

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	
	dwellings per hectare.		
Tourist residential area			
PO11	<p>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.</p> <p>Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies the indicative location and extent of the Tourist residential area.</p>	AO11	No acceptable outcome provided.
PO12	<p>Development in the Tourist residential area:-</p> <p>(a) provides for high-quality, visitor accommodation, predominantly in the form of multiple dwellings, resort complexes and short-term accommodation;</p> <p>(b) may also provide for higher density residential accommodation for permanent residents, predominantly in the form of multiple dwellings;</p> <p>(c) achieves a net residential density in the order of 40 to 80 dwellings per hectare; and</p> <p>(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.</p>	AO12	No acceptable outcome provided.
Local activity centre area			
PO13	<p>Development provides for a series of Local activity centre areas that:-</p> <p>(a) accommodate small-scale, local level centres that predominantly service the convenience, day-to-day shopping needs of the immediately surrounding residential neighbourhoods; and</p> <p>(b) are well-located relative to higher density residential areas, community facilities areas and higher order transport routes.</p> <p>Note—Figure 7.2.2A (Eli Waters/Dundowran emerging community local plan elements) identifies the indicative location and extent of Local activity centre areas.</p>	AO13	No acceptable outcome provided.
PO14	<p>Development in the Local activity centre area:-</p> <p>(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;</p> <p>(b) provides for retail floorspace,</p>	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>

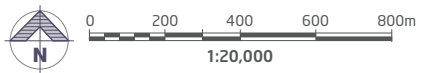
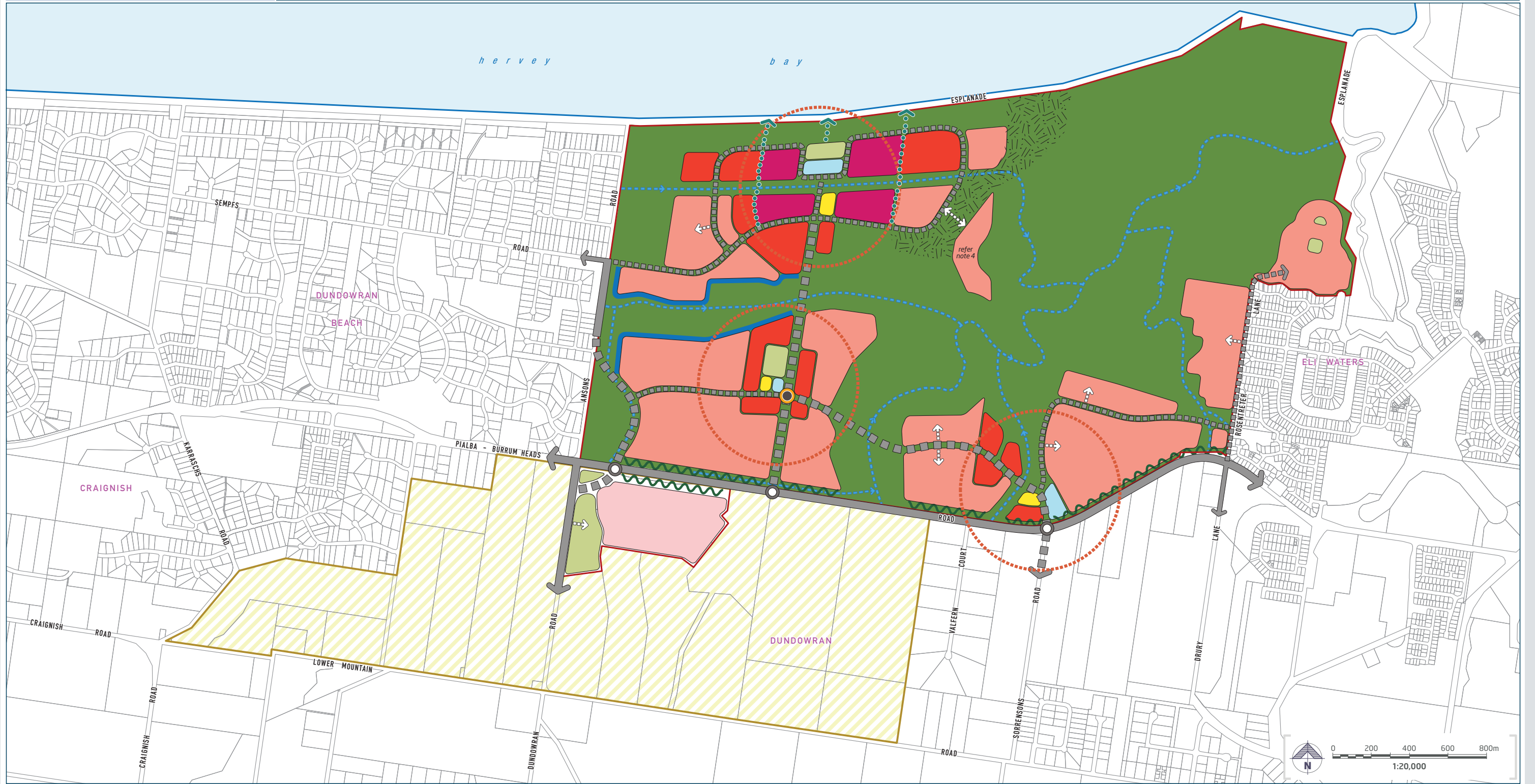
Performance outcomes		Acceptable outcomes	
	ongoing protection and management of the environmental open space network without unreasonable costs being imposed upon Council or the community.		drainage reserves) and land tenures depending on the primary function of the particular area. The responsibility 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	<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.</p>	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	<p>Development provides for a substantial Acoustic and scenic amenity buffer to be established and maintained adjacent to Pialba-Burru Heads Road so as to:-</p> <p>(a) protect the visual amenity of this road corridor as the main coastal tourist route between Hervey Bay and Burru Heads, characterised by a predominantly non-urban edge;</p> <p>(b) protect the amenity and wellbeing of prospective</p>	AO23	No acceptable outcome provided.

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	
ROUNDABOUT	
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.

DISCLAIMER
Whilst every care is taken to ensure the accuracy of this product, neither the Fraser Coast Regional Council or the State of Queensland make any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.
Crown & Council Copyright Reserved.

Eli Waters / Dundowran
Emerging Community
Local Plan Elements

Figure 7.2.2B Acoustic and scenic amenity buffer typical cross section

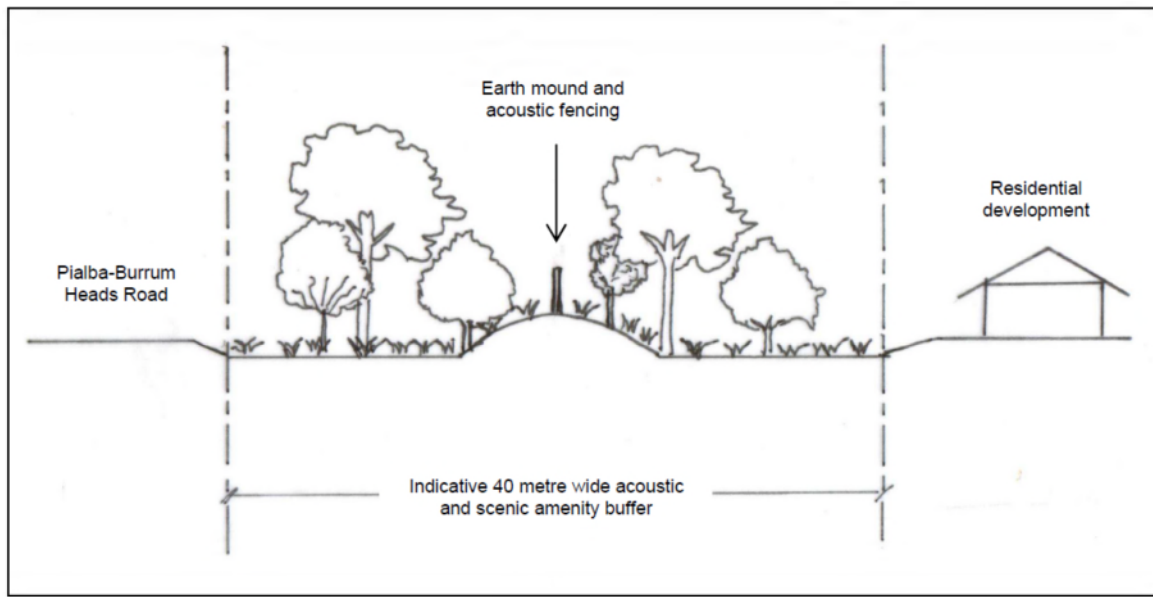


Figure 7.2.2C Drainage corridor typical cross section

