

## PART 3

# FOUNDATION OF THE PLANNING SCHEME

### *Division 1: Desired Environmental Outcomes*

#### **3.1.1 Desired Environmental Outcomes**

- (1) The Desired Environmental Outcomes are based on the achievement of ecological sustainability as outlined by the *Integrated Planning Act 1997* and are the basis for the measures of the planning scheme.
- (2) Each Desired Environmental Outcome is sought to be achieved to the extent practicable having regard to each of the other Desired Environmental Outcomes, noting that in many instances there is an overlap between each of the social, environmental and economic elements.
- (3) The Desired Environmental Outcomes are written from the perspective of reporting on Fitzroy Shire in 2012. This is the 8 year planning horizon adopted in the planning scheme.
- (4) The Desired Environmental Outcomes for Fitzroy Shire are as follows;

#### **Social Elements**

- a) The Shire's residential communities are preserved in character, well serviced, enjoy high levels of safety and amenity, able to accommodate growth and offer a range of housing options to meet the diverse needs of all members of the community.
- b) Gracemere is the main business centre, providing higher order services and a range of community and civic functions.
- c) Communities of Bouldercombe, Bajool, Marmor, Kabra, Stanwell, Westwood, Gogango, Alton Downs and Ridgeland have access to facilities and services that meet local needs, and where appropriate also provide some higher order services and functions important to the Shire.
- d) Rural Residential areas are located and consolidated to provide suitably serviced, alternative rural living options that are close to townships.
- e) The park and recreation opportunities for residents and visitors of the Shire are enhanced and expanded.
- f) Development is located and managed where ever possible to ensure the long term protection and conservation of the significant cultural heritage values of the Shire.
- g) The risks to persons and property due to flood, bushfire and landslide are minimised.

#### **Environmental Elements**

- h) Sustainable measures for the use of the Shire's water resources including the Fitzroy River system, are implemented to ensure the provision of an adequate water supply and ongoing water quality.
- i) The potential downstream impacts of development, are minimised so as to reduce risks to the Great Barrier Reef catchment, which drains into the Great Barrier Reef World Heritage Area.
- j) Existing and planned water resources, including watercourses, water bodies, groundwater and tidal wetlands are managed and protected against the detrimental impacts of development.
- k) The recognised values and integrity of significant natural features, conservation areas and open space networks eg. Conservation Parks, National Parks, native forests, are protected.

- l) The biodiversity and scenic values of native vegetation, which accommodates sensitive fauna and flora habitats, are protected.
- m) Development is located and managed to ensure the long term protection and conservation of the significant cultural heritage values of the Shire.
- n) Public health and the environment are protected from environmental harm from waste and contaminated land. Efficient resource use and waste minimisation and management are promoted whilst allowing for ecologically sustainable development.
- o) Air quality is maintained or enhanced whilst allowing for ecologically sustainable development.
- p) The quality of the acoustic environment is maintained or enhanced whilst allowing for ecologically sustainable development.
- q) The spread or increase of weeds and pest animals is prevented.

#### **Economic Elements**

- r) Industrial land in the Gracemere-Stanwell Zone is maintained and developed as a regionally significant industrial area providing for a wide range of industrial activities, including higher order industries serving the wider Central Queensland region and, providing significant local and regional employment opportunities.
- s) Industrial development opportunities are planned so as to balance economic values against the values of the natural environment, transport network and residential amenity.
- t) The rural areas of the Shire accommodate a diverse range of agricultural and rural activities which are viable and operate sustainably.
- u) Port Alma remains an important port and industrial node in the Shire through ensuring adjoining land and vital transport routes are managed by the Planning Scheme to protect against the encroachment of incompatible land uses.
- v) Resources and areas of economic value, such as Good Quality Agricultural Land, extractive materials, and forestry, are not compromised.
- w) The efficiency of infrastructure, including telecommunication, electricity transmission and distribution networks, and transport networks, is maintained and future extensions to infrastructure networks are established to a high standard to meet the needs of the Shire and to effectively manage potential impacts on the community and the environment.
- x) Water, sewer and stormwater infrastructure is planned and provided in a cost effective and timely manner to meet the needs of the Shire.
- y) Waste disposal facilities which are adequate for the Shire's needs, are maintained and protected from the encroachment of inappropriate land uses.
- z) The interface between industrial lands and surrounding sensitive land uses is managed to protect the health, wellbeing, amenity and safety of the community and to protect industrial activities from incompatible development. The establishment of new sensitive uses is prevented from encroaching into or near industrial land and their associated freight (road and rail) corridors, to ensure ongoing efficient operation, minimise risks and avoid conflicts.