

7.2.3 Granville emerging community local plan code

7.2.3.1 Application

This code applies to assessable development:-

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

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

7.2.3.2 Context and setting

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

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

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

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

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

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

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

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

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

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

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

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

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

7.2.3.3 Purpose and overall outcomes

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

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

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

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

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

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

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

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

7.2.3.4 Assessment benchmarks

Table 7.2.3.4.1 Assessment benchmarks for assessable development

| Performance outcomes | | Acceptable outcomes | |
|---|---|---------------------|--|
| Settlement pattern and structure | | | |
| PO1 | Development in the Granville emerging community local plan area:- (a) provides for a centrally located and high quality harbour and marina facility as part of the initial stage of development; (b) provides for the highest intensity of development and mix of land uses to occur in areas surrounding the | AO1 | In partial fulfilment only of PO1— Development is generally in accordance with the land use structure, preferred land use areas and transport infrastructure networks for the local plan area identified on Figure 7.2.3A (Granville emerging community local plan elements) . |

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

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

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

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

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

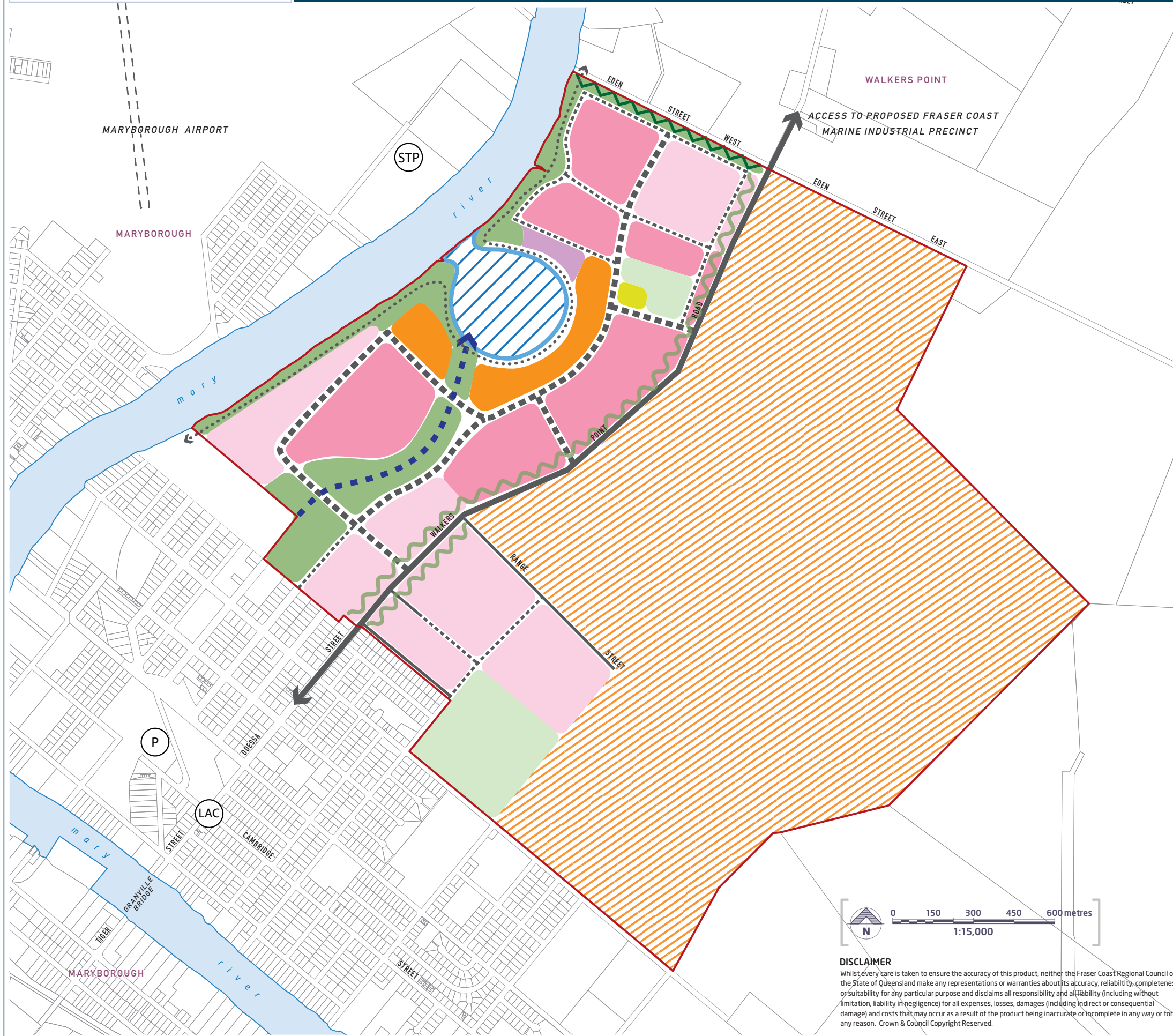
| Performance outcomes | | Acceptable outcomes | |
|-------------------------------|--|---------------------|--|
| | <p>flows and Mary River flood events up to and including the 100 year ARI;</p> <p>(c) provides for the environmental open space network to accommodate areas subject to unacceptable risks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

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

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

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

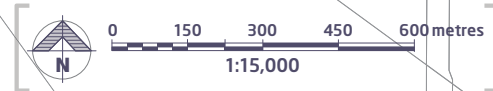
Figure 7.2.3A Granville emerging community local plan elements



LEGEND

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

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



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Granville Emerging
Community Local
Plan Elements