3.8 Local Area 7 - Coastal Townships and Rural

Vision

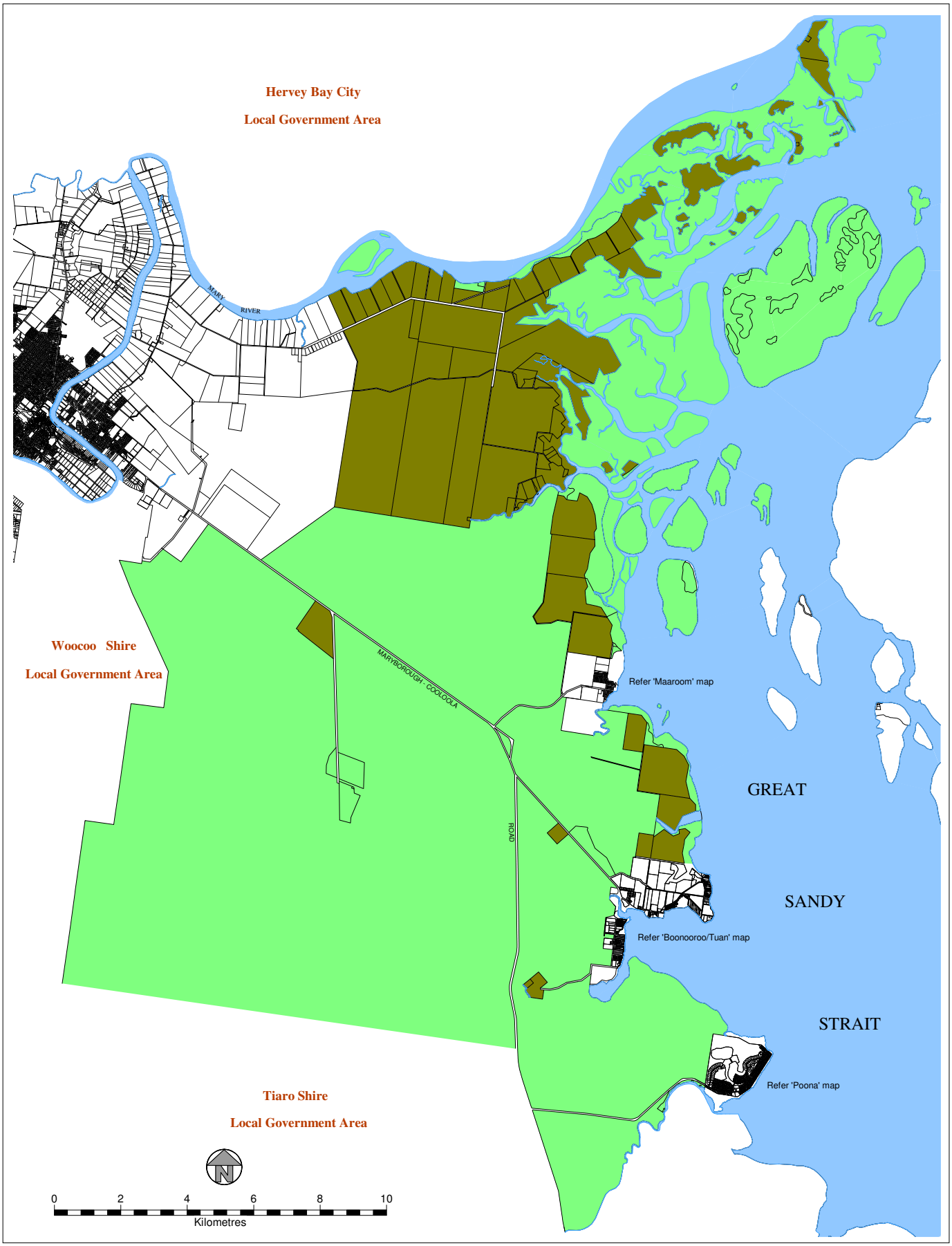
The Coastal Townships of Maryborough City will consist of a series of discrete coastal villages with a quiet, peaceful and distinctive character. This character is supported by the natural and rural attributes of the area including the Great Sandy Strait, surrounding natural vegetation and existing rural activities. The Coastal Townships will be attractive to both residents and tourists in being part of the 'gateway' to Fraser Island and the Great Sandy Strait. The Townships will provide opportunities for the public to access the Great Sandy Strait through boat ramps and public walkways. These controlled access points will ensure that the natural attributes of the foreshore areas are maintained and that the environmental qualities of the area remain relatively undisturbed. The area will also provide a range of natural recreational pursuits including walking, fishing and boating.

Development will be focused on the existing villages of Boonooroo, Big Tuan, Poona and Maaroom. Future development within these villages will generally be of a small scale to reflect the character of the area and will maintain the natural qualities of the area. New development will take into account the particular effluent disposal and inundation issues that are relevant to the Coastal Townships.

The RAMSAR sites and the Fish Habitat Areas in the adjacent Great Sandy Strait will be protected and the visual amenity of the City's coastal landscapes will be protected by limiting further coastal development.

Development of the townships will be low key with the greatest population growth occurring at Poona. The Townships will include a small scale range of local shopping facilities. However it is anticipated that the townships will largely rely upon more established shopping facilities and services in Granville and in the City Centre. The infrastructure within the Townships will be sufficient to support the existing population and will not cause environmental harm.

The rural area between the Coastal Townships and Granville will continue to be used primarily for forestry purposes, with substantial conservation areas. Other parts of this area will continue to be used for rural purposes with cane growing an important economic activity in this area. Residential and Rural Residential activities will be well buffered from agricultural activities. The extent of Local Area 7 and the precinct boundaries are shown on **Map 3.7 (Sheets 1 to 4).**



SHEET 1 OF 4

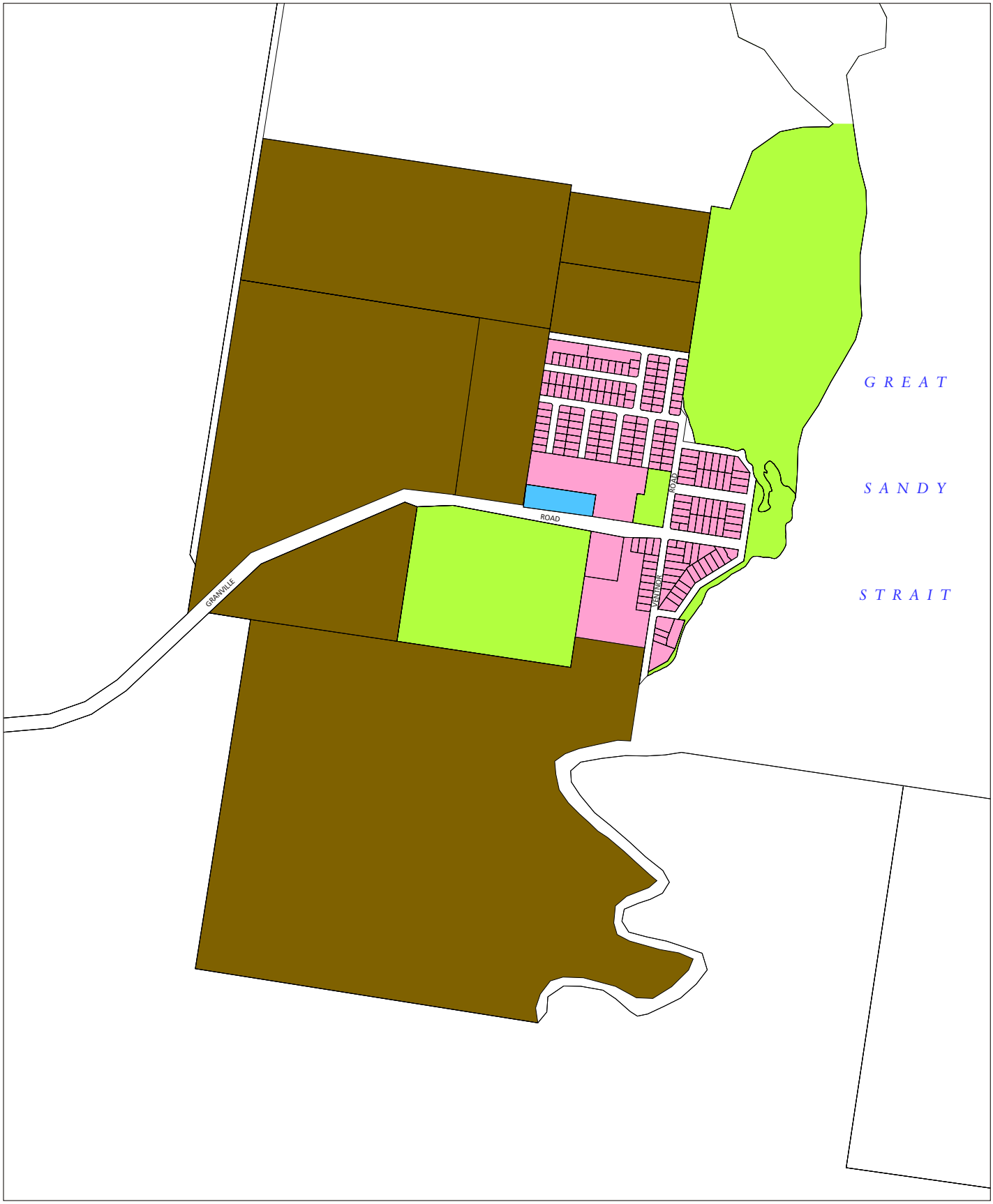
LOCAL AREA 7

Coastal Townships and Rural

map 3.7

Precincts

- Rural
- Community



0 250 500
metres

Precincts

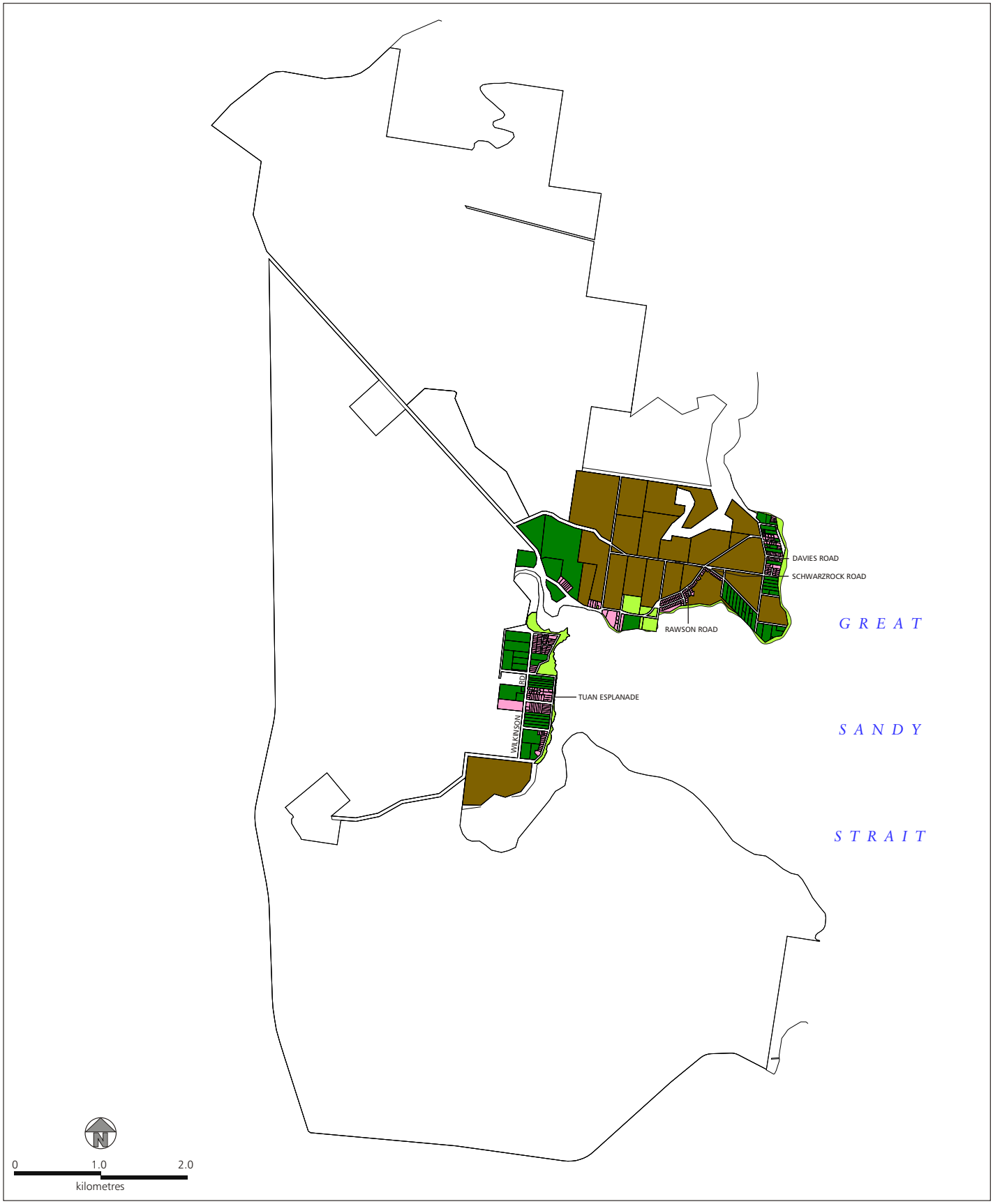
- Residential
- Rural
- Commercial
- Community

LOCAL AREA 7

Maaroom

map 3.7

(sheet 2 of 4)



Precincts

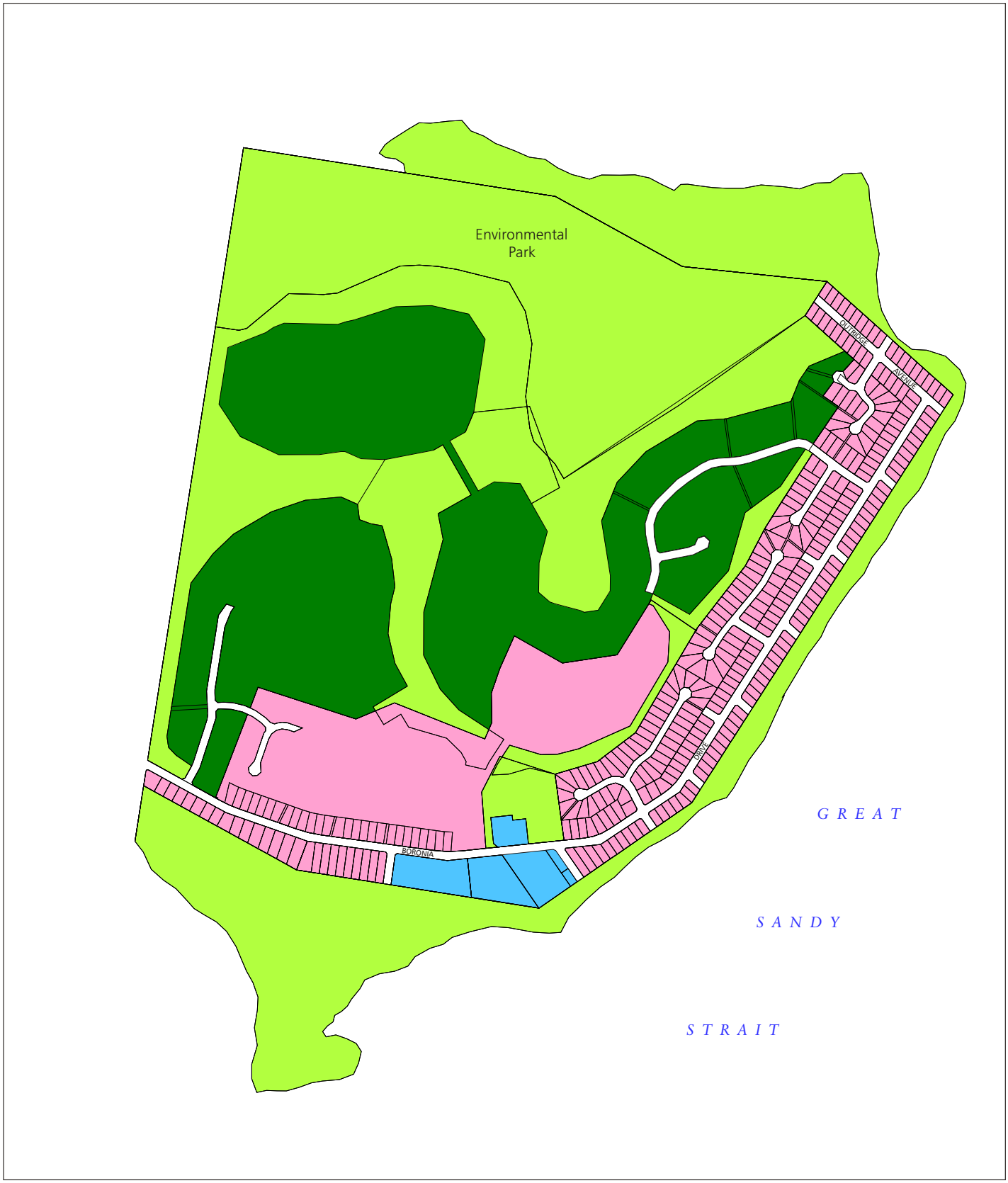
- Residential
- Rural Residential
- Rural
- Community

LOCAL AREA 7

Boonooroo/Tuan

map 3.7

(sheet 3 of 4)



N

0 250 500
metres

Precincts

- Residential
- Rural Residential
- Commercial
- Community

LOCAL AREA 7

Poona

map 3.7

(sheet 4 of 4)

Table 3.9. Coastal Townships and Rural Local Area Development Assessment Table.

	Development Activity	Residential Precinct	Commercial Precinct	Community Precinct	Rural Precinct	Rural Residential Precinct	Applicable Codes
Material Change of Use	Agricultural Uses	I	I	I	SA [14] or C [12, 13]	C	Refer to Table 4.1 and notes following Table 3.9.
	Caravan Park	I	I	I	I	I	
	Commercial Activities A	I	C	I	I	I	
	Commercial Activities B	I	C	I	I	I	
	Community Facilities	C	C	C	C	C	
	Detached House	C or I [8]	I	I	C	C	
	Grazing	SA [14] or C [12, 13]	SA [14] or C [12, 13]	SA [14] or C [12, 13]	SA [14] or C [12, 13]	SA [14] or C [12, 13]	
	Host Farm Accommodation	I	I	I	C	I	
	Industrial Residential	I	I	I	I	I	
	Industry A	I	I	I	I	I	
	Industry B	I	I	I	I	I	
	Intensive Animal Husbandry	I	I	I	C	C	
	Other Residential	I	I	I	I	I	
	Park	E	E	E	E	E	
	Recreation Indoor	I	I	I	I	I	
	Recreation Outdoor	C	C	C	C	C	
	Shopping District	I	I	I	I	I	
	Shopping Local	I	C	I	I	I	
	All other Material change of use (unless otherwise specified in Schedule 8 of the *Integrated Planning Act)*	I	I	I	I	I	
Building Work [1]		C	C	C	C	C	Refer to Table 4.1 and notes following Table 3.9.
Operational Work		C	C	C	C	C	
Plumbing and Drainage Work		The relevant plumbing and drainage codes are prescribed by State Legislation.					
Reconfiguring a Lot		C or I [9]	C	C	C or I [10]	C or I [11]	Refer to Table 4.1 and notes following Table 3.9.

E	Exempt	C	Code Assessable
SA	Self Assessable	I	Impact Assessable

Notes:

1. "Building work" when used in a Development Assessment Table means those aspects of building work that are subject to planning assessment under this Planning Scheme. It does not refer to building work that is subject to assessment under the *Standard Building Regulation* and that must comply with the *Building Code of Australia*.
2. The Development Assessment Table must be read in conjunction with Schedule 8 of the *Integrated Planning Act*. Schedule 8 may identify a development component of development as requiring code or impact assessment, or being exempt (ie amalgamation of 2 or more lots), notwithstanding its inclusion in the exempt or self-assessable column of the Development Assessment Table. In such cases, Schedule 8 prevails over the City Plan.
3. A proposed development that is self-assessable, but does not comply with the relevant code will require a code assessment application.
4. A preliminary approval may alter this table to provide that a development activity is self assessable, code assessable or impact assessable.
5. Operational works including carparking and landscaping necessary to satisfy conditions of development approval for a material change of use or reconfiguration of a lot do not require an additional approval for code assessment of those operational works against the City Plan.
6. Building works necessary to satisfy conditions of development approval for a material change of use do not require an additional approval for code assessment of those building works against the City Plan.
7. Any exempt or self assessable development identified in the above Development Assessment Table will require code assessment and Council will refer the application to the Environmental Protection Agency, where on land that:
   - is, or was most recently, used for industrial activity; or
   - is wholly or partly within an area for which an area management advice for industrial activity or natural mineralisation has been issued; or
   - is on the State Government's Environmental Management Register or the State Government Contaminated Land Register.
8. Impact Assessment where house exceeds a height of 8.5 metres.
9. Reconfiguration of a lot is impact assessable in residential precincts where the lot size is smaller than 1000 sqm.
10. Reconfiguration of a lot is impact assessable in rural precincts where the lot size is smaller than 200 hectares, unless the proposed allotment is to be created to facilitate a public utility (eg electricity sub-station), rural service industry (eg packing shed) or extractive industry, which must locate in a rural precinct, and for which use approval has been granted.
11. Reconfiguration of a lot is impact assessable in the rural residential precinct where the lot size is smaller than 4 000 sqm.
12. Where the Ecology Protection Code applies.
13. Where the Acid Sulphate Soils Code applies.
14. Requires assessment against the Rural Uses Code.

3.8.1 Local Area Specific Measures

It is intended that the existing settlement pattern of the coastal townships be consolidated to encourage the establishment of a higher range of services and facilities for existing and future residents and to conserve the low-key character of these townships. Relevant further local guidance is contained in the following statements.

Maaroom

It is intended to allow for the orderly development of additional commercial, community and recreation facilities in Maaroom while maintaining the amenity of existing residential areas and protecting areas with conservation values. The provision of accommodation and tourist facilities is to be encouraged in suitable locations.

The following guidelines apply to material change of use proposals at Maaroom:

(i) New urban facilities such as shops, halls, cafes, public facilities, recreation-related businesses and service industries should be located in areas with frontage to Granville Road;

(ii) Accommodation units and other tourist-orientated accommodation is encouraged in the area north of Granville Road and east of Ventnor Street, subject to the achievement of satisfactory development levels and effluent disposal systems;

(iii) Outdoor recreation facilities to serve the towns residents and visitors should be concentrated in the vicinity of the existing recreation area and boat ramp;

(iv) The caravan park may be permitted to expand, in terms of both its area and the range of facilities and functions accommodated on the site, including other accommodation types, subject to the provision of satisfactory water supply, effluent disposal, access and visual amenity.

Boonooroo/ Tuan

Development in Boonooroo/Tuan is to maintain the amenity of residential areas, and to allow for the orderly development of additional commercial, community and recreation facilities to serve these townships.

The provision of tourist facilities and accommodation facilities is encouraged in suitable locations. A central area for development of urban facilities is identified, to serve the needs of both townships. No extensive additional areas of subdivision are envisaged, although some infill development in suitable locations is provided for. The Council may favourably consider large-scale tourist or recreation oriented projects in identified areas, subject to achievement of satisfactory development standards. Suitable buffers should be maintained between residential areas and rural activities.

It is not intended to establish a reticulated water supply, although this position will be reviewed periodically, particularly if any large-scale development proposal project requires the establishment of a major water supply facility.

The following guidelines apply to material change of use proposals at Boonooroo/Tuan:

(i) New urban facilities such as shops, halls, cafes, public facilities, recreation-related businesses and facilities, and tourist accommodation and facilities should be located in the area centred on Eckert Road and Oak Street. Tourist accommodation and other ancillary facilities for tourists may also be located in other areas subject to appropriate assessment of impacts.

(ii) Infill residential lot reconfigurations may be permitted in areas included in the Residential Precinct subject to conditions including those related to development levels, servicing (including effluent disposal) and allotment sizes.

(iii) Development of further passive recreation facilities will be encouraged where designated in esplanade areas, public recreation reserves, and in the State Forest where environmental values can be protected.

(iv) Any large scale tourist project will be required to provide (consistent with the Coastal Townships Code):

- a satisfactory water supply
- a satisfactory effluent disposal system; and

- building and site development which achieves satisfactory minimum allotment and building levels.

(v) Proposals for rural residential lot reconfigurations may be considered favourably on land included in the Rural Residential Precinct and subject to the following requirements:-

- any allotment so created is to contain within it an area of not less than 1000 square metres whose grounds level before any filling is no less than 3.0 metres AHD;
- the ratio of width to depth of any allotment is not be less than 2.5.

Poona

The intent for development in the Poona township is to maintain the existing residential character and amenity of the area, while providing for development of urban, tourist and recreation facilities in suitable locations.

The following guidelines apply to material change of use proposals at Poona:

(i) Facilities and access for a passive recreation area may be developed in the northern part of the township at the northern end of Outridge Avenue.

(ii) Other development of tourist facilities, and urban facilities such as shops, cafes, halls, public facilities and recreation-related businesses will be confined to the area included in the Commercial Precinct. Additional public recreation facilities may also be developed in this area.

(iii) Because of the special character of Poona, industrial development of any kind will be discouraged in the Residential Precinct. Very limited forms of industrial development may be appropriate in the Rural Residential Precinct where screened from public roads and adjacent properties and where only minimal impacts will result.

3.8.2 Other Measures

Access

In approving material change of use and lot reconfiguration applications, the Council may require that provision for pedestrian access to foreshore areas is made.

Visual Impact

Applications for impact assessable development will be required to demonstrate that new buildings are not visible from the water level in the Great Sandy Strait at a distance of 200 metres from the building site.

Links to other Parts of the City Plan

- *Relevant or potentially relevant Codes are contained in Table 4.1 of Part 4 of the City Plan. In particular, the Coastal Townships Code applies to part of this local area;*
- *DEOs relevant to this Local Area are identified in Table 2.1.*
- *Relevant Performance Indicators are those pertaining to the various City Strategies contained in Part 2 of the City Plan.*