

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	
	<p>(b) taking advantage of this elevated land to provide public areas where views from the ridgeline can be appreciated.</p> <p>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.</p>		15 dwellings per hectare specified for the Mixed density residential area.
PO23	<p>Development in the Ghost Hill ridgeline scenic amenity area:-</p> <p>(a) avoids as far as practicable, built form elements extending above the ridgeline;</p> <p>(b) provides a pattern of subdivision which responds to the natural land form; and</p> <p>(c) provides recreational movement corridors and lookout parks at high points along the ridgeline.</p>	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	<p>Development provides for infrastructure which:-</p> <p>(a) services the development;</p> <p>(b) integrates with the existing and planned infrastructure networks within and external to the local plan area;</p> <p>(c) protects and enhances the function of the infrastructure networks; and</p> <p>(d) meets the requirements of the intended use.</p>	AO27	No acceptable outcome provided.
Requirements for stormwater infrastructure			
PO28	<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 maintenance requirements;</p> <p>(b) incorporates site responsive solutions, including the retention and integration of</p>	AO28	<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>		
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



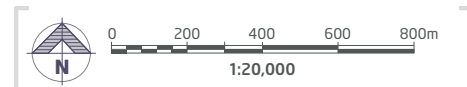
LEGEND	
BOUNDARIES	
	LOCAL PLAN AREA BOUNDARY
	CADASTRAL BOUNDARY
PREFERRED LAND USE AREAS (note 1)	
Residential	
	MIXED DENSITY RESIDENTIAL AREA
	MEDIUM DENSITY RESIDENTIAL AREA
Retail and Commercial	
	LOCAL ACTIVITY CENTRE AREA
	DISTRICT ACTIVITY CENTRE AREA
Community	
	COMMUNITY FACILITIES AREA
Open 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