

## 7.2.4 Kawungan North East emerging community local plan code

### 7.2.4.1 Application

This code applies to assessable development:-

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

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

### 7.2.4.2 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 Kawungan North East emerging community local plan code.

The Kawungan North East emerging community local plan area is a large, undeveloped expanse of land situated toward the middle of the Hervey Bay coastal urban area, immediately south of the Pialba principal activity centre.

The local plan area is approximately 67.2 hectares in area with boundaries generally defined by:-

- (a) McLiver Street and existing residential development south of McLiver Street in the north;
- (b) existing urban residential development in the locality of Kawungan in the east;
- (c) Doolong Road in the south; and
- (d) Main Street and the Links Mobility Corridor in the west.

The local plan area can generally be described as comprising of two sections:-

- (a) the western section located to the west of Main Street and south of Central Avenue (approximately 2.9 hectares in area); and
- (b) the eastern section located to the east of Main Street (approximately 64.3 hectares in area).

The western section of the local plan area is for the most part flat to undulating and sits at levels at or below Main Street. The eastern section of the local plan area is dominated by a small elongated plateau which generally sits along the eastern boundary of the local plan area and falls with gentle to moderate slopes toward Main Street. This elevated land offers long range views to the west, north-west and south-west, including some water views.

Part of the eastern section of the local plan area is subject to periodic localised flooding from an intermittent stream system which drains to Eli Creek. Storm water flows within this stream system are generally concentrated along narrow corridors due to the site topography.

Most of the local plan area has previously been cleared for rural activities and there are only a few isolated patches of remnant or regrowth vegetation remaining.

Apart from an existing caravan park and small residential subdivision in the eastern section, the local plan area retains a semi-rural character within the broader context of a predominantly urban and suburban setting.

The principal roads in the local plan area are Main Street and Doolong Road. The local plan area also includes corridors for the planned extension of Central Avenue (in the western section of the local plan area) and Urraween Road (in the eastern section of the local plan area).

The Hervey Bay links mobility corridor (former alignment of the Urangan railway line) runs in a north-south direction to the west of Main Street and forms the boundary of the western section of the local plan area.

The links mobility corridor is an important active transport corridor providing access to the Pialba principal activity centre and other key attractors within the Hervey Bay coastal urban area.

A major electricity substation is located in the southern part of the eastern section of the local plan area and there are plans to augment this facility to accommodate the future electricity needs of the growing Hervey Bay coastal urban area.

### 7.2.4.3 Purpose and overall outcomes

- (1) The purpose of the Kawungan North East emerging community local plan code is to provide for the logical, orderly, efficient and sustainable development of the Kawungan North East area in a manner that facilitates:-
  - (a) the achievement of mixed use and retail showroom development outcomes predominantly in areas closest to the Pialba principal activity centre to support and complement the role and function of the principal activity centre; and
  - (b) the creation of interconnected low and mixed density residential neighbourhoods and supporting local services, community facilities and open space throughout the balance of the local plan area.
- (2) The purpose of the Kawungan North East emerging community local plan code will be achieved through the following overall outcomes:-
  - (a) the Kawungan North East emerging community local plan area is progressively developed to consolidate the Hervey Bay 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 western section and the northern and southern part of the eastern section of the local plan area are developed for a mix of residential and non-residential uses that complement and take advantage of the area's proximity to the Pialba principal activity centre and frontage to major roads and gateways including Main Street, Central Avenue, the planned extension of Urraween Road and the links mobility corridor;
  - (d) development in these areas provide for integrated development characterised by buildings with interesting, functional and attractive facades that frame streets, contribute positively to the streetscape setting and accentuate gateways and major routes into the Pialba principal activity centre;
  - (e) the central part of the eastern section of the local plan area adjacent to Main Street is developed as a specialised activity centre area to predominantly accommodate retail showrooms, bulky goods outlets and other land consumptive uses which have specific locational or access requirements and, which because of their scale and nature, are not suited to establishing in the Pialba principal activity centre;

- (f) development in the specialised activity centre area:-
  - (i) does not adversely impact on the amenity of any surrounding sensitive land uses;
  - (ii) makes a positive contribution to the visual character of the area, particularly as viewed from Main Street and other road frontages; and
  - (iii) does not contain any business or other activities that would be more appropriately located in the Pialba principal activity centre;
- (g) most of the balance of 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 surrounding existing urban areas;
- (h) a wide range of housing types are established within the local plan area;
- (i) local parks and recreation facilities are also provided within the local plan area to promote active and healthy living;
- (j) residents of the local plan area enjoy high levels of accessibility to the Pialba principal activity centre and other attractors within and outside of the local plan area via new road connections, public transport and an extensive network of pedestrian and bicycle paths;
- (k) development in the local plan area is integrated with and provides for upgrades to the major road network together with a local street system that offers a high level of connectivity and permeability;
- (l) the links mobility corridor is celebrated as a high quality active transport corridor with adjoining development providing semi-active frontages, break out areas and sensitive landscape treatments that enhance and allow for passive observation of the links mobility corridor;
- (m) there is a high level of integration between the open space networks and the pedestrian and bicycle path network;
- (n) development in the eastern section of the local plan area is undertaken in a coordinated manner in accordance with a master plan or plan of development that provides for the creation of super-lots in conjunction with corridors for major elements of trunk infrastructure (roads, parks, drainage and the like);
 

Note—in achieving overall outcome (n) above, Council may entertain development proposals that are not strictly in accordance with the criteria for assessable development (below) provided that any such development application articulates an integrated vision for the whole or a significant part of the eastern section of the local plan area and is in accordance with the purpose and overall outcomes of this code.
- (o) 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 growth of the local plan area;
- (p) acoustic and amenity buffers are provided:-
  - (i) along major roads within and adjoining the local plan area with built form treatments preferred in the northern part of the local plan area and landscaped treatments preferred in the southern part of the local plan area; and
  - (ii) at the interface between the specialised activity centre area and adjacent residential areas.

## 7.2.4.4 Assessment benchmarks

Table 7.2.4.4.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<b>Settlement pattern and structure</b>			
<b>PO1</b>	<p>Development in the Kawungan North East emerging community local plan area:-</p> <ul style="list-style-type: none"> <li>(a) avoids ecologically important areas and areas subject to significant natural hazards;</li> <li>(b) provides for the western section and the northern and southern parts of the eastern section of the local plan area to be developed as mixed use areas that complement and take advantage of proximity to the Pialba principal activity centre and major road frontages and gateways;</li> <li>(c) provides for the central part of the eastern section of the local plan area to be developed as a specialised activity centre area;</li> <li>(d) provides for most of the balance of the local plan area to be developed as a series of high quality integrated residential neighbourhoods offering a diverse mix of predominantly low to medium density accommodation ranging from dwelling houses on conventional sized urban lots to multiple dwellings in various configurations;</li> <li>(e) occurs in a logical sequence that ensures the timely and efficient use of land and provision of infrastructure;</li> <li>(f) 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; and</li> <li>(g) incorporates a high standard of urban design and landscaping that creates attractive sub-tropical buildings, streets and spaces.</li> </ul>	<b>AO1</b>	<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 <b>Figure 7.2.4A (Kawungan North East emerging community local plan elements)</b>.</p> <p>Note—the boundaries of the preferred land use areas shown on <b>Figure 7.2.4A</b> 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 assessments undertaken as part of the development application and assessment process.</p>
<b>More detailed planning for eastern section of local plan area</b>			
<b>PO2</b>	<p>Development in the eastern section of the local plan area is undertaken in a coordinated manner in accordance with an approved master plan or plan of development that provides for the creation of super lots in conjunction with corridors for major elements of</p>	<b>AO2</b>	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>infrastructure including roads, parks and drainage areas.</p> <p>Note—the master plan or plan of development may form part of a development application for preliminary approval pursuant to section 242 of the Act or a development application for reconfiguring a lot.</p>		
<b>Neighbourhood design principles</b>			
<b>PO3</b>	<p>Development creates residential neighbourhoods which have:-</p> <p>(a) a layout which is unique, not based on a repetitive design approach and responsive to the site 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>	<b>AO3</b>	No acceptable outcome provided.
<b>PO4</b>	<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 community over time; and</p> <p>(d) support community development.</p>	<b>AO4.1</b>  <b>AO4.2</b>	<p>Development provides for dwelling houses to comprise not more than 30% of all housing.</p> <p>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.</p>
<b>PO5</b>	<p>Development does not create gated or introverted communities that:-</p> <p>(a) compromise the connectivity of road, public transport and bicycle and pedestrian infrastructure networks; or</p> <p>(b) result in perimeter fences that prevent surveillance of and integration with adjoining urban and non-urban open space and other public spaces.</p>	<b>AO5</b>	No acceptable outcome provided.
<b>Building height and scale</b>			
<b>PO6</b>	<p>Development provides for buildings and structures to have a height and scale which:-</p> <p>(a) is compatible with the existing, or future desired character of, adjacent development;</p> <p>(b) is appropriate to the scale and function of the use; and</p> <p>(c) minimises detrimental impacts including overshadowing and excessive scale to</p>	<b>AO6</b>	<p>The height of buildings and structures above ground level does not exceed:-</p> <p>(a) 13m in the Mixed use area;</p> <p>(b) 11m in the Mixed density residential area;</p> <p>(c) 10m in the Specialised activity centre area; and</p> <p>(d) 8.5m elsewhere in the local plan area.</p>

Performance outcomes		Acceptable outcomes	
	surroundings.		
<b>Intent for preferred land use areas</b>			
<b>Low density residential area</b>			
<b>PO7</b>	<p>Development provides for a Low density residential area that accommodates predominantly low density residential activities to be located in the eastern part of the local plan area as a transition between existing residential neighbourhoods and the more intensive development intended to the west.</p> <p>Note—Figure 7.2.4A (Kawungan North East emerging community local plan elements) identifies the indicative location and extent of the Low density residential area.</p>	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	<p>Development in the Low density residential area:-</p> <p>(a) provides for predominantly low density housing forms (including dwelling houses on conventional sized lots) in conjunction with ancillary activities such as local urban open space and community facilities; and</p> <p>(b) achieves an average residential density in the order of 7 to 12 dwellings per hectare.</p>	<b>AO8</b>	No acceptable outcome provided.
<b>Mixed density residential area</b>			
<b>PO9</b>	<p>Development provides for a Mixed density residential area that accommodates predominantly medium density residential activities to be located in the western part of the eastern section of the local plan area and for the Mixed density residential area to be the predominant neighbourhood type within the local plan area.</p> <p>Note—Figure 7.2.4A (Kawungan North East emerging community local plan elements) identifies the indicative location and extent of the Mixed density residential area.</p>	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	<p>Development in the Mixed density residential area:-</p> <p>(a) provides for a diverse mix of medium density residential activities such as dual occupancies, town houses, villa houses, apartments and the like;</p> <p>(b) provides for only small areas of low density residential activities where necessary to provide relief in the urban landscape or diversify the mix of housing types;</p> <p>(c) provides for lower intensity residential activities (e.g. dwelling houses) to be</p>	<b>AO10</b>	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>located at the interface to existing residential neighbourhoods adjacent to the eastern boundary of the local plan area;</p> <p>(d) provides for ancillary activities such as local urban open space and community facilities; and</p> <p>(e) achieves an average residential density in the order of 15 to 60 equivalent dwellings per hectare depending on location and development type.</p>		
<b>Mixed use area</b>			
<b>PO11</b>	<p>Development provides for a Mixed use area in the western section and in the northern and southern parts of the eastern section of the local plan area that accommodates a range of residential and non-residential activities at a scale and intensity that reflects high levels of proximity and accessibility to Pialba principal activity centre or frontage to major roads.</p> <p>Note—Figure 7.2.4A (Kawungan North East emerging community local plan elements) identifies the indicative location and extent of the Mixed use area.</p>	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	<p>Development in the Mixed use area:-</p> <p>(a) provides for a range of residential activities such as hostels, multiple dwellings, residential care facilities, retirement facilities and short term accommodation;</p> <p>(b) provides for a range of other activities such as child care centres, clubs, education establishments, health care services, function facilities, hotels, indoor sport and recreation and small showrooms;</p> <p>(c) where possible, provides for uses to be concentrated within high quality, multi-storey mixed use buildings rather than dispersed across sites with low levels of intensity;</p> <p>(d) provides for integrated development with consolidated car parking areas and buildings that frame surrounding roads so as to provide a sense of enclosure and an attractive street front address; and</p> <p>(e) provides for buildings with interesting, functional and</p>	<b>AO12</b>	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	attractive facades that contribute positively to the streetscape setting and pedestrian experience.		
<b>PO13</b>	Development for residential activities in the Mixed use area achieves a minimum residential density of 40 equivalent dwellings per hectare.	<b>AO13</b>	No acceptable outcome provided.
<b>Specialised activity centre area</b>			
<b>PO14</b>	<p>Development provides for a Specialised activity centre area located centrally in the eastern section of the local plan area that:-</p> <p>(a) predominantly accommodates showrooms, bulky goods outlets and other large format retail and business activities (e.g. garden centres, hardware and trade supplies and outdoor sales uses); and</p> <p>(b) does not include retail and commercial uses more appropriately located in the Pialba principal activity centre such as traditional retail uses (e.g. supermarkets and small speciality shops), offices or personal services.</p> <p>Note—<b>Figure 7.2.4A (Kawungan North East emerging community local plan elements)</b> identifies the indicative location and extent of the Specialised activity centre area.</p>	<b>AO14</b>	No acceptable outcome provided.
<b>PO15</b>	Development in the Specialised activity centre area provides an attractive streetfront address to Main Street and makes a positive contribution to the visual character of the area more generally through appropriate built form, urban design and landscaping treatment.	<b>AO15</b>	<p><i>In partial fulfilment only of PO15:-</i></p> <p>Development:-</p> <p>(a) provides for smaller scale showroom buildings to be located adjacent to Main Street with building openings and glazing fronting this street;</p> <p>(b) avoids a car parking dominated frontage to Main Street and provides vehicle access via an internal road network; and</p> <p>(c) provides for external use areas (e.g. car parking areas, refuse storage areas and loading docks) to be appropriately screened and softened as viewed from road frontages and surrounding residential areas.</p>
<b>PO16</b>	<p>Development in the Specialised activity centre area:-</p> <p>(a) provides a transition in scale and intensity to surrounding residential areas; and</p> <p>(b) minimises the apparent bulk and scale of development when viewed from surrounding residential development.</p> <p>Note—the following measures may assist in demonstrating compliance with the performance outcome:-</p> <p>(a) provision of generous setbacks</p>	<b>AO16</b>	No acceptable outcome provided.



Performance outcomes		Acceptable outcomes	
	<p>and physical separation to residential areas;</p> <p>(b) articulation of the built form;</p> <p>(c) effective landscape screening; and</p> <p>(d) the incorporation of roads, pathways or areas of open space at the interface between the Specialised activity centre area and surrounding residential areas.</p>		
<b>PO17</b>	Development in the Specialised activity centre area does not adversely impact on the amenity of surrounding sensitive land uses, having regard to such matters as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking, micro-climatic impacts (e.g. overshadowing and blocking of breezes), and public health and safety:	<b>AO17</b>	No acceptable outcome provided.
<b>Community facilities (electricity substation) area</b>			
<b>PO18</b>	<p>Development provides a Community facilities area to accommodate augmentation of the existing Pialba substation situated on Doolong Road that is operated by Ergon Energy.</p> <p>Note—<b>Figure 7.2.4A (Kawungan North East emerging community local plan elements)</b> identifies the indicative location and extent of the Community facilities area.</p>	<b>AO18</b>	No acceptable outcome provided.
<b>PO19</b>	Development in the Community facilities area provides for the substation and associated infrastructure, including buildings and structures, fences and screen landscaping as appropriate to protect the operation of the facility and mitigate potential amenity impacts on nearby sensitive land use.	<b>AO19</b>	No acceptable outcome provided.
<b>Environmental and drainage purposes area</b>			
<b>PO20</b>	<p>Development provides for an Environmental and drainage purposes area that:-</p> <p>(a) provides for the protection and buffering of wetlands, waterways and other ecologically important areas to create an environmental open space network for the local plan area;</p> <p>(b) providing for the environmental open space network to convey and accommodate major stormwater flows and flood events within local catchments; and</p> <p>(c) meets contemporary best practice standards for sustainability.</p>	<b>AO20</b>	<p>No acceptable outcome provided.</p> <p>Note—the Environmental and drainage purposes area does not include provision for local parks which are to be separately dedicated as part of the development approval process.</p>

Performance outcomes		Acceptable outcomes	
	Note— <b>Figure 7.2.4A (Kawungan North East emerging community local plan elements)</b> identifies the indicative location and extent of the Environmental and drainage purposes area within the local plan area.		
<b>PO21</b>	Development for urban purposes in the Environmental and drainage purposes area is avoided other than for works associated with:- (a) essential network infrastructure; (b) water quality improvement measures; and (c) recreational trails; provided that adverse environmental impacts of these works can be avoided or mitigated.	<b>AO21</b>	No acceptable outcome provided.
<b>PO22</b>	Development provides for 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.	<b>AO22</b>	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.
<b>Major urban open space area</b>			
<b>PO23</b>	Development provides for a major open space area that:- (a) provides a community focal point and major open space feature for development in the local plan area; and (b) caters for a range of sport and recreation functions required to primarily service the needs of residents in the local plan area as well as some of the district and regional needs of residents in the broader community of Hervey Bay.  Note— <b>Figure 7.2.4A (Kawungan North East emerging community local plan elements)</b> identifies the indicative location and extent of major open space areas within the local plan area.  Note—local parks are not identified on <b>Figure 7.2.4A</b> but may be required to be provided as part of the development application process.	<b>AO23</b>	No acceptable outcome provided.
<b>Other elements</b>			
<b>Acoustic and amenity buffer areas</b>			
<b>PO24</b>	Development provides for acoustic and amenity buffers adjacent to major roads and at the interface between the Specialised activity centre area and surrounding residential areas that:- (a) provide an acoustic attenuation function; and (b) incorporates landscaping that	<b>AO24</b>	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>obscures or softens urban elements when viewed from major entry points, along key road corridors traversing the southern parts of the local plan area and from adjacent residential areas.</p> <p>Note—<b>Figure 7.2.4A (Kawungan North East emerging community local plan elements)</b> identifies the indicative location and extent of acoustic and amenity buffer areas adjacent to major roads and at the interface between the Specialised activity centre and surrounding residential areas.</p> <p>Editor's note—in the northern part of the local plan area acoustic attenuation along Main Street is intended to be addressed through urban form elements such as the placement and design of buildings. In these areas a more urbanised context is considered appropriate.</p>		
<b>Provision of infrastructure and services</b>			
<b>Infrastructure networks generally</b>			
<b>PO25</b>	Development provides for the orderly and efficient provision of planned infrastructure to and within the local plan area as identified in the Local Government Infrastructure Plan.	<b>AO25</b>	No acceptable outcome provided.
<b>PO26</b>	Development is carried out in accordance with the infrastructure networks identified in the Local Government Infrastructure Plan unless an infrastructure agreement provides otherwise.	<b>AO26</b>	No acceptable outcome provided.
<b>PO27</b>	Development facilitates and does not delay or compromise the efficient and effective provision of infrastructure.	<b>AO27</b>	No acceptable outcome provided.
<b>PO28</b>	Development provides for infrastructure which:- (a) services the development; (b) integrates with the existing and planned infrastructure networks within and external to the local plan area; (c) protects and enhances the function of the infrastructure networks; and (d) meets the requirements of the intended use.	<b>AO28</b>	No acceptable outcome provided.
<b>Requirements for stormwater infrastructure</b>			
<b>PO29</b>	Development ensures that the stormwater infrastructure network:- (a) prioritises water sensitive urban design approaches whilst also balancing the need to maximise the developable area, achieve compact, walkable communities and minimise maintenance requirements; (b) incorporates site responsive	<b>AO29</b>	No acceptable outcome provided.  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.

Performance outcomes		Acceptable outcomes	
	<p>solutions, including the retention and integration of 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>		

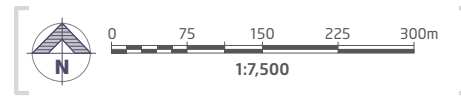
**Figure 7.2.4A Kawungan North East emerging community local plan elements**



LEGEND	
<b>BOUNDARIES</b>	
	LOCAL PLAN AREA BOUNDARY
	CADASTRAL BOUNDARY
<b>PREFERRED LAND USE AREAS (note 1)</b>	
<b>Residential</b>	
	LOW DENSITY RESIDENTIAL AREA
	MIXED DENSITY RESIDENTIAL AREA
<b>Mixed Use, Retail and Commercial</b>	
	MIXED USE AREA
	SPECIALISED ACTIVITY CENTRE AREA
<b>Community</b>	
	COMMUNITY FACILITIES AREA
<b>Open Space and Environmental Elements (excludes local parks)</b>	
	MAJOR URBAN OPEN SPACE AREA
	ENVIRONMENTAL AND DRAINAGE PURPOSES AREA (note 2)
<b>TRANSPORT ELEMENTS</b>	
	MAJOR ROAD (Existing)
	MAJOR ROAD (Proposed)
	OTHER ROAD (Existing)
	OTHER ROAD (Proposed)
	LINKS MOBILITY CORRIDOR
	INDICATIVE INTERNAL ROAD NETWORK
	INDICATIVE ACCESS POINT
	SIGNALISED INTERSECTION
	ROUNDBOUT
	PEDESTRIAN AND CYCLIST LINK (Proposed)
<b>OTHER ELEMENTS</b>	
	ACOUSTIC AND AMENITY BUFFER TREATMENT
	EXISTING DEVELOPMENT WITHIN THE LOCAL PLAN AREA

**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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