

will continue to be characterised as suburbs of the two regional cities, through very low density housing, providing residents with an acreage lifestyle choice and high level of amenity. 2. Rural living communities will be maintained and protected for their significant contribution to the rural landscape character values of the Fraser Coast and the regional cities, towns, townships and communities they surround. 3. Urban services in rural living areas will continue to be limited by comparison with housing areas within the cities and towns.	a. The need to recognise in the Strategic Framework and strategic outcomes the role and benefits rural living communities will provide for cities and towns in the Fraser Coast. Likewise, cities and towns will provide benefits to these communities by way of employment opportunities, access to community facilities and services and other infrastructure. Services in rural living areas will be appropriate to their size; and b. The need for residential development and housing to support and be responsive to the traditional character and landscape values of rural living communities in terms of their built form, style, mass, scale and height. Possible non-statutory measures: There are no non-statutory measures identified for the implementation of these key issues.
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4.4 Unique Biodiversity and Landscape

4.4.1 Natural Environment Strategy

4.4.1.1 Purpose

The purpose of the Natural Environment Strategy is to identify and protect:

1. areas of the natural environment in the Fraser Coast that have a significant role in the maintenance of biodiversity from a State, regional and local perspective;
2. areas which are needed for flood mitigation; and
3. areas that need to be enhanced and rehabilitated to improve ecological processes and ecosystem functionality.

The natural environment is highly valued by the Fraser Coast community, both for its biodiversity values (including those of World Heritage significance), as well as for its contribution to the overall image and landscape character of the Fraser Coast. It is intended that natural environment considerations will significantly influence the shape, form and structure of new development in existing cities, towns and townships.

Flood plains are an important part of the natural environment (including the water cycle) of the Fraser Coast and make a significant contribution to the region's image and landscape character, and should be recognised for their contribution to the natural environment.

Implementation of the Natural Environment Strategy will be fundamental to building complete communities and providing a foundation for economic prosperity and long term environmental sustainability of the Fraser Coast. This in turn will enhance the liveability of the Fraser Coast, making

it even more attractive as a locality in which to live, work and play. The Fraser Coast will be recognised for its leadership in community stewardship of the natural environment and for valuing the benefits this has for the two cities and the broader area of the WBB Region.

4.4.1.2 Strategy Overview

The Natural Environment Strategy seeks to deliver natural environment outcomes that will:

1. meet the objectives and outcomes of the WBB Regional Plan in a manner that supports and is consistent with the planning vision in respect of natural environment outcomes;
2. lead to the protection, enhancement and rehabilitation of biodiversity so as to achieve no net loss in ecosystems, habitats, vegetation and corridor connectivity;
3. protect ecologically significant areas from urban development and associated impacts;
4. protect, enhance and integrate a network of green corridors to connect internally throughout the Fraser Coast and externally to the wider open space network of the WBB Region, using a range of statutory and possible non-statutory measures;
5. maintain, protect and possibly increase habitats for flora and fauna species of State, regional and local significance;
6. maintain rivers, waterways and wetlands in their natural state and, through appropriate statutory and possible non-statutory measures, rehabilitate values to restore ecological functioning and improve water quality;
7. recognise and value flood plains as a valuable natural feature which are important for hydrologic functioning, ecological processes, nature conservation, landscape character and outdoor recreation values and not just as 'constraints to development'; and
8. protect ecologically significant areas associated with remnant vegetation, waterways, wetlands and corridors through the incorporation of buffers with regard to current science and minimum best practice distances.

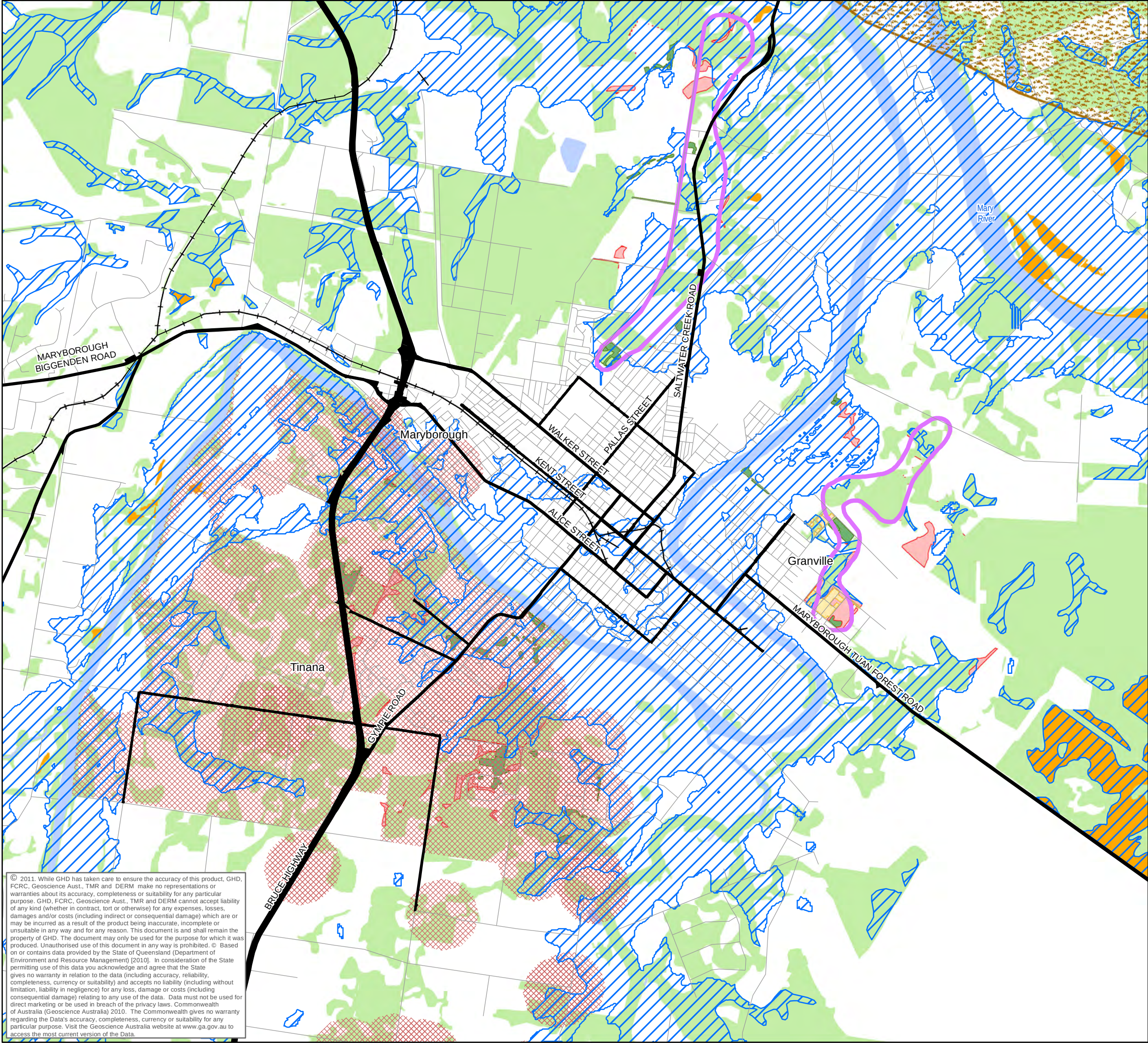
4.4.1.3 Mapping

Figure 10 – Natural Environment (including flooding) - Maryborough

Figure 11 – Natural Environment (including flooding) - Hervey Bay

Figure 12 - Natural Environment (including flooding) – Howard / Torbanlea / Burrum Heads / Toogoom / Tiaro

Figure 13 – Natural Environment (including flooding) – River Heads / Maaroom / Boonooroo / Tuan / Poona



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LEGEND

Road

- Highway
- Arterial & Collector Street
- Local Street
- Railway
- Watercourse/body
- Flood Prone
- Koala Corridor including Buffer
- Indicative Local Green Corridor
- Regional Corridor

Biodiversity Significance (Urban Expansion Area Only)

- State - General Ecological Significance
- State - Mapped Remnant but not Area of Ecological Significance
- Local

Natural Constraint

- Terrestrial High Ecological Significance (HES)
- Wetland High Ecological Significance (HES)



0 0.2 0.4 0.8 1.2 1.6 2
Kilometres

1:50,000 (at A3)

Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia
Grid: Map Grid of Australia 1994, Zone 56



Fraser Coast
REGIONAL COUNCIL



CLIENTS | PEOPLE | PERFORMANCE



Buckley Vann
TOWN PLANNING CONSULTANTS

Fraser Coast Regional Council
Sustainable Growth Strategy 2031

Natural Environment
(including flooding) -
Maryborough

Figure 10