



# Emerging Community Local Plan Areas

The purpose of the Emerging Community Local Plans and Codes is to identify land for urban purposes and conserve land that may be suitable for urban development in the future, manage the timely conversion of non-urban land to urban purposes and prevent or discourage development that is likely to compromise appropriate longer-term land uses. It also seeks to ensure that development is designed and coordinated to achieve safe, healthy and sustainable new urban communities which, are well integrated with existing communities and provided with services and infrastructure.

## Emerging Community Zone

The land associated with Six (6) Emerging Community Local Plans is zoned Emerging Community. The overall outcomes for the Emerging Community Zone are included in the Emerging Community Zone Code and include:

- (a) development for urban purposes is undertaken in accordance with an approved plan of development and where applicable, development is in accordance with any local area planning undertaken by the Council, as specified in a local plan code;
- (b) interim land uses is limited in order to ensure that the future potential of land is not compromised;
- (c) development and infrastructure provision in the zone occurs in a logical, orderly and efficient manner; and
- (d) development in the zone sensitively responds to inherent physical constraints, environmental constraints, natural hazards, scenic amenity values and landscape character elements.

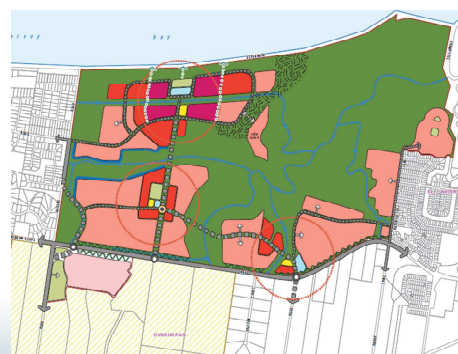
## Doolong Flats/Ghost Hill Local Plan

The purpose of the Doolong Flats/Ghost Hill emerging community local plan is to provide for the logical, orderly, efficient and sustainable development of the area in a manner that creates a complete and vibrant community, comprising of interconnected residential neighbourhoods and supporting local services, community facilities and open space.



## Eli Waters/Dundowran Local Plan

The purpose of the Eli Waters/Dundowran local plan is to provide for the logical, orderly, efficient and sustainable development of the northern section of the local plan area in a manner that facilitates the creation of a complete and vibrant community comprising of interconnected residential neighbourhoods, a tourism focus area adjacent to the foreshore, and supporting local services, community facilities and open space; and preserve the southern section of the local plan area as a further investigation area.



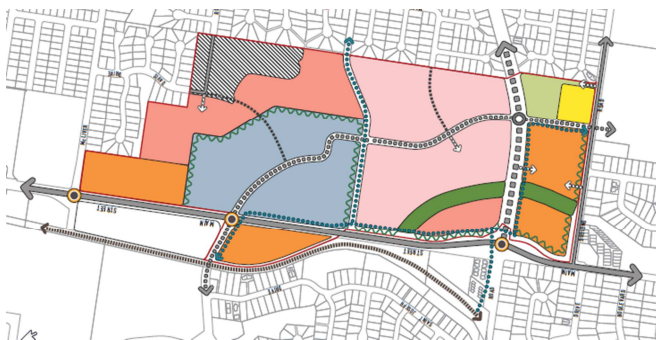
## Emerging Communities

### Local Plans

Each Local Plan Area has a Local Area Code contained in Part 7 of the Fraser Coast Planning Scheme 2014. The Planning Scheme also includes mapping (Schedule 2) and categories of assessment for development in each Plan area (Part 5).

## Kawungan North-East Local Plan

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 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. The local plan will also seek the creation of interconnected low and medium mixed density residential neighbourhoods and supporting local services, community facilities and open space throughout the balance of the local plan area.



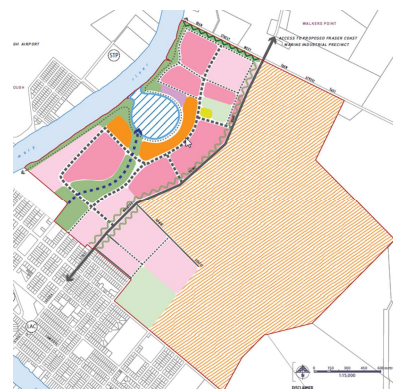
## Nikenbah Local Plan

The purpose of the Nikenbah emerging community local plan code is to provide for the logical, orderly, efficient and sustainable development of the Nikenbah area. The area will develop as a relatively self-contained urban development area located predominantly on the southern side of the Ghost Hill ridgeline, but with strong linkages and associations north to Hervey Bay's existing coastal urban area.



## Granville Local Plan

The purpose of the Granville emerging community local plan code is to 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 harbour side 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.



## St Helens Local Plan

The purpose of the St Helens emerging community local plan code is to provide for the logical, orderly, efficient and sustainable development of the St Helens area in a manner that facilitates the creation of interconnected residential and rural residential neighbourhoods and supporting local services, community facilities and open space; and the provision of local industry and employment opportunities in the northern part of Maryborough's urban area.



**STAY CONNECTED**



Find us on Facebook  
[www.facebook.com/FraserCoastCouncil](http://www.facebook.com/FraserCoastCouncil)



Check out our YouTube Channel  
[www.youtube.com/frasercoastrc](http://www.youtube.com/frasercoastrc)



Follow us on Twitter  
[www.twitter.com/frasercoastrc](http://www.twitter.com/frasercoastrc)



Visit our website  
[www.frasercoast.qld.gov.au](http://www.frasercoast.qld.gov.au)



Telephone us  
1300 79 49 29



Email us  
[enquiry@frasercoast.qld.gov.au](mailto:enquiry@frasercoast.qld.gov.au)

