

Figures 10, 11, 12 and 13 depict the following key spatial elements:

1. areas of high environmental significance (terrestrial and wetland) and related corridors;
2. areas of biodiversity significance (State and local within the draft WBB Regional Plan urban footprint and related corridors);
3. documented flood prone areas;
4. koala corridors including buffers; and
5. indicative local green corridors.

#### 4.4.1.4 Strategic Outcomes

Strategic Outcome – New development protects and enhances biodiversity values	
Key Issues	Implementation Measures
<ol style="list-style-type: none"> <li>1. The Fraser Coast settlement pattern and form of development will seek to protect and enhance biodiversity and achieve no net loss of ecosystems, habitats, vegetation and corridor connectivity. In particular, the settlement pattern will: <ol style="list-style-type: none"> <li>a. protect ecologically significant areas from urban development and other inappropriate uses and activities, unless subject to an offset policy;</li> <li>b. provide, as far as possible, for urban areas to be surrounded and defined by broad ecological corridors of State and regional significance;</li> <li>c. include a network of ecological corridors throughout the Fraser Coast to provide connection and wildlife movement internally within regional cities, towns, townships and communities and externally to the wider open space network of the WBB region;</li> <li>d. encourage an increase in vegetation and habitat diversity in the Fraser Coast, with new development providing for the ecological rehabilitation of land and open space in urban and rural areas;</li> </ol> </li> </ol>	<p><b>Statutory measures:</b></p> <p>The new Planning Scheme will consider the inclusion of provisions, that seek to support the strategy and address the key issues, such as the following:</p> <ol style="list-style-type: none"> <li>a. Development will: <ul style="list-style-type: none"> <li>– avoid areas of significant habitat and biodiversity value;</li> <li>– provide buffers between new development and areas of significant habitat and biodiversity value; and</li> <li>– facilitate the connectivity between areas of significant habitat and biodiversity value;</li> </ul> </li> <li>b. Within key areas of significant habitat and biodiversity value, development will contribute to the restoration of degraded areas to positively contribute to the region's habitat and biodiversity;</li> <li>c. Subject to more detailed investigation and verification based on the recommendations of all relevant planning studies, development will contribute to the maintenance, protection and rehabilitation of the local green corridors as shown on Figures 10, 11, and 12 and the intra-urban breaks shown on Figure 15. Inter-urban and intra-urban breaks will be a key feature of the strategy. Inter-urban breaks will include rural landscapes, rural production areas, and conservation areas.</li> <li>d. Development will: <ul style="list-style-type: none"> <li>– maintain ground and surface water quality and characteristics;</li> <li>– avoid flood prone areas and incorporate appropriate buffers to waterways and wetland</li> </ul> </li> </ol>

<ul style="list-style-type: none"> <li>e. maintain, protect and enhance habitats for endangered, vulnerable, rare and other priority, regionally and locally significant flora and fauna;</li> <li>f. maintain rivers, waterways and wetlands in their natural state with development avoiding impacts and / or providing appropriate setbacks and buffers to protect their ecological functioning;</li> <li>g. separate significant vegetation, habitats, corridors, wetlands and waterways from adjacent development;</li> <li>h. where possible, encourage the rehabilitation of significant vegetation, habitats, corridors, wetlands and waterways;</li> <li>i. sensitively locate and design infrastructure, particularly transport corridors, to provide continuity of wildlife movement and ecological processes;</li> <li>j. ensure outdoor recreation uses and activities are compatible with natural environment values and are sensitively located, designed and managed so as to maintain and protect environmental values.</li> </ul>	<div style="text-align: right;"> <p>areas; and</p> <ul style="list-style-type: none"> <li>– not diminish groundwater recharge areas.</li> </ul> </div> <hr/> <p><b>Possible non-statutory measures:</b></p> <p>As part of its overall corporate planning processes, Council may consider implementation of the following:</p> <ol style="list-style-type: none"> <li>1. Continuing to advocate and promote habitat and biodiversity protection as part of its environment protection role. The following measures may be appropriate: <ul style="list-style-type: none"> <li>– voluntary Conservation Agreements, Land for Wildlife, Nature Refuges and similar contractual agreements between landowners, Council, community groups and State parks and wildlife services to encourage conservation on freehold land;</li> <li>– community nature conservation initiatives such as creek rehabilitation, weed control and planting;</li> <li>– through Council management of parks and reserves, ensuring open space and recreation opportunities are compatible with any nature conservation purpose of the site;</li> <li>– promotion of Natural Resource Management, Landcare and other community groups;</li> <li>– engaging the assistance of various State and Commonwealth agencies; and</li> <li>– incorporating sustainable catchment and land management practices and safeguards in the range of Council's operations.</li> </ul> </li> <li>2. Encouraging all private landowners to: <ul style="list-style-type: none"> <li>– use sustainable natural resources management practices;</li> <li>– prevent an increase in soil salinity and where development occurs within salinity effected area that it is located, designed and constructed in a way to reduce the impacts of salinity on to the development; and</li> <li>– prevent the introduction of weeds and pests species and treat and manage these species where they already occur upon a development site.</li> </ul> </li> </ol>
---	---

**Strategic Outcome –Biodiversity objectives are balanced with the need to allocate land for urban purposes**

**Key Issues**

**Implementation Measures**

1. In physically constrained and ecologically significant areas, development for urban purposes will only be permitted where:
  - a. on the balance of considerations, development is in the interests of the community; and
  - b. the impacts incurred can be compensated by ecological improvements elsewhere that result in a net gain and enhancement to the overall habitat values of the Fraser Coast.

**Statutory measures:**

The new Planning Scheme will consider the inclusion of provisions, that seek to support the strategy and address the key issues, such as the following:

- a. The drafting of the new Planning Scheme will include an investigation of whether an environmental offset policy is a workable option. The policy would aim to ensure that a particular land use or activity will only be permitted to occur in a physically constrained or ecologically significant area where overriding community benefit is demonstrated. In such cases, the use or activity will be compensated by a contribution to ecological improvement that is commensurate to or greater than, any lost or diminished physical processes or ecological values. It is intended that ecological compensation be undertaken on land in approved locations, where ecological rehabilitation would make a significant positive contribution to improving the planned open space network. (The suggested approach is outlined in the *Fraser Coast Landscape Character Strategy Study –Rev B, May 2011 - AECOM*).

**Possible non-statutory measures:**

There are no non statutory measures identified for the implementation of this key issue.

**Strategic Outcome – Flood constrained land is avoided and the functions of flood plains are maintained and protected**

**Key Issues**

**Implementation Measures**

1. The hydrological and ecological functions and associated nature conservation, landscape and outdoor recreation values of Fraser Coast flood plains are maintained and protected.
2. Flood plains within the Fraser Coast, including the Mary and Burrum River flood plains, are recognised as complex biophysical systems which have a range of interrelated functions, values

**Statutory measures:**

The new Planning Scheme will consider the inclusion of provisions, that seek to support the strategy and address the key issues, such as the following:

- a. Flood plain values are identified in the strategic framework and outcome statements;
- b. As with existing schemes and as required by State Planning Policy 1/03 – *Mitigating the Adverse Impacts of Flood, Bushfire and*

<p>and benefits which must be protected.</p> <p>3. To protect human life and property, development does not occur in locations which are affected, or potentially affected, by flooding.</p>	<p><i>Landslide</i>, overlay mapping will be included to ensure development does not occur on flood constrained land;</p> <p>c. In addition, these aspects of the scheme should recognise that as the impacts of climate change on the extent of flooding are currently unknown, a precautionary approach should be undertaken to avoid risk to life and property;</p> <p>d. It is intended that the ARI 100 year flood event will be confirmed as the Defined Flood Event (DFE) for the Fraser Coast. At this stage, it is intended that urban development will not occur on land within the 1:100 ARI flood level; and</p> <p>e. Further flood modelling for the Fraser Coast will need to be undertaken. Specifically, an ultimate development scenario in respect of the cities and towns will be devised and modelled for the Fraser Coast, so that the cumulative effects can be evaluated fully before development is allowed to occur.</p>
	<p><b><i>Possible non-statutory measures:</i></b></p> <p>As part of its overall corporate planning processes, Council may consider implementation of the following:</p> <ol style="list-style-type: none"> <li>1. Continuing to assist local and State government emergency services in their planning and response efforts to natural disasters;</li> <li>2. Restoring and revegetating the riparian corridors of the Fraser Coast rivers, waterways and creeks, wherever possible. In particular, new development in future community areas will have an important role in protecting and enhancing waterways. Community initiatives involving environmental projects and voluntary agreements with landholders will also be encouraged by the Council; and</li> <li>3. Conducting its business using the overarching principles outlined in the key issues.</li> </ol>

#### 4.4.2 Landscape Character and Scenic Amenity Strategy

##### 4.4.2.1 Purpose

The purpose of the Landscape Character and Scenic Amenity Strategy is to identify, protect and enhance landscape character, scenic amenity values and the overall image of the Fraser Coast.

The landscape character and image of the Fraser Coast is highly valued by the Fraser Coast community, both for their intrinsic and scenic amenity values, as well as for their natural environment, wildlife and biodiversity values.

It is intended that landscape character, scenic amenity values and image considerations will significantly influence the settlement pattern and built form. It is intended that the Fraser Coast will retain its unique image in perpetuity, where the natural environment and various landscape character types, features and elements continue to be among the region's most prominent features. As indicated in the Natural Environment Strategy, inter-urban and intra-urban breaks will be a key feature of the strategy. Inter-urban breaks will include rural landscapes, rural production areas, and conservation areas.

Implementation of the Landscape Character and Scenic Amenity 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.

#### **4.4.2.2 Strategy Overview**

The Landscape Character and Scenic Amenity Strategy seeks to deliver landscape character, scenic amenity and image outcomes that will:

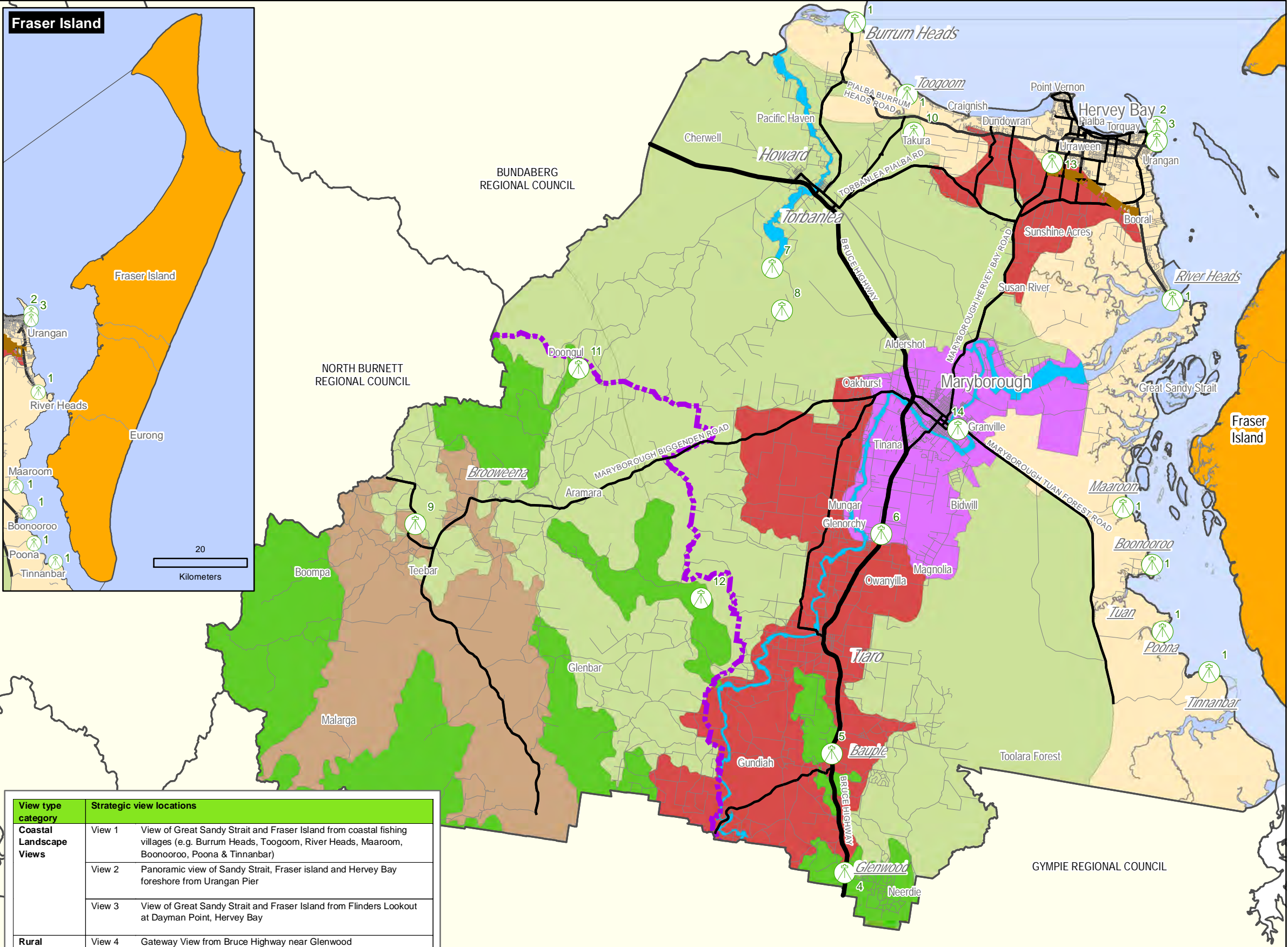
1. meet the objectives and outcomes of the WBB Regional Plan in a manner that supports and is consistent with the planning vision in respect of landscape character, scenic amenity and the Fraser Coast image;
2. protect and enhance Fraser Coast image, landscape character, and scenic amenity values, including elements and features which contribute to views to and from these elements;
3. maintain and protect significant views and viewpoints and enhance public access to landscape character and scenic amenity areas, including the protection of scenic corridors and the experience they provide to residents and visitors in the Fraser Coast;
4. protect inter-urban breaks between cities, towns and townships to provide a clearly defined edge between urban areas and green space, acreage and rural areas;
5. establish, maintain and protect intra-urban breaks within cities and towns to create distinct neighbourhoods and to integrate these with ecologically significant areas and as part of the publicly owned urban open space network;
6. maintain, enhance and establish edges, nodes, landmarks and pathways as important elements of the landscape and to reinforce their contribution to legibility and distinctiveness within each locality;
7. promote the design of major infrastructure such as bridges, intersections, and gateways as attractive and memorable landmarks, with their design driven by the desire to achieve this objective as well as their engineering function; and
8. provide opportunities for the establishment of a regional and district recreational trails network, and other recreational opportunities, located to take full advantage of the diverse scenic amenity values and experiences provided by the Fraser Coast, including linking to the urban open space network, public transport and community facilities.

#### **4.4.2.3 Mapping**

**Figure 14 – Landscape (Scenic Amenity) - Fraser Coast**

**Figure 15 - Urban Breaks – Hervey Bay**





View type category	Strategic view locations	
Coastal Landscape Views	View 1	View of Great Sandy Strait and Fraser Island from coastal fishing villages (e.g. Burrum Heads, Toogoom, River Heads, Maaroom, Boonooroo, Poona & Tinnanbar)
	View 2	Panoramic view of Sandy Strait, Fraser island and Hervey Bay foreshore from Urangan Pier
	View 3	View of Great Sandy Strait and Fraser Island from Flinders Lookout at Dayman Point, Hervey Bay
Rural Landscape Views	View 4	Gateway View from Bruce Highway near Glenwood
	View 5	Views of Mount Bauple from Bruce Highway
	View 6	Rural production vistas from Bruce Highway near Glenorchy
Forested Hinterland Views	View 7	View of Lenthalls Dam from picnic facilities, Wongi State Forest
	View 8	View of Wongi Waterholes from visitor facilities, Wongi State Forest
	View 9	View to Mount Walsh from Maryborough-Biggenden Road
	View 10	Views of Hervey Bay from Takura lookout, Vernon State Forest
	View 11	Views of coastal lowlands from the edge of the hinterland range at Mount Doongul lookout
	View 12	Views of coastal lowlands from the edge of the hinterland range at Mount Benarige lookout
Townscape and Built Heritage Views	View 13	Gateway View towards Hervey Bay and Great Sandy Strait from Scrub Hill
	View 14	View across the Mary River towards Maryborough City Centre from Granville Bridge

© 2011. While GHD has taken care to ensure the accuracy of this product, GHD, FCRC, AECOM, Geoscience Aust., TMR and DERM make no representations or warranties about its accuracy, completeness or suitability for any particular purpose. GHD, FCRC, Geoscience Aust., TMR and DERM cannot accept liability of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred as a result of the product being inaccurate, incomplete or unsuitable in any way and for any reason. This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was produced. Unauthorised use of this document in any way is prohibited. © Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) [2010]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. Commonwealth of Australia (Geoscience Australia) 2010. The Commonwealth gives no warranty regarding the Data's accuracy, completeness, currency or suitability for any particular purpose. Visit the Geoscience Australia website at [www.ga.gov.au](http://www.ga.gov.au) to access the most current version of the Data.

LEGEND

Ghost Hill Ridgeline

Bicentennial Trail

Road

Highway

Arterial & Sub Arterial

Local Street

Railway

Strategic Views

Landscape Types

FORESTED PEAKS AND HILLS

RURAL TRIBUTARY VALLEYS AND HILLS

UNDULATING FORESTED LOWLANDS

UNDULATING FARMLAND MOSAIC

ALLUVIAL FARMLAND MOSAIC

ESTUARIES AND COASTAL FORESHORES WITH WALLUM

BROAD RIVER VALLEY

COASTAL DUNES AND BEACHES

OCEAN PASSAGE

N

0248121620

Kilometres

1:400,000 (at A3)

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

Fraser Coast  
REGIONAL COUNCIL

GHD

CLIENTS | PEOPLE | PERFORMANCE

Buckley Vann

TOWN PLANNING CONSULTANTS

Fraser Coast Regional Council  
Sustainable Growth Strategy 2031

Landscape  
(Scenic Amenity) -  
Fraser Coast

Figure 14

Date: 11 July 2011 Rev. D

58 Channon St Gympie QLD 4570 T 61 7 5480 6200 F 61 7 5480 6200 E [gymmail@ghd.com](mailto:gymmail@ghd.com) W [www.ghd.com](http://www.ghd.com)