

VOLUME TWO

Strategic Plan

Preface	3	11. Open Space and Recreation	53
1. Introduction	3	11.1 Explanation	53
1.1 Explanation	3	11.2 Key Issues	53
1.2 Strategic Plan Format	3	11.3 Open Space and Recreation Strategy	53
1.3 Preferred Dominant Land Uses	4	11.4 Preferred Dominant Land use	55
2. The Vision	5	11.5 Objectives and Implementation Measures	55
2.1 Introduction	5	12. Community Facilities	58
2.2 Environmental Management	5	12.1 Explanation	58
2.3 Social Equity and Livability	6	12.2 Key Issues	58
2.4 Economic Sustainability	6	12.3 Community Facilities Strategy	58
2.5 Transport and Accessibility	7	12.4 Preferred Dominant Land Use	59
2.6 Community and Cultural Development	7	12.5 Objectives and Implementation Measures	59
2.7 Urban Design, Heritage and Character	8	13. Transport	61
2.8 Physical Infrastructure	9	13.1 Explanation	61
3. Urban Development	10	13.2 Key Issues	61
3.1 Explanation	10	13.3 Transport Strategy	62
3.2 Key Issues	10	13.4 Preferred Dominant Land Use	63
3.3 Urban Strategy	10	13.5 Objectives and Implementation Measures	63
3.4 Preferred Dominant Land Uses	11	14. Physical Infrastructure	67
3.5 Objectives and Implementation Measures	11	14.1 Explanation	67
4. Retail and Commerce	18	14.2 Key Issues	67
4.1 Explanation	18	14.3 Physical Infrastructure Strategy	67
4.2 Key Issues	18	14.4 Objectives and Implementation Measures	67
4.3 Retail and Commercial Strategy	19	15. Water Supply Catchments	70
4.4 Objectives and Implementation Measures	20	15.1 Explanation	70
5. Industry	26	15.2 Key Issues	70
5.1 Explanation	26	15.3 Water Supply Catchment Strategy	70
5.2 Key Issues	26	15.4 Objectives and Implementation Measures	70
5.3 Industry Strategy	26	16. Stormwater Drainage and Floodprone Land	72
5.4 Preferred Dominant Land Use	26	16.1 Explanation	72
5.5 Objectives and Implementation Measures	27	16.2 Key Issues	72
6. Rural Activities	31	16.3 Stormwater Drainage and Floodprone Land Strategy	72
6.1 Explanation	31	16.4 Objectives and Implementation Measures	72
6.2 Key Issues	31	17. Mining and Extractive Industry	74
6.3 Rural Strategy	31	17.1 Explanation	74
6.4 Preferred Dominant Land Uses	31	17.2 Key Issues	74
6.5 Objectives and Implementation Measures	32	17.3 Mining and Extractive Industry Strategy	74
7. Visual Amenity	35	17.4 Preferred Dominant Land Use	74
7.1 Explanation	35	17.5 Objectives and Implementation Measures	74
7.2 Key Issues	35	18. Slope and Geological Stability	77
7.3 Visual Amenity Strategy	35	18.1 Explanation	77
7.4 Objectives and Implementation Measures	36	18.2 Key Issues	77
8. Tourism	40	18.3 Slope and Geological Stability Strategy	77
8.1 Explanation	40	18.4 Objectives and Implementation Measures	77
8.2 Key Issues	40	19. Contaminated Sites	79
8.3 Tourism Strategy	40	19.1 Explanation	79
8.4 Objectives and Implementation Measures	40	19.2 Key Issues	79
9. Heritage	44	19.3 Contaminated Sites Strategy	79
9.1 Explanation	44	19.4 Objectives & Implementation Measures	79
9.2 Key Issues	44	20. Mosquitoes and Biting Midges	80
9.3 Heritage Strategy	44	20.1 Explanation	80
9.4 Objectives and Implementation Measures	44	20.2 Key Issues	80
10. Natural Resources	46	20.3 Mosquitoes and Biting Midge Strategy	80
10.1 Explanation	46	20.4 Objectives and Implementation Measures	80
10.2 Key Issues	46		
10.3 Natural Resources Strategy	47		
10.4 Preferred Dominant Land Uses	48		
10.5 Objectives and Implementation Measures	48		

MAROOCHY PLAN MAPS VOLUME 2

TITLE	REFERENCE NUMBER	RELEVANT SCHEME REFERENCE
Strategic Plan Map	Map 2.1	Section 1.2
Road Hierarchy Map	Map 2.2	Section 13.3
Cane Rail Network Map	Figure 2-13.3(a)	Section 13.3

PREFACE

POTENTIAL INCONSISTENCIES BETWEEN STATEMENTS OF POLICY OR INTENT

The Statements of strategic and local policy contained in this volume, Volume 3 (Planning Areas, Precincts and Precinct Classes) and Volume 5 (Structure Plans) may include somewhat different statements of policy or intent for the same areas of land. This will generally be an unintended outcome, as the detailed local planning provisions contained in Volumes 3 and 5 are intended to be based upon and reflective of the general principles in Volume 2. However, it may occur due to the diversity of character of the Shire.

In any such cases, Volume 3 and Volume 5 provisions represent Council's specific planning intent for the relevant locality or master planned area, and are not intended to be weakened or overridden by anything in the Strategic Plan.

Where there is no direct inconsistency in those statements, but merely different or additional outcomes or requirements indicated, Volume 3 and Volume 5 constitutes the primary basis for assessment, but all elements of the policy or intent in Volumes 2, 3 and 5 are expected to be satisfied in order that development does not conflict with the Planning Scheme.

If the different statements are inconsistent, statements in Volume 3 and Volume 5 prevail over inconsistent statements in Volume 2. This reflects the fact that Volume 2 provisions are either broad strategic statements or statements of general principle, whereas Volume 3 and Volume 5 provisions state specific and considered planning intents for identified localities and master planned areas. It is an incorrect use of the Strategic Plan, and an incorrect interpretation of this Planning Scheme, to rely on anything in the Strategic Plan to support or justify as being consistent with the Planning Scheme, an outcome which is contrary to the Planning Area provisions or the provisions of a Structure Plan.

1. INTRODUCTION

This Volume of the Planning Scheme establishes the strategic policy to be considered in the assessment of impact assessable development.

This Volume includes Desired Environmental Outcomes, Strategic Implementation Measures and more detailed measures to address broad strategic issues across the Shire.

It is intended that the Desired Environmental Outcomes, the Strategic Implementation Measures and the more detailed measures included in Sections 3 to 20 of this Volume be used as assessment criteria for the preparation and assessment of applications for impact assessable development as determined by the Tables of Development Assessment contained within Volumes 1 and 5 of this Planning Scheme.

Applications will be assessed to determine if the proposed development is compatible with the Desired Environmental Outcomes for the Shire and with strategic policy as established in Sections 3 to 20 of this Volume. Development proposals will also be considered in terms of cumulative impacts, and the extent to which such impacts may compromise the achievement of the Desired Environmental Outcomes.

1.1 EXPLANATION

This Volume of the Planning Scheme contains the Desired Environmental Outcomes for the whole of the planning scheme area to assist in the achievement of ecological sustainability as required by the Integrated Planning Act. This Volume of the Planning Scheme also contains measures to facilitate the achievement of these Desired Environmental Outcomes. There are two different types of measures included in this Volume. These are broad measures known as Strategic Implementation Measures, which describe how the Desired Environmental Outcomes are to be achieved. Sections 3 to 20 of this Volume also include more detailed measures about how issues across the Shire are to be addressed in order to achieve the overall goal of seeking to achieve ecological sustainability.

Additional Desired Environmental Outcomes for particular master planned areas are contained in Volume 5 (Structure Plans).

1.2 STRATEGIC PLAN FORMAT

The Strategic Plan is made up of the following elements:

- the Vision, articulating the Desired Environmental Outcomes that are being sought during the life of the Planning Scheme;
- Key Issues, which summarise the items that underpin the detailed measures included in the Strategies, Objectives and the Implementation Criteria which make up the core of the Strategic Plan;

- the Strategies, indicating how it is proposed to address the Key Issues through future development within the Shire;
- the Preferred Dominant Land Uses, as shown on the Strategic Plan Map indicating those land uses considered appropriate for the various parts of the Shire and which may indicate (where they appear inconsistent with the existing use rights) an intention to allow appropriate alternative development at an appropriate time;
- Objectives and Implementation Criteria Measures, which relate directly to Preferred Dominant Land Uses and other elements and indicate what is desired and how it is to be achieved;
- the Strategic Plan Map, which indicates over a cadastral base of the whole Shire, a Preferred Dominant Land Use for each area and such other elements which can be geographically or symbolically represented like the Road Hierarchy Map, which identifies a logical system of roads and streets throughout the Shire.

1.3 Preferred Dominant Land Uses

This Strategic Plan consists of ten Preferred Dominant Land Uses and the following table provides a key to where descriptions of the Preferred Dominant Land Uses can be found:

Preferred Dominant Land Use	Section
Agricultural Protection	6.0 Rural Activities
Conservation	10.0 Natural Resources
Extractive Industry	17.0 Mining & Extractive Industry
Industry	5.0 Industry
Recreation	11.0 Open Space & Recreation
Rural or Valued Habitat	10.0 Natural Resources
Special Purpose (Airport)	13.0 Transport
Special Purpose (University)	12.0 Community Facilities
State Forest	6.0 Rural Activities
Urban	3.0 Urban Development