptable outcome provided.
PO28	Development provides for infrastructure which:- (a) services the development; (b) integrates with the existing and planned infrastructure networks within and external to the local plan area; (c) protects and enhances the function of the infrastructure networks; and (d) meets the requirements of the intended use.	AO28	No acceptable outcome provided.
Requirements for stormwater infrastructure			
PO29	Development ensures that the stormwater infrastructure network:- (a) prioritises water sensitive urban design approaches whilst also balancing the need to maximise the developable area, achieve compact, walkable communities and minimise maintenance requirements; (b) incorporates site responsive	AO29	No acceptable outcome provided. Note—where no other reasonable alternative is available for drainage and stormwater management purposes, new channels and basins that are engineered to create a reasonably natural and effective operational outcome may be considered by the Council in appropriate locations.

Performance outcomes		Acceptable outcomes	
	<p>solutions, including the retention and integration of natural drainage corridors and the minimisation of large scale earthworks;</p> <p>(c) integrates stormwater management into the overall urban design, including road layout, street design and open space to maximise amenity whilst achieving functionality;</p> <p>(d) provides for the removal of the full range of pollutants using a treatment train approach;</p> <p>(e) provides for stormwater to be treated to an acceptable level prior to discharge into natural streams or creek systems; and</p> <p>(f) ensures that any proposed constructed wetland is self-sustaining.</p>		

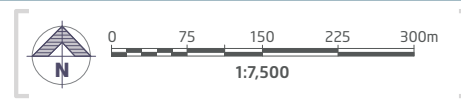
Figure 7.2.4A Kawungan North East emerging community local plan elements



LEGEND	
BOUNDARIES	
	LOCAL PLAN AREA BOUNDARY
	CADASTRAL BOUNDARY
PREFERRED LAND USE AREAS (note 1)	
Residential	
	LOW DENSITY RESIDENTIAL AREA
	MIXED DENSITY RESIDENTIAL AREA
Mixed Use, Retail and Commercial	
	MIXED USE AREA
	SPECIALISED ACTIVITY CENTRE AREA
Community	
	COMMUNITY FACILITIES AREA
Open Space and Environmental Elements (excludes local parks)	
	MAJOR URBAN OPEN SPACE AREA
	ENVIRONMENTAL AND DRAINAGE PURPOSES AREA (note 2)
TRANSPORT ELEMENTS	
	MAJOR ROAD (Existing)
	MAJOR ROAD (Proposed)
	OTHER ROAD (Existing)
	OTHER ROAD (Proposed)
	LINKS MOBILITY CORRIDOR
	INDICATIVE INTERNAL ROAD NETWORK
	INDICATIVE ACCESS POINT
	SIGNALISED INTERSECTION
	ROUNDBOUT
	PEDESTRIAN AND CYCLIST LINK (Proposed)
OTHER ELEMENTS	
	ACOUSTIC AND AMENITY BUFFER TREATMENT
	EXISTING DEVELOPMENT WITHIN THE LOCAL PLAN AREA

NOTE 1
The boundaries of the preferred land use areas presented on the local plan elements figures are indicative only, based on the consideration of development constraints at the local plan area-wide scale. The exact location and spatial extent of the respective land use areas will be determined through more detailed ground truthing and site-specific assessment of environmental and other physical constraints (including buffering) undertaken as part of the development application and assessment process.

NOTE 2
It is intended that the Environmental and Drainage Purposes Area will comprise various types of reserves (e.g. environmental, recreational and drainage) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and Drainage Purposes Area and the most appropriate tenure will be determined through the development application and assessment process.



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7.2.5 Maryborough principal activity centre local plan code

7.2.5.1 Application

This code applies to assessable development:-

- (a) within the Maryborough principal activity centre local plan area as shown on **Map ZM-002** in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Maryborough principal activity centre local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—the respective local plan precincts referred to in this code are identified on **Figure 7.2.5A (Maryborough principal activity centre local plan elements)** and **Map LPM-001 (Maryborough principal activity centre local plan area map)**.

7.2.5.2 Context and setting

This section is extrinsic material in accordance with section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Maryborough principal activity centre local plan code.

The Maryborough principal activity centre local plan area is located in the central part of the Fraser Coast and has an area of approximately 94 hectares. The local plan area takes in Maryborough's traditional business centre and areas immediately surrounding the business centre core.

In terms of urban form and structure, the local plan area is characterised by its grid-based street pattern, established inner-city setting and extensive frontage to the Mary River and riverfront parkland. The local plan area contains an impressive collection of intact heritage buildings and significant streetscapes which are highly valued for the cultural identity and sense of place that they provide. Physically, the local plan area is characterised by its relatively flat topography, reflective of its location on the alluvial plain. As a result, the local plan area is subject to periodic flooding from the Mary River.

As one of two principal activity centres within the Fraser Coast (the other being the Pialba principal activity centre in Hervey Bay), the Maryborough principal activity centre provides a diverse range of higher order community, government and health services, retail and commercial activities, and education and employment opportunities to service the needs of residents of Maryborough and surrounding rural areas and towns.

More specifically, with its fine-grained shopfronts, Maryborough's traditional town centre currently provides for a mix of shops, commercial and government offices, service industries, hotels and restaurants. More recently, larger format shopping centre-based developments (Station Square and Maryborough Central Plaza) have been established in areas immediately surrounding the traditional business centre. The local plan area does not currently contain significant levels of residential accommodation, although this is likely to change over time as mixed use residential development is established to take advantage of the high levels of access to services and facilities.

The local plan area accommodates a significant range of civic, cultural, educational and open space assets, primarily focused in the northern part of the area and adjacent to the Mary River. These community facilities include the Town Hall, Court House, Queens Park, aquatic centre, Brolga Theatre, Maryborough High School, Central Primary School, Trade Training Centre and transit centre. Over time, cultural, tourism and leisure opportunities within the local plan area are intended to be enhanced through the provision of a high-quality promenade along the Mary River linking the Brolga Theatre to the historic portside district centred on Wharf Street.

The principal roads servicing the local plan area include Kent Street, Alice Street, Lennox Street, Adelaide Street, Ferry Street and March Street.

7.2.5.3 Purpose and overall outcomes

- (1) The purpose of the Maryborough principal activity centre local plan code is to:-
- (a) reinforce the role and function of the Maryborough principal activity centre as a focus for higher order community, government and health services, retail and commercial activities, and education and employment opportunities to service the needs of residents of Maryborough and surrounding rural areas and towns;
 - (b) provide for a diverse mix of uses and an urban form and structure which promotes activity, vibrancy and tourism whilst conserving the historical character and significance of the local plan area.

- (2) The purpose of the code will be achieved through the following overall outcomes:-

- (a) the Maryborough principal activity centre maintains and reinforces its role and function as the principal activity centre for the central part of the Fraser Coast region;

Note—a Principal Activity Centre:

- (A) contains the largest and most diverse concentration of urban activities;
 - (B) has high population densities; and
 - (C) is the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities;
- (b) the Maryborough principal activity centre provides a full range of town centre activities and government services to meet the needs of the Maryborough community and surrounding rural areas and towns in the central, western and southern coastal parts of the Fraser Coast Region;
 - (c) development provides for regional level government services and facilities to be focused within the local plan area, including health, education, justice, community and employment activities;
 - (d) mixed use development incorporating permanent and short-term residential accommodation is encouraged throughout the local plan area, provided that active (non-residential) frontages are maintained along key streets;
 - (e) heritage places and significant streetscapes within the local plan area are conserved and sensitively reused;
 - (f) infill and redevelopment in the local plan area has a high quality, contemporary built form and design which responds to and respects the traditional streetscape and historical architectural character of the local plan area and provides high levels of pedestrian comfort and convenience;
 - (g) ease of access for residents, workers and tourists is enhanced through an integrated and interconnected network of pedestrian and cycle paths linking major recreational and activity generators within the local plan area and to adjacent residential neighbourhoods and employment areas;
 - (h) development maintains and, where possible, enhances:-
 - (i) visual and physical linkages to the Mary River and riverfront parkland; and
 - (ii) significant views and vistas to prominent landmarks and significant streetscapes;

*Overall outcomes for development in the **Activity centre core local plan precinct***

- (i) development in the Activity centre core local plan precinct provides for this part of the principal activity centre to reinforce its role and function as the traditional business centre for Maryborough;
- (j) the Activity centre core local plan precinct accommodates a range of higher order retail, office, entertainment, government and community service functions and is a preferred location for the provision of an additional discount department store within the principal activity centre;
- (k) development in the Activity centre core local plan precinct maintains and enhances the traditional main street character of the precinct characterised by a finer grained mix of active uses addressing primary street frontages and continuous awnings over footpath areas;

*Overall outcomes for development in the **Retail focus local plan precinct***

- (l) development in the Retail focus local plan precinct (identified as Significant Development Site No. 1 on **Figure 7.2.5A**) provides for the improvement and expansion of existing shopping centre-based facilities located in the precinct, and is an alternative location for the provision of an additional discount department store within the principal activity centre;
- (m) development also provides for office-based uses (including government functions) which are sleeved by or located above more active business activities such as shops, cafes and restaurants along street frontages;
- (n) development in the Retail focus local plan precinct maintains and enhances physical and functional integration with the Activity centre core local plan precinct;

*Overall outcomes for development in the **Frame local plan precinct***

- (o) development in the Frame local plan precinct provides a supporting role to the traditional business centre by accommodating a mix of complementary lower-order business activities (with an emphasis on showrooms and outdoor sales uses), community activities, low impact industry and service industry uses which, by their nature or operating characteristics, are not suited to locating in the Activity centre core local plan precinct;
- (p) Significant Development Site No. 2 (as identified on **Figure 7.2.5A**) is comprehensively redeveloped in an integrated manner to effectively revitalise the northern part of the Maryborough principal activity centre, more clearly define the southbound entry and sense of arrival into the activity centre and provide a more active edge to Queens Park;

*Overall outcomes for development in the **Wharf Street local plan precinct***

- (q) development in the Wharf Street local plan precinct provides the focus for tourist, cultural, entertainment and recreational functions within the local plan area;
- (r) through appropriate utilisation of existing building stock and sensitive infill and redevelopment, a mix of active and residential uses are provided which enhance the vibrancy of the precinct through increased business and community interaction;
- (s) Significant Development Site No. 3 (as identified on **Figure 7.2.5A**) is comprehensively redeveloped in an integrated manner to effectively revitalise the

northern part of the Maryborough principal activity centre and provide a more active edge to Queens Park;

*Overall outcomes for development in the **Inner-city residential local plan precinct***

- (t) to enhance vitality and vibrancy in this part of the local plan area, development in the Inner-city residential local plan precinct (identified as Significant Development Site No. 4 on **Figure 7.2.5A**) provides for contemporary and well-designed higher density residential uses and may include active (non-residential) uses at street level;
- (u) development in the precinct has a form and scale which complements surrounding built form and enhances vehicle, pedestrian and cyclist linkages to the riverfront and lower Wharf Street via Kent Street;

*Overall outcomes for development in the **Riverfront local plan precinct***

- (v) subject to appropriate mitigation of flood hazard, development in the Riverfront local plan precinct provides for low-key waterfront industries, improved marina facilities and supporting business activities to take advantage of its riverfront setting and proximity to the Wharf Street local plan precinct;

*Overall outcomes for development in the **Cultural and parkland local plan precinct***

- (w) development in the Cultural and parkland local plan precinct provides for the improvement and expansion of civic, cultural, convention, entertainment and leisure facilities within the local plan area;
- (x) development in the Cultural and parkland local plan precinct supports the provision of a high-quality promenade along the Mary River linking the Brolga Theatre to the historic portside district centred on Wharf Street;
- (y) Significant Development Site No. 5 (as identified on **Figure 7.2.5A**) is developed in an integrated manner, including the provision of supporting residential accommodation, to complement and reinforce the role and function of the Brolga Theatre as a regionally significant cultural and entertainment facility and provide a more active edge to Queens Park; and

*Overall outcomes for development in the **Education, recreation and community local plan precinct***

- (z) development in the Education, recreation and community local plan precinct provides for the improvement and expansion of the existing educational establishment, outdoor sport and recreation and government uses currently located in the precinct, whilst protecting the amenity of surrounding residential areas.

7.2.5.4 Assessment Benchmarks

Table 7.2.5.4.1 Assessment benchmarks for assessable development – Development in the Maryborough principal activity centre local plan area generally

Performance outcomes		Acceptable outcomes	
<i>Role and function</i>			
PO1	Development in the Maryborough principal activity centre supports the role and function of Maryborough as the principal activity centre for	AO1	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	the central part of the Fraser Coast Region ² .		
Setting and character			
PO2	Development provides for buildings, structures and landscaping that reflect and are responsive to the traditional setting and historical character of the Maryborough principal activity centre.	AO2	No acceptable outcome provided.
Streetscapes and gateways			
PO3	Development:- (a) contributes to the creation or enhancement of a traditional main street built form and streetscape; (b) creates vibrant and active streets and public spaces; (c) provides continuous weather protection for pedestrians along primary active street frontages; and (d) provides integrated and functional parking and access arrangements that do not dominate the street.	AO3	Unless otherwise specified in the assessment criteria for a local plan precinct, development:- (a) fronting a primary active street frontage identified on Figure 7.2.5A (Maryborough principal activity centre local plan elements) provides buildings that:- (i) are setback:- (A) consistent with the alignment of adjoining buildings where in a heritage character area; or (B) otherwise built to the boundary or setback a maximum of 3m from the street frontage; (ii) incorporate shopfronts, indoor/outdoor cafes/restaurants and other activities that are likely to foster casual, social and business interaction for extended periods; (iii) incorporate all weather protection in the form of continuous cantilevered awnings over footpath areas in conjunction with mature or semi-mature shade trees planted along the site frontage adjacent to the kerbside; (iv) minimise vehicle crossings of footpaths to protect pedestrian safety and convenience and to maintain continuous shopfronts; (b) fronting a street that is not a primary active street frontage identified on Figure 7.2.5A (Maryborough principal activity centre local plan elements) provides:- (i) buildings that are setback at least 6m from the street frontage; and (ii) landscaping and street tree planting that contribute to a boulevard appearance; (c) incorporates building openings that overlook the street; (d) ensures that signage is integrated with buildings; (e) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (f) provides for any on-site car parking to be located at the rear or to one side of the development.
PO4	Development contributes to:- (a) the maintenance and enhancement of an attractive and coherent streetscape	AO4	Development fronting a primary streetscape treatment area, secondary streetscape treatment area or gateway/entry point identified on Figure 7.2.5A (Maryborough principal activity centre

² **Principal Activity Centres** are located at Maryborough (CBD) and Pialba in Hervey Bay. They contain the largest and most diverse concentration of urban activities, have high population densities, and are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.

Performance outcomes		Acceptable outcomes	
	character; and (b) the establishment of gateways to enhance the sense of arrival to the Maryborough principal activity centre.		local plan elements):- (a) provides for and complements any streetscape improvements; (b) incorporates architectural and landscape treatments which emphasise corner locations; and (c) incorporates design elements such as varied roof forms, changes in materials and variations of projected and recessed elements and facades.
Views and vistas			
PO5	Development maintains and, where possible, enhances significant views and vistas to prominent landmarks, the Mary River and along significant streetscapes.	AO5	No acceptable outcome provided.
Building height and scale			
PO6	Development provides for buildings and structures to have a height and scale which:- (a) is compatible with the existing or future desired character of adjacent development; (b) is appropriate to the scale and function of the use; and (c) minimises detrimental impacts, including overshadowing and excessive massing and scale, to surroundings.	AO6	The height of buildings and structures above ground level does not exceed:- (a) 18m (but not more than 4 storeys [or 5 storeys where the fifth storey is for a pop-up]) in the Activity centre core local plan precinct and Retail focus local plan precinct; (b) 12m (but not more than 3 storeys) in the Frame local plan precinct; (c) in the Wharf Street local plan precinct:- (i) 8.5m (but not more than 2 storeys) where fronting onto Wharf Street; and (ii) 12m (but not more than 3 storeys) where fronting onto a street other than Wharf Street or located behind an existing building fronting Wharf Street; (d) 18m (but not more than 4 storeys [or 5 storeys where the fifth storey is for a pop-up]) in the Inner-city residential local plan precinct; (e) 8.5m (but not more than 2 storeys) in the Riverfront local plan precinct; (f) in the Cultural and parkland local plan precinct:- (i) 18m (but not more than 4 storeys [or 5 storeys where the fifth storey is for a pop-up]) north of Walker Street; and (ii) 6m (but not more than 1 storey) elsewhere; and (g) 12m (but not more than 3 storeys) in the Education, recreation and community local plan precinct. Note—where a fifth storey is provided as a pop-up the maximum floor area of the pop-up is not to exceed 70m ² or 15% of the individual building area, whichever is the lesser.
Mixed use development			
PO7	Mixed use development incorporating permanent and short-term residential accommodation is encouraged throughout the local plan area, provided that active (non-residential) frontages are maintained at street level.	AO7	Mixed use development incorporating residential uses ensures that residential floorspace is located above street level or to the rear of buildings with active (non-residential) street frontages.
Reuse of heritage places and character buildings			
PO8	Development involving the sensitive reuse of heritage places or character buildings within the local plan area is encouraged and	AO8.1	Development provides for the adaptive reuse of heritage places and character buildings for a range of uses that are sympathetic with inherent cultural heritage and character values and

Performance outcomes		Acceptable outcomes	
	facilitated.	AO8.2	compatible with the land use intent of the precinct in which it is located. Notwithstanding the assessment criteria of the Transport and parking code, no additional on-site car parking is required to be provided in connection with development involving the sensitive reuse of a heritage place or character building in the local plan area.
Pedestrian and cyclist connections			
PO9	Development enhances pedestrian and cyclist connectivity by providing street and through block pedestrian and bicycle connections to and between key destinations, including the effective linking of the riverfront promenade and parkland to other parts of the local plan area.	AO9	Development provides the street, pedestrian and cycle links identified on Figure 7.2.5A (Maryborough principal activity centre local plan elements) such that connections to and between key local destinations are provided and reinforced.

Table 7.2.5.4.2 Assessment benchmarks for assessable development – Development in the Activity centre core local plan precinct

Performance outcomes		Acceptable outcomes	
Role and function			
PO1	Development in the Activity centre core local plan precinct provides for the establishment of a diverse range of business activities, multi-unit residential activities, entertainment activities and community activities that are compatible with the role and function of the precinct as the traditional business centre of the Maryborough principal activity centre.	AO1	No acceptable outcome provided.
Infill and redevelopment			
PO2	Infill and redevelopment in the Activity centre core local plan precinct:- (a) has a high quality, contemporary design which complements the built form and scale of the traditional streetscape and historical architectural character of the precinct; and (b) conserves and, where possible, enhances the predominant main street urban fabric where relatively narrow shopfronts and other finer grained active uses are located at street level (Examples—speciality shops, cafes and restaurants).	AO2	No acceptable outcome provided.

Table 7.2.5.4.3 Assessment benchmarks for assessable development – Development in the Retail focus local plan precinct

Performance outcomes		Acceptable outcomes	
Development in the Retail focus local plan precinct			
PO1	Development in the Retail focus local plan precinct (Significant	AO1	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>Development Site No. 1) provides for the following:-</p> <ul style="list-style-type: none"> (a) the consolidation of the existing Station Square Shopping Centre as the major shopping centre in the western part of the principal activity centre; (b) the development of the precinct in an integrated manner in accordance with an approved master plan or plan of development; (c) enhancement of the physical and functional relationship of the precinct with the adjacent Activity centre core precinct; (d) higher order retail facilities including supermarkets and discount department stores in association with speciality shops and other appropriate business and entertainment activities such as cafes, restaurants, hotels, cinemas and the like; (e) supporting uses including commercial and government offices and community uses; (f) office floor space sleeved by or located above active business uses along street frontages; (g) an upgraded transit hub and incorporation of a high quality public plaza centred around the former railway station building that provides an effective extension of Ellena Street as a pedestrian connection into the precinct and a focus of community activity on the western side of Lennox Street; (h) active uses that interact with or overlook the public plaza, Lennox Street and upgraded transit hub; (i) public or semi-public linkage from Alice Street through to the public plaza and upgraded transit hub; (j) active uses that address Alice Street to more clearly define the edge of the activity centre and create a pleasant and legible entry into the centre; (k) a legible and interconnected internal roadway system that provides safe and efficient means of access and circulation for passenger and service vehicles throughout the precinct; and (l) consolidated car parking areas and a multi-deck parking 	<p>Editor's note—Figure 7.2.5A (Maryborough principal activity centre local plan elements) identifies the Retail focus local plan precinct as Significant Development Site No. 1 and also identifies some of the key urban design elements for the future development of this local plan precinct.</p> <p>Note—further substantial development within the Retail focus local plan precinct should occur in accordance with an approved master plan or plan of development which identifies how the key land use and urban design elements referred to in the performance outcome will be effectively achieved over time (through subsequent stages of development).</p>

Performance outcomes		Acceptable outcomes	
	structure that are sleeved behind buildings and/or landscaping and which do not dominate street frontages.		

Table 7.2.5.4.4 Assessment benchmarks for assessable development – Development in the Frame local plan precinct

Performance outcomes		Acceptable outcomes	
<i>Role and function</i>			
PO1	Development in the Frame local plan precinct provides for predominantly business activities, community activities and low impact/service industries that:- (a) provide a support role to the functioning of the Activity centre core local plan precinct (Examples—office, health care services, community uses); or (b) due to their scale, function or operating characteristics, are not suited or appropriate to being located in the Activity centre core local plan precinct (Examples—showroom, outdoor sales and low impact industry).	AO1	No acceptable outcome provided.
PO2	Higher order retailing facilities are not located in the Frame local plan precinct so as to protect the role and function of the Activity centre core and Retail focus local plan precincts to deliver these facilities.	AO2.1 AO2.2	Department stores and discount department stores are not located in the Frame local plan precinct. Existing supermarkets are not intensified and new supermarkets are not located in the Frame local plan precinct.
<i>Significant Development Site No. 2</i>			
PO3	Significant Development Site No. 2 is comprehensively redeveloped in an integrated manner that facilitates the revitalisation of the northern part of the Maryborough principal activity centre by:- (a) incorporating a mix of uses, including speciality retail and residential uses above street level that interact with and overlook the surrounding streets and Queens Park; (b) providing a positive address to Lennox Street to more clearly define the southbound entry and sense of arrival to the activity centre; (c) ensuring that any larger format retail facilities are sleeved by finer grained business activities along street frontages; (d) providing a consolidated multi-deck parking station sleeved by business activities along street frontages; and (e) incorporating a public east-west through block link connecting Lennox Street to	AO3	No acceptable outcome provided. Editor's note—the location and extent of Significant Development Site No. 2 is identified on Figure 7.2.5A (Maryborough principal activity centre local plan elements) . Note—the redevelopment of Significant Development Site No. 2 should occur in accordance with an approved master plan or plan of development which identifies how the key land use and urban design elements referred to in the performance outcome will be effectively achieved over time. Note—interim development proposed on Significant Development Site No. 2 prior to the finalisation of an approved master plan or plan of development is to demonstrate that achievement of the key land use and urban design elements referred to in the performance outcome will not be compromised.

Performance outcomes		Acceptable outcomes	
	Adelaide Street (to generally align with the Catholic Church and ultimately through to Wharf Street).		

Table 7.2.5.4.5 Assessment benchmarks for assessable development – Development in the Wharf Street local plan precinct

Performance outcomes		Acceptable outcomes	
Role and function			
PO1	Development in the Wharf Street local plan precinct provides a built form and mix of residential, business and entertainment activities that enhances and promotes the leisure, entertainment, cultural and tourism role of the precinct (Examples—shop top housing, speciality shops, cafes, restaurants, hotels, museums and galleries).	AO1	No acceptable outcome provided.
Infill and redevelopment			
PO2	Infill and redevelopment in the Wharf Street local plan precinct has a high quality, contemporary design which complements the built form and scale of the traditional streetscape and historical architectural character of the precinct.	AO2	No acceptable outcome provided.
PO3	New buildings are sited and orientated to be sympathetic with the pattern of existing development in the Wharf Street local plan precinct and do not unduly dominate the streetscape.	AO3.1	Frontage setbacks for new buildings comply with the following:- (a) where there are uniform existing setbacks, any new buildings are sympathetic to this continuity and are not located closer to the street than adjoining heritage or character buildings; and (b) where adjoining heritage or character buildings that are built to the street frontage, new development is also built to the street frontage.
		AO3.2	New buildings are designed and sited to respect the predominant orientation of existing heritage or character buildings in the street.
		AO3.3	The height of new buildings located behind existing heritage or character buildings fronting onto Wharf Street comply with Figure 7.2.5B (Protection of streetscape views from Wharf Street) .
St Mary's Catholic Church site			
PO4	Any additional development on the St Mary's Catholic Church site ensures that the existing presentation to Bazaar Street is maintained and the existing church remains a significant visual and character element at the western end of Wharf Street.	AO4	Any additional development on the St Mary's Catholic Church site is located towards the Adelaide Street frontage of the site.
Significant Development Site No. 3			
PO5	Significant Development Site No. 3 is comprehensively redeveloped in	AO5	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>an integrated manner that facilitates the revitalisation of the northern part of the Maryborough principal activity centre by:-</p> <p>(a) incorporating a mix of uses, including residential, business, entertainment and community activities which assist in enhancing the vibrancy and levels of community interaction in the area, particularly after hours;</p> <p>(b) at street level, providing an active edge and interface to Queens Park and surrounding streets, with upper (residential) levels overlooking the park; and</p> <p>(c) incorporating a public east-west through block link connecting Adelaide Street to Bazaar Street, in the vicinity of, or in association with, the adjoining St Mary's Catholic Church.</p>	<p>Editor's note—the location and extent of Significant Development Site No. 3 is identified on Figure 7.2.5A (Maryborough principal activity centre local plan elements).</p> <p>Note—the redevelopment of Significant Development Site No. 3 should occur in accordance with an approved master plan or plan of development which identifies how the key land use and urban design elements referred to in the performance outcome will be achieved over time.</p>

Table 7.2.5.4.6 Assessment benchmarks for assessable development – Development in the Inner-city residential local plan precinct

Performance outcomes	Acceptable outcomes
<i>Development in the Inner-city residential local plan precinct</i>	
<p>PO1 The Inner-city residential local plan precinct (Significant Development Site No. 4 as identified on Figure 7.2.5A) is comprehensively redeveloped in an integrated manner that facilitates the revitalisation of the eastern part of the principal activity centre by:-</p> <p>(a) incorporating multiple residential uses in the form of multiple dwellings and/or short-term accommodation;</p> <p>(b) where appropriate, providing active (non-residential) uses at street level (Examples—speciality shops, restaurants and cafes);</p> <p>(c) ensuring that the scale, form, style, layout and design of buildings exhibit a high quality, contemporary architectural appearance and incorporates sustainable sub-tropical design principles, taking advantage of the precinct's proximity to the riverfront;</p> <p>(d) providing for a pedestrian, cycleway and road connection between Kent Street and lower Wharf Street on an alignment parallel to the rail spur; and</p> <p>(e) ensuring development is sited and designed to actively address and overlook the</p>	<p>AO1 No acceptable outcome provided.</p> <p>Note—Appropriate and integrated redevelopment of the Inner-city residential local plan precinct is sought to create high quality and contemporary inner-city residential accommodation to complement the tourist, cultural, recreation and entertainment focus of the adjacent Wharf Street local plan precinct and riverfront promenade. In particular, redevelopment of the Inner-city residential local plan precinct is intended to enhance the vibrancy of this part of the activity centre, by increasing activity levels and social interaction, particularly after hours.</p> <p>Note—the redevelopment of the Inner-city residential local plan precinct should occur in accordance with an approved master plan or plan of development which identifies how the key land use and urban design elements referred to in the performance outcome will be effectively achieved over time.</p>

Performance outcomes		Acceptable outcomes	
	connection referred to above.		
Building bulk and scale			
PO2	Development in the Inner-city residential local plan precinct:- (a) minimises building bulk and scale; (b) does not visually dominate its settling; and (c) sensitively responds to the natural topography.	AO2.1 AO2.2	Development in the precinct is designed as a series of separate buildings as opposed to one or two large building footprints. Building form exhibits a variation in building height across the precinct, characterised by 2 storey development adjacent to Kent Street, graduating up to 4 storeys towards lower Wharf Street.

Table 7.2.5.4.7 Assessment benchmarks for assessable development – Development in the Riverfront local plan precinct

Performance outcomes		Acceptable outcomes	
Development in the Riverfront local plan precinct			
PO1	Subject to flood hazard being appropriately addressed, the Riverfront local plan precinct is progressively developed in an integrated manner that facilitates:- (a) enhancement of low-key, riverfront industries and marina facilities with high quality visual presentation; (b) the provision of supporting business activities to take advantage of the riverfront setting and focus (Examples—chandlery, speciality retail, cafes and restaurants); (c) the enhancement of public access into this precinct through the effective extension of the riverfront promenade; and (d) provision of consolidated parking areas that do not visually dominate the riverfront setting.	AO1	No acceptable outcome provided.

Table 7.2.5.4.8 Assessment benchmarks for assessable development – Development in the Cultural and parkland local plan precinct

Performance outcomes		Acceptable outcomes	
Role and function			
PO1	Development in the Cultural and parkland local plan precinct provides for:- (a) predominantly community, entertainment and recreation activities that support the improvement and expansion of civic, cultural, convention, entertainment, recreation and leisure facilities within the precinct; and (b) low-key and small-scale business uses that enhance the vibrancy of the precinct, such as speciality shops, cafes and restaurants.	AO1	No acceptable outcome provided. Editor's note— Figure 7.2.5A (Maryborough principal activity centre local plan elements) identifies key urban design elements for the future development of the Cultural and parkland local plan precinct. Editor's note—Council intends (at a future date) to prepare an integrated master plan for the Cultural and parkland local plan precinct to ensure that development in and around this precinct helps to strengthen the role and function of the Brolga Theatre, Queens Park, and riverfront parkland as Maryborough's premier cultural, open space and recreation focus.
Development in the Cultural and parkland local plan precinct			

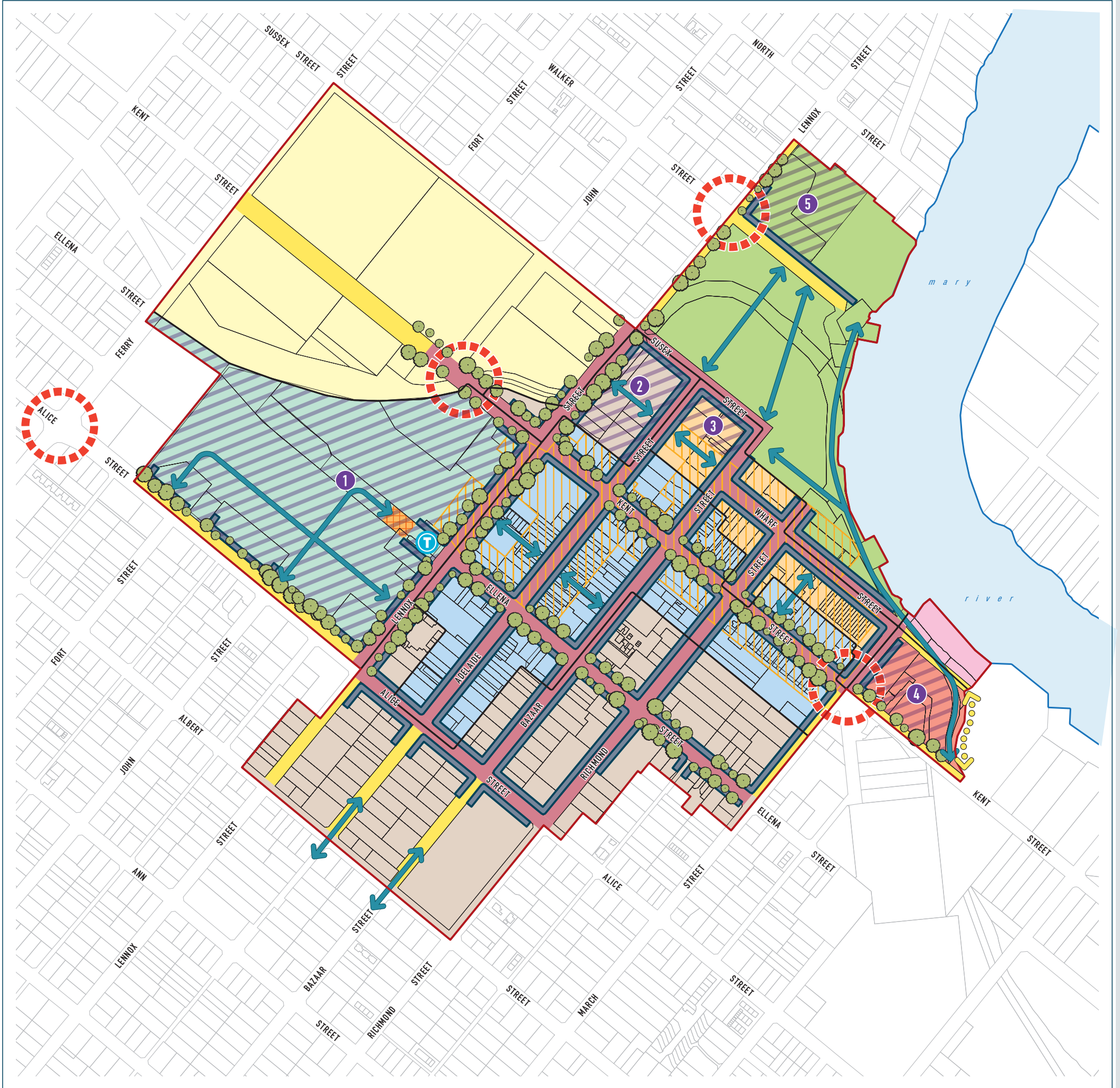
Performance outcomes		Acceptable outcomes	
PO2	<p>Development in the Cultural and parkland local plan precinct:-</p> <p>(a) maintains, and where possible enhances, visual and physical links between the Maryborough principal activity centre and the Mary River, particularly from Walker Street, Wharf Street, Richmond Street and March Street; and</p> <p>(b) exhibits high architectural quality befitting of the precinct's riverfront setting and function as the prime recreational space for the Maryborough principal activity centre.</p>	AO2	No acceptable outcome provided.
Significant Development Site No. 5			
PO3	<p>Development on Significant Development Site No. 5 complements and reinforces the role and function of the Brolga Theatre as a regionally significant cultural and entertainment facility and provides an active edge to the adjacent parkland. Such development is characterised by the following:-</p> <p>(a) a mix of uses that, over time, may include convention and conference facilities, multi-unit residential uses (Examples—multiple dwellings and short-term accommodation) and event-related speciality shops, restaurants and cafes;</p> <p>(b) multi-storey development that principally addresses Walker Street with active uses engaging with and overlooking Queens Park;</p> <p>(c) provision of a secondary frontage to Lennox Street and built form at the corner of Walker Street to more clearly define the gateway entry into the activity centre from the north;</p> <p>(d) development at the interface to surrounding residential areas is sympathetic to the character and amenity of these areas;</p> <p>(e) provision of an iconic entry point and civic pedestrian space in Walker Street to provide a daytime and after hours focal point for pedestrian crossing Queens Park;</p> <p>(f) high levels of pedestrian connectivity with Queens Park and the riverfront promenade; and</p> <p>(g) consolidated car parking areas</p>	AO3	<p>No acceptable outcome provided.</p> <p>Editor's note—the location and extent of Significant Development Site No. 5 is identified on Figure 7.2.5A (Maryborough principal activity centre local plan elements).</p>

Performance outcomes		Acceptable outcomes	
	that are sleeved behind buildings and/or landscaping and which do not dominate street frontages or unduly impact on the amenity of surrounding residential areas.		

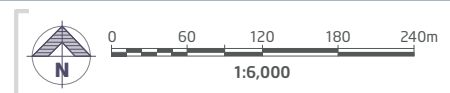
Table 7.2.5.4.9 Assessment benchmarks for assessable development – Development in the Education, recreation and community local plan precinct

Performance outcomes		Acceptable outcomes	
<i>Role and function</i>			
PO1	Development in the Education, recreation and community local plan precinct:- (a) provides for predominantly community and recreation activities that enhance the role of the precinct as a focus for education, active sport and recreation and government purposes and, more generally, supporting the functioning of the activity centre; and (b) does not unreasonably impact upon the amenity of surrounding residential areas along Ferry Street and Sussex Street.	AO1	No acceptable outcome provided.
<i>Development in the Medium density residential zone</i>			
PO2	Development in the Medium density residential zone in the Education, recreation and community local plan precinct provides for the integrated redevelopment of the existing dwelling houses into multi-unit residential accommodation, characterised by:- (a) contemporary and high quality building design befitting of its location adjacent to an eastbound gateway/entry point into the activity centre; and (b) the majority of units addressing and overlooking Kent Street.	AO2	No acceptable outcome provided.

Figure 7.2.5A Maryborough principal activity centre local plan elements

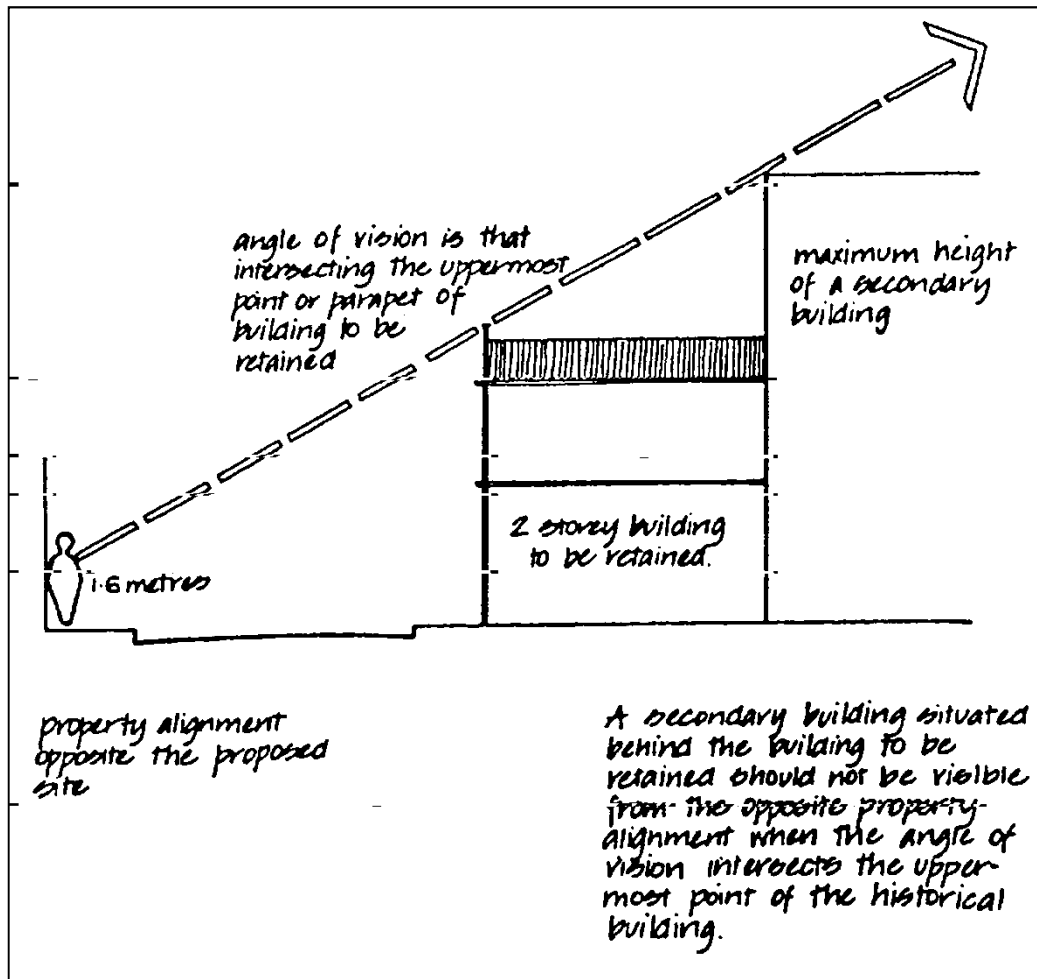


LEGEND	
BOUNDARIES	
—	LOCAL PLAN AREA BOUNDARY
—	CADASTRAL BOUNDARY
LOCAL PLAN PRECINCTS	
 	ACTIVITY CENTRE CORE PRECINCT
 	RETAIL FOCUS PRECINCT
 	FRAME PRECINCT
 	WHARF STREET PRECINCT
 	INNER-CITY RESIDENTIAL PRECINCT
 	RIVERFRONT PRECINCT
 	CULTURAL AND PARKLAND PRECINCT
 	EDUCATION, RECREATION AND COMMUNITY PRECINCT
ELEMENTS	
	PRIMARY ACTIVE STREET FRONTAGE
	PRIMARY STREETScape TREATMENT AREA
	SECONDARY STREETScape TREATMENT AREA
	KEY STREET TREATMENT
	SIGNIFICANT DEVELOPMENT SITE
2	SIGNIFICANT DEVELOPMENT SITE NUMBER
	HERITAGE CHARACTER AREA
→	PEDESTRIAN AND BICYCLE LINKAGE
→ 	PROPOSED STREET LINK TREATMENT
	PUBLIC PLAZA
T	TRANSIT HUB
	GATEWAY/ENTRY POINT



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Figure 7.2.5B Protection of streetscape views from Wharf Street



7.2.6 Nikenbah emerging community local plan code

7.2.6.1 Application

This code applies to assessable development:-

- (a) within the Nikenbah emerging community local plan area as shown on **Map ZM-001** and **Map ZM-003** in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Nikenbah emerging community local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—the primary purpose of the Nikenbah emerging community local plan code is to provide a local structure planning framework for major development applications in the local plan area. This may include an application that is a variation request under Section 50 of the Act, or an application for reconfiguring a lot.

7.2.6.2 Context and setting

This section is extrinsic material in accordance with Section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Nikenbah emerging community local plan code.

The Nikenbah local plan area is situated on the south-western periphery of the Hervey Bay coastal urban area and takes in most lands contained in the Nikenbah development area as identified in the Wide Bay Burnett Regional Plan³.

The local plan area is approximately 445 hectares in area with boundaries generally defined by:-

- (a) the Ghost Hill ridgeline and existing residential subdivision in the north and east;
- (b) Chapel Road and Maggs Hill Road in the south;
- (c) the road reserves of Aalborg Road North, Maryborough-Hervey Bay Road and Scrub Hill Road in the west.

Extending along the southern side of the Ghost Hill ridgeline, the Nikenbah local plan area lies approximately 2.5km to the south of the Pialba town centre – the major regional activity centre for Hervey Bay.

The northern part of local plan area is characterised by its relatively elevated topography adjacent to the Ghost Hill ridgeline, providing for an expansive outlook to the south and west over the surrounding (predominantly rural) landscape. The balance of the local plan area generally slopes to the south towards Chapel Road and Maggs Hill Road and is characterised by undulating topography.

The Nikenbah local plan area is dissected by a number of minor waterways flowing north to south that ultimately drain into the lower Mary River system via Bunya Creek. There is no flood risk from main-river flooding within the local plan area due to its location in an upper catchment, with flood risk being confined to these localised waterways.

Having been historically used for rural production purposes, much of the Nikenbah local plan area has previously been cleared with only isolated patches of native vegetation remaining, mainly confined to steeper areas adjacent to the Ghost Hill ridgeline, along the waterways and in the vicinity of the Aalborg Road North road reserve (including Scrub Hill).

³ According to the Wide Bay Burnett Regional Plan, the Nikenbah development area has been identified as a locally significant residential and employment area.

The Nikenbah local plan area predominantly has a rural character and is currently used for cropping, grazing and rural living purposes. Some non-rural uses are located at the western margins of the local plan area including a service station, rural supplies store and a former drive-in site.

The Nikenbah waste transfer facility is located directly to the west of the local plan area between Aalborg Road North and Maryborough-Hervey Bay Road. Land immediately to the south of the local plan area comprises a substantial area identified as agricultural land classification class A and class B land and is actively being used for agricultural purposes (predominantly sugar cane cultivation).

Major roads in or adjacent to the local plan area include Maryborough-Hervey Bay Road (State-controlled), Main Street, Madsens Road, Chapel Road and Maggs Hill Road. The former Urangan Rail Line, which traverses the western part of local plan area, is intended to accommodate a rail trail pedestrian and cyclist link between Hervey Bay and Maryborough in the longer term.

As a predominantly rural area that has not previously been identified for urban development, the Nikenbah local plan area is not currently serviced by essential urban infrastructure networks, including water supply and sewerage. As a consequence, significant upgrading and augmentation of these infrastructure networks will be required to support and service urban development within the local plan area.

7.2.6.3 Purpose and overall outcomes

- (1) The purpose of the Nikenbah emerging community local plan code is to provide for the logical, orderly, efficient and sustainable development of the Nikenbah area in a manner that facilitates the creation of a complete and vibrant community comprising of interconnected residential neighbourhoods and supporting employment opportunities, local services, community facilities and open space.
- (2) The purpose of the Nikenbah emerging community local plan code will be achieved through the following overall outcomes:-
 - (a) the Nikenbah emerging community local plan area is progressively developed as a relatively self-contained urban development area located predominantly on the southern side of the Ghost Hill ridgeline, but with strong linkages and associations north to Hervey Bay's existing coastal urban area;
 - (b) urban development in the local plan area is limited to land identified for urban purposes so as to protect ecologically important areas, avoid highly constrained land, protect landscape character and scenic amenity values and provide for the efficient provision of infrastructure and services;
 - (c) the local plan area is developed as a series of interconnected residential neighbourhoods which provide safe and pleasant living environments;
 - (d) a wide range of housing types are established within the local plan area to satisfy current and future predicted housing needs;
 - (e) a transition to a lower scale and intensity of residential development occurs towards the Ghost Hill ridgeline in response to scenic amenity, landscape character and topographic considerations. The elevated parts of the local plan area may be prone to landslide hazard due to the prevailing topography and therefore development will need to be located and designed to avoid or mitigate adverse impacts from this potential risk;
 - (f) a well-located district activity centre is established within the local plan area to serve the shopping, local business and community facility needs of the local community and create a focal point for community activity and interaction;

- (g) a smaller, local activity centre that is complementary to the district activity centre, is also established within the local plan area to meet the immediate convenience retail needs of residents in the area;
- (h) medium density housing is primarily focused around the activity centres to maximise convenience for residents and to optimise the vitality of these centres;
- (i) residents of the local plan area enjoy high levels of accessibility to the district activity centre and to the higher order services and facilities offered at Pinalba principal activity centre and the Urraween medical and community facilities hub via upgraded road connections, improved public transport and an extensive network of pedestrian and bicycle paths;
- (j) a discrete industry and employment area is progressively developed in the western part of the local plan area to provide local economic and employment growth opportunities, with a focus on low impact and service industry uses that do not have significant adverse impacts upon surrounding sensitive land uses;
- (k) that part of the local plan area generally north of Scrub Hill, between Maryborough-Hervey Bay Road and the former Urangan rail line, provides opportunities for a range of uses with a recreation and lifestyle focus (including retail, tourism and recreational activities), community activities, as well as supporting opportunities for short term accommodation and other residential activities, where compatible with surrounding land uses;
- (l) significant environmental and landscape features within the local plan area are protected and enhanced, including areas adjacent to the Ghost Hill ridgeline, the defined waterways, major water bodies and existing vegetation patches;
- (m) development provides for an integrated network of environmental and recreational open space within the Nikenbah local plan area that:-
 - (i) complements existing open space areas adjacent to the local plan area;
 - (ii) functions as a "green collar" set beneath the Ghost Hill ridgeline as viewed from the south;
 - (iii) provides opportunities for lookout parks within the more elevated parts of the area, interconnected by a recreational trail network;
 - (iv) provides "green fingers" of open space along the existing waterways that drain through the area;
- (n) the environmental open space network provides for low impact recreational experiences in addition to serving habitat, wildlife movement and landscape protection functions;
- (o) local parks and recreation facilities are provided within the local plan area to promote active and healthy living;
- (p) a high level of integration is achieved between the open space networks and the pedestrian and bicycle path network;
- (q) development enhances the provision and functioning of the rail trail pedestrian and cyclist link by providing an appropriate interface and physical connections to this active transport corridor;
- (r) appropriate physical separation, landscape buffering and/or acoustic attenuation is provided within the local plan area to minimise land use conflicts, maintain residential amenity and protect landscape character values, including:-

- (i) maintaining the productive use of agricultural land classification class A and class B land located immediately to the south;
 - (ii) separation and buffering of sensitive land uses to existing and potential future industry and employment areas to the west, including the Nikenbah waste transfer facility; and
 - (iii) the interface to Maryborough-Hervey Bay Road; and
- (s) the provision of new and upgraded infrastructure within the local plan area, including roads, pedestrian and bicycle paths, open space, community facilities and urban utilities, supports and enables the sequential and orderly growth of the local plan area.

Note—owing to current infrastructure shortfalls, major infrastructure investment will be required to enable the Nikenbah local plan area to be comprehensively developed for urban purposes. As a consequence, infrastructure agreements and/or other appropriate infrastructure funding or delivery measures will be required to provide for the upgrading of infrastructure networks over time.

7.2.6.4 Assessment benchmarks

Table 7.2.6.4.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Settlement pattern and structure</i>			
PO1	Development in the Nikenbah emerging community local plan area:- <ul style="list-style-type: none"> (a) avoids ecologically important areas and areas subject to significant natural hazards; (b) sensitively responds to landscape character and scenic amenity values, with a particular focus on the more elevated parts of the area adjacent to the Ghost Hill ridgeline and Scrub Hill; (c) provides for the local plan area to be developed as a series of high quality integrated residential neighbourhoods offering a diverse mix of generally low to medium density accommodation ranging from dwelling houses on conventional sized urban lots to multiple dwellings in various configurations; (d) provides for the most intensive residential development to occur in the area surrounding the planned district and local activity centres in the local plan area; (e) occurs in a logical sequence that ensures the timely and efficient use of land and provision of infrastructure; (f) provides for the establishment of an integrated movement network including streets and bicycle and pedestrian paths in a configuration that promotes the use of pedestrian, cycle and public transport modes; (g) provides and reinforces movement network linkages north to Hervey Bay's existing coastal urban area and provides for east-west major road connectivity through the central part of the local plan area; (h) provides for the establishment of a highly permeable internal local road network which provides for local traffic circulation and servicing; and (i) incorporates a high standard of urban 	AO1	In partial fulfilment only of PO1— Development is generally in accordance with the land use structure, preferred land use areas and movement networks for the local plan area identified on Figure 7.2.6A (Nikenbah emerging community local plan elements) . Note—the boundaries of the preferred land use areas shown on Figure 7.2.6A are indicative only based on the consideration of development opportunities and constraints at the local plan area-wide scale. The exact boundaries of the respective preferred land use areas are intended to be determined through more detailed ground truthing and site-specific assessment of environmental and other physical constraints (including buffering) undertaken as part of the development application and assessment process.

Performance outcomes		Acceptable outcomes	
	design and landscaping that creates attractive sub-tropical buildings, streets and spaces.		
Neighbourhood design principles			
PO2	Development creates residential neighbourhoods which have:- (a) a layout which is responsive to the site attributes and landscape context; (b) legible local street, pedestrian, bicycle and open space networks focussing on walkability and street connectivity; (c) a strong local identity; (d) local public open spaces that are unique to each neighbourhood; and (e) community facilities at locations that are highly accessible and easily identifiable.	AO2	No acceptable outcome provided.
PO3	Development provides for a diversity of housing options including a mix of housing types, lot sizes and densities in order to:- (a) provide greater housing and lifestyle choice; (b) allow for greater self-containment within neighbourhoods; (c) meet the changing needs of the community over time; and (d) support community development.	AO3	No acceptable outcome provided.
PO4	Development does not create gated or introverted communities that:- (a) compromise the connectivity of road, public transport and bicycle and pedestrian infrastructure networks; or (b) result in perimeter fences that prevent surveillance of and integration with adjoining urban and non-urban open space and other public spaces.	AO4	No acceptable outcome provided.
Building height and scale			
PO5	Development provides for buildings and structures to have a height and scale which:- (a) is compatible with the existing, or future desired character of, adjacent development; (b) is appropriate to the scale and function of the use; and (c) minimises detrimental impacts including overshadowing and excessive scale.	AO5	The height of buildings and structures above ground level does not exceed:- (a) 11.0m in the District activity centre, Community facilities area and Medium density residential area; and (b) 8.5m elsewhere in the local plan area.
Intent for preferred land use areas			
Hillslope residential area			
PO6	Development provides for a Hillslope residential area that:- (a) accommodates low density residential activities, predominantly in the form of dwelling houses on large lots; (b) functions as a density transition area to an open space corridor set beneath the Ghost Hill ridgeline; (c) establishes a subdivision pattern and development form that harmonises with the natural landform and maximises retention of existing vegetation; (d) incorporates development envelopes for created lots that sensitively respond to landscape character, scenic amenity values and site constraints; and (e) preserves opportunities for recreational trails and lookout parks in the more elevated parts of the local plan area.	AO6	No acceptable outcome provided. Note—it is anticipated that an average residential density generally less than 5 dwellings per hectare will be achieved in the Hillslope residential area, in response to scenic amenity, landscape character and topographic considerations.

Performance outcomes		Acceptable outcomes	
	Note— Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Hillslope residential area.		
Low density residential area			
PO7	Development provides for Low density residential areas that accommodate low density residential activities, predominantly in the form of dwelling houses on conventional sized lots, with an average residential density in the order of 7 to 12 dwellings per hectare. Note— Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Low density residential areas. These areas include existing low density residential development within the local plan area as well as land adjoining existing low density residential neighbourhoods outside the local plan area.	AO7	No acceptable outcome provided.
PO8	Development in the Low density residential area south of Samarai Drive:- (a) establishes a subdivision pattern and development form that harmonises with the natural landform and maximises retention of existing vegetation, supplemented by appropriate street tree planting; (b) provides an appropriate interface (e.g. road reserve as opposed to residential lots) to the adjoining open space corridor set beneath the south-western side of the Ghost Hill ridgeline; and (c) provides road and pathway connections to existing residential neighbourhoods adjoining the local plan area.	AO8	No acceptable outcome provided.
Mixed density residential area			
PO9	Development provides for a Mixed density residential area that:- (a) accommodates low and mixed density residential activities; and (b) comprises the predominant neighbourhood type within the local plan area. Note— Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Mixed density residential area.	AO9	No acceptable outcome provided.
PO10	Development in the Mixed density residential area:- (a) provides for a diverse mix of generally low to medium density housing forms such as dwelling houses (on conventional and small sized lots), dual occupancies and other multi-unit residential uses; (b) achieves an average residential density in the order of 12 to 15 dwellings per hectare; and (c) provides for complementary ancillary activities such as local parks and community facilities.	AO10	No acceptable outcome provided.
Medium density residential area			
PO11	Development provides for Medium density residential areas that:-	AO11	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>(a) establish high quality, medium density residential neighbourhoods;</p> <p>(b) have high levels of accessibility (i.e. predominantly within the primary walking catchments) to the planned activity centres within the local plan area; and</p> <p>(c) are readily accessible to, and are capable of being well-served by, public transport, bicycle and pedestrian routes.</p> <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Medium density residential area.</p>		
PO12	<p>Development in the Medium density residential area:-</p> <p>(a) provides for predominantly multi-unit residential activities, such as dual occupancies, townhouses, villa houses, apartments and the like;</p> <p>(b) achieves an average residential density in the order of 25 to 40 equivalent dwellings per hectare; and</p> <p>(c) provides for complementary ancillary activities such as local parks and community facilities.</p>	AO12	No acceptable outcome provided.
Industry and employment area			
PO13	<p>Development provides for an Industry and employment area that:-</p> <p>(a) is located in the vicinity of the Nikenbah transfer station; and</p> <p>(b) accommodates a range of low impact industry and service industry uses.</p> <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Industry and employment area.</p>	AO13	No acceptable outcome provided.
PO14	<p>Development in the Industry and employment area:-</p> <p>(a) is undertaken in a sequential manner with an interconnected and legible local road network;</p> <p>(b) does not interfere with the amenity of surrounding sensitive land uses; and</p> <p>(c) provides an appropriate landscaped buffer and separation area to the rail trail pedestrian and cyclist link.</p>	AO14	No acceptable outcome provided.
Community facilities area			
PO15	<p>Development provides for a Community facilities area that is well-located relative to the planned District activity centre to form the main community gathering and focal point for the local plan area.</p> <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Community facilities area associated with the planned District activity centre as well as the other Community facilities areas within the local plan area.</p>	AO15	No acceptable outcome provided.
PO16	<p>Development in the Community facilities area associated with the planned District activity centre:-</p> <p>(a) accommodates a range of local and district level community facilities;</p>	AO16	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>(b) comprises a mix of other compatible uses including sport and recreation activities and special purposes in multi-purpose buildings; and</p> <p>(c) includes public spaces that are designed to promote healthy, active living and community interaction, capitalising on its location and setting adjacent to the existing major waterbody and associated drainage corridor.</p>		
PO17	<p>Development does not compromise the continued operation, viability and integrity of existing community facilities and infrastructure within the local plan area.</p> <p>Note—existing community facilities within the local plan area include a local utility (water reservoir) on the southern side of Regency Avenue, the Danish Cemetery in Aalborg Road North and telecommunications facilities in the vicinity of Scrub Hill.</p>	AO17	No acceptable outcome provided.
Environmental and drainage purposes area			
PO18	<p>Development provides for an Environmental and drainage purposes area that:-</p> <p>(a) provides for the protection, buffering and reconnection of native vegetation, waterways and other ecologically important areas to create an interconnected environmental and recreational open space network for the local plan area;</p> <p>(b) provides for the protection of the Ghost Hill ridgeline's scenic amenity value as a prominent landscape feature;</p> <p>(c) is characterised by a "green collar" of open space set beneath the Ghost Hill ridgeline as viewed from the south and "green fingers" of open space running down from the ridgeline along the defined waterways within the local plan area;</p> <p>(d) protects areas of steep land below the Ghost Hill ridgeline that are potentially prone to landslide risk from inappropriate urban development;</p> <p>(e) provides for recreational opportunities including walking trails that interconnect with a series of lookout parks at elevated viewpoints;</p> <p>(f) provides for the conveyance of major stormwater flows through the local plan area; and</p> <p>(g) meets contemporary best practice standards for sustainability and fauna sensitive design.</p> <p>Notes—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Environmental and drainage purposes area.</p> <p>Figure 7.2.6A also identifies the indicative location of Outlook/viewpoints that may form the basis of an interconnected recreational trail and lookout park network set within the Environmental and drainage purposes area.</p>	AO18	No acceptable outcome provided.
PO19	Development for urban purposes in the Environmental and drainage purposes area is avoided other than for works associated with:-	AO19	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	(a) essential network infrastructure; (b) water quality improvement measures; and (c) recreational trails and outlook parks; provided that adverse environmental impacts of these works can be avoided or mitigated.		
PO20	Development provides appropriate tenure arrangements in the Environmental and drainage purposes area to enable the ongoing protection and management of the environmental open space network without unreasonable costs being imposed upon Council or the community.	AO20	No acceptable outcome provided. Note—the Environmental and drainage purposes area may comprise various types of reserves (Examples—environmental, recreational and drainage reserves) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and drainage purposes area and the most appropriate tenure will be determined at the site specific level as part of the development application process.
Major urban open space area			
PO21	Development provides for a Major open space area that:- (a) caters for a range of sport and recreation functions required to primarily service the needs of residents in the local plan area; and (b) is well-located relative to areas of community activity and residential catchments. Note— Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Major open space area. Note—local parks are not identified on Figure 7.2.6A but may be required to be provided as part of the development application process.	AO21	No acceptable outcome provided.
Mixed use area			
PO22	Development in the Mixed use area (incorporating the former drive-in site) provides for the establishment of an activity and lifestyle hub that incorporates:- (a) a variety of recreation and tourism uses that sensitively respond to the environmental and scenic values of the surrounding area; (b) a mix of residential uses (including dwelling houses, short term accommodation, residential care facilities and retirement facilities) that are compatible with surrounding preferred land use areas; (c) a range of community activities, including community uses and educational establishments; and (d) small scale retail services and facilities that are ancillary to and support the daily functioning of the community tourism, recreation, and lifestyle uses within the Mixed use area. Note— Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Mixed use area.	AO22	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
Activity centre elements			
Local activity centre			
PO23	<p>Development provides for a Local activity centre that:-</p> <ul style="list-style-type: none"> (a) is well-located relative to medium density residential areas and accessibility from higher order transport routes; (b) accommodates a limited range of small scale business and community activities that support basic convenience needs; (c) does not accommodate uses at a scale or intensity that would otherwise be expected in the District activity centre area (i.e. full-line supermarkets); and (d) provides for the local activity centre to have a maximum retail and commercial gross leasable floor area in the order of 1,000m². <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location of the Local activity centre.</p>	AO23	No acceptable outcome provided.
District activity centre			
PO24	<p>Development provides for a District activity centre that:-</p> <ul style="list-style-type: none"> (a) is conveniently located in the vicinity of the existing major waterbody and associated drainage corridor to the west of Main Street; (b) has frontage and high levels of accessibility to the higher order road network; and (c) primarily services the needs of residents of the local plan area and neighbourhoods in the vicinity of the local plan area. <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location of the District activity centre.</p>	AO24	No acceptable outcome provided.
PO25	<p>Development in the District activity centre:-</p> <ul style="list-style-type: none"> (a) ensures that the district activity centre has a configuration and involves a range of uses that create an active and vibrant centre for the local plan area; (b) ensures that a shopping centre incorporates retail elements that are outwardly focused and provides for active street frontages; (c) achieves a highly articulated built form to major road frontages; (d) provides for the district activity centre to have a maximum retail and commercial gross leasable floor area in the order of 5,000m²; (e) provides a high level of amenity, capitalising on its location and setting in the vicinity of the existing major waterbody and associated drainage corridor; and (f) provides for sheltered and comfortable spaces for pedestrians with footpaths, walkways and other public spaces adequately sheltered from excessive sunlight and inclement weather. 	AO25	No acceptable outcome provided.
Other elements			

Performance outcomes		Acceptable outcomes	
Acoustic and scenic amenity buffer			
PO26	<p>Development provides for an Acoustic and scenic amenity buffer to be established and maintained adjacent to Maryborough-Hervey Bay Road that:-</p> <ul style="list-style-type: none"> (a) protects the visual amenity of this road corridor and enhances the gateway entry experience into Hervey Bay from the south; (b) protects the amenity and wellbeing of prospective residents within the local plan area; and (c) avoids acoustic attenuation or property boundary fencing visually dominating the interface to this road. <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Acoustic and scenic amenity buffer.</p>	AO26	No acceptable outcome provided.
Agricultural land buffer			
PO27	<p>Development provides for an Agricultural land buffer to be established and maintained along the southern boundary of the local plan area so as to:-</p> <ul style="list-style-type: none"> (a) maintain the productive use of agricultural land classification class A and class B land located immediately to the south; (b) minimise land use conflicts between rural activities and sensitive land uses within the local plan area; and (c) protect the amenity and wellbeing of prospective residents within the local plan area. <p>Note—Figure 7.2.6A (Nikenbah emerging community local plan elements) identifies the indicative location and extent of the Agricultural land buffer.</p>	AO27	<p>An agricultural land buffer is provided along the southern boundary of the local plan area in accordance with an assessment report prepared by an appropriately qualified consultant that demonstrates compliance with the performance outcome.</p> <p>Note—the resultant Agricultural land buffer may be utilised for a range of potential uses including recreational, ecological, landscape protection and stormwater management purposes, provided that these uses are compatible with, and do not compromise, the buffering functions.</p>
Provision of Infrastructure and services			
Infrastructure networks generally			
PO28	Development provides for the orderly and efficient provision of planned infrastructure to and within the local plan area.	AO28	No acceptable outcome provided.
PO29	Development provides for a broad grid or modified grid subdivision pattern that builds upon the existing road network.	AO29	<p>No acceptable outcome provided.</p> <p>Note—due to the topographical constraints of the local plan area, all major intersections with the existing main roads that traverse the local plan area (Madsens Road and Main Street) will require comprehensive traffic modelling and engineering analysis to ensure optimal safety and efficiency outcomes.</p>
PO30	Development facilitates and does not delay or compromise the efficient and effective provision of infrastructure.	AO30	No acceptable outcome provided.
PO31	<p>Development provides for infrastructure which:-</p> <ul style="list-style-type: none"> (a) adequately services the development and meets the requirements of the intended use; (b) optimises reliability of supply; (c) integrates with the existing and planned infrastructure networks within and external to the local plan area; 	AO31	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	(d) protects and enhances the function of the infrastructure networks; and (e) is located and designed to function effectively during and immediately after natural hazard events, as appropriate to the level of risk.		
Requirements for stormwater infrastructure			
PO32	Development ensures that the stormwater infrastructure network:- (a) prioritises water sensitive urban design approaches whilst also balancing the need to maximise the developable area, achieve compact, walkable communities and minimise maintenance requirements; (b) incorporates site responsive solutions, including the retention and integration of natural drainage corridors, existing major waterbodies and the minimisation of large scale earthworks; (c) integrates stormwater management into the overall urban design, including road layout, street design and open space to maximise amenity whilst achieving functionality; (d) provides for the removal of the full range of pollutants using a treatment train approach; (e) provides for stormwater to be treated to an acceptable level prior to discharge into natural streams or creek systems; and (f) ensures that any proposed constructed wetland is self-sustaining.	AO32	No acceptable outcome provided.

Figure 7.2.6A Nikenbah emerging community local plan elements

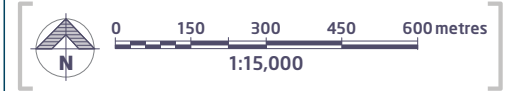


LEGEND

- BOUNDARIES**
- LOCAL PLAN AREA BOUNDARY
 - CADASTRAL BOUNDARY
- PREFERRED LAND USE AREAS (note 1)**
- Residential**
- HILLSLOPE RESIDENTIAL AREA
 - LOW DENSITY RESIDENTIAL AREA
 - MIXED DENSITY RESIDENTIAL AREA
 - MEDIUM DENSITY RESIDENTIAL AREA
- Industry and Employment**
- INDUSTRY AND EMPLOYMENT AREA
- Community**
- COMMUNITY FACILITIES AREA
- Open Space and Environmental Elements (excludes local parks)**
- ENVIRONMENTAL AND DRAINAGE PURPOSES AREA (note 2)
 - MAJOR URBAN OPEN SPACE AREA
- Other**
- MIXED USE AREA
- ACTIVITY CENTRE ELEMENTS**
- LOCAL ACTIVITY CENTRE
 - DISTRICT ACTIVITY CENTRE
- TRANSPORT ELEMENTS**
- MAJOR ROAD (Existing or Upgraded)
 - MAJOR ROAD (Proposed)
 - OTHER ROAD (Proposed)
 - RAIL TRAIL PEDESTRIAN AND CYCLIST LINK
- OTHER ELEMENTS**
- GHOST HILL RIDGELINE
 - MAJOR WATERBODY
 - OUTLOOK/VIEWPOINT
 - ACOUSTIC AND SCENIC AMENITY BUFFER
 - AGRICULTURAL LAND BUFFER

NOTE 1
The boundaries of the preferred land use areas presented on the local plan elements figure are indicative only, based on the consideration of development opportunities and constraints at the local plan area-wide scale. The exact location and spatial extent of the respective land use areas will be determined through more detailed ground truthing and site-specific assessment of environmental and other physical constraints (including buffering) undertaken as part of the development application and assessment process.

NOTE 2
It is intended that the Environmental and Drainage Purposes Area will comprise various types of reserves (e.g. environmental, recreational and drainage) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and Drainage Purposes Areas and the most appropriate tenure will be determined through the development application and assessment process.



Nikenbah Emerging
Community Local
Plan Elements

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7.2.7 Pialba principal activity centre local plan code

7.2.7.1 Application

This code applies to assessable development:-

- (a) within the Pialba principal activity centre local plan area as shown on **Map ZM-001 in Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Pialba principal activity centre local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—the respective local plan precincts referred to in this code are identified on **Figure 7.2.7A (Pialba principal activity centre local plan elements)** and **Map LPM-001 (Pialba principal activity centre local plan area map)**.

7.2.7.2 Context and setting

This section is extrinsic material in accordance with Section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Pialba principal activity centre local plan code.

The Pialba principal activity centre local plan area is centrally located in the Hervey Bay coastal urban area and takes in the traditional Pialba town centre and areas immediately adjacent to the town centre core.

The local plan area is approximately 124 hectares in area with boundaries generally defined by:-

- (a) Alice Street, Charles Street and Hillyard Street in the North;
- (b) Stephenson Street, the links mobility corridor, Hunter Street and that part of Main Street south of Boat Harbour Drive in the east;
- (c) the southern boundary of the Stockland Shopping Centre and Bay Drive in the south; and
- (d) Beach Road in the west.

The local plan area is characterised by a gently undulating topography which is reflective of its location on the coastal plain of Hervey Bay. Set back from the Esplanade and the Hervey Bay Foreshore, Pialba is geographically close to, but does not have a strong association with, its coastal setting.

There are no natural waterways traversing the local plan area, although there are a small number of artificial lakes situated in the north-western part of the local plan area that predominantly serve stormwater storage and management functions but which are also attractive water features.

For the most part, the local plan area is highly urbanised and includes a mix of shops and shopping centres, professional offices, showrooms, fast food outlets, service stations and other activities that are typical of a town centre environment. Stockland Hervey Bay and Pialba Place are major shopping centres within the local plan area.

A range of significant community and education facilities are located in the north-western part of the local plan area. Facilities in this location include the Hervey Bay Community Centre, the Fraser Coast Campus of the University of Southern Queensland, the Hervey Bay Discovery and Convention Centre, Pialba State School and Hervey Bay High School.

The principal roads in the local plan area include Main Street, Torquay Road, Old Maryborough Road and Boat Harbour Drive.

The Hervey Bay links mobility corridor (former alignment of the Urangan railway line) traverses the local plan area in a north-south direction to the west of Main Street and in an east-west direction to the north of Andrew Street.

The links mobility corridor is an important active transport corridor providing access to and through the town centre and in particular, to the education and community facilities in the north-western part of the local plan area. Unfortunately, as a result of previous development, there is a break in the links corridor between Main Street and Hunter Street.

Like many traditional town centres that have experienced significant growth over the last 40 years, Pialba has evolved as a place which efficiently meets the needs of visitors accessing the centre by private motor vehicle.

The geographically large size of the centre, the low intensity and dispersed pattern of land use and the dominance of roads and car parking areas mean that lingering and experiencing the centre as a pedestrian are not always actively encouraged.

Recent efforts to improve the vibrancy of Main Street, establish major community, cultural and education facilities close to the town centre core and further develop the links mobility corridor as an attractive and safe active transport route have contributed to an improvement in this situation and provide the building blocks for the further development and revitalisation of Pialba as a place for people and the city heart of Hervey Bay.

7.2.7.3 Purpose and overall outcomes

- (1) The purpose of the Pialba principal activity centre local plan code is to provide for the development and rejuvenation of the Pialba principal activity centre as the city heart of Hervey Bay with a diverse mix of uses and a form and structure which promotes activity, vibrancy, sophistication and a sub-tropical coastal style.
- (2) The purpose of the Pialba principal activity centre local plan code will be achieved through the following overall outcomes:-
 - (a) the Pialba principal activity centre maintains and reinforces its role as the principal activity centre for the Hervey Bay coastal urban area and the eastern part of the Fraser Coast Region;

Note—a Principal Activity Centre:
(A) contains the largest and most diverse concentration of urban activities;
(B) has high population densities; and
(C) is the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities;
 - (b) the Pialba principal activity centre accommodates a full range of town centre activities and government services to meet the needs of the Hervey Bay community and surrounding communities in the north-eastern part of the Fraser Coast Region;
 - (c) development contributes to the economic vitality of the Pialba principal activity centre by providing for a wide range and depth of business activities in conjunction with other activities that add diversity and intensity to the principal activity centre, particularly within the identified town centre core;
 - (d) the Pialba principal activity centre comprises two connected town centre core local plan precincts which complement each other and contribute to the achievement of a well-defined, compact and walkable centre;
 - (e) ease of access for residents, workers and tourists is enhanced through an integrated and interconnected network of pedestrian and cycle paths linking major recreational and activity generators within the local plan area and to adjacent residential neighbourhoods and employment areas;

- (f) the links mobility corridor is celebrated as a high quality active transport corridor with adjoining development providing semi-active frontages, break out areas and sensitive landscape treatments that enhance and allow for passive observation of the corridor;
- (g) development in the local plan area has a high quality, contemporary built form and design which responds to the coastal setting of Pialba and provides high levels of pedestrian comfort and convenience;
- (h) development maintains and, where possible, enhances:-
 - (i) visual and physical linkages to the Hervey Bay foreshore; and
 - (ii) significant views and vistas to prominent landmarks and significant streetscapes;

*Overall outcomes for development in the **Mixed use core local plan precinct***

- (i) development in the Mixed use core local plan precinct provides for this part of the Pialba principal activity centre to reinforce its role as the traditional business centre for Hervey Bay;
- (j) the Mixed use core local plan precinct accommodates a range of higher order retail, office, entertainment, government and community service functions and is a preferred location for the provision of a department store within the principal activity centre;
- (k) multi-unit residential activities are established in the Mixed use core local plan precinct to enhance activity levels within the precinct;
- (l) Significant Development Site No.1 (as identified on **Figure 7.2.7A**) is consolidated as a major shopping centre;
- (m) the traditional main street character of Main Street and Torquay Road is maintained and enhanced with fine grain shopfronts and other buildings that address the street and reinforce the activity, amenity and comfort of these streets as pedestrian friendly places;
- (n) an enhanced pedestrian connection is provided along Old Maryborough Road and Hunter Street to more effectively connect the separate parts of the links mobility corridor and join the Mixed use core local plan precinct to the adjoining Knowledge, community and culture local plan precinct to the west;

*Overall outcomes for development in the **Retail core local plan precinct***

- (o) development in the Retail core local plan precinct provides for:-
 - (i) the consolidation of Significant Development Site No. 2 (as identified on **Figure 7.2.7A**) as an integrated sub-regional shopping centre; and
 - (ii) the continued use and improvement of other premises on surrounding sites for predominantly retail uses such as shops, food outlets and small shopping centres;
- (p) land use in this precinct is predominantly retail in nature and this is the alternative preferred location for the establishment of a department store in the principal activity centre;
- (q) future stages of development on Significant Development Site No. 2:-

- (i) consolidate car parking areas;
- (ii) provide an attractive and pedestrian friendly treatment of public streets and the links mobility corridor through built form and landscaping improvements;
- (iii) provide for the establishment of a public plaza adjacent to the links mobility corridor as a break out area and a point of community activity along the corridor; and
- (iv) provide for the establishment of new pedestrian links offering after-hours access and a safe connection between Central Avenue and the links mobility corridor;

*Overall outcomes for development in the **Frame local plan precinct***

- (r) development in the Frame local plan precinct provides for a mix of uses with an emphasis on small showrooms and other retail uses that are not generally suited to establish within the town centre core but which are important to the functioning of Pialba as a principal activity centre;
- (s) multi-unit residential activities that help to increase the near centre population are also established in the Frame local plan precinct;

*Overall outcomes for development in the **Knowledge, community and culture local plan precinct***


- (t) development in the Knowledge, community and culture local plan precinct:-
 - (i) provides for the establishment of the precinct as the primary location for higher order civic and cultural facilities together with tertiary and other educational facilities;
 - (ii) contributes to an increase in the scale and intensity of land use to consolidate and build critical mass within the precinct;
 - (iii) addresses and provides activity along streets, particularly in the eastern part of the precinct, adjacent to the Mixed use core local plan precinct;
 - (iv) provides for any new regional or sub-regional Council administration building to be a prominent landmark and focal point within the principal activity centre;
 - (v) provides for the establishment of a high quality public plaza as a civic destination suitable for markets, events and cultural activities; and
 - (vi) facilitates new east-west and north-south pedestrian-bicycle linkages in the south-eastern part of the precinct to improve the permeability and connectivity of the precinct.


7.2.7.4 Assessment benchmarks

Table 7.2.7.4.1 Assessment benchmarks for assessable development – Development in the Pialba principal activity centre generally

Performance outcomes		Acceptable outcomes	
<i>Role and function</i>			
PO1	Development supports the role and function of Pialba as the principal activity centre for the Hervey Bay coastal urban area and communities in the eastern part of the Fraser Coast Region ⁴ .	AO1	No acceptable outcome provided.
<i>Setting and character</i>			
PO2	Development provides for buildings, structures and landscaping that are	AO2	Development provides for building design which incorporates most or all of the

⁴ **Principal Activity Centres** are located at Maryborough (CBD) and Pialba in Hervey Bay. They contain the largest and most diverse concentration of urban activities, have high population densities, and are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.

Performance outcomes		Acceptable outcomes	
	consistent with and reflect the coastal setting of the Pialba principal activity centre.		<p>following features:-</p> <ul style="list-style-type: none"> (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched or skillion roof forms; (c) open or transparent balustrades; (d) louvres; (e) landscaping integrated into the building design. <p>Note—Figure 7.2.7B (Coastal building character) illustrates development incorporating built form elements that reflect the coastal setting of Pialba.</p> <p>Figure 7.2.7B Coastal building character</p> 
Streetscapes and gateways			
PO3	<p>Development:-</p> <ul style="list-style-type: none"> (a) creates vibrant and active streets and public spaces; (b) provides continuous weather protection for pedestrians along primary active street frontages; and (c) provides integrated and functional parking and access arrangements that do not dominate the street. 	AO3	<p>Development:-</p> <ul style="list-style-type: none"> (a) fronting a primary active street frontage identified on Figure 7.2.7A (Pialba principal activity centre local plan elements) provides buildings that:- <ul style="list-style-type: none"> (i) are built to the boundary or setback not more than 3m from the street frontage; (ii) incorporate shopfronts, indoor/outdoor cafes/restaurants and other activities that are likely to foster casual, social and business interaction for extended periods; (iii) incorporate all weather protection in the form of continuous cantilevered awnings over footpath areas in conjunction with mature or semi-mature shade trees planted along the site frontage adjacent to the kerbside; (b) fronting a street that is not a primary active street frontage identified on Figure 7.2.7A (Pialba principal activity centre local plan elements) provides:- <ul style="list-style-type: none"> (i) buildings that are setback at least 4m from the street frontage; and (ii) landscaping and street tree planting that contribute to a boulevard appearance, particularly along entry routes to the Mixed use core; (c) incorporates building openings that overlook the street; (d) ensures that signage is integrated with

Performance outcomes		Acceptable outcomes	
			<p>buildings;</p> <p>(e) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(f) provides for on-site car parking to be located at the rear, under or to one side of the development.</p> <p>Note—Figure 7.2.7C (Mixed use development with active frontage) illustrates development in the Mixed Use Core addressing primary active street frontages.</p> <p>Figure 7.2.7C Mixed use development with active frontage</p> 
PO4	Development contributes to the establishment of an attractive streetscape character and gateways to enhance the sense of arrival to Pialba principal activity centre.	AO4	<p>Development fronting a primary streetscape treatment area, secondary streetscape treatment area or gateway/entry point identified on Figure 7.2.7A (Pialba principal activity centre local plan elements):-</p> <p>(a) provides for and complements any streetscape improvements;</p> <p>(b) incorporates architectural and landscape treatments which emphasise corner locations; and</p> <p>(c) incorporates design elements such as varied roof forms, changes in materials and variations of projected and recessed elements and facades.</p>
Building height and scale			
PO5	Development provides for buildings and structures to have a height and scale which:-	AO5	<p>The height of buildings and structures above ground level does not exceed:-</p> <p>(a) 26m in the Mixed use core local plan precinct;</p> <p>(b) 10m in the Retail core local plan precinct;</p> <p>(c) 20m in the Frame local plan precinct; and</p> <p>(d) 26m in the Knowledge, community and culture local plan precinct, except for one landmark building for which no height limit applies.</p>
Local connectivity			
PO6	Development improves local connectivity by providing pedestrian and bicycle connections to and between key destinations.	AO6	Development provides the future pedestrian and bicycle links identified on Figure 7.2.7A (Pialba principal activity centre local plan elements) such that connections to and between key local destinations are provided and reinforced.
Large floor plate uses and mid-block connections			
PO7	Development provides for large floor plate uses to incorporate mid-	AO7	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	block pedestrian linkages which:- (a) are located to reflect the desire lines of pedestrians movement between major points of attraction and public spaces; (b) provides a safe alternative to the street based pedestrian and bicycle movement network; and (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.		

Table 7.2.7.4.2 Assessment benchmarks for assessable development – Development in the Mixed use core local plan precinct

Performance outcomes		Acceptable outcomes	
Role and function			
PO1	Development in the Mixed use core local plan precinct provides for the establishment of a diverse range of business activities, multi-unit residential activities, entertainment activities and community activities that are compatible with the role of the precinct as the mixed use core of the Pialba principal activity centre	AO1	No acceptable outcome provided.
PO2	Development in the Mixed use core local plan precinct provides for large scale office uses to be concentrated in the precinct.	AO2	No acceptable outcome provided.
Main street character			
PO3	Development in the Mixed use core local plan precinct:- (a) consolidates the main street urban fabric where small shopfronts and other fine grain active uses such as cafés and restaurants are located at street level; and (b) provides for residential uses and other non-active business uses such as offices to be located generally above the street level in mixed use buildings.	AO3	No acceptable outcome provided.
Significant Development Site No. 1			
PO4	Development provides for Significant Development Site No. 1 to:- (a) be consolidated as a major shopping centre; (b) be developed in an integrated manner in accordance with an approved master plan or plan of development; (c) improve the functional relationship that exists between the different parts of the centre; (d) offer highly developed retail facilities including	AO4	No acceptable outcome provided. Note—Figure 7.2.7A (Pialba principal activity centre local plan elements) identifies:- (a) the location and extent of Significant Development Site No.1; and (b) key urban design elements for the future development of Significant Development Site No. 1. Note—the further development of this significant development site should occur in accordance with an approved master plan or plan of development which identifies how the key urban design elements referred to in the performance outcome will be effectively achieved over time (through

Performance outcomes		Acceptable outcomes	
	<p>supermarkets, discount department stores and a department store in conjunction with specialty shops and other activities appropriate in the mixed use core such as cinema's, restaurants, hotels and the like;</p> <p>(e) have consolidated car parking areas and multi-deck structures that are sleeved behind buildings and/or landscaping and which do not dominate street frontages;</p> <p>(f) enhance the links mobility corridor by re-establishing the corridor from Hunter Street along Old Maryborough Road to Main Street with interfaces that overlook and improve the safety of the corridor; and</p> <p>(g) create a coherent streetscape and active and vibrant streets and public places with specialty retail shops and other active or semi-active uses provided adjacent to Torquay Road, Main Street, Old Maryborough Road and Hunter Street.</p>		subsequent stages of development).

Table 7.2.7.4.3 Assessment benchmarks for assessable development – Development in the Retail core local plan precinct

Performance outcomes		Acceptable outcomes	
Role and function			
PO1	Development in the Retail core local plan precinct provides for the establishment of a range of predominantly retail business activities with an emphasis on shops and shopping centres in conjunction with other activities that are compatible with the role of the precinct as the retail core of the Pialba principal activity centre.	AO1	No acceptable outcome provided. Note—large scale office uses and multi-unit residential uses are not intended to be established in the Retail core precinct.
Significant Development Site No. 2			
PO2	Development provides for Significant Development Site No. 2 to:- (a) be consolidated as a sub-regional shopping centre; (b) be developed in an integrated manner in accordance with an approved master plan or plan of development; (c) offer highly developed retail facilities including supermarkets, discount department stores and a department store in conjunction with specialty shops and other retail activities appropriate in the retail core;	AO2	No acceptable outcome provided. Note— Figure 7.2.7A (Pialba principal activity centre local plan elements) identifies:- (a) the location and extent of Significant Development Site No. 2; and (b) key urban design elements for the future development of Significant Development Site No. 2. Note—the further development of this significant development site should occur in accordance with an approved master plan or plan of development which identifies how the key urban design elements referred to in the performance outcome will be effectively achieved over time (through subsequent stages of development).

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (d) have consolidated car parking areas and multi-deck structures that are sleeved behind buildings and/or landscaping and which do not dominate street frontages; (e) have a legible and interconnected internal street network that provides safe and efficient means of access and circulation within the site; (f) incorporate the links mobility corridor into the site with improved interface treatments and connections; (g) incorporate a high quality public plaza, located in a prominent position adjacent to the links mobility corridor and a future public transport hub; (h) have buildings which address streets, the central public plaza and the links mobility corridor; (i) have improved through-site pedestrian and bicycle links delivered either as public thoroughfares or as another form of through-connection capable of providing extended after-hours access; (j) have improved public transport set down and circulation facilities; and (k) exhibit a high standard of site planning, architectural and landscape design. 		

Table 7.2.7.4.4 Assessment benchmarks for assessable development – Development in the Frame local plan precinct

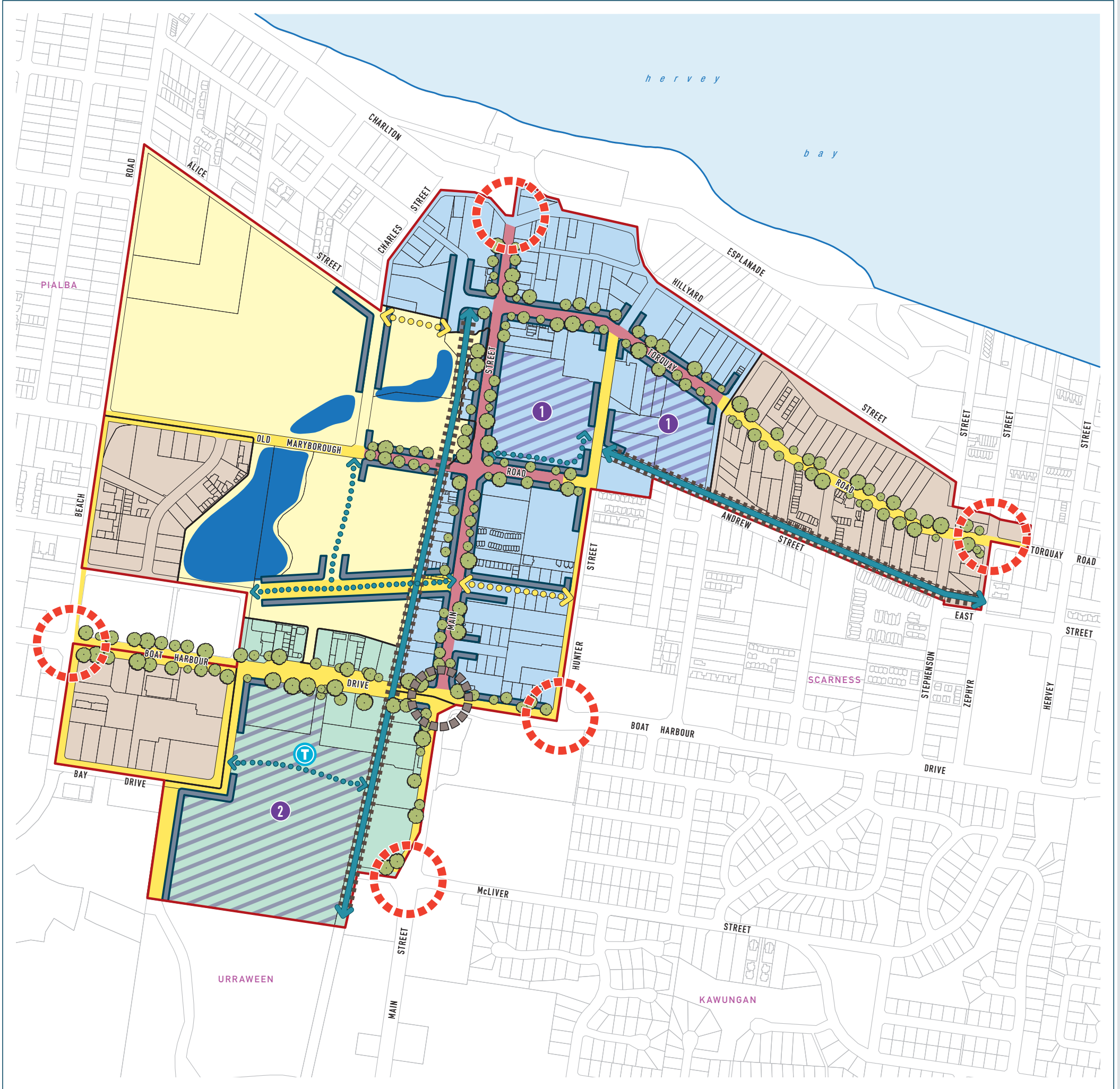
Performance outcomes		Acceptable outcomes	
<i>Role and function</i>			
PO1	Development in the Frame local plan precinct provides for the establishment of a range of predominantly retail based business activities with an emphasis on small showrooms together with multi-unit residential activities and other activities that are compatible with the role of the precinct as the frame of Pialba Principal Activity Centre.	AO1	No acceptable outcome provided. Note—large scale office uses and core retail functions such as department stores, discount department stores and supermarkets are not intended to be established in the Frame precinct.

Table 7.2.7.4.5 Assessment benchmarks for assessable development – Development in the Knowledge, community and culture local plan area precinct

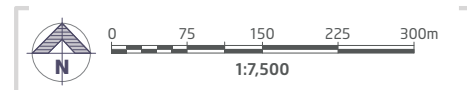
Performance outcomes		Acceptable outcomes	
<i>Role and function</i>			
PO1	Development in the Knowledge, community and culture local plan precinct provides for the	AO1	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	establishment of a range of predominantly higher order community activities together with other activities that anchor and drive a demand for a mix of uses in the retail core.		
Urban design elements			
PO2	<p>Development in the Knowledge, community and culture area local plan precinct provides for the following:-</p> <ul style="list-style-type: none"> (a) centrally located and rationalised public car parking areas that facilitate the consolidation of uses within the precinct and are sleeved behind buildings and/or landscaping; (b) a mix of multi-storey educational, civic and cultural buildings that are placed and oriented so as to activate primary street frontages and the links mobility corridor; (c) a landmark civic building that provides a visual cue to the location of the heart of the principal activity centre; (d) a high quality public plaza that adjoins a public street and is suitable for markets, events and cultural festivals; (e) high quality open space and landscaping that provides a 'green' heart within the principal activity centre; (f) building location, layout and design that helps to fill 'gaps' and create a critical mass of urban form at key corner and street frontage locations within the precinct; (g) a new east-west pedestrian/bicycle linkage connecting Main Street to Carlo Street; and (h) a new north-south pedestrian/bicycle linkage connecting the new east-west pedestrian/bicycle connection to Old Maryborough Road and Charles Street. 	AO2	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.7A (Pialba principal activity centre local plan elements) identifies key urban design elements for the future development of the Knowledge, community and culture local plan precinct</p> <p>Note—Council intends (at a future date) to prepare an urban design master plan as a means of facilitating the delivery of the key urban design elements expressed for the Knowledge, community and culture area local plan precinct. To the extent that this master plan updates or revises the key urban design elements identified in Performance Outcome PO2, the guidance provided in the master plan should prevail.</p> <p>Note—the Knowledge, community and culture local plan precinct is the preferred location for future regional and sub-regional Fraser Coast Regional Council civic, cultural and community facilities.</p>

Figure 7.2.7A Pialba principal activity centre local plan elements



LEGEND	
BOUNDARIES	ELEMENTS
LOCAL PLAN AREA BOUNDARY	PRIMARY ACTIVE STREET FRONTAGE
CADASTRAL BOUNDARY	PRIMARY STREETScape TREATMENT AREA
LOCAL PLAN PRECINCTS	SECONDARY STREETScape TREATMENT AREA
MIXED USE CORE PRECINCT	KEY STREET TREATMENT
RETAIL CORE PRECINCT	WATER FEATURE/DETENTION BASIN
FRAME PRECINCT	SIGNIFICANT DEVELOPMENT SITE
KNOWLEDGE, COMMUNITY AND CULTURE PRECINCT	SIGNIFICANT DEVELOPMENT SITE NUMBER
	PEDESTRIAN AND BICYCLE LINKAGE
	PEDESTRIAN AND BICYCLE LINKAGE (Proposed)
	PROPOSED STREET LINK TREATMENT
	OPEN SPACE LINKAGE MOBILITY CORRIDOR
	INTERSECTION UPGRADE
	TRANSIT HUB
	GATEWAY/ENTRY POINT



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7.2.8 St Helens emerging community local plan code

7.2.8.1 Application

This code applies to assessable development:-

- (a) within the St Helens emerging community local plan area as shown on **Map ZM-001 in Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the St Helens emerging community local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—the primary purpose of the St Helens emerging community local plan code is to provide a local structure planning framework for major development applications in the local plan area. This may include an application that is a variation request under section 50 of the Act, or an application for reconfiguring a lot.

7.2.8.2 Context and setting

This section is extrinsic material in accordance with Section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the St Helens emerging community local plan code.

The St Helens local plan area is located on the northern periphery of Maryborough's urban area, approximately 4 kilometres from the principal activity centre. The local plan area takes in all lands contained in the St Helens development area as identified in the Wide Bay Burnett Regional Plan⁵.

Centred on the Maryborough-Hervey Bay Road corridor, the St Helens local plan area is approximately 533 hectares in area with boundaries generally defined by:-

- (a) Saltwater Creek in the north;
- (b) the Bell Hilltop residential estate, Neptune Street, Bongoola Road and Sams Road in the south; and
- (c) rural and environmental lands to the east and west.

Currently, the St Helens local plan area predominantly has a rural character and land use pattern, characterised by cultivated paddocks and grazing pastures interspersed with patches of mature vegetation. However, over time, a number of non-rural uses including industry, community and rural residential uses have established in the local plan area, primarily focused along the Maryborough-Hervey Bay Road corridor.

The St Helens local plan area is generally flat, sloping gently from the southern and western boundaries towards the lower-lying lands adjoining Saltwater Creek in the north and east. Several intermittent waterways traverse the local plan area, generally in a west to east direction, with the most significant of these waterways draining through the central part of the area.

Given its generally low-lying nature, and the influence of and proximity to Saltwater Creek and the Mary River, the local plan area is subject to periodic flooding particularly in the northern and south-eastern margins and adjacent to the waterways that drain through the area. Whilst not directly adjacent to the coast, the local plan area is also affected, to a lesser degree, by coastal hazards including erosion prone areas and storm tide inundation.

⁵ According to the Wide Bay Burnett Regional Plan, the St Helens development area has been identified as a locally significant industry and employment area.

Having been historically used for rural production purposes, much of the local plan area has been previously cleared with only isolated patches of native vegetation remaining, mainly focused along the waterways and lower-lying parts of the area and adjacent to the rifle range reserve. Some wetland values are also evident at the eastern margins of the local plan area.

Significant land uses and facilities in the vicinity of the St Helens local plan area include Maryborough Airport and the Maryborough recycling centre and landfill to the south and a treated wastewater storage lagoon immediately to the west. This lagoon stores treated wastewater for reuse (irrigation) purposes on land within and external to the local plan area. Land immediately to the north-west of the local plan comprises lands identified as agricultural land classification class A and class B land and is actively being used for agricultural purposes.

The State-controlled Maryborough-Hervey Bay Road is the only major road that currently services the St Helens local plan area. A number of minor streets and roads intersect with this State-controlled road, providing access to properties to the east and west within the local plan area. Future development within the St Helens local plan area will therefore need to consider the provision of alternative (local) road connections.

Preliminary investigations have been undertaken by the Department of Transport and Main Roads regarding a potential major road (Northern Maryborough Bypass) connecting the Bruce Highway to Maryborough-Hervey Bay Road in the longer term. Whilst a number of potential alignment options have been investigated, several of which traverse the local plan area, no preferred alignment option has been selected at this stage.

As a predominantly rural area that has not previously been identified for significant urban development, the St Helens local plan area is currently not well serviced by essential urban infrastructure networks, including water supply and sewerage. As a consequence, significant upgrading and augmentation of these infrastructure networks will be required to support and service urban development within the local plan area.

7.2.8.3 Purpose and overall outcomes

- (1) The purpose of the St Helens emerging community local plan code is to provide for the logical, orderly, efficient and sustainable development of the St Helens area in a manner that facilitates:-
 - (a) the creation of interconnected residential and rural residential neighbourhoods and supporting local services, community facilities and open space; and
 - (b) the provision of local industry and employment opportunities in the northern part of Maryborough's urban area.
- (2) The purpose of the St Helens emerging community local plan code will be achieved through the following overall outcomes:-
 - (a) the St Helens emerging community local plan area is progressively developed as a logical, orderly, and efficient northern extension to Maryborough's urban area;
 - (b) urban development and rural residential development in the local plan area is limited to land identified for these purposes so as to avoid highly constrained land (particularly flood hazard), provide buffering and separation to incompatible land uses, protect ecologically important areas and provide for the efficient provision of infrastructure and services;
 - (c) development does not increase the risk to people, property and infrastructure from the potential adverse impacts of flood hazard;

Note—according to hydrologic and hydraulic modelling undertaken by the Council, parts of the St Helens local plan area are subject to inundation in the 100 year average recurrence interval (ARI) flood event for the Mary River and Saltwater Creek. Therefore, development for urban purposes in the

local plan area is subject to appropriate address of identified flood hazards, resulting in no increased risk to people, property and infrastructure.

- (d) development does not result in any adverse impacts upon water quality within Saltwater Creek, the Mary River and downstream receiving waters and environments;
- (e) development for residential purposes in the local plan area creates a series of interconnected residential neighbourhoods which provide safe and pleasant living environments;
- (f) a wide range of housing types are established within the local plan area to satisfy current and future predicted housing needs;
- (g) a lower scale and intensity of residential development occurs in the central-western part of the local plan area to provide a transition to adjoining agricultural lands and the wastewater reuse irrigation area;
- (h) a local activity centre is established in a central location within the local plan area to service the immediate convenience retail needs of residents and employees in the area and help create a central focal point for community activity and interaction in the local plan area;
- (i) medium density housing is primarily focused around the planned local activity centre to maximise convenience for residents and to optimise the vitality of this centre;
- (j) residents of the local plan area enjoy high levels of accessibility to the planned local activity centre, industry and employment area and to the higher order services and facilities offered at Maryborough's principal activity centre via the provision of local road connections, improved public transport and an extensive network of pedestrian and bicycle paths;
- (k) building upon the existing industrial estate in the vicinity of Gladys Street, a functional and sustainable industry and employment area is progressively developed in the northern part of the local plan area to provide local economic and employment growth opportunities;
- (l) the industry and employment area accommodates lower impact industry activities that complement, but do not compete with, the Bruce Highway industrial area;

Note—Regionally significant industrial development, including large footprint and higher impact industrial uses, is primarily directed to the north west of Maryborough and Canterwood (identified in **Figure 7.2.8B**) to capitalise on proximity to major freight routes (Bruce Highway and North Coast Rail Line) and accessibility for employees.
- (m) industrial activities are physically separated and buffered from residential and other sensitive land uses to the south by the retention and enhancement of a central open space corridor focused along the natural waterway at this location;
- (n) development in the north-eastern part of the local plan area provides for a mixed use area that accommodates a compatible mix of non-traditional residential uses and/or non-residential uses that facilitate employment generation and economic development opportunities;
- (o) in recognition of its location at a gateway entrance to Maryborough from the north, development along Maryborough-Hervey Bay Road incorporates appropriate design and siting measures to provide an attractive address to this road corridor and minimise adverse amenity impacts;

- (p) Maryborough-Hervey Bay Road is a State-controlled road, and development adjacent to the road will need to consider alternative local road access options rather than direct access to Maryborough-Hervey Bay Road;
- (q) significant environmental values within the local plan area are protected and enhanced, including areas adjacent to Saltwater Creek, natural waterways and associated downstream wetlands and existing vegetation patches;
- (r) the environmental open space network provides for low impact recreational experiences in addition to serving habitat protection and wildlife movement functions;
- (s) local parks and recreation facilities are provided within the local plan area to promote active and healthy living;
- (t) a high level of integration is achieved between the open space networks and the pedestrian and bicycle path network;
- (u) appropriate physical separation, landscape buffering and/or acoustic attenuation is provided within the local plan area to minimise land use conflicts, protect residential amenity and maintain community health and safety, with a particular focus on:-
 - (i) maintaining the productive rural use of agricultural land classification class A and class B land;
 - (ii) maintaining the viability and operation of the treated wastewater reuse scheme associated with the Aubinville wastewater treatment plant;
 - (iii) separation and buffering of sensitive land uses to existing and potential future industry and employment areas, the Maryborough recycling centre and landfill and Maryborough Airport; and
 - (iv) the interface to Maryborough-Hervey Bay Road; and
- (v) the provision of new and upgraded infrastructure within the local plan area, including roads (particularly local road connections to the south via Lawson, Neptune and Bryant Streets), pedestrian and bicycle paths, open space, community facilities and urban utilities, supports and enables the sequential and orderly growth of the local plan area.

Note—owing to current infrastructure shortfalls, major infrastructure investment will be required to enable the St Helens local plan area to be comprehensively developed for urban purposes. As a consequence, infrastructure agreements and/or other appropriate infrastructure funding or delivery measures will be required to provide for the upgrading of infrastructure networks over time.

7.2.8.4 Assessment benchmarks

Table 7.2.8.4.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Settlement pattern and structure			
PO1	Development in the St Helens emerging community local plan area:- <ul style="list-style-type: none"> (a) avoids areas subject to significant natural hazards (particularly flooding) and ecologically important areas; (b) provides for the local plan area to be developed as a series of high quality, integrated residential neighbourhoods offering a mix of generally low to medium density housing forms including dwelling houses on a range of lot sizes, dual occupancies and retirement facilities; (c) provides for the most intensive residential development to occur in the 	AO1	In partial fulfilment only of PO1— <p>Development is generally in accordance with the land use structure, preferred land use areas and transport infrastructure networks for the local plan area identified on Figure 7.2.8A (St Helens emerging community local plan elements).</p> <p>Note—the boundaries of the preferred land use areas shown on Figure 7.2.8A are indicative only based on the consideration of development opportunities and constraints at the local plan area-wide</p>

Performance outcomes		Acceptable outcomes	
	<p>area surrounding the planned local activity centre in the central part of the local plan area;</p> <p>(d) provides for a local industry and employment area in the northern part of the local plan area, that is effectively buffered and separated from surrounding residential activities and other sensitive land uses;</p> <p>(e) occurs in a logical sequence that ensures the timely and efficient use of land and provision of infrastructure;</p> <p>(f) provides for the establishment of an integrated movement network, including streets and bicycle and pedestrian paths in a configuration that promotes the use of pedestrian, cycle and public transport modes;</p> <p>(g) provides for the establishment of a highly permeable internal local road network which provides for local traffic circulation and servicing (with a particular focus on providing local road connections to the south via Lawson, Neptune and Bryant Streets); and</p> <p>(h) incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces.</p>		<p>scale. The exact boundaries of the respective preferred land use areas are intended to be determined through more detailed ground truthing and site-specific assessment of these opportunities and constraints undertaken as part of the development application and assessment process.</p>
Flood immunity and flood impacts			
PO2	<p>Development occurs in accordance with contemporary best practice hydrological and hydraulic management principles and ensures that:-</p> <p>(a) development can achieve an appropriate level of flood immunity, resilience and safety during the 100 year average recurrence interval (ARI) flood event; and</p> <p>(b) does not worsen (directly, indirectly or cumulatively) existing flooding conditions in terms of water flow, velocity, flood level or potential for damage to property or infrastructure.</p>	AO2	No acceptable outcome provided.
Neighbourhood design principles			
PO3	<p>Development creates residential neighbourhoods which have:-</p> <p>(a) a layout which is responsive to the site attributes and landscape context;</p> <p>(b) legible local street, pedestrian, bicycle and open space networks focussing on walkability and street connectivity;</p> <p>(c) a strong local identity;</p> <p>(d) local public open spaces that are unique to each neighbourhood; and</p> <p>(e) community facilities at locations that are highly accessible and easily identifiable.</p>	AO3	No acceptable outcome provided.
PO4	<p>Development provides for a diversity of housing options including different dwelling sizes and forms in order to:-</p> <p>(a) provide greater housing and lifestyle choice;</p> <p>(b) allow for greater self-containment within neighbourhoods;</p> <p>(c) meet the changing needs of the</p>	AO4	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	community over time; and (d) support community development.		
PO5	Development does not compromise the connectivity of road, public transport and bicycle and pedestrian infrastructure networks..	AO5	No acceptable outcome provided.
Building height and scale			
PO6	Development provides for buildings and structures to have a height and scale which:- (a) is compatible with the existing, or future desired character of, adjacent development; (b) is appropriate to the scale and function of the use; and (c) minimises detrimental impacts including overshadowing and excessive scale.	AO6	The height of buildings and structures above ground level does not exceed:- (a) 11.0m in the Industry and employment area, Community facilities area and Medium density residential area; and (b) 8.5m elsewhere in the local plan area.
Intent for preferred land use areas			
Low density residential area			
PO7	Development provides for Low density residential areas that accommodate predominantly low density residential activities, primarily in the form of dwelling houses, on a range of lot sizes. Note— Figure 7.2.8A (St Helens emerging community local plan elements) identifies the indicative location and extent of the Low density residential area.	AO7	No acceptable outcome provided.
PO8	Development in Low density residential areas:- (a) establishes a series of high quality, integrated residential neighbourhoods; (b) achieves an average residential density in the order of 10 to 12 dwellings per hectare; (c) provides for local road connections to the south; and (d) provides for complementary ancillary activities such as local parks and community facilities.	AO8	No acceptable outcome provided.
Mixed density residential area			
PO9	Development provides for Mixed density residential areas that:- (a) accommodate low and mixed density residential activities; and (b) are well-located relative to the planned local activity centre and community facilities areas. Note— Figure 7.2.8A (St Helens emerging community local plan elements) identifies the indicative location and extent of the Mixed density residential areas.	AO9	No acceptable outcome provided.
PO10	Development in the Mixed density residential areas:- (a) provides for a diverse mix of generally low to medium density housing forms such as dwelling houses (on conventional and small sized lots), dual occupancies and other multi-unit residential uses; (b) achieves an average residential density in the order of 12 to 15 dwellings per hectare; and (c) provides for complementary ancillary	AO10	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	activities such as local parks and community facilities.		
Medium density residential area			
PO11	<p>Development provides for a Medium density residential area that:-</p> <ul style="list-style-type: none"> (a) establishes high quality, medium density residential accommodation; (b) has high levels of accessibility (i.e. predominantly within the primary walking catchment) to the planned activity centre within the local plan area; and (c) is readily accessible to, and is capable of being well-serviced by, public transport, bicycle and pedestrian routes. <p>Note—Figure 7.2.8A (St Helens emerging community local plan elements) identifies the indicative location and extent of the Medium density residential area.</p>	AO11	No acceptable outcome provided.
PO12	<p>Development in the Medium density residential area:-</p> <ul style="list-style-type: none"> (a) provides for predominantly multi-unit residential activities, such as dual occupancies, townhouses, villa houses, apartments and the like; (b) achieves an average residential density in the order of 25 to 40 equivalent dwellings per hectare; and (c) provides for complementary ancillary activities such as local parks and community facilities. 	AO12	No acceptable outcome provided.
Rural residential area			
PO13	<p>Development provides for Rural residential areas that:-</p> <ul style="list-style-type: none"> (a) accommodate low density residential activities, predominantly in the form of dwelling houses on relatively large lots, with an average residential density generally less than one (1) dwelling per hectare; (b) create discrete residential living areas that are capable of being integrated with the broader local plan area; (c) establishes a subdivision pattern and development form that sensitively responds to flooding constraints, maximises retention of existing vegetation and incorporates adequate buffering to waterways and wetlands; and (d) in the case of the Rural residential area in the central-western part of the local plan area, functions as a transition area to the adjoining agricultural lands and treated wastewater reuse irrigation area. <p>Note—Figure 7.2.8A (St Helens emerging community local plan elements) identifies the indicative location and extent of the Rural residential area.</p>	AO13	No acceptable outcome provided.
Local activity centre area			
PO14	Development provides for a Local activity	AO14	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>centre area that:-</p> <p>(a) is well-located relative to medium density residential areas, existing community facilities and accessibility from higher order transport routes;</p> <p>(b) accommodates a limited range of small scale business and community activities that support basic convenience needs for residents and employees within the local plan area; and</p> <p>(c) provides for the local activity centre to have a maximum retail and commercial gross leasable floor area in the order of 1,000m².</p> <p>Note—Figure 7.2.8A (St Helens emerging community local plan elements) identifies the indicative location and extent of the Local activity centre area.</p>		
Industry and employment area			
PO15	<p>Development provides for an Industry and employment area that:-</p> <p>(a) is progressively developed in the northern part of the local plan area, building upon the existing industrial area centred on Gladys Street; and</p> <p>(b) accommodates a range of industry activities, predominantly in the form of low impact industry, medium impact industry and service industry uses.</p> <p>Note—Figure 7.2.8A (St Helens emerging community local plan elements) identifies the indicative location and extent of the Industry and employment area.</p>	AO15	No acceptable outcome provided.
PO16	<p>Development in the Industry and employment area:-</p> <p>(a) is undertaken in a sequential manner with an interconnected and legible local road network;</p> <p>(b) makes provision for interim buffers to existing sensitive land uses within the area as development for industry activities progresses; and</p> <p>(c) does not involve non-industry activities that may compromise the ongoing operation and viability of existing and potential future industry activities within the area.</p>	AO16	No acceptable outcome provided.
Community facilities area			
PO17	<p>Development in the Community facilities areas:-</p> <p>(a) accommodates a range community activities and facilities to service the needs of existing and planned residential neighbourhoods in the northern urban area of Maryborough; and</p> <p>(b) may provide a mix of other compatible uses, including recreation activities and special purposes in multi-purpose buildings and spaces.</p>	AO17	No acceptable outcome provided.
Environmental and drainage purposes area			
PO18	<p>Development provides for an Environmental and drainage purposes area that:-</p>	AO18	No acceptable outcome provided.

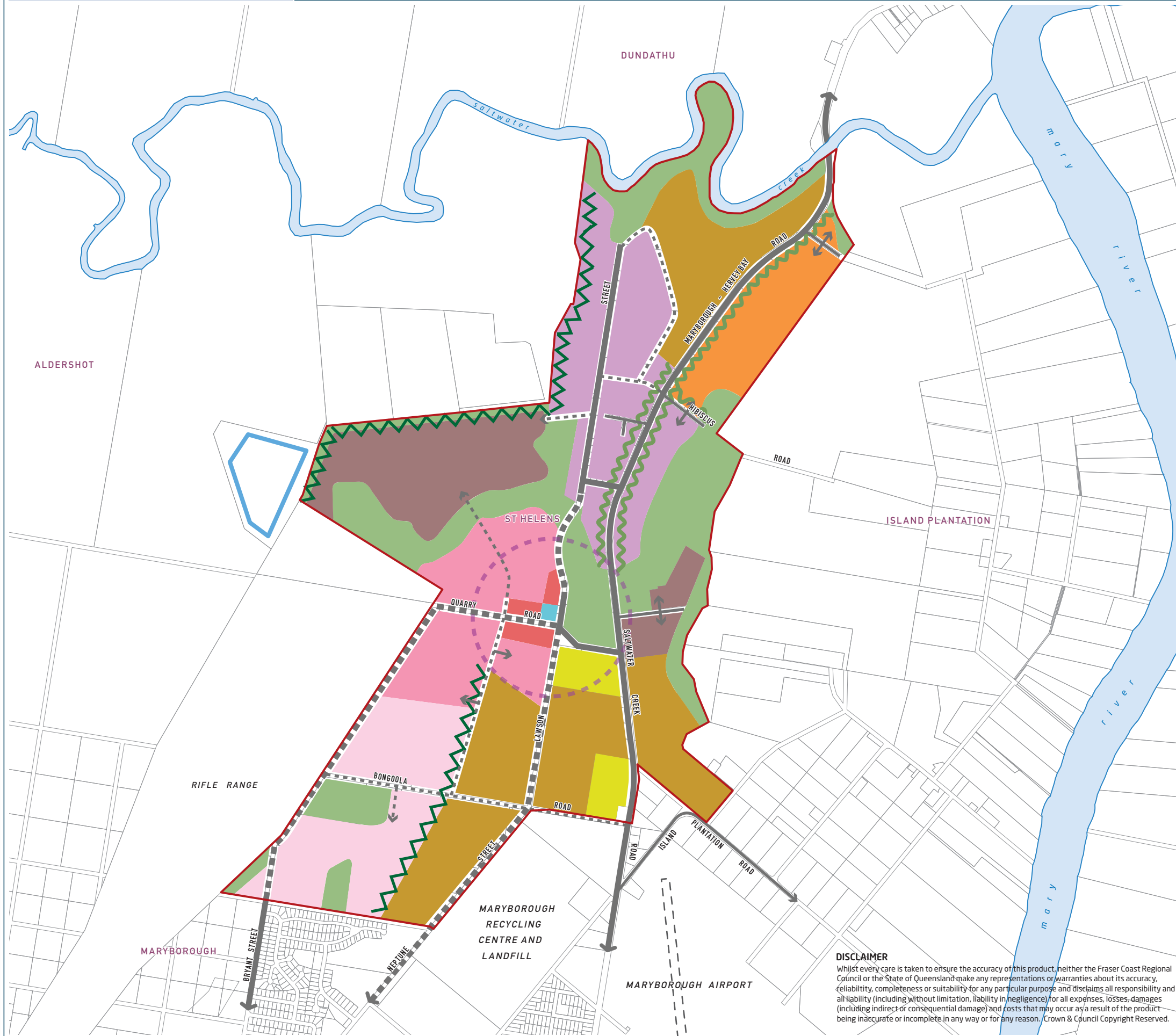
Performance outcomes		Acceptable outcomes	
	<p>(a) provides for the protection, buffering and reconnection of native vegetation, waterways, wetlands and other ecologically important areas to create an interconnected environmental and recreational open space network for the local plan area;</p> <p>(b) provides for the environmental open space network to convey and accommodate major stormwater flows and flood events within the Saltwater Creek and Mary River catchments;</p> <p>(c) provides for the environmental open space network to accommodate areas subject to unacceptable risks from coastal hazards, including storm tide inundation and erosion;</p> <p>(d) provides for recreational opportunities including walking trails; and</p> <p>(e) meets contemporary best practice standards for sustainability and fauna sensitive design.</p> <p>Note—Figure 7.2.8A (St Helens emerging community local plan elements) identifies the indicative location and extent of the Environmental and drainage purposes area.</p>		
PO19	<p>Development for urban purposes in the Environmental and drainage purposes area is avoided other than for works associated with:-</p> <p>(a) essential network infrastructure;</p> <p>(b) water quality improvement measures; and</p> <p>(c) pedestrian and bicycle paths and recreational trails;</p> <p>provided that adverse environmental impacts of these works can be avoided or mitigated.</p>	AO19	No acceptable outcome provided.
PO20	<p>Development provides appropriate tenure arrangements in the Environmental and drainage purposes area to enable the ongoing protection and management of the environmental open space network without unreasonable costs being imposed upon Council or the community.</p>	AO20	<p>No acceptable outcome provided.</p> <p>Note—the Environmental and drainage purposes area may comprise various types of reserves (Examples—environmental, recreational and drainage reserves) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and drainage purposes area and the most appropriate tenure will be determined at the site specific level as part of the development application process.</p>
Mixed use area			
PO21	<p>Development provides for a Mixed use area in the north-eastern part of the local plan area that facilitates employment generation and economic development opportunities.</p>	AO21	No acceptable outcome provided.
PO22	<p>Development in the Mixed use area provides for a mix of activities that may include:-</p> <p>(a) non-traditional residential activities and associated services and facilities; or</p> <p>(b) low impact industry, research and technology industry, service industry and other industry activities that are compatible with a mixed use environment; or</p> <p>(c) high value agricultural enterprises (e.g. intensive horticulture) and value-adding</p>	AO22	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>industries (e.g. rural industry).</p> <p>Note—in the context of this performance outcome, “non-traditional residential activities” typically includes integrated residential developments that require employees for the ongoing operation and maintenance of the facility.</p>		
Rural/Non-urban area			
PO23	<p>Development provides for Rural/Non-urban areas to be maintained in the local plan area in response to:-</p> <p>(a) significant physical constraints, particularly main-river flooding from Saltwater Creek and the Mary River; and</p> <p>(b) potential adverse amenity impacts from the Maryborough recycling centre and landfill and Maryborough Airport.</p> <p>Note—Figure 7.2.8A (St Helens emerging community local plan elements) identifies the indicative location and extent of the Rural/Non-urban areas.</p>	AO23	No acceptable outcome provided.
PO24	<p>Development in the Rural/Non-urban areas:-</p> <p>(a) is primarily limited to existing uses, low impact rural activities (e.g. grazing) and rural living; and</p> <p>(b) may accommodate open space and recreation functions that are compatible with the nature of the flood hazard.</p>	AO24	No acceptable outcome provided.
Other elements			
Acoustic and scenic amenity buffer			
PO25	<p>Development provides for an Acoustic and scenic amenity buffer to be established and maintained adjacent to Maryborough-Hervey Bay Road, and between incompatible land uses, in a manner that:-</p> <p>(a) protects the visual amenity of this road corridor and enhances the gateway entry experience into Maryborough from the north;</p> <p>(b) protects the amenity and wellbeing of prospective residents within the local plan area from road transport noise and incompatible land uses;</p> <p>(c) avoids use areas and property boundary fencing visually dominating the interface to this road corridor; and</p> <p>(d) incorporates vegetated buffer strips to screen and soften the development footprint as viewed from this road corridor.</p> <p>Note—Figure 7.2.8A (St Helens emerging community local plan elements) identifies the indicative location and extent of the Acoustic and scenic amenity buffer.</p>	AO25	No acceptable outcome provided.
Agricultural land and treated wastewater irrigation buffer			
PO26	<p>Development provides for an Agricultural land and treated wastewater irrigation buffer to be established and maintained in the central-western part of the local plan area so as to:-</p> <p>(a) maintain the productive use of agricultural land classification Class A and Class B land;</p> <p>(b) minimise land use conflicts between</p>	AO26	Buffers and separation areas to agricultural land classification Class A and Class B land, and rural activities (including or irrigation of treated wastewater) are designed, established and maintained in accordance with an assessment report prepared by an appropriately qualified consultant that

Performance outcomes		Acceptable outcomes	
	<p>rural activities (including irrigation of treated wastewater) and sensitive land uses within the local plan area;</p> <p>(c) protect the amenity, health and wellbeing of prospective residents within the local plan area; and</p> <p>(d) ensure existing agricultural enterprises can continue to operate normally and expand or intensify as necessary, and new agricultural enterprises are able to establish.</p> <p>Note—Figure 7.2.8A (St Helens emerging community local plan elements) identifies the indicative location and extent of the Agricultural land and treated wastewater irrigation buffer.</p>		demonstrates, to the Council's satisfaction, compliance with the performance outcome.
Provision of infrastructure and services			
Infrastructure networks generally			
PO27	Development provides for the orderly and efficient provision of planned infrastructure to and within the local plan area.	AO27	No acceptable outcome provided.
PO28	Development facilitates and does not delay or compromise the efficient and effective provision of infrastructure.	AO28	No acceptable outcome provided.
PO29	<p>Development provides for infrastructure which:-</p> <p>(a) adequately services the development and meets the requirements of the intended use;</p> <p>(b) optimises reliability of supply;</p> <p>(c) integrates with the existing and planned infrastructure networks within and external to the local plan area;</p> <p>(d) protects and enhances the function of the infrastructure networks; and</p> <p>(e) is located and designed to function effectively during and immediately after a natural hazard event (particularly flooding), as appropriate to the level of risk.</p>	AO29	No acceptable outcome provided.
Access to Maryborough-Hervey Bay Road			
PO30	Development adjacent to Maryborough-Hervey Bay Road gives priority to alternative local road access options rather than direct access to this State-controlled road.	AO30	No acceptable outcome provided.
PO31	<p>Where new localised road intersections are proposed with Maryborough-Hervey Bay Road, appropriate assessment of the location of these intersections is undertaken, including consideration of:-</p> <p>(a) future signalisation; and</p> <p>(b) intersection separation locations.</p>	AO31	No acceptable outcome provided.
Beneficial re-use of treated wastewater			
PO32	The beneficial re-use of treated wastewater for industry and employment uses within the local plan area is encouraged, subject to an acceptable quality of treated wastewater being made available to development.	AO32	No acceptable outcome provided.
Requirements for stormwater infrastructure			
PO33	<p>Development ensures that the stormwater infrastructure network:-</p> <p>(a) prioritises water sensitive urban design approaches whilst also balancing the need to maximise the developable area, achieve compact, walkable communities and minimise</p>	AO33	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	maintenance requirements; (b) incorporates site responsive solutions, including the retention and integration of natural drainage corridors and the minimisation of large scale earthworks; (c) integrates stormwater management into the overall urban design, including road layout, street design and open space to maximise amenity whilst achieving functionality; (d) provides for the removal of the full range of pollutants using a treatment train approach; (e) provides for stormwater to be treated to an acceptable level prior to discharge into natural streams, creek systems or wetlands; and (f) ensures that any proposed constructed wetland is self-sustaining.		

Figure 7.2.8A St Helens emerging community local plan elements



LEGEND

BOUNDARIES

- LOCAL PLAN AREA BOUNDARY
- CADASTRAL BOUNDARY

PREFERRED LAND USE AREAS (note 1)

Residential

- LOW DENSITY RESIDENTIAL AREA
- MIXED DENSITY RESIDENTIAL AREA
- MEDIUM DENSITY RESIDENTIAL AREA
- RURAL RESIDENTIAL AREA

Retail and Commercial

- LOCAL ACTIVITY CENTRE AREA

Industry and Employment

- INDUSTRY AND EMPLOYMENT AREA

Community

- COMMUNITY FACILITIES AREA

Open Space and Environmental Elements (excludes local parks)

- ENVIRONMENTAL AND DRAINAGE PURPOSES AREA (note 2)

Other

- MIXED USE AREA
- RURAL/NON-URBAN

TRANSPORT ELEMENTS

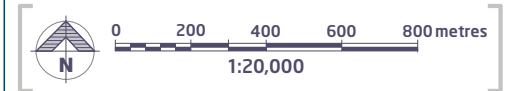
- MAJOR ROAD (Existing or Upgraded)
- MAJOR ROAD (Proposed)
- OTHER ROAD (Existing)
- OTHER ROAD (Proposed)
- INDICATIVE ACCESS POINT

OTHER ELEMENTS

- 400m WALKABLE CATCHMENT
- TREATED WASTEWATER STORAGE LAGOON
- ACOUSTIC AND SCENIC AMENITY BUFFER
- AGRICULTURAL LAND AND TREATED WASTEWATER IRRIGATION BUFFER

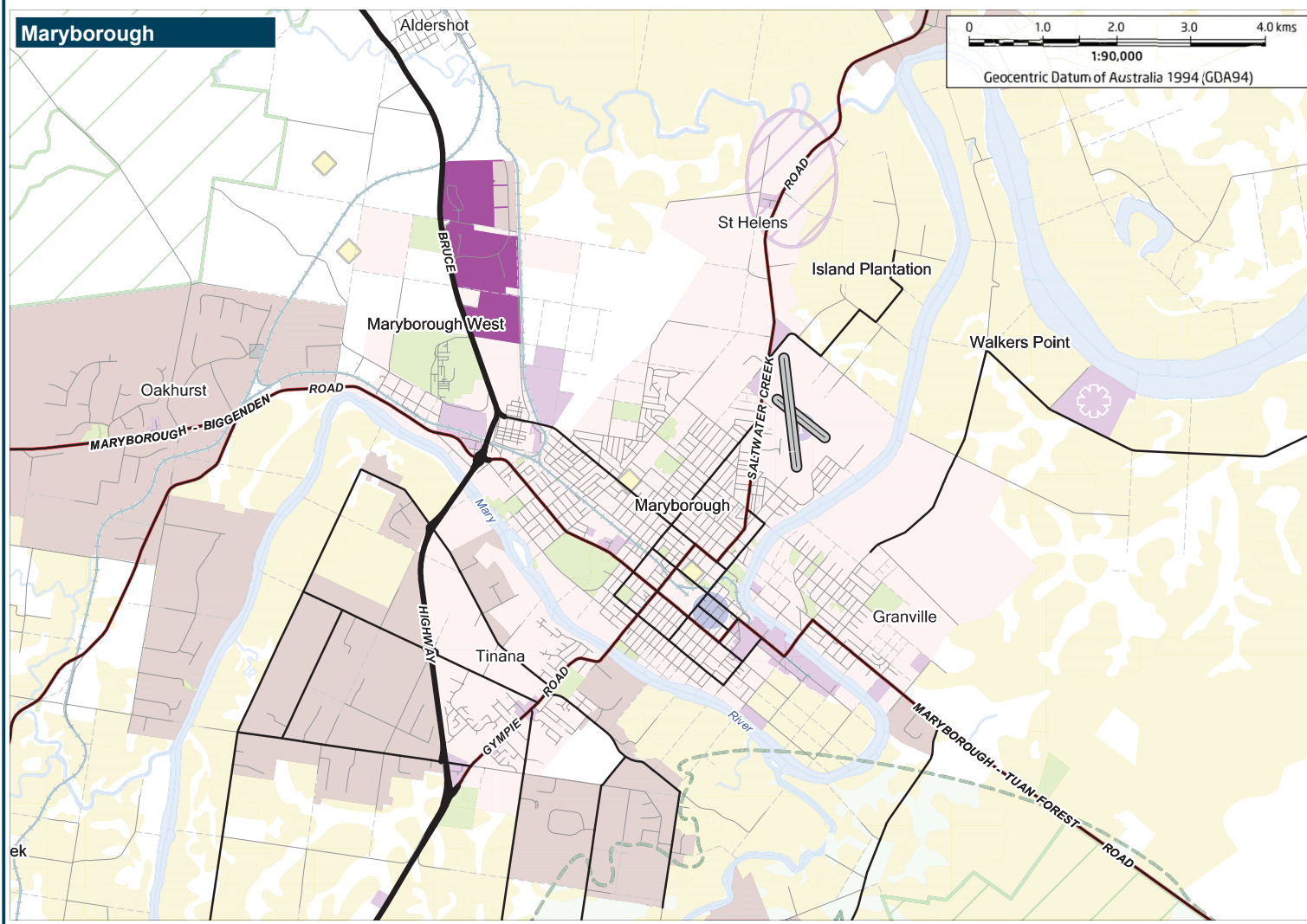
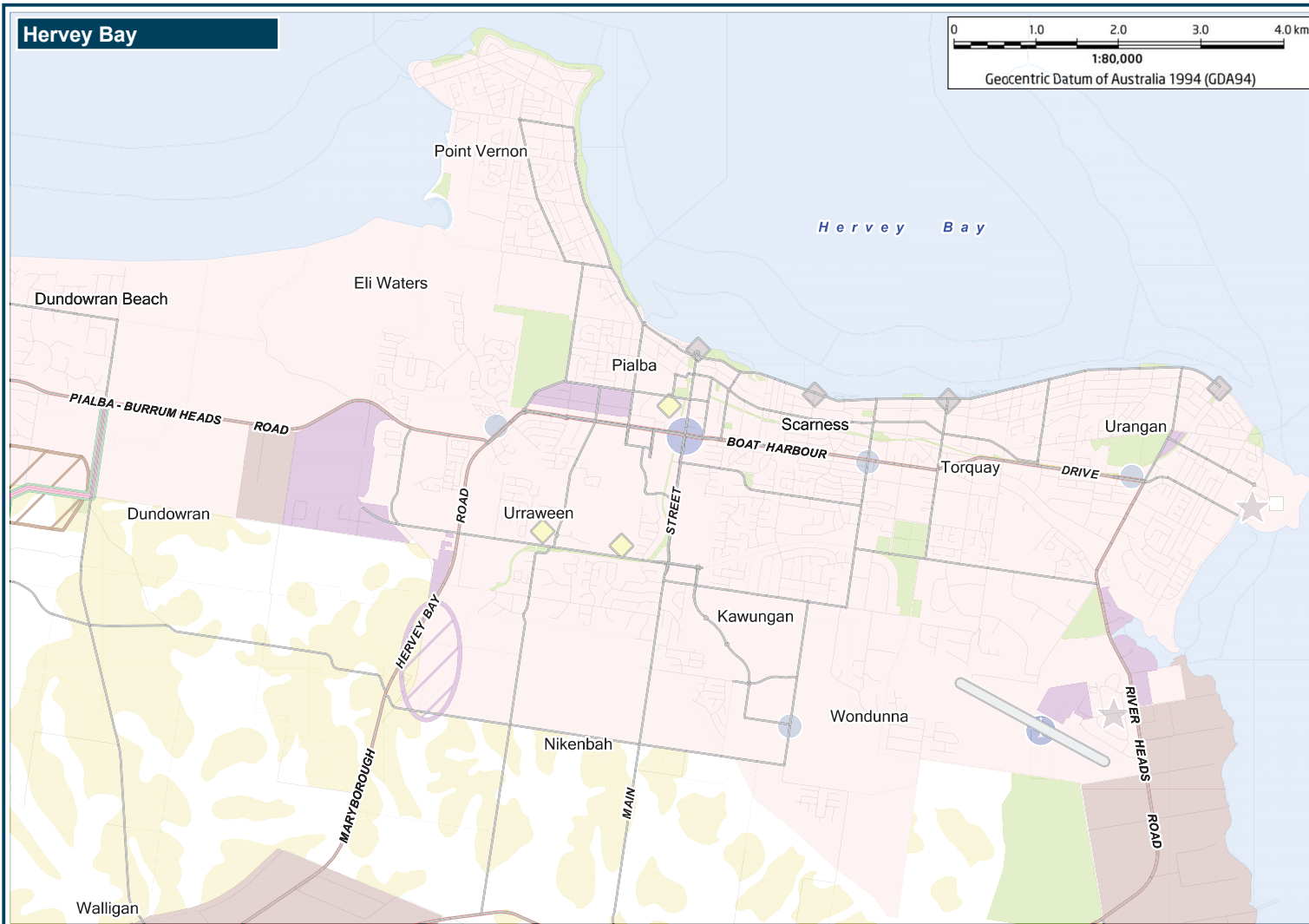
NOTE 1
The boundaries of the preferred land use areas are indicative only, based on the consideration of development opportunities and constraints at the local plan area-wide scale. The exact location and spatial extent of the respective land use areas will be determined through more detailed ground truthing and site-specific assessment of environmental and other physical constraints (including buffering) undertaken as part of the development application and assessment process.

NOTE 2
It is intended that the Environmental and Drainage Purposes area will comprise various types of reserves (e.g. environmental, recreational and drainage) and land tenures depending on the primary function of the particular area. The responsibility for the ongoing management of the Environmental and Drainage Purposes area and the most appropriate tenure will be determined through the development application and assessment process.



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Figure 7.2.8B Location of Bruce Highway Industrial Area



- Legend**
- Bruce Highway Industrial Area**
- Bruce Highway Industrial Area
- Hierarchy of Centres ⁽¹⁾**
- Principal Activity Centre
 - District Activity Centre - Urban
 - Specialist Activity Centre
 - Tourism Activity Centre
- Industrial Areas**
- Industrial Area
 - Fraser Coast Marine Industrial Precinct
 - Future Employment/Industry Area
- Other Employment or Economic Development Activity Areas**
- Major Health, Correctional, Education and Training Facilities
 - Hervey Bay Airport
 - Maryborough Airport
 - Urangan Boat Harbour
- Natural Resource Elements**
- Agricultural Land Classification (ALC) Class A and Class B Land
 - Important Agricultural Area
 - Forestry Area
 - State Extractive Resource Area
 - State Extractive Resource Area Transport Route
 - Fish Habitat Areas
- Land Use Categories**
- Urban Area/Urban Expansion Area/Future Urban Area
 - Rural Residential Area
 - Major Sport and Recreation Open Space Area
- Major Transport Elements**
- Highway
 - Arterial or Sub-Arterial Road
 - Rail Line
 - Rail Station
- Other Elements**
- Ocean and Major Waterbodies
 - Waterway
 - Fraser Coast Regional Council Boundary

Notes
 Note 1: Whilst not presented on this map, a number of lower order activity centres are located across the Fraser Coast in areas zoned for activity centre purposes.

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Bruce Highway Industrial Area

FIGURE 7.2.8b