

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.

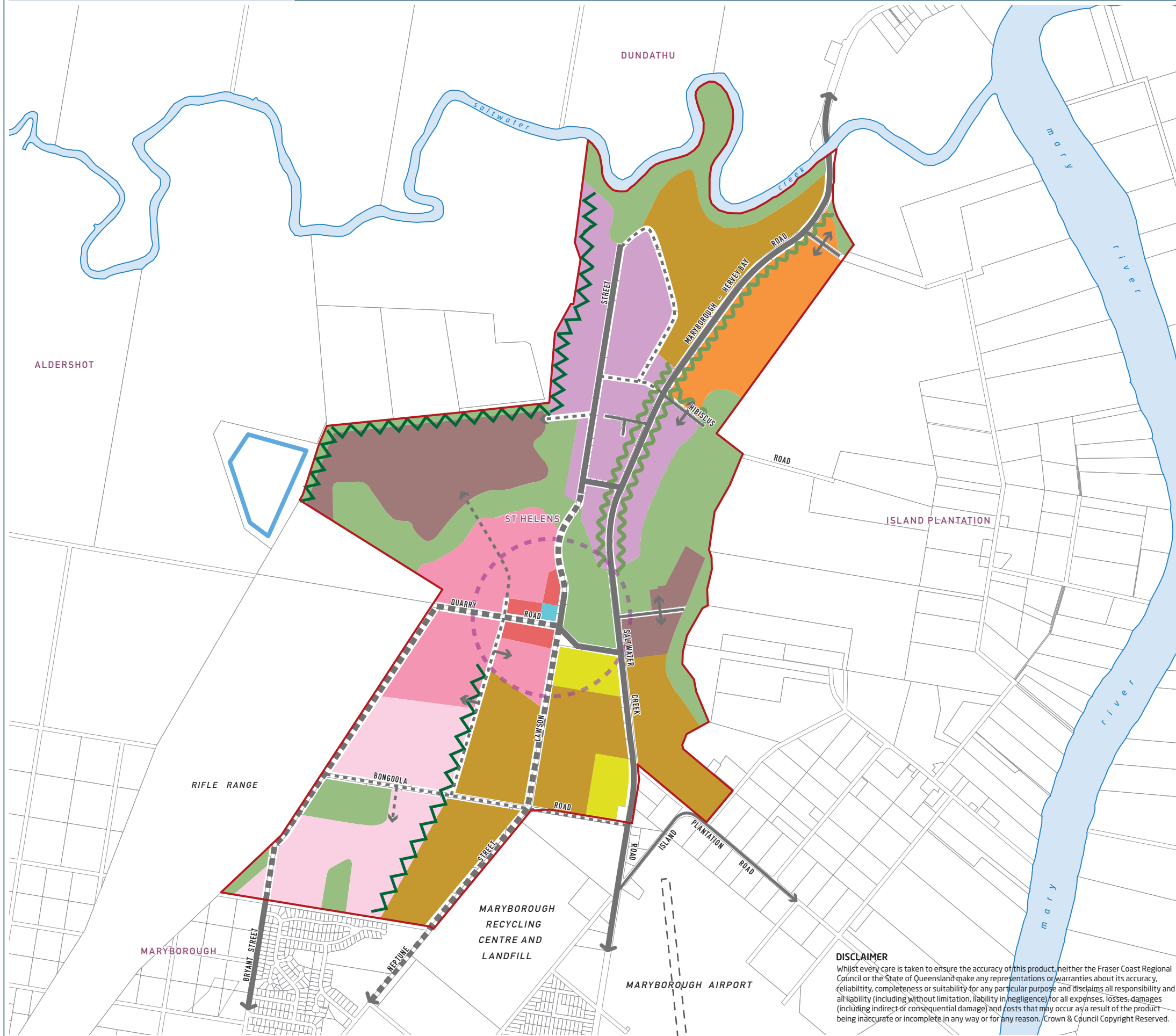
Performance outcomes		Acceptable outcomes	
	<p>(a) provides for the protection, buffering and reconnection of native vegetation, waterways, wetlands and other ecologically important areas to create an interconnected environmental and recreational open space network for the local plan area;</p> <p>(b) 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

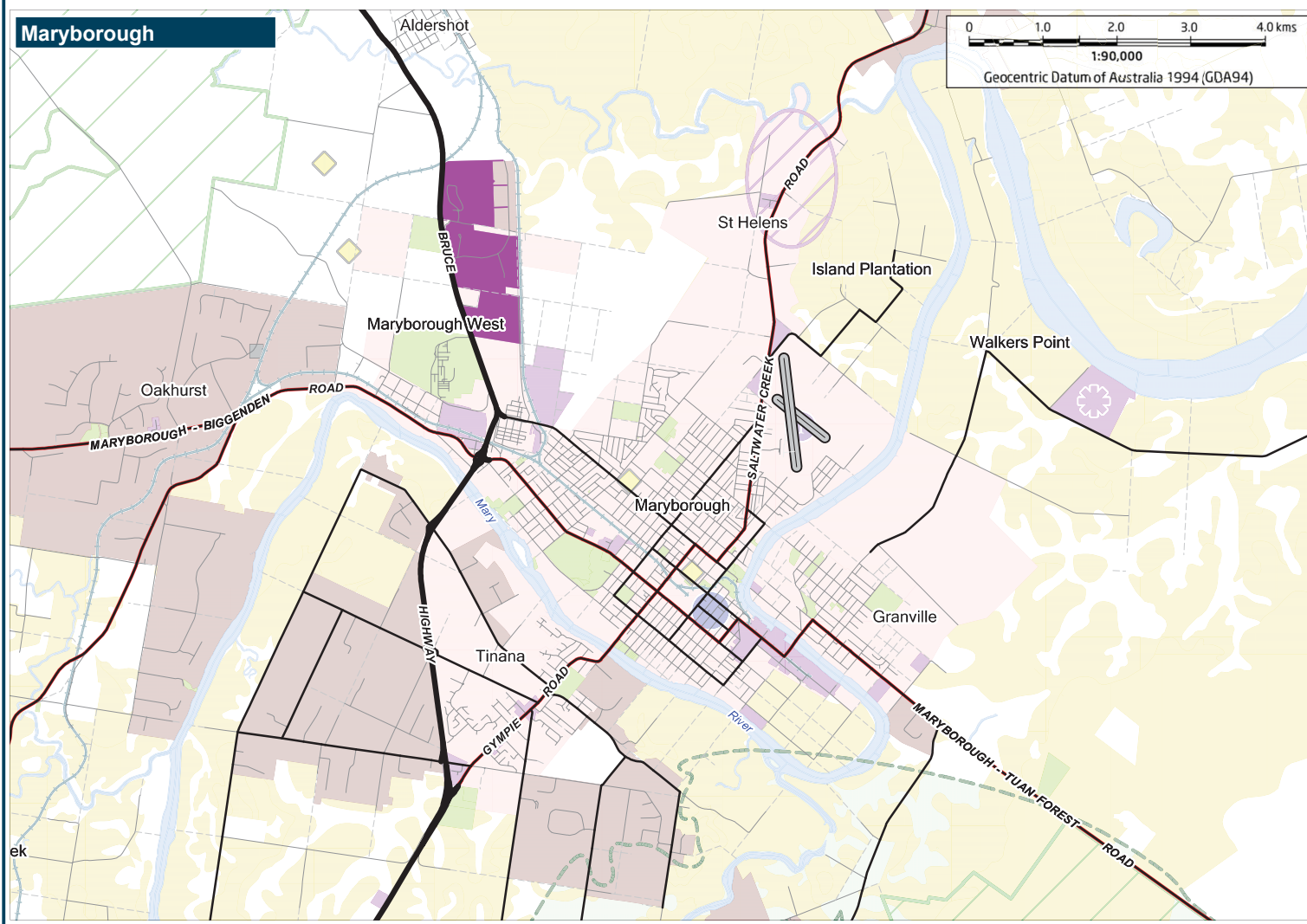
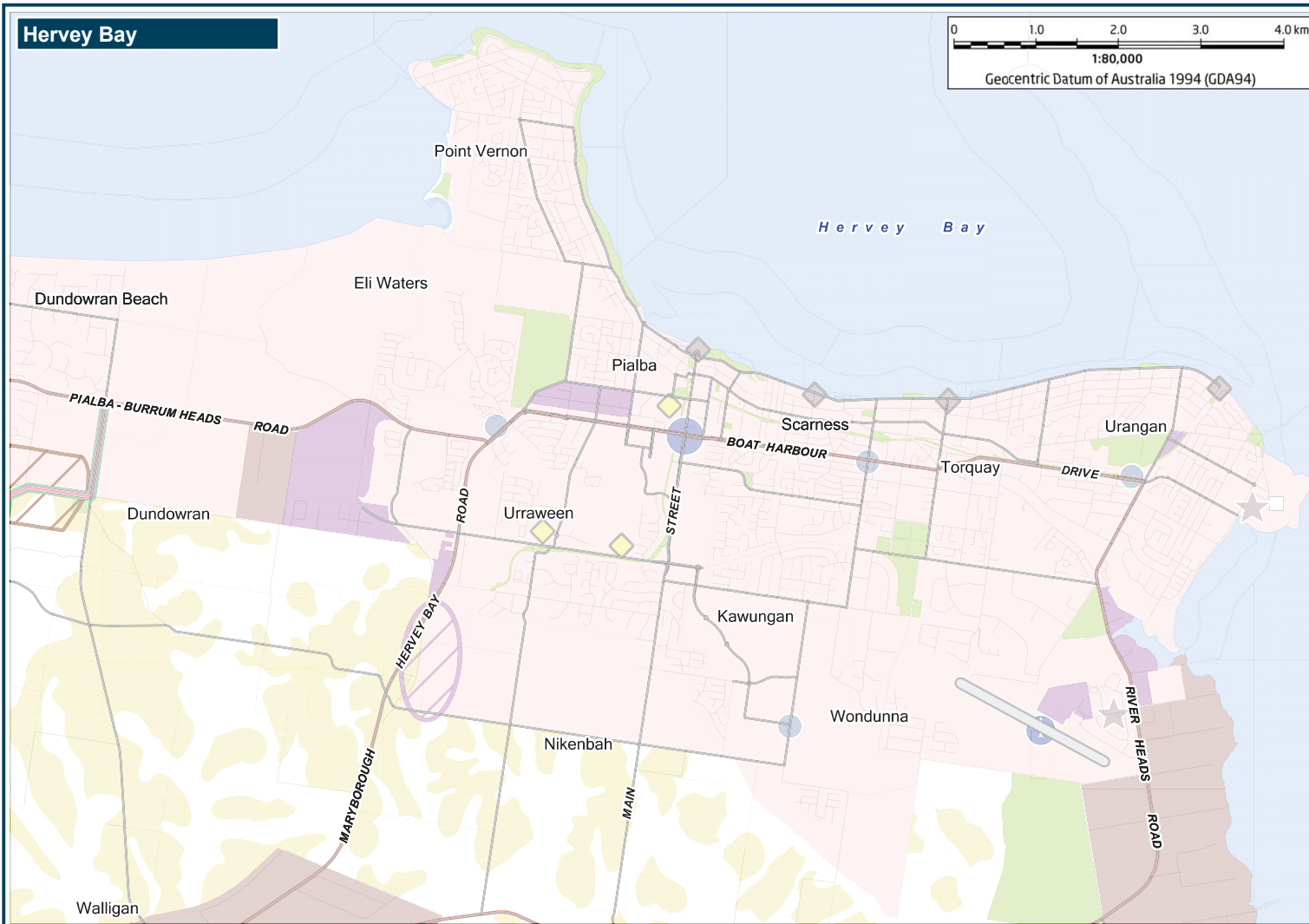
NOTE 1
The boundaries of the preferred land use areas are indicative only, based on the consideration of development opportunities and constraints at the local plan area-wide scale. The exact location and spatial extent of the respective land use areas will be determined through more detailed ground 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