ETHOS URBAN

Fraser Coast Rural Residential Strategy Project

VOLUME 2: Evidence Report

Fraser Coast Rural Residential Strategy

Prepared for Fraser Coast Regional Council

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1.0 Introduction

1.1 Project purpose

On 28 January 2014, the Fraser Coast Planning Scheme commenced. The Fraser Coast Planning Scheme 2014 is the official document for development and planning for the Fraser Coast local government area (LGA). The planning scheme informs the envisaged settlement pattern for the region which intends for growth of the region to be directed into key expansion areas whilst supporting compact and consolidated urban form. A hallmark of the scheme is providing sustainable development opportunities that align infrastructure delivery and land use planning.

Since the adoption and commencement of the Fraser Coast Planning Scheme 2014 the Fraser Coast Regional Council has received requests/feedback relating to the following points:

- consideration of rural residential style subdivisions outside existing rural residential zoned areas;
- suggestions that there is a shortage of rural residential land in the region; and
- potential opportunity to facilitate a broader range of home-based businesses in rural residential zoned properties e.g. truck parking, light industry, pet sitting etc.

In response to the above, Council officers commenced a project in 2017 to develop a strategy to review rural residential opportunities in the region, particularly in close proximity to the Hervey Bay urban area. The project has been undertaken in several stages, see Figure 1 below. This report relates to Stage 3 of the project and will support the development of the Rural Residential Land Strategy document which is the key deliverable of this stage.

STAGE	DESCRIPTION	STATUS
STAGE 1 Identify potential rural residential areas	Stage 1 involved the identification of potential rural residential areas to contribute to the existing supply of rural residential properties. These areas represent a starting point to focus the further investigations into the supply of additional rural residential properties.	COMPLETE
STAGE 2 Hervey Bay Rural Residential Living strategy	Stage 2 resulted in a strategy to undertake further detailed analysis, consultation and studies to quantify the need and type of lots required to inform future planning scheme amendments in relation to rural residential properties.	COMPLETE
STAGE 3 Rural Residential Land Strategy	Stage 3 will result in a strategy which provides clear direction in relation to the role of rural residential land accommodating future growth in the LGA and future planning scheme amendments. The strategy actions will be informed by engagement and analysis of existing supply of rural residential land and envisaged demand.	THIS PROJECT
STAGE 4 Planning Scheme Amendments	Once the Council endorse a Rural Residential Land Strategy, resulting from the above stage, there may be a need to make amendments to the Fraser Coast Planning Scheme 2014. Stage 4 represents the drafting and progression of drafting through the legislative process for amending a planning scheme. Stage 4 will be further defined by the outcomes of Stage 3.	PENDING

Figure 1: Stages and status of the project

1.2 Project purpose

The purpose of Stage 3 – Rural Residential Land Strategy element of the project, is to provide a strategy to inform decision making regarding the provision and regulation of rural residential properties within the Fraser Coast region.

The key elements required to be considered as part of developing this strategy include:

- providing a supply and demand analysis based on existing rural residential properties and historic land sales of vacant rural residential land;
- reviewing desired densities, lot sizes and development requirements for existing rural residential areas to facilitate infill development opportunities in appropriate locations as well the efficient use of existing infrastructure;
- engaging and consulting the community, the development industry and State government to understand their views on rural residential land in the Fraser Coast region; and
- providing recommended actions justified on strong planning, economic and social grounds.

1.3 Report purpose

The purpose of this report is to document the approach to developing the evidence base to inform the Rural Residential Land Strategy as well as outlining the key findings of this work. Achievement of this purpose is defined as:

- providing an understanding of the current situation regarding rural residential properties within the Fraser Coast LGA;
- providing an understanding of existing and future demographics of the Fraser Coast LGA;
- summarising the key findings from engaging and consulting the community, the development industry and the State government;
- identifying considerations about home-based business uses within rural residential properties;
- identifying the actual and potential supply of rural residential properties within the Fraser Coast LGA based on current zoning;
- providing an understanding of the capacity, by number of years, each State suburb has until supply is exhausted based on historic land consumption of rural residential properties;
- reviewing the potential rural residential areas identified as part of Stage 1; and
- mapping areas which have the potential to be reclassified to accommodate rural residential development.

1.4 Key definitions

For the purposes of this report rural residential properties are considered to be properties which are located within the following zoning as per the Fraser Coast Planning Scheme 2014:

- Rural residential zone (no precinct)
- Rural residential zone (RR1 precinct)
- Rural residential zone (RR2 precinct)
- Low density residential zone (LDR1 precinct) (where 2,000m² not serviced)

Based on feedback from engagement exercises it was noted that properties with an area of 2,000m² - 4,000m² were considered to be a type of rural residential product. As a result, land within the Low density residential zone (LDR1 precinct), has been incorporated into the work undertaken to date.

2.0 Background

2.1 Fraser Coast Planning Scheme 2014

The planning scheme informs the envisaged settlement pattern for the region and intends for growth to be directed into key expansion areas whilst supporting compact and consolidated urban form. A hallmark of the scheme is providing sustainable development opportunities that align infrastructure delivery and land use planning. The planning scheme emphasises the importance of well-managed growth focussed in a consolidated and centric form in order to leverage the established centre hierarchy and existing and future infrastructure investment. With consideration to the objectives of this project, the key parts of the scheme considered to be of importance is the strategic framework. The strategic framework sets the policy direction for the scheme and forms the basis for ensuring appropriate development occurs for the life of the scheme. As a result, the strategic framework was constantly referred to during the project to ensure the outcomes sought for rural residential properties did not override, re-prioritise or compromise the policy set by the strategic framework. The key strategic outcomes which were commonly referred to, but not in isolation of the entire strategic framework, include:

Settlement pattern theme

- The pattern of settlement reinforces and protects the planned role and function of the centres hierarchy within the Fraser Coast.
- Urban areas are compact with clearly defined boundaries that encourage strong neighbourhoods and provide attractive places for residents to enjoy whilst optimising the efficient delivery and use of infrastructure and services.
- Urban development is predominantly focused in the major regional population centres of Maryborough and Hervey Bay.
- Rural residential development is contained within identified rural residential areas.
- The Fraser Coast is developed in a sustainable manner by incorporating urban design principles that create a positive and balanced context for people to engage with places and with others.
- Adequate buffers are provided between incompatible land uses to protect resources, existing uses and the amenity of residents.
- Development avoids or mitigates the adverse impacts of natural hazards (including flood, bushfire, landslide and coastal processes) in a manner so as to protect people, property, economic activity and the environment.

Economic resources and development theme

- Employment growth and economic development on the Fraser Coast will be enhanced through the development of diverse and strong businesses and industries based upon both traditional and emerging sectors.
- A strong and robust economy is promoted by identifying and maintaining an integrated network of well-designed, vibrant, connected and accessible activity centres with differing but complementary roles and functions to service the needs of the community and support employment growth.
- A range of well-located and designed industrial areas are provided to accommodate a broad range of industry uses that meet the needs of the community in terms of employment and economic growth, including large footprint manufacturing at Canterwood and Maryborough North, the marine-based industry precinct at Granville, the existing harbour at Hervey Bay, the city reach precinct in Maryborough, and aviation-related uses adjacent to Hervey Bay Airport and the Maryborough Airport. General industry is provided in Hervey Bay and Maryborough as well as rural locations. Opportunities for future industrial expansion exist in development areas at Nikenbah and St Helens.
- The region’s rural areas are managed to maximise their contribution to the local economy, rural industries, regional environmental quality and he regional landscape.

Infrastructure and services

- The Fraser Coast is serviced by efficient and reliable essential infrastructure networks that promote community wellbeing and economic development.

- Coordinated planning and delivery of infrastructure and services facilitates growth that reflects the pattern of settlement, provides for the efficient and best utilisation of public resources, efficiently meets community's needs, preserves corridors and sites for essential infrastructure services and minimises impacts on the environment.

Natural environment and landscape character

- Risks to people, property and the environment from the predicted impacts of climate change are avoided or minimised as far as practicable.

2.2 Fraser Coast 2031: Sustainable Growth Strategy

Following its formation as part of the Queensland-wide local government amalgamation process in March 2008, the new Fraser Coast Regional Council committed to undertaking a whole of Council area planning project. This was known as the Fraser Coast 2031: Sustainable Growth Strategy. The strategy provided a strategic vision for land use within the new Fraser Coast Regional Council area, under an aligned vision and informed by detailed and coordinated technical assessment. To inform the 2031 planning horizon, population projections were developed by the Fraser Coast Regional Council in consultation with the project team responsible for preparing the strategy. These population projections assumed a higher population growth when compared to the 2018 population projections developed by the Queensland Government Statistician's Office. See Section 4 for a comparison of these two projections.

The strategy involved the preparation of 11 technical studies referred to as Individual Planning Studies. These studies were synthesised into a Consolidated Planning Report from which the Strategy document was derived.

The Individual Planning Studies included:

- Built Form & Urban Design Report
- Community Health and Wellbeing Assessment
- Flood Study
- Fraser Coast Activity Centres and Employment Strategy
- Habitat and Biodiversity
- Housing Needs Assessment
- Infrastructure Needs Assessment
- Integrated Transport Study
- Landscape Character Strategy
- Urban Open Space Strategy Desired Service Standards
- Urban Open Space Strategy Gap Analysis & Strategies

Data covered in the Consolidated Planning Report includes:

- Regional Perspective, Legislative Setting, Geology and Soils
- Habitat and Biodiversity
- Climate Change, Hydrology
- Townscape, Landscape Character
- Recreation and Open Space, Housing Needs
- Social Infrastructure, Community Health and Wellbeing, Land Tenure and Management
- Tourism, Activity Centres, Industry Areas
- Rural Enterprise, Integrated Transport
- Infrastructure
- Settlement Pattern Elements

All documentation associated with the strategy is available on Council's website (https://www.frasercoast.qld.gov.au/sustainable-growth-strategy).

Key elements from the Sustainable Growth Strategy that are relevant to this project are summarised below, and a separate review and analysis of the Housing Needs Assessment and the Landscape/Open Space Study is provided following this. The Infrastructure Needs Assessment has not been reviewed in detail as this has been superseded by current information on infrastructure availability from WBW.

2.2.1 Fraser Coast Housing Needs Assessment

With regard to rural residential, the housing needs assessment identified that there is a need to establish a balance between demand for large-lot, semi-rural or acreage lots for genuine semi-rural activities, as opposed to those who seek them for affordability, by increasing affordable alternatives in better serviced locations.

Implications for Housing Provision

The key implications that were derived from the demographic analysis are as follows:

- there is expected to be a considerable overall demand for housing due to the high rate of population growth (2.1% per annum compared with 1.7% per annum for Queensland);
- housing demand will be concentrated within the former Hervey Bay LGA, which is expected to accommodate an additional 50,000 people by 2031, however, it is recognised that the distribution of population growth between key centres will also be influenced by the forthcoming Wide Bay Burnett regional plan;
- the significantly higher proportion of couple only households in the Fraser Coast region compared with the State suggests there may be an opportunity for some of these households to be accommodated in smaller dwelling types;
- overall, the need for smaller dwellings will increase substantially as the number of small households (lone person and couple only households) across the region increases from 64% to 70% by 2026 (well above the proportion for the State);
- it is apparent that accommodating the high proportion of people aged 55 years and over in affordable and appropriate housing is an important need to be addressed in the region;
- there is a need to ensure that affordable and appropriate housing is available for people with disabilities to respond to the higher proportion of people with disabilities and disability pension recipients compared with Queensland;
- although the region's Indigenous population represents a smaller proportion of the housing market than for Queensland, this is an important form of special needs housing that will need to be considered;
- affordable accommodation is a key need given that there is a lower proportion of the population in employment and a lower median income compared to Queensland (noting this is a reflection of the high representation of older people and unemployed people in the region, as well as a slightly higher proportion of people employed part time);
- the pattern of disadvantage indicated by the SEIFA data suggests that more affordable housing choices need to be available in urban localities, where there is greater access to a range of facilities and services (i.e. access to facilities and services and cost of living considerations should also be factored into housing location decisions).

Private market observations indicated the following key needs in the region:

- Housing diversity
- Smaller dwellings
- Increased densities
- Protection of lifestyle choices
- Rental affordability
- Purchase affordability
- Avoiding concentrated disadvantage

2.2.2 Fraser Coast Landscape Character Strategy

The Fraser Coast landscape strategy recognises the dynamic nature of landscape, with an emphasis on management of change. Management seeks to accommodate change, including development, which is sympathetic to or strengthens the existing character and special qualities of the landscape whilst managing the landscapes that are inherently valued for their existing features, qualities and condition. The analysis presented in the landscape strategy develops an understanding of the key attributes of the landscape of the Fraser Coast Region including its landscape character, key views that contribute to and help define visual quality and the pattern of urban and non-urban land uses that shapes the experience of moving around within the area.

Key recommendations derived from the analysis which can inform the planning framework used by Fraser Coast Regional Council include:

- **Conservation and Enhancement of Landscape Character**

  It is recommended that Fraser Coast Regional Council state a commitment to conserving the character and appearance of the landscape in the Plan Area. Whilst accepting that the Land Use Strategy needs to accommodate development it should also seek to safeguard the integrity and character of the landscape. Unsympathetic development in these areas could affect the character and quality of the whole of the Fraser Coast Region as well as having indirect consequences for economic interests relying on a high quality environment e.g. tourism. Council should state a commitment to assessing proposed developments in accordance with their impacts on the key landscape characteristics and qualities identified through the Landscape Character Assessment. This should include a policy that states the following, or similar:

  FCRC will consider the potential impacts of development proposals on the character attributes of the Fraser Coast Landscape and key sensitivities as identified in the Fraser Coast Region Landscape Character Assessment. Development will not be permitted where it would significantly harm the identified assets important to the character of the landscape.

  FCRC can also contribute to enhancing landscape character through 'one off' and targeted initiatives that focus on particular elements of the landscape. Of relevance to this project they include:

  - Agriculture and Conservation: Opportunities to assist landholders to manage their land sustainably through promotion of environmental management systems (EMS), Promotion of agricultural accreditation systems e.g. ALMS (Australian Landcare Management System), Incentive programs e.g. Conservation Partnership Grants or Rates Rebate Schemes, Provision of technical advice and extension services, devolved grants, voluntary conservation agreements programs (binding and non binding), property acquisition program where suitable land becomes available, land swaps.
  - Supporting local agri-business and ecotourism activities (farm stays, Bed and Breakfast enterprises, camping, establishment of trails – walking, cycling, canoeing, horse riding, and construction of appropriate trail infrastructure) that will provide an economic imperative for the ongoing protection of the landscape resource.

- **Conservation and Enhancement of Strategic Views**

  It is recommended that the Strategic Views identified within the Landscape Character Strategy be included within the Planning Scheme with associated performance-based criteria for determining planning applications falling within these gaps.

  In addition it is recommended Fraser Coast take a pro-active approach to encouraging positive view management with regard to the identified strategic views and other scenic routes within the region. In particular it is recommended that view management plans be prepared for:

  - the strategic views identified
  - key scenic routes including Tourist Drive No.6, Tourist Drive No. 12 and the Bicentennial National Trail
  - key viewing corridors including the Bruce Highway and Maryborough-Hervey Bay Road.

  The view management plans should seek to:

  - communicate the benefits of the view, helping to promote an appreciation of the Fraser Coast
  - enhance the view and viewing place in terms of access and the ability to understand the view
  - prevent undue damage to the view either by blocking the view to a key landscape element or by creating an intrusive element
  - protect backgrounds that give a context to important landscape feature.

  Council should work with private landowners where appropriate to secure positive view management outcomes.

- **Conservation and Enhancement of Urban Breaks**

  Recommended Urban Breaks of the Fraser Coast Region

  Wide Bay and Burnett Regional Level Inter-Urban Break

  1. Hervey Bay-Maryborough Inter-Urban Break (which by de facto incorporates Maryborough-Aldershot InterUrban Break)

  Fraser Coast Regional Level Inter-Urban Break

  2. Hervey Bay-River Heads Inter-Urban Break
  3. Craignish-Toogoom Inter-Urban Break

  Inter-Urban Breaks

  4. Hervey Bay-Hervey Bay Industrial Estate (Pulgul Creek)

  Urban Breaks represent areas where it is considered useful to provide additional protection to gaps between urban areas and nearby settlements or within urban areas, in locations that may be potentially vulnerable to coalescence and where it is considered important in landscape terms to maintain a clear separation. Development within these gaps could reduce the sense of visual separation, introduce urban features into an open landscape, be visually prominent, require the removal of trees, woodland or other topographical features that perform an important screening or separating function or it could reduce the feeling of openness or the undeveloped character of the gaps.

  The report recommended that FCRC seeks to encourage appropriate management within each of the breaks that supports the criteria essential to the definition of the break and encourages other beneficial objectives of break allocation to include:

  - Rehabilitation of areas of land within the break
  - Encouraging built form within the break to follow an urban design that differentiates it from the adjoining urban areas
  - Safeguarding important productive agricultural and forestry land uses and encouraging pro-active farm and forestry management that will retain these areas in good condition and productive land use.
  - Encouraging landscape protection and restoration (e.g. stewardship and land care initiatives) within the break that will assist in retaining scenic landscapes close to where people live, particularly with regard to the setting of towns and neighbourhoods. This should include specific targeted enhancement schemes to be implemented by FCRC in relation to the major scenic gateways identified (e.g. Scrub Hill at Hervey Bay).
  - Promote access and recreation in the countryside close to urban centres through the creation of cycle, walking and horse-riding trails (as appropriate) throughout the urban breaks and new recreation parks (in locations to be determined through the recreation strategy)
  - Support initiatives that seek to support biodiversity objectives through retention and enhancement of important habitats, particularly those identified as being of particular significance through the biodiversity strategy (e.g. due to their role in relation to wider greenspace corridors, particularly valuable or ‘of concern’ habitats and species etc.)
  - Encourage schemes that make use of urban breaks for ecosystem services such as flood protection and WSUD.

2.3 Infrastructure investment

Consultation with Wide Bay Water has identified that there is significant capacity within the existing infrastructure networks within the Fraser Coast LGA, particularly sewer and water networks. This has been mainly attributed to the difference between projected and actual population as well as the settlement pattern which has occurred over time. It is understood, during the peak of the property market Fraser Coast Regional Council was anticipating greater growth and as a result made significant investments in infrastructure projects to cater for this growth.

However, recent population projections show a notable decrease from those used to inform past decisions. Refer to Section 4 for further information regarding this. In relation to the settlement pattern which has transpired in recent years, there has been a lower uptake of urban zoned land and a lack of building/construction activity of approved higher density development, In addition, a continued and notable amount of new population taking up residence in rural residential properties results in the construction of on-site services for water and sewer and in turn reduces the demand on Council's water and sewer networks. Furthermore, and most importantly where reduced densities are realised in areas that have been planned for greater densities or have the potential to accommodate greater densities, there will be reduced infrastructure contributions for Council and return on the infrastructure investment. As a result, this will increase the cost burden onto the community.

2.4 Coastal Hazard Adaption Strategy

Reflecting the requirements of the State Planning Policy 2017, specifically the state interests relating to natural hazards, risk and resilience, the Fraser Coast Regional Council is currently in the process of preparing a Coastal Hazard Adaption Strategy. As part of the preparation of this strategy coastal processes such as storm tide, coastal erosion and rising sea levels will be modelled to identify the extent of future impacts. This exercise will likely result in changes to Council's existing coastal hazard overlay mapping and will provide greater technical information to inform future land use planning policy responses. As a result, this has an implication for how rural residential zones within coastal areas as well as the future expansion of these areas for the purposes of rural residential properties.

3.0 Current situation

Existing rural residential properties within the Fraser Coast LGA are illustrated in Figure 2 below. Development in these areas is characterised by very low-density to low-density housing, providing residents with an acreage lifestyle choice and high level of amenity. Rural activities such as keeping animals and cropping are generally limited to ensure they do not impact on the rural residential amenity of the area. Sewerage infrastructure and/or water supply are predominantly provided on-site for these properties. Rural residential areas within the region are generally dispersed in coastal and hinterland areas. The settlement pattern is somewhat reflective of the historical decision making i.e. prior to Council amalgamation.

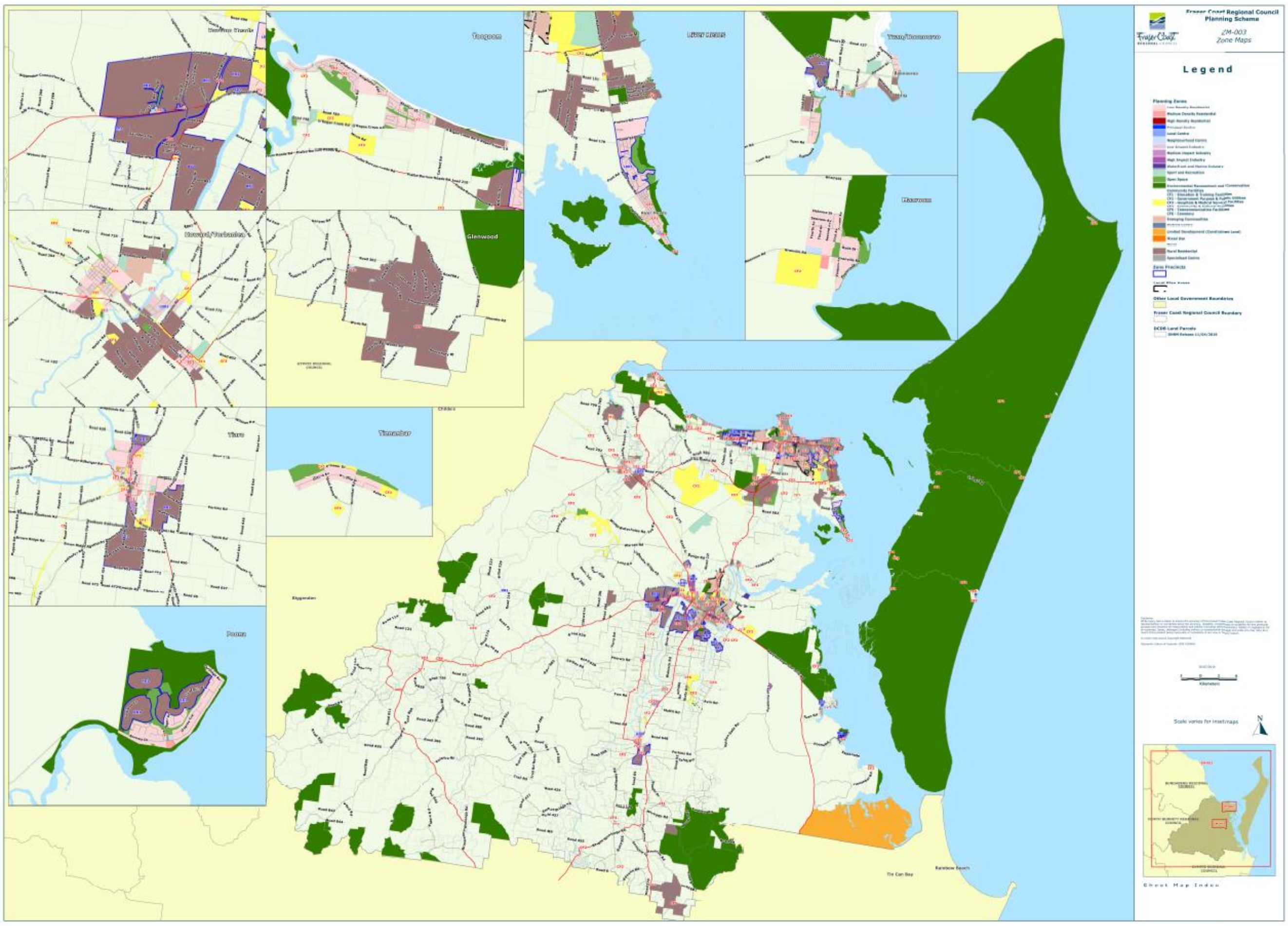


Figure 2: Zone map of the Fraser Coast LGA (Refer to Appendix A for an enlarged version of the above)
(Source: Fraser Coast Planning Scheme 2014)

The varying types of rural residential properties are categorised and discussed in Table 1 below. The below table considers:

- the suburbs each zone and zone precinct are located in;
- the envisaged lot configuration as per the Fraser Coast Planning Scheme 2014;
- the capacity to have animals as per the Local Law No. 2 (Animal Management) 2011; and
- desired standards of service for road infrastructure as per the Local Government Infrastructure Plan. The reason for stating the variation in desired standards of service for road infrastructure is as a result of industry engagement. This matter is discussed further in Section 5.4 of this report.

Table 1: Key characteristics of rural residential properties

<table>
<tr><th rowspan="2">Characteristic</th><th colspan="4">Rural residential properties</th></tr>
<tr><th>Low density residential zone (LDR1 precinct)</th><th>Rural residential zone (RR1 precinct)</th><th>Rural residential zone (RR2 precinct)</th><th>Rural residential zone (no precinct)</th></tr>
<tr><td>Performance outcome for lot sizes in the Reconfiguring of a Lot Code</td><td colspan="4">The performance outcome requirement for lot sizes focusses on achieving allotment sizes that are appropriate for the intended use, compatible with the preferred character for the zone and local area, and that take account of and respond sensitively to site constraints.

This is the key ‘test’ for lot size when assessing the reconfiguring of a lot.</td></tr>
<tr><td>Minimum lot size as per the Acceptable Outcome in the Reconfiguring of a Lot Code</td><td>2,000m² (0.2ha)</td><td>4,000m² (0.4ha)</td><td>10,000m² (1ha)</td><td>20,000m² (2ha)</td></tr>
<tr><td>Minimum frontage</td><td>25m</td><td>25m</td><td>40m</td><td>60m</td></tr>
<tr><td>Maximum depth to frontage ratio</td><td>3.5:1</td><td>3.5:1</td><td>4:1</td><td>4:1</td></tr>
<tr><td>Suburbs rural residential properties are located in</td><td>Aldershot, Booral, Burrum Town, Craignish, Dundowran Beach, Kawungan, Oakhurst, River Heads, Tinana, Torquay, Urangan, Uraween and Wondunna</td><td>Bidwell, Boonooroo, Doongul, Oakhurst, Mungar, Poona, Tiaro, Tinana, Urangan</td><td>Granville, Oakhurst, Maryborough, Tinana, Yengarie</td><td>Bauple, Boonooroo, Booral, Burrum Heads, Burrum Town, Craignish, Dundathy, Dundowran, Dunmora, Glenwood, Howard, Pacific Haven, Sunshine Acres, Torbanlea, Toogoom, Tuan, Urangan, Walligan,</td></tr>
<tr><td>Road infrastructure desired standards of service</td><td colspan="2">Access place:
• Min. road reserve – 15m
• Pavement width – 5.5
• Edge treatment – Mountable kerb
• Min. verge width – 3m

Access street:
• Min. road reserve – 15m
• Pavement width – 7.5
• Edge treatment – Mountable kerb
• Min. verge width – 3m

Minor collector:
• Min. road reserve – 17m (LDR1) 20m (RR1)
• Pavement width – 7.5
• Edge treatment – Mountable kerb
• Min. verge width – 3.5m

Major collector:
• Min. road reserve – 21m
• Pavement width – 10m (or 11m for a bus route)
• Edge treatment – Barrier kerb
• Min. verge width – 4.5m</td><td colspan="2">Access street:
• Min. road reserve – 20m
• Pavement width – 5.5m
• Edge treatment – 1m sealed shoulder
• Min. verge width – 5m

Minor collector:
• Min. road reserve – 20m
• Pavement width – 6.0
• Edge treatment – 1m sealed shoulder
• Min. verge width – 5.0m

Major collector:
• Min. road reserve – 21m
• Pavement width – 7.0
• Edge treatment – 1m sealed shoulder
• Min. verge width – 5.0m</td></tr>
<tr><td>Local law (Animal management)</td><td colspan="2">Prohibits the keeping of a horse, donkey, camel, alpaca, llama, deer, sheep, goat, cow, bull, ostrich, emu, peacock, bees or pig.</td><td colspan="2">Does not restrict the keeping of the animals as per the adjoining column. However, density limits may apply.</td></tr>
</table>

There are a number of areas that have been subject to a notable change in the new planning scheme with regard to a transition from a Park Residential zone in the former Hervey Bay Planning Scheme, to a Low Density Residential 1 Precinct – LDR1 Precinct. This zoning seeks to retain land previously identified for a minimum of 4,000sqm (with some having a minimum of 2,000sqm previously) to a minimum lot size of 2,000sqm.

Table 2 and Figure 3 below provide an overview of the total area of rural residential properties by zone and zone precinct. Figure 4 provides an overview of existing rural residential properties and associated lot size. Figure 5 provides an overview of existing rural residential properties which are vacant. Rural residential properties, for this map, only include properties within the rural residential zone and associated zone precincts. This exercise was undertaken prior to engagement i.e. the point of the project where it was decided LDR1 zoned properties were considered to form part of the community perception as to what a rural residential property represented.

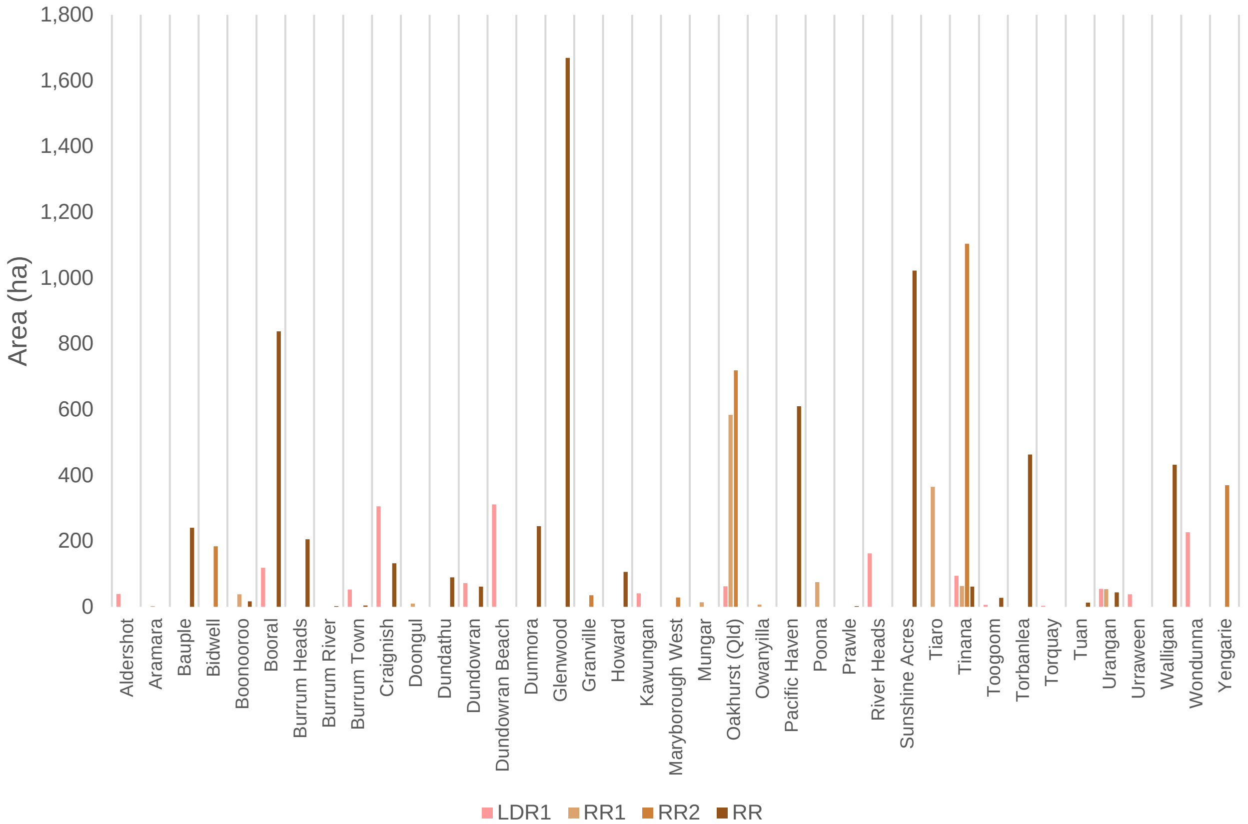


Figure 3: Graph of State suburbs within the Fraser Coast LGA which include rural residential properties

Table 2: Rural residential properties by zone and zone precinct within the Fraser Coast LGA (Total area shown in hectares)

State Suburb	Low density residential zone (LDR1 precinct)	Rural residential zone (RR1 precinct)	Rural residential zone (RR2 precinct)	Rural residential zone (no precinct)
Aldershot	39.0			
Aramara		2.4		
Bauple				240.4
Bidwell			184.3	
Boonooroo		38.5		16.7
Booral	119.2			837.4
Burrum Heads				204.9
Burrum River				2.0
Burrum Town	52.3			4.0
Craignish	305.9			132.5
Doongul		9.7		
Dundathu				89.5
Dundowran	72.1			61.2
Dundowran Beach	311.8			
Dunmora				245.0
Glenwood				1669.1
Granville			35.3	
Howard				106.4
Kawungan	40.7			
Maryborough West			28.4	
Mungar		13.8		
Oakhurst (Qld)	62.6	583.4	719.1	
Owanyilla		6.5		
Pacific Haven				610.3
Poona		75.1		
Prawle				2.6
River Heads	163.0			
Sunshine Acres				1022.3
Tiaro		364.9		
Area (ha)	**1,590**	**1,211**	**2,441**	**6,286**

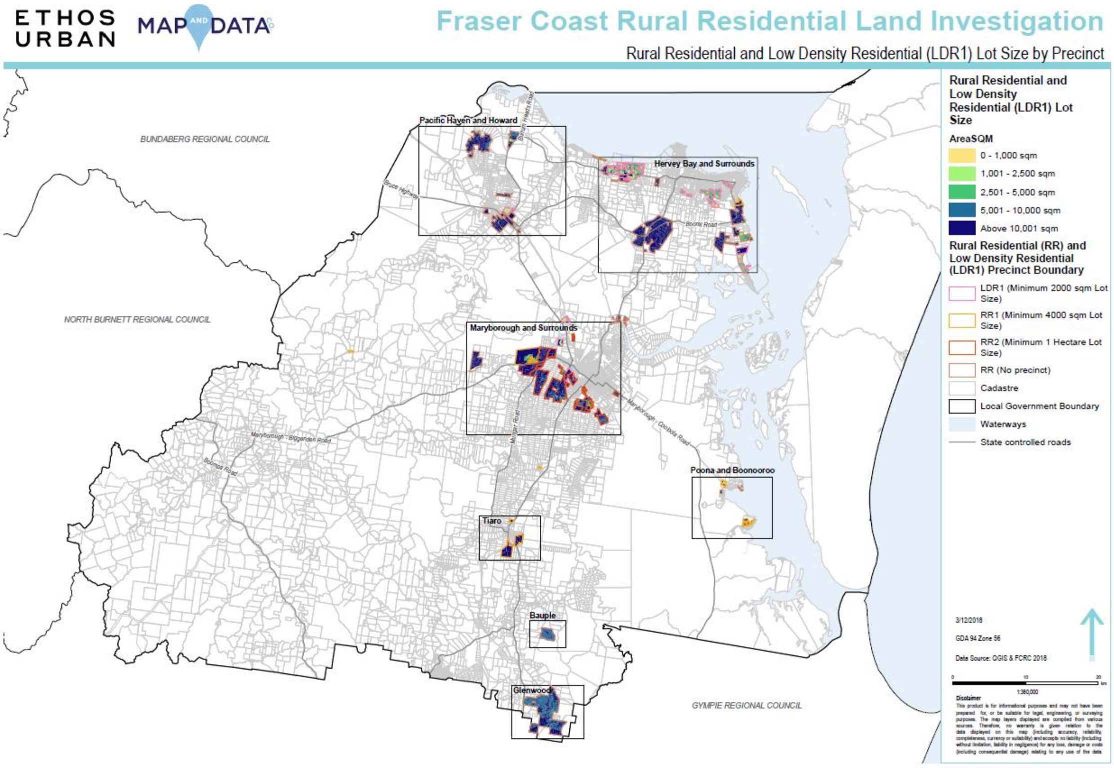


Figure 4: Map of rural residential properties within the Fraser Coast LGA by lot size (Refer to Appendix B for an enlarged version of the above)

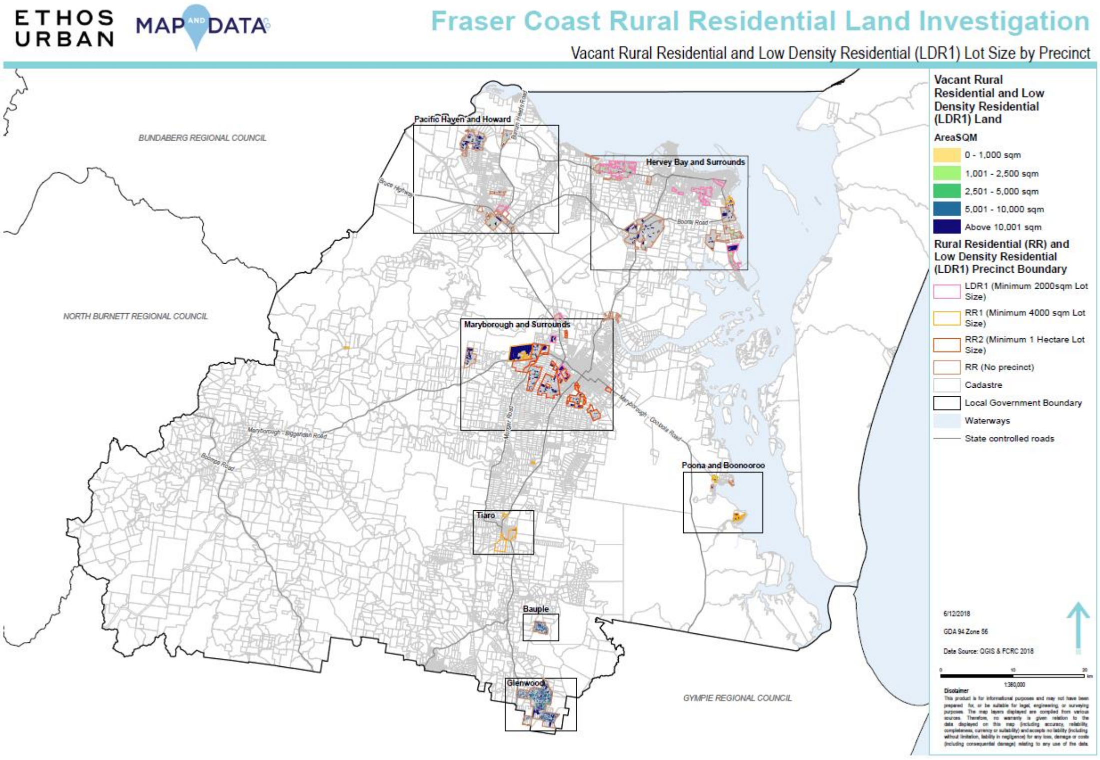


Figure 5: Map of vacant rural residential properties within the Fraser Coast LGA by lot size (Refer to Appendix C for an enlarged version of the above)

4.0 Existing and Future Population

To provide an understanding of existing and future population trends within the Fraser Coast LGA an analysis of population projection data from the Queensland Government Statistician's Office and the Sustainable Growth Strategy 2031 document was undertaken. The analysis, in relation to the population projection data from the Queensland Government Statistician's Office, considered the total population by statistical area level 2 (SA2) within the Fraser Coast LGA. The Cooloola and Gympie Region SA2s were excluded from this analysis as these areas are predominantly located outside of the LGA boundary and do not represent areas of significant population within the Fraser Coast.

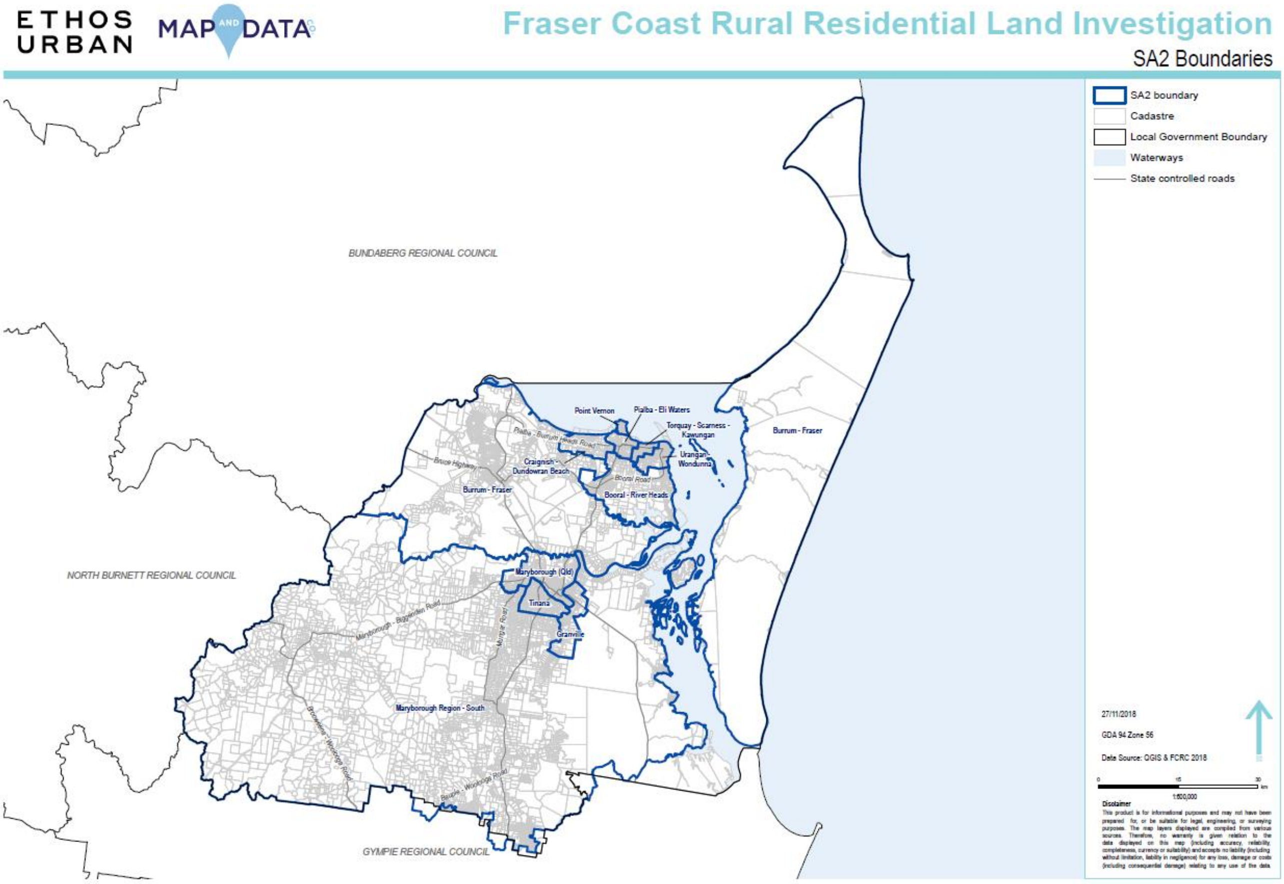


Figure 6: Map of statistical areas level 2 considered as part of the population analysis for this report (Refer to Appendix D for an enlarged version of the above)
(Data: Australian Bureau of Statistics – 2016)

The following table and figures provide an overview of the findings across the Fraser Coast LGA. Refer to Appendix E for tables and figures by each SA2 within the Fraser Coast LGA.

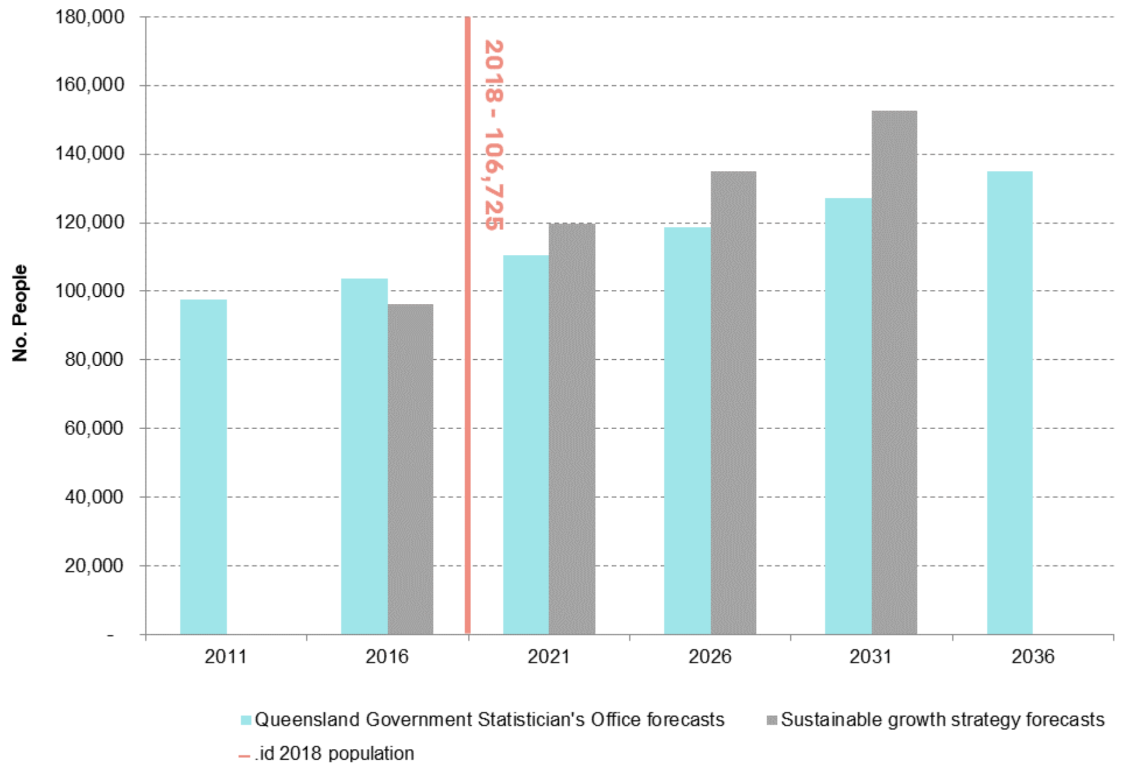


Figure 7: Fraser Coast LGA population 2011 – 2036
(Data: Queensland Government Statistician's Office – 2018, .id – 2018, Fraser Coast Regional Council – Sustainable growth strategy – 2011)

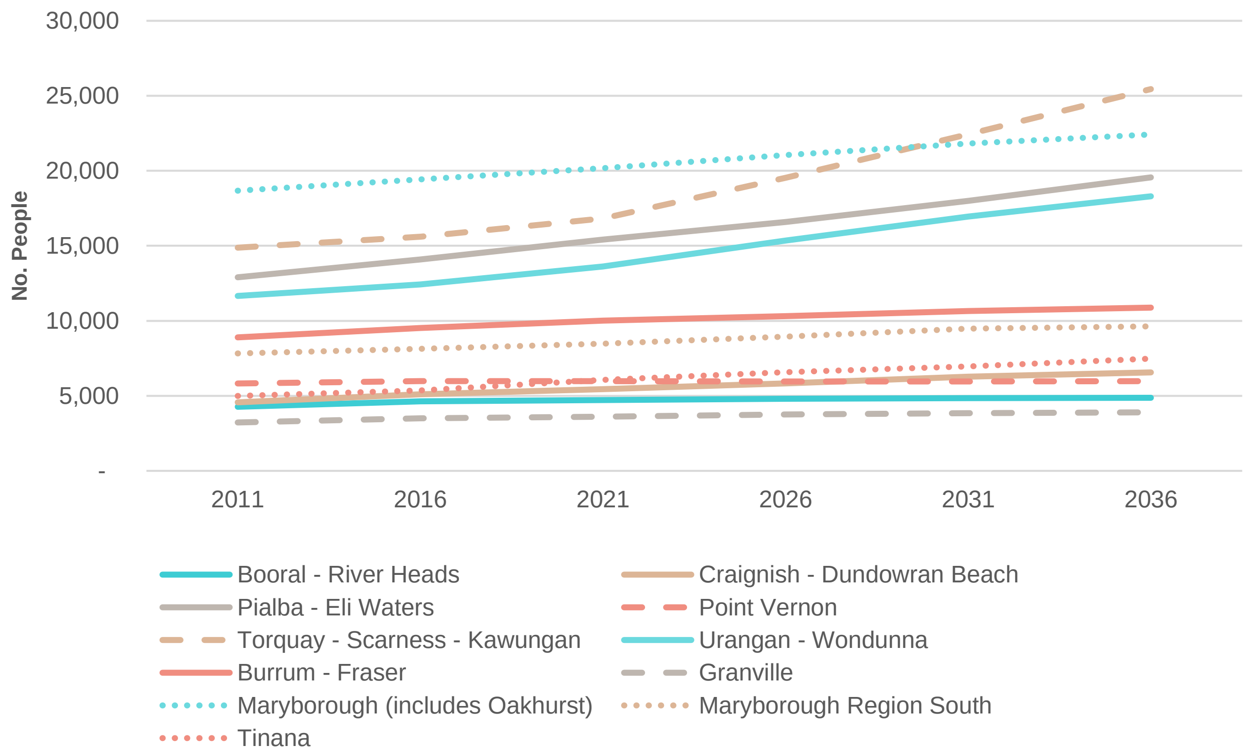


Figure 8: Fraser Coast LGA population 2011 – 2036 by SA2
(Data: Australian Bureau of Statistics – 2016 and Queensland Government Statistician's Office – 2018)

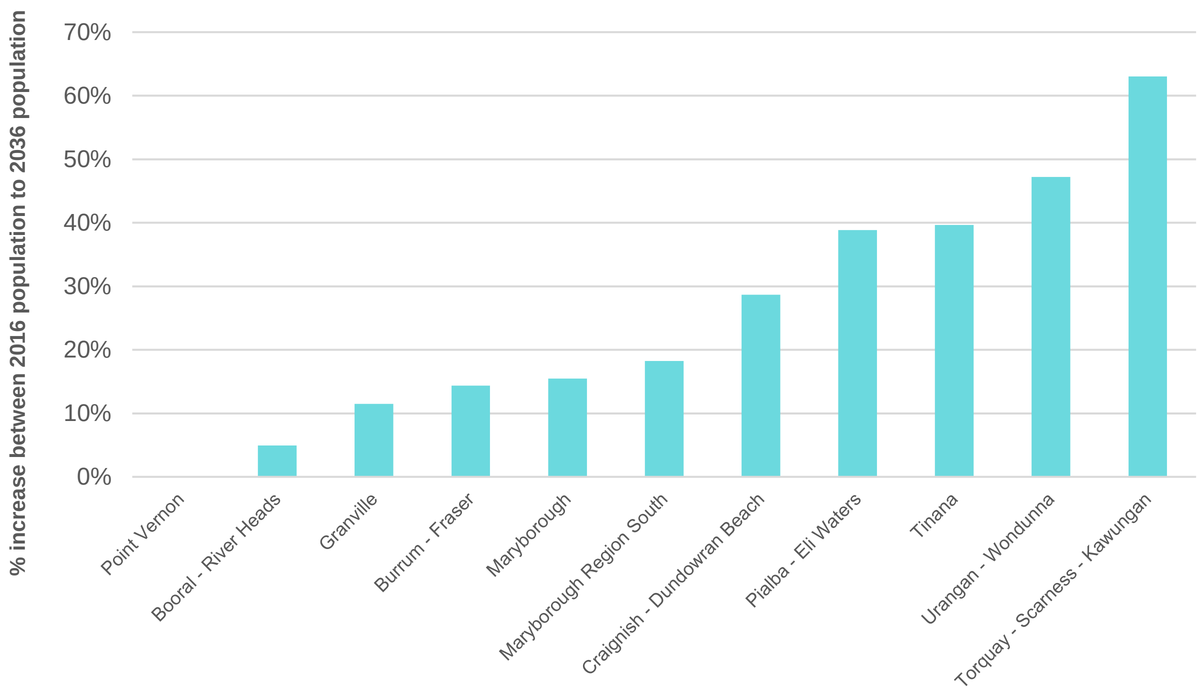


Figure 9: Per cent change between 2016 population and 2036 population by SA2

(Data: Australian Bureau of Statistics – 2016 and Queensland Government Statistician's Office – 2018)

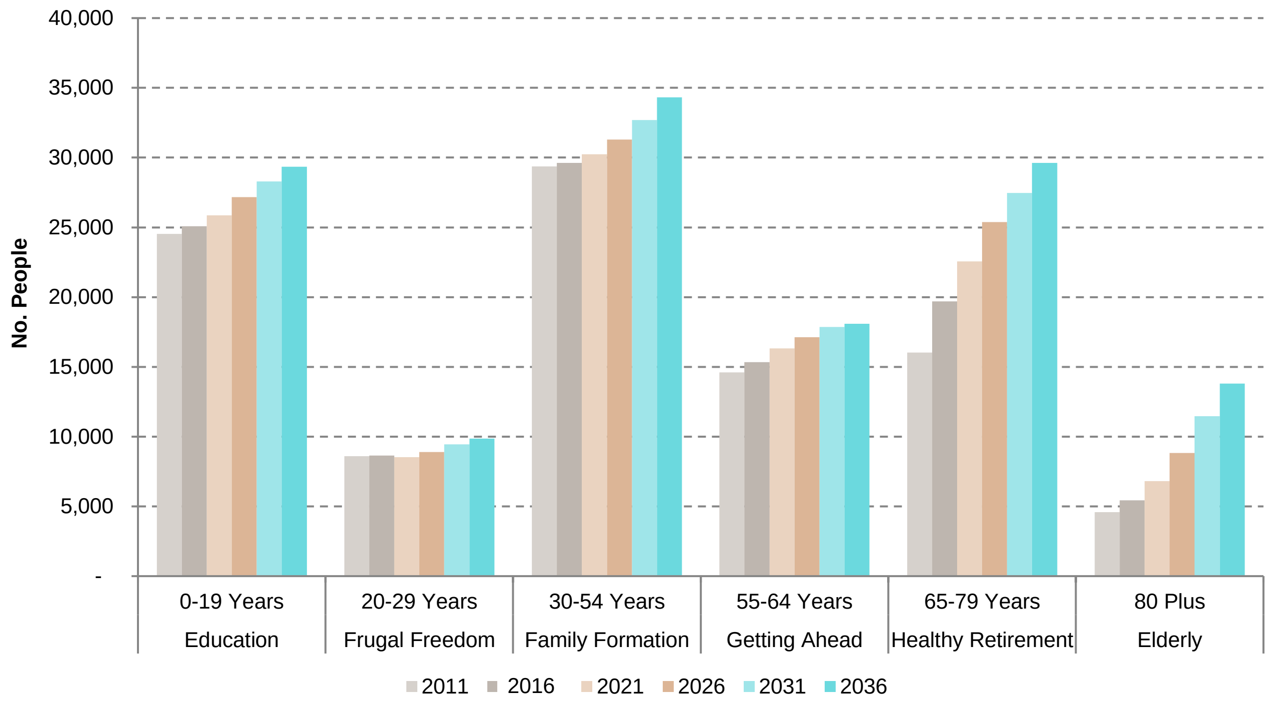


Figure 10: Fraser Coast LGA population by age group – no. of persons (2011 – 2036)

(Data: Australian Bureau of Statistics – 2016 and Queensland Government Statistician's Office – 2018)

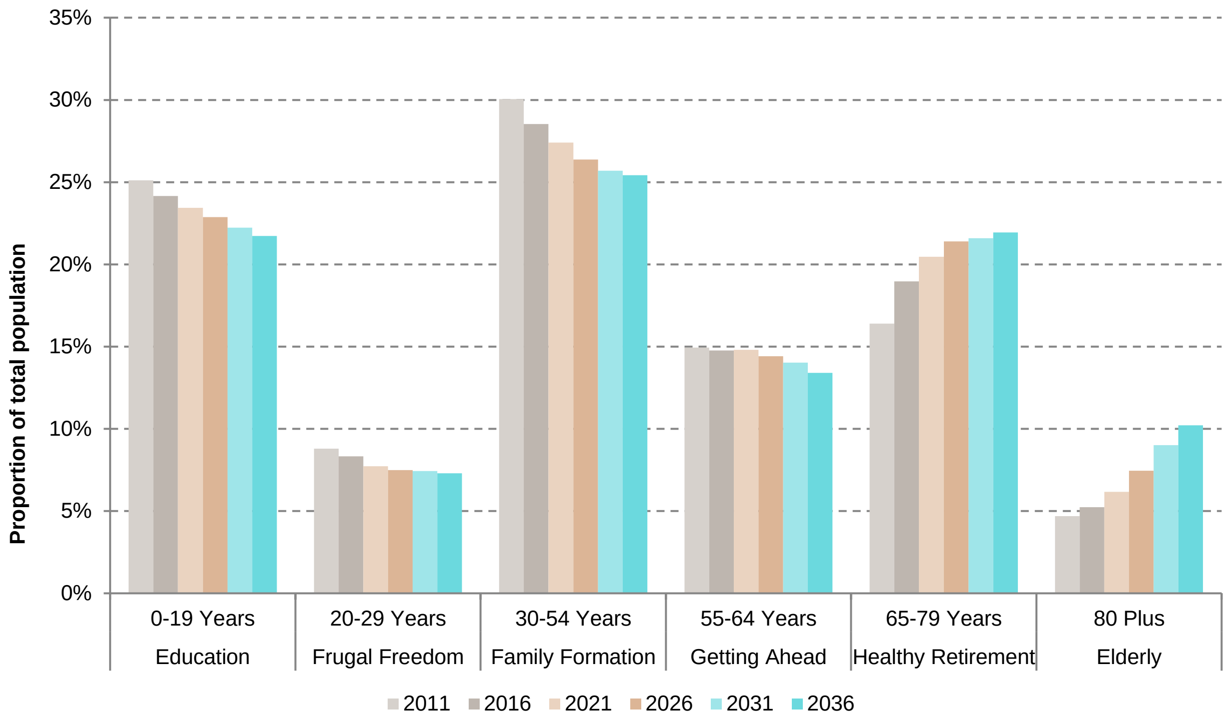


Figure 11: Fraser Coast LGA population by age group – % of total population (2011 – 2036)
(Data: Australian Bureau of Statistics – 2016 and Queensland Government Statistician's Office – 2018)

Key observations in relation to population trends:

- The Fraser Coast LGA is expecting gradual growth in total population, with an approximate addition of 37,000 persons by 2036. This represents a 30% increase in population between 2016 and 2036.
- The trends in population growth vary across the Fraser Coast LGA with areas such as Point Vernon and Booral – Riverheads seeing nil to minimal growth.
- Current projections from the Queensland Government Statistician's Office are well under the projections used to identify land for future dwellings used to inform the current planning scheme. Based on a 2031 scenario, the suburban growth strategy forecasts an additional 20% (approx. 25,000) compared to the forecast population of the Queensland Government Statistician's Office.
- The Pialba – Eli Waters, Tinana, Urangan – Wondunna and Torquay – Scarness – Karwungan SA2s show an anticipated increase of more than 30% in total population between 2016 and 2036. These areas are predominantly urban for the exception of Tinana which has substantial rural residential land and Urangan which includes LDR1 zoned land.
- All SA2s are seeing an increase in the amount of persons within the healthy retirement and elderly categories between 2016 and 2036. The total portion of persons within this age group will increase from 24% of the overall population in 2016 to 32% of the overall population by 2036. This represents an increase of 18,301 persons within this age category to the 25,125 persons recorded in 2016.
- As a result, all SA2s are seeing a decrease in the amount of persons within the education, frugal freedom, family formation and getting ahead categories between 2016 and 2036. The total portion of persons within these age groups will decrease from 76% of the overall population to 68% of the overall population by 2036.

5.0 Engagement

Undertaking a Rural Residential Land Strategy provides an important opportunity for a community conversation about the provision of Rural Residential land within the Fraser Coast Region and obtain an insight into local values, needs and considerations of 'threats and opportunities' associated with rural residential land.

The objectives for the project engagement are to:

- engage with key stakeholders and community members, including residents with a particular interest in rural residential land use and/or development to identify and understand demand for this land use type;
- understand what the community and stakeholders value about the region's rural residential areas and/or perceive as threats and opportunities associated with these areas;
- inform strategy development for the treatment of rural residential land and 'lifestyle lots' including policies associated with home based business operations in these areas; and
- obtain feedback from key stakeholders and the broader community on the draft strategy prior to finalisation

There are a number of key engagement 'touchpoints' proposed for Stage 3 to support this approach. The touchpoints for the project are described below:

Touchpoint 1 (documented in this report):

- comprehensive information gathering - obtaining information from a variety of stakeholders and the community about rural residential areas and rural residential 'lifestyle' – threats, opportunities, aspirations, values, drivers and, planning scheme barriers for home-based businesses.
- market sounding – testing the demand and drivers for rural residential living in the Fraser Coast region to inform the supply and demand analysis.

Touchpoint 2:

- workshopping emerging key directions with internal stakeholders (key Council officers and Councillors) and relevant State agencies.

Touchpoint:

- providing the draft strategy for review and comment by key stakeholders and the community.

Engagement undertaken to date and captured in this report is based on the activities described as part of Touchpoint 1 and 2. The initial draft of the Rural Residential Land Strategy, which this report informs, will be presented and further refined as part of Touchpoint 3. The outcomes of these touchpoints will be reported separately.

Touchpoint 1 of the engagement process comprised a series of outreach activities with residents and industry members from the Fraser Coast Region. Online, teleconference and face-to-face methods were used to engage the community and stakeholders. Engagement undertaken as part of Touchpoint 1 included the following:

- Online engagement (social media) – This involved 3 posts on Facebook to inform the community about the project and to provide direction on how to be involved.
- Community and development industry forum – This involved a single meeting at the Hervey Bay neighbourhood centre with 16 community members.
- Online survey – This involved an online survey which included closed and open-ended questions. A total of 44 responses were received.
- Urban Development Institute Australia (UDIA) feedback – This involved a one-on-one phone interview with a representative from the UDIA – Wide Bay Branch
- Real estate agent interviews – This involved a phone survey which included closed questions. A total of 50 real estate agents, whom predominantly specialise or are involved in rural residential property sales, were contacted.

The following sub-sections provide an overview of the key findings from each of the above engagement activities. Refer to Appendix F for a copy of the Consultation Summary Report which provides further detail regarding the above engagement activities.

5.1 Online engagement

As part of this exercise Fraser Coast Regional Council posted on its Facebook social media account to inform the community about the project and to provide direction on how to be involved. The posts generated some comments which have been categorised into themes below and summarised:

- Lot size – Three survey respondents commented on the oversupply of 500-700m² lots suggesting that more lots with an area of 2,000m² or greater are required to provide more residential lifestyle options and higher levels of amenity.
- Council rates – Three survey respondents suggested that the over provision of 500-700m² lots is due to Council's desire to collect more rates and boost rates revenues.
- Protecting trees and revegetation – Five respondents commented on the need to reduce land clearing for new residential development and retain trees and nature corridors to protect environmental value and ensure high levels of amenity.
- Survey issues – Two survey respondents acknowledged that they had technological issues with accessing and completing their surveys.
- Tagging others – Two respondents tagged other Facebook users to draw their attention to the post.

5.2 Community and development industry forum

A community and development industry forum was held on Tuesday 9th October 2018 to obtain input from interested parties. This session was planned to occur in Hervey Bay on the basis that the 'dialogue' with regard to rural residential 'needs' had been strongest in the Hervey Bay area to date. That is, Council's enquiry base for rural residential development outside of existing zoned areas has been occurring predominantly in the Hervey Bay area. A total of 16 community members and industry representatives attended the forum.

The format of the forum was a workshop session with two tables. The project was introduced and an overview for the evening was provided. Two sets of questions were posed to the two groups, with responses to each set of questions captured on butchers' paper.

The questions included were:

1. Who is typically attracted to rural residential living in the region, and what are the key reasons for this?
2. What are the opportunities / likely expectations for provision of infrastructure associated with this product?
3. What are some of the observations about supply and demand – any recent trends/changes?
4. Is there a 'larger lot' product you don't feel is available in the region?
5. What are the key drivers for lot size?
6. What is the preferred lot size mix– is it 2,000sqm, 4,000sqm, 1ha, 2ha or is there anything in between?

Based on the workshop format and above questions the below points represent the recommended approaches for future rural residential development:

- Master planning is ideal – building communities and not adhoc subdivision
- Variety of allotment sizes within the rural residential context – integrating different lot sizes within a subdivision to achieve a mix
- Flexible planning rules for location of new development to allow for a range of lot sizes in an estate or an average lot size/development density across an area
- Lot releases are ideally to have 20-30 lots at each point in time, relative to demand
- Vegetation removal – mindful of balance as the vegetation contributes to the setting– covenants
- Preference of existing residents that future subdivision does not occur along their boundaries

5.3 Online survey

The online survey was on Council's website from 24 September to 19 October 2018 and included a combination of closed and open-ended questions. The survey in participants were invited by posting on Council's Facebook account and through static displays at Council's libraries. In total, 44 people responded to the survey. Responses to the online survey have been summarised by the relevant heading and associated points below:

Respondent characteristics

- Almost one-third (32%) of respondents lived in the Hervey Bay urban area. Other common locations respondents lived were Booral (11%), Tiana (9%) and Maryborough (7%), while 14% of respondents lived in 'other areas' not listed as response options.
- Most survey respondents lived in the Rural residential zone, with no hobby farm or home-based business (43%), while 38% lived in an urban/town area like Hervey Bay or Maryborough. Survey respondents who lived in the Rural residential zone with a hobby farm or home-based business accounted for approximately 17% and other/don't know made up 2% of people surveyed.
- People who participated in the survey live on a mix of land sizes ranging from 501m^2 to greater than 20,000m^2 providing a good representation of views. Respondents who lived on land greater than 20,000m^2 represented 26% of people, 25% lived on land with an area of 501-1000m2, while 14% of people lived on land between 4,001m^2 and 12% lived on land greater than 10,000m^2 but less than 20,000m^2. The least common lot size amongst respondents was 'up to 500m^2' with only 2% of people indicating they lived on this lot size.

Valued qualities of rural residential environments

- Survey respondents were asked to rate the importance of a series of qualities or characteristics of rural residential environment and living opportunities. The following characteristics represent the top five identified by respondents, with the:
  - character (natural values, landscape setting and scenic amenity);
  - land size and space;
  - amenity;
  - contact with nature; and
  - ability to carry out home based businesses/ hobby farms.
- Of the listed characteristics the following were the five least important according to respondents, starting with the least important:
  - access to town sewer;
  - retirement and aged care living opportunities;
  - access to town water;
  - connection with rural or agricultural uses; and
  - close knit/ connected communities/ neighbourhood feel.

Key issues for rural residential environments

- Respondents were asked to select the key issues associated with living in rural residential areas in the Fraser Coast region. The following points represent the top five issues chosen by respondents:
  - maintaining attractive living environments;
  - managing risks from natural hazards like flooding and bushfire;
  - pest and weed control;
  - protecting vegetation; and
  - managing on-site effluent treatment.

Desired lot size mix

- Respondents were asked if there was a particular size of rural residential land that there needs to be more of in the Fraser Coast LGA. The findings are summarised below by the lot size ranges provided:
  - 12% chose 1,000m^2 - 2,000m^2;
  - 31% chose 2,000m^2 - 4,000m^2;
  - 27% chose 4,000m^2 - 10,000m^2;
  - 18% chose 10,000m^2 - 20,000m^2;
  - 12% chose >20,000m^2

- Respondents were then asked, based on their preferred lot size, what were the key reasons for needing more of this product within the Fraser Coast LGA. The findings are summarised below by the lot size ranges provided:

  – 1,000m² - 2,000m²
    - the lot size is easy to maintain while providing space and privacy;
    - lot sizes currently permitted in new housing estates are too small; and
    - there is a limited availability of this lot size in areas within a 40-minute drive of Hervey Bay town centre.

  – 2,000m² - 4,000m²
    - provides space and preserves nature;
    - enables subdivision opportunity for larger lots;
    - suitable for younger retirees as it is easier to maintain than larger lots;
    - supports hobbies that would otherwise cause amenity impacts on neighbouring properties including car, bike and other workshops;
    - existing areas for this type of lot size are located more than 40 minutes from the Hervey Bay town area in areas such as Pacific Haven; and
    - lots of this size are still able to promote rural residential living opportunities.

  – 4,000m² - 10,000m²
    - sufficient size to run a business;
    - larger blocks encourage the retention of the natural environment;
    - lots provide high levels of amenity and privacy;
    - population density in these areas needs to be increased so services can be improved; and
    - lots must be large enough for on-site effluent disposal and to maintain minimum bushfire clearances.

  – 10,000m² - 20,000m²
    - larger blocks encourage the retention of the natural environment;
    - Local Laws states 10,000m2 required for cows and pigs on property; and
    - not many lots available of this size.

  – >20,000m²
    - protects natural environment.

Desired locations

- Respondents were asked if there is a specific location where additional rural residential opportunities could or should be accommodated as well as locational characteristics which should inform the location of future rural residential land.
- In regard to specific locations, respondents identified the following:

  – Booral
  – Dundowran
  – Between Maryborough and Hervey Bay;
  – Toogoom;
  – Oakhurst Gardens Estate, Maryborough West; and
  – Sunshine acres.

- In regard to favourable locations, respondents identified that the urban outskirts of the Hervey Bay area are suitable for expansion of rural residential areas such as Booral, Nikenbah, Sunshine Acres, Dundowran and Walligan.

Appropriate uses and activities in rural residential locations

- Respondents were asked if what activities should be able to occur in rural residential locations. Respondents supported more rural residential living and more home based businesses such as bed and breakfasts, farm door operations and garden supplies sales.

5.4 UDIA feedback

A one-on-one phone interview was held with a representative of the Urban Development Institute of Australia (UDIA) – Wide Bay Branch to understand current market observations about supply and demand, and the level of interest in rural residential product in the region. Key comments regarding rural residential land derived from this meeting included:

- Suggestion that there is a current oversupply of small urban lots in the market, with many owner-occupiers and retirees interested in larger lot sizes.
- Areas such as River Heads and Dundowran have low turnover rates and minimal sales activity. Likewise, it was noted that in Oakhurst and Tiaro the sales markets are slow moving and often developers are unable to recover development costs through lot sales. It was also suggested that substantial costs must be borne by the developer for establishing new rural residential lots and developments.
- Similarly to the forum feedback, the UDIA representative noted that infrastructure standards are overly high for rural residential areas whilst there is a community expectation for lower levels of servicing by those that choose to live in rural residential locations.

5.5 Real estate agent interviews

The National Property Research Company conducted 50 phone call surveys with real estate agents, throughout the Fraser Coast LGA, who predominantly specialise in rural residential transactions. The survey represented a series of closed questions. Real estate agents are considered to be a key stakeholder group as they are a key interface between buyers and sellers of rural residential properties. As a result, they are seen to provide a good understanding of what market trends are perceived vs actual. Responses to the survey have been summarised by the relevant heading and associated points below:

Enquiries

- Respondents were asked what percentage rural residential lots comprise of enquiries. In most cases, 64% of respondents, total enquiries of this nature accounted for 30% or less. Given the sample bias towards agents who list rural residential property, the results demonstrate that the demand is considered to be quite soft.
- Almost all respondents, approximately 93%, stated that the level of enquires for rural residential land would have been stronger in the past three years.

Sales

- Respondents were asked what percentage rural residential lots comprise of sales. In most cases, 85% of respondents, total sales of this nature accounted for 30% or less. Given the sample bias towards agents who list rural residential property, the results do demonstrate that the demand is considered to be quite soft.
- Respondents were asked, with regard to rural residential land, what the split between local versus non-local buyers would be. It was found that 65% of buyers come from outside the region whilst 35% are local.
- Respondents were asked what the typical demographic of purchasers was for rural residential land. It was found that the predominant portion of purchasers were retired couples, representing 71%.
- Respondents were asked, over the next three years if they believed the demand for rural residential land will increase. It was found that the predominant portion of respondents thought that demand would increase, representing 77%.

Supply

- Respondents were asked if there was a shortage of rural residential land in the Fraser Coast LGA. It was found that the predominant portion of respondents did not believe there was a shortage, representing 71%.

Favourable suburbs

- Respondents were asked if there were specific locations which were considered to be favourable amongst buyers. Respondents identified the following:
  - 33% identified Riverheads
  - 25% identified Toogoom
  - 17% identified Nikenbah
  - 17% identified Oakhurst
  - 8% identified Booral

6.0 Public submissions

At the first engagement touchpoint of the project, several informal public submissions have been received regarding specific properties in relation to the Rural Residential Land Strategy. Submissions relate to rezoning existing rural zoned land to a rural residential zone or for further reduction in the minimum lot size of properties within the rural residential zone. A total of 5 submissions have been received to date as part of this stage of the Rural Residential Land Strategy. Table 3 below provides an overview of each submission, the properties they relate to as well as the key points raised in the submission for the proposed change. Refer to Appendix G for further detail on each submission. The below submissions will be considered as part of a further stage of the project and corresponding with the strategy outcomes.

Table 3: Summary of informal public submissions to the Rural Residential Land Strategy as of November 2018

Property	Details
Submission 1 – Lot 10 on W3740 	**Total area:** 32.375ha **Matter of submission:** Request to zone the lot rural residential zone. Two subdivision scenarios were proposed: 1. 25 predominantly 1ha lots with some remnant vegetation retained and a covenant over adjoining land; or 2. 79 predominantly 2000m2 lots with the majority of remnant vegetation retained and a covenant over adjoining land. **Key justification of submission:** • The RLs of the property range between 15 to 38 AHD. • No flooding issues. • Mapped remnant vegetation on the site represents approximately 20% of site area. • Council mapping error - no wetlands on site. • Adequate water availability for a residential use due to the recent water augmentation works undertaken in River Heads Road. • Is considered to be a logical transition zone between the Rural Residential zoned land located immediately to the north, and Low-Density Residential land located across Tremon Road to the south. **Response:** Council is embarking on further technical studies to better understand the potential impacts of coastal hazards on the region's coastline out to 2100. Given this, it is prudent for Council to await the results of this further assessment as this data will be required to inform any further consideration of development opportunities. Pending the outcomes of the aforementioned study, given the site's location between existing rural residential/low density residential development at Booral and River Heads, it is recommended that this site be considered as part of a holistic review of the Fraser Coast's settlement pattern. Based on the key points of justification above there is merit in including the subject site in the Rural residential zone (no precinct.

Property	Details
Submission 2 – Oakhurst Gardens Rural Residential Estate – Maryborough West  	**Total area:** 542ha **Matter of submission:** Request to reduce the minimum lot size envisaged for this area i.e. enable minimum lots of 2,500m² within the existing lot rural residential zone. Future development of later stages proposed to be a mix of lots between 2,000m² and 21ha. **Key justification of submission:** • Frequently asked questions from potential buyers – "why are there not any smaller lots for sale in the estate". • The ongoing maintenance for surplus land relating to existing lot sizes is considered to be a burden. • There is a gap in availability for developed land parcels in Maryborough between the fully serviced urban 600m² to 1,000m² parcels and the rural residential lots which are a minimum of 4,000m². • Suggested 2,500m² minimum area per lot to prevent any subdivision of existing 4,000m² already developed lots in the estate. **Response:** Based on the key points of justification above there is merit in allowing for a reduction in the envisaged lot size for this area. Based on our review of the Reconfiguring a lot code, there is flexibility in the performance outcomes, specifically PO3, to allow for lot sizes below those outlined in the accepted outcome of the code. As a result, this matter could be resolved through the development assessment process via a change application. Alternatively, where greater certainty is sought after within the planning scheme regarding this matter, an alternative precinct could be established. The precinct could then set an average minimum lot size, supported by an absolute minimum accepted lot size e.g. lot sizes on average are 4,000m² and result in no lots with an area less than 2,000m².
Submission 3 – Various lots in Burgowan  	**Total area:** 549.5ha **Matter of submission:** Request to zone the lots rural residential zone and ground truth overlay constraints to reduce the constrained area. **Key justification of submission:** • The land is in close proximity to the township of Torbanlea and its associated commercial, educational and recreational facilities. • The ownership of the land represents the availability of a large homogenous parcel where all owners are in agreeance regarding the future use of the land.

Property	Details
	• Substantial areas are unconstrained by overlay mapping. • Agricultural uses (cropping and cattle grazing) have previously been undertaken on the site, but the failure of these agricultural pursuits lends weight to the unsuitability of the site for a Rural Zone. **Response:** For closer analysis of the merits put forward in the submission, t is recommended that this site be considered as part of a holistic review of the Fraser Coast's settlement pattern and as part of a future planning scheme. If further consideration is given for future rural residential zoning on the site, it is it is recommended that a structure planning exercise be undertaken. This would assist in understanding community expectations, how infrastructure will be delivered, the need for associated supporting infrastructure as well as market appetite and an appropriate mix of lot sizes to provide for a range of product types.
Submitter 4 – Lot 53 on RP134084 	**Total area:** 2ha **Matter of submission:** Request to reduce the minimum lot size envisaged for this area i.e. enable minimum lots of 2,000m² within the existing lot rural residential zone. **Key justification of submission:** • Desire to see a variety of block sizes with a minimum lot size of 2,000m². • Two separate buyers are wishing to purchase properties with this lot size. • Providing infrastructure to support current minimum lot size is too expensive to enact existing approval for 1 into 4 lot subdivision. **Response:** Council is embarking on further technical studies to better understand the potential impacts of coastal hazards on the region's coastline out to the year 2100. Given this, it is prudent for Council to await the results of this further assessment as this data will be required to inform any further consideration of development opportunities. Accordingly, and pending the outcomes of the study, no further change is recommended. Given that the site is located within an established rural residential area with similar lot sizes there appears to be no immediate planning need for further intensification of this lot.

Property	Details
Submitter 5 – Lot 2 on RP179846  	**Total area:** 549.5ha **Matter of submission:** Request to zone the lots rural residential zone and ground truth overlay constraints to reduce the constrained area. Proposed development includes new lots between 4,000m² - 8,000m² and avoidance of vegetated areas with Category X vegetation. **Key justification of submission:** • Tree removal will be limited. • No development in areas with protected vegetation. • High level of amenity for residents (privacy and visual amenity) **Response:** Council is embarking on further technical studies to better understand the potential impacts of coastal hazards on the region's coastline out to the year 2100. Given this, it is prudent for Council to await the results of this further assessment as this data will be required to inform any further consideration of development opportunities. It is also noted that Council's current policy position (articulated in the current planning scheme) supports no further growth in the northern coastal townships given the potential impacts associated with storm tide inundation. Accordingly, no further change to the site zoning is recommended. Whilst there is an established rural residential settlement pattern to the north, the subject site forms part of a larger agglomeration of rural properties with significant vegetation coverage. Based on the site's location and context there is no evident planning need to rezone the subject site. Further subdivision of the subject site to allow for rural residential properties would only be in response to an individual outcome sought for the property.

7.0 Home based business

The Council has identified a potential interest in facilitating a broader range of activities to occur in rural residential zones as potentially more intensive home based business uses.

Firstly, it is noted that the existing Home Based Business Code supports home based businesses to occur throughout the region in both urban and rural residential zones.

The key overall outcomes of the Fraser Coast Home-based business code include that:

a) a home-based business is domestic in scale and operates in a manner that is subservient and ancillary to the residential use of the premises;
b) a home-based business is conducted in a manner that maintains the residential character and amenity of the locality;
c) a home-based business is operated in a safe manner and does not impose an unreasonable load on infrastructure services.

Importantly, the Home-based business code includes specific provisions relating to scale and the protection of amenity of adjoining residential dwellings and neighbourhoods including area number of customers/clients, dust emissions, odour, noise, traffic, servicing and utilities and parking, location, hours of operation and storage of chemicals.

The total size and scale of a home-based business is controlled by lot size where the total area (both in and outside of the dwelling) used for the home based business cannot exceed:

- 40m² where the dwelling is located on a lot not more than 2,000m² in area; or
- 80m² where the dwelling is located on a lot more than 2,000m² in area.

This means that home based businesses on larger rural residential lots (>2,000m²) have the ability to occupy a greater area than smaller lots in more urban areas. <u>In essence, and of key importance is that the current policy framework allows for a "scaleability" of a home based business. By virtue of your land size, your home based business activity can afford greater space for operations.</u>

The home based business code includes specific provisions regarding the number of customers allowed on site ensuring that no more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day.

In addition to the parking required for the primary residential use, the home based business code also seeks to ensure that on-site parking is provided where the home based business attracts customer vehicles to the premises. The code requires 1 space for customer parking and 1 space per non-resident employee; or 1 space per guest room for a Bed and Breakfast. Increasing car parking provisions for a home based business use has the potential to be detrimental to residential character and amenity and would start to become more akin to a retail/ shop use which is most appropriately located in a centre zone (1 car parking space per 20m² GFA).

In other regional locations in Queensland, it is observed that the Gladstone Regional Council Planning Scheme includes specific provisions for two precincts within the Rural residential zone. Of note is the Bicentennial Drive Enterprise precinct which includes the following overall outcomes:

<u>Bicentennial Drive Enterprise precinct</u>:

i. Supports a range of low impact business activities (not including shop, shopping centre or showroom), tourism uses and creative enterprises that operate on larger land parcels.
ii. Land use activities do not adversely affect the viability of the Agnes Water town centre.
iii. Development is able to function appropriately without reticulated water and sewerage infrastructure.

The Agnes Water and Seventeen Seventy Draft Structure Plan Report provides further commentary regarding the precinct noting that;

> *'a range of retail service and home-based business uses exist in this 'rural residential' zone. These uses reflect the aberrant historical commercial zoning which exceeds all demand expectation. Although these cannot currently be serviced by infrastructure, the plan acknowledges they are complimentary to or cannot be suitably accommodated in the centre. The continuation of such uses is supported provided they remain independent of council supplied water and sewerage infrastructure in the short to medium term. It is anticipated that over time the precinct will support a diverse range of tourism and creative enterprise and ancillary retail uses.'*

Furthermore, the structure plan states that:

> *'the community raised their desire to harness the skills within the community and this would be encouraged in this zone in the form of home-based business. The precinct is located towards Round Hill Road to take advantage of energy and exposure from passing traffic.'*

Based on a review of these provisions and a background understanding of the planning scheme, it is evident that this precinct designation is reflective of a range of non-residential uses that have historically established recognising existing businesses and local enterprises rather than providing an opportunity to promote local employment and economic stimulus.

Analysis and Summary

Following engagement with Council's economic development section, compliance section, a review of existing legislative provisions and a review of the community feedback on the corporate plan engagement relevant to the economy, the analysis identifies that additional activities as part of home based business uses within rural residential zoned land is considered to present significant risks.

On the basis of the evidence observed above and in the attached consultation report, it is considered that providing greater scope for the intensity of home based businesses would result in:

- **Compromising the established centre hierarchy** –Based on the Fraser Coast Planning Scheme 2014, the intended settlement pattern for centres is one which reinforces and protects the planned role and function of the centres hierarchy. There is a risk that this centre hierarchy will be compromised as a result of businesses establishing due to the attraction of lower property prices and lower rents. An example of this already occurring, is the instances of home based hairdressing salons resulting in local traffic/parking issues despite high levels of vacant commercial tenancies being located within the Fraser Coast CBD areas.
- **Compromising the valued characteristics of rural residential properties and potential issues under the Environmental Protection Act** – As stated in Section 5, based on engagement with the community, the most valued characteristic of rural residential properties is in relation to character, amenity and the close contact with nature. By enabling greater flexibility to home based businesses in rural residential properties there is a risk that businesses which establish themselves will compromise these valued characteristics. Based on interviews with Council's compliance team, there have been numerous instances where residents have complained about noise, odour, dust, emissions and traffic impacts associated with home based businesses – often where they are operating at a greater intensity than required under the planning scheme and under the Environmental Protection Act 1994 requirements. There is also a risk that Council could afford greater scope for home based business to operate, but by this greater scope they support uses that are not achievable (due to emissions) under the Environmental Protection Act.
- **Facilitating an unintended settlement pattern** – There is a risk that existing centre and industrial uses will reduce the scale and scope of their operation to take advantage of cheaper rural residential land as well as new business coming to the region to do the same. This may result in the under-performance of existing centre and industrial areas as well as under-utilised infrastructure networks. In turn, this would then result in a cost base which is not realising the anticipated return on investment and potentially a reduction in the revenue currently being received in the form of Council rates. This is also at odds with the community expectations about supporting more innovation and incubator hubs, and reducing the vacancies in both the Hervey Bay and Maryborough CBD areas.
- **Providing unnecessary infrastructure** – Overtime rural residential properties may become concentrated semi-industrial estates. As a result, there may be a future need to provide access to infrastructure to formalise these uses. This is, considered to be costly and unnecessary given the availability of existing zoned land within the Fraser Coast LGA for such uses which is also serviced by infrastructure networks e.g. water, sewer and transport. Based on anecdotal evidence, existing commercial and industrial areas have already had significant investment in infrastructure which is currently underutilised. There are examples (e.g. residential enterprise zones in some areas of regional Queensland) where local governments have put provisions in place to reflect unintended consequences associated with quasi-industrial/home businesses and manage potential reverse amenity and infrastructure pressures appropriately.

- **Creating market uncertainty** – Where support for larger scale home-based businesses are pursued, there is a risk that the market will see rural residential properties as undesirable for its key purpose i.e. facilitate very-low density residential development. This may result in outcomes such as lower property prices, increased complaints from existing residents and a reduction in the desirability of Fraser Coast as a place to live.

8.0 Supply and demand

8.1 Supply

For the purposes of this report and project, supply of rural residential properties within the Fraser Coast LGA was calculated based on two approaches.

Approach 1

Supply was calculated by totalling the area of all vacant rural residential properties which were identified as being vacant, as per Council's cadastre dataset via a GIS-based analysis.

Approach 2

Supply considered vacant rural residential properties as well as rural residential properties which had subdivision potential, they represented:

1) **Actual supply –** Land which was not considered to have subdivision opportunity, as per the steps outlined in point (2) below and is identified on Council's cadastre as being vacant rural residential land.
2) **Potential supply –** Subdivision potential of rural residential properties i.e. properties which can achieve more than one additional lot as per the envisaged minimum lot size where adjusted for constraints i.e. the biodiversity overlay. Figure 12 below outlines the key steps undertaken to determine the potential supply of rural residential properties within the Fraser Coast LGA. Refer to the Rural residential supply and demand key assumptions file note in Appendix H for further detail regarding the definition and approach to determining potential supply. It is important to note that this exercise does not consider the conversion rate of rural residential properties with development potential. It would be beneficial to know this moving forward with any monitoring or future iterations of this project to understand whether available land for rural residential subdivision is being held back from the market.

STEP	DESCRIPTION	SOURCE/S
1. Identify rural residential properties	Identify rural residential properties within the Fraser Coast LGA.	Fraser Coast Planning Scheme – Zoning layer
2. Identify rural residential properties with subdivision opportunity	Identify rural residential properties which have subdivision opportunity. Subdivision opportunity is to be determined by first identifying rural residential properties which can achieve at least 1 additional lot based on the minimum lot size provisions within the Fraser Coast Planning Scheme. Secondly, rural residential properties were then removed where they were affected by constraints which would likely affect the ability for the property to achieve additional lots. Refer to Appendix H for the constraint assumptions used.	Fraser Coast Planning Scheme; Fraser Coast Planning Scheme – Biodiversity overlay layer; Rural residential supply key assumptions file note
3. Calculate the potential lot yield of the rural residential properties with subdivision opportunity	Calculate the potential lot yield for the rural residential properties identified as having subdivision opportunity. The potential lot yield was then informed by minimum lot sizes for the various zone and precinct categories as well as any assumptions identified by the rural residential capacity key assumptions file note e.g. building envelope size.	Fraser Coast Planning Scheme; Fraser Coast Planning Scheme – Biodiversity overlay layer; Rural residential supply key assumptions file note

Figure 12: Key steps undertaken to determine the potential supply of rural residential properties in the Fraser Coast LGA

Figure 13 and Figure 14 illustrate the current supply of rural residential properties within the Fraser Coast LGA based on the two approaches. Refer to Appendix C and I for an enlarged version of the below maps as well as maps for each of the extents represented by the areas outlined by a black line. Table 4 below provides an overview of supply based on both approaches by zone and zone precinct.

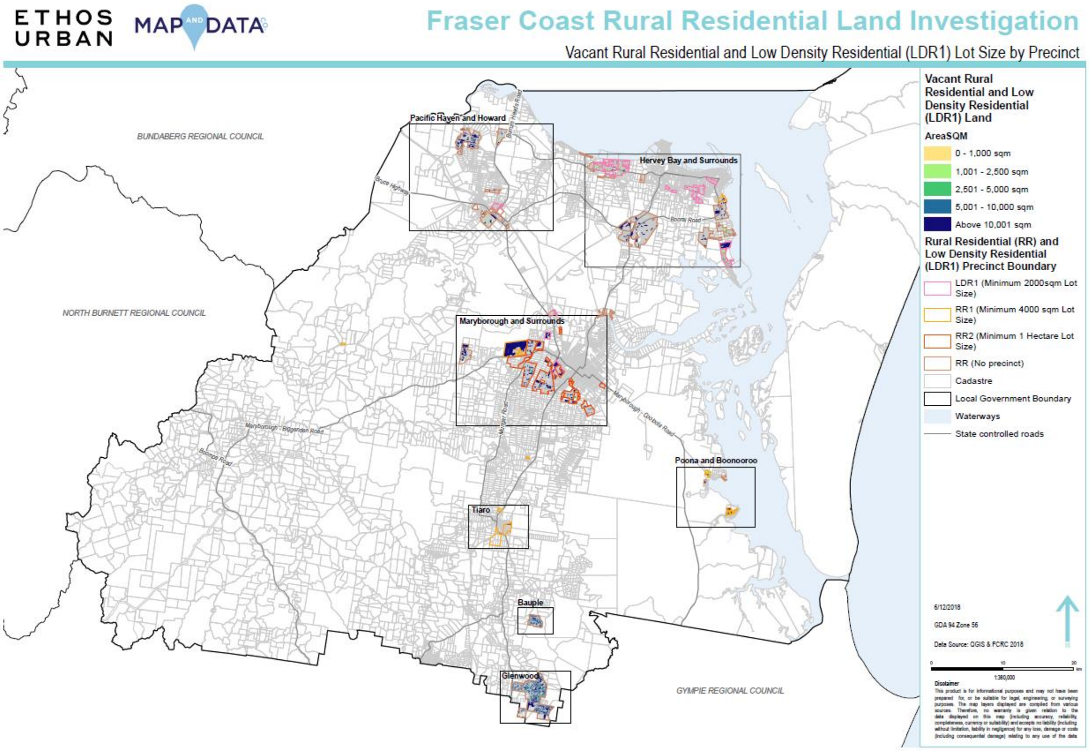


Figure 13: Map of rural residential property supply – Approach 1

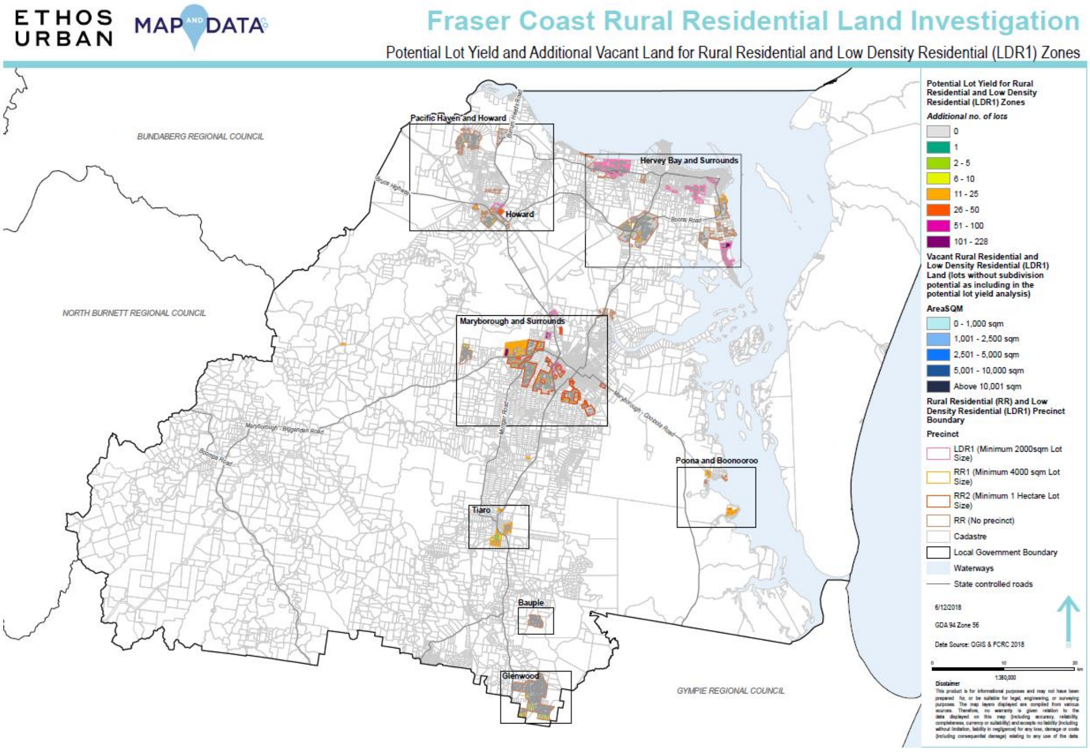


Figure 14: Map of rural residential property supply – Approach 2

Table 4: Supply by approach of rural residential properties by State statistical suburb as well as zone and zone precinct

	Rural residential properties			
	Low density residential zone (LDR1 precinct)	**Rural residential zone (RR1 precinct)**	**Rural residential zone (RR2 precinct)**	**Rural residential zone (no precinct)**
Approach 1				
1. Total area of vacant rural residential land (hectares)	360	583	351	1,417
Approach 2				
1. Potential supply – Total area of land with subdivision potential (hectares)	432	197	40	546
2. Actual supply – Total area of vacant land with no subdivision potential (hectares)	317	552	329	1,135
3. *Potential supply – Total area of land with subdivision potential which is vacant (hectares)*	*134*	*74*	*9*	*73*
4. Total supply (combination of 1 and 2) (hectares)	**749**	**749**	**379**	**1,681**

8.2 Demand

For the purposes of this report and project, demand is characterised as the average annual land consumption by State suburb between 2006 – 2017, for sites with an area of 2,000m² - 30,000m² as well as the average number of land sales with the same attributes. Assessing demand is often best quantified by giving consideration to historical data that covers a minimum of one cycle. The period from 2006 to 2017 was chosen to represent the past decade which includes the peak leading up to the pre-GFC peak as well as the period which proceeded this event and which was close to a recession. This was informed by sales data of vacant rural residential land from Price Finder. Land sales were used as this essentially represents new stock added to the market and can demonstrate the demand for new land. The land sales used are representative of residential sales between 2,000m² - 30,000m² and may include sales within the rural zone. The number of sales is also a useful metric in understanding the further capacity which could be realised based on further potential subdivision. Refer to Figure 15, for the average number of hectares of vacant rural residential land sold between 2006 – 2017, by State suburb. Refer to Figure 16, for the average number of sales of land sales between 2006 – 2017, by State suburb.

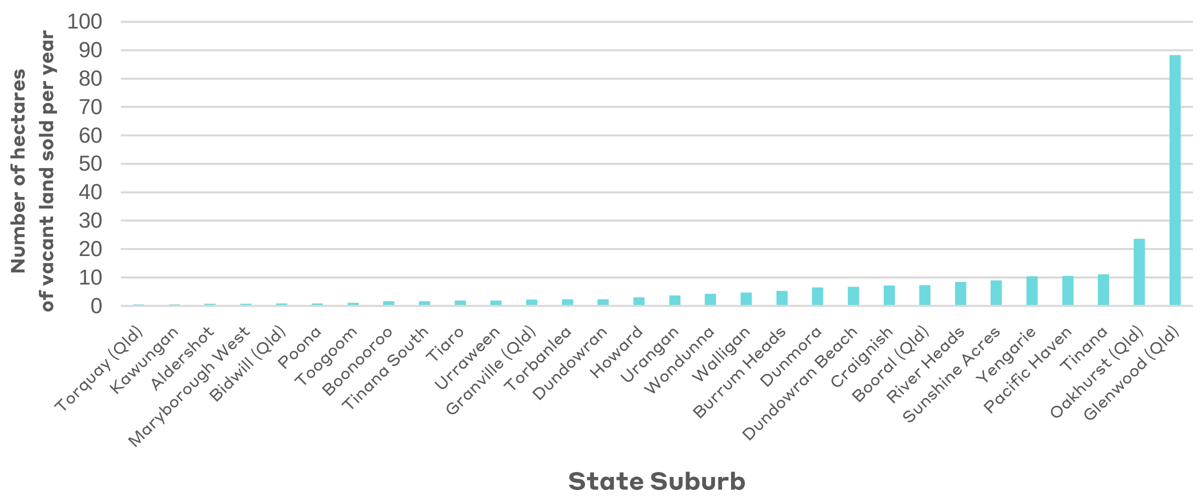


Figure 15: Graph of the average consumption of land by State suburb between 2006 – 2017 of properties between 2,000m² - 30,000m²

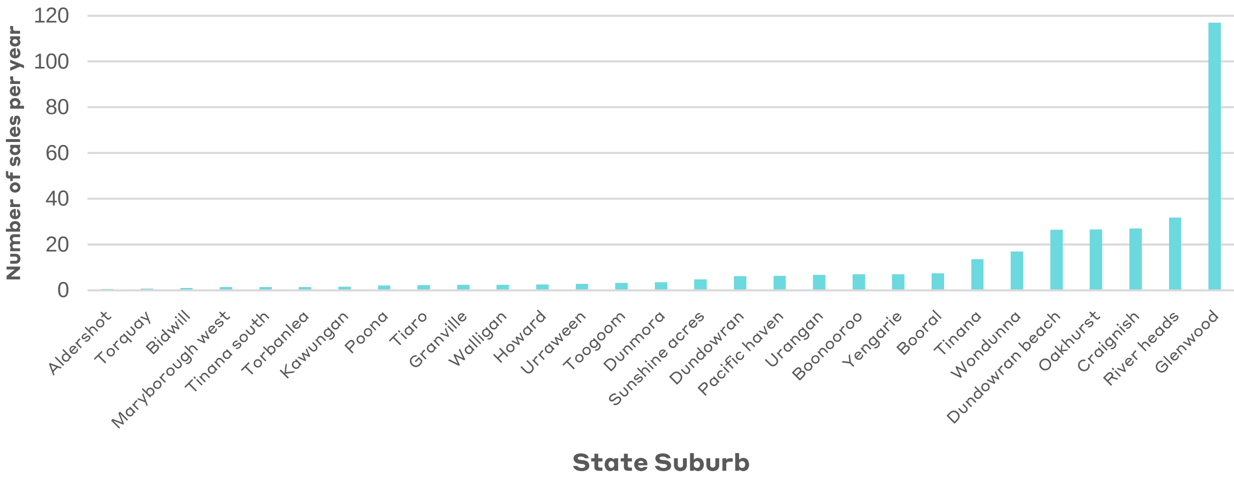


Figure 16: Graph of the average number of land sales by State suburb between 2006 – 2017 of properties between 2,000m² - 30,000m²

Whilst lower consumption can be perceived as a signal of reduced capacity this is not the case for Poona, Tinana and Dundowran. Consumption of land is seen highest in areas that still have zoned capacity such as Glenwood, Oakhurst and Bauple. Refer to Appendix J for commentary from National Property Research Company regarding the key State suburbs which have seen the predominant amount of sales activity.

8.3 Capacity

To communicate how demand relates to the supply of rural residential properties, an exercise was undertaken to calculate the existing capacity of rural residential properties to accommodate demand i.e. the total number of years the current supply has until it is exhausted. This was calculated by applying the average rate of land consumption and average number of sales per year, based on historic land sales, by State suburb, to the two approaches undertaken calculating rural residential property supply. Due to the conservative approach in identifying subdivision potential, as per Approach 2, there were some instances where the capacity of rural residential properties was less in some State Suburbs when compared to Approach 1. This occurred in Bidwill, Oakhurst, Tinana, Boonooroo, Glenwood, Poona and Booral. As a result, the capacity for these State suburbs reflects the capacity as per Approach 1 as it is a more accurate reflection of capacity than the theoretical capacity calculated through Approach 2.

Figure 17 and Figure 18 illustrate the capacity of rural residential properties when using the average rate of land consumption as assumed demand. Figure 19 illustrates the capacity of rural residential properties when assuming vacant land with subdivision potential as supply and the average number of land sales as demand. This provides an understanding of what rural residential properties exist within the region which can be readily brought to the market. Refer to Appendix K, L and M for an enlarged version of the below maps as well as maps for each of the extents represented by the areas outlined by a black line. Table 5 below provides the estimated average number of years each zone and zone precinct has until it is exhausted based on each approach and assumed demand metric. Refer to Appendix N and O for a breakdown of the capacity by State suburb as well as zone and zone precinct.

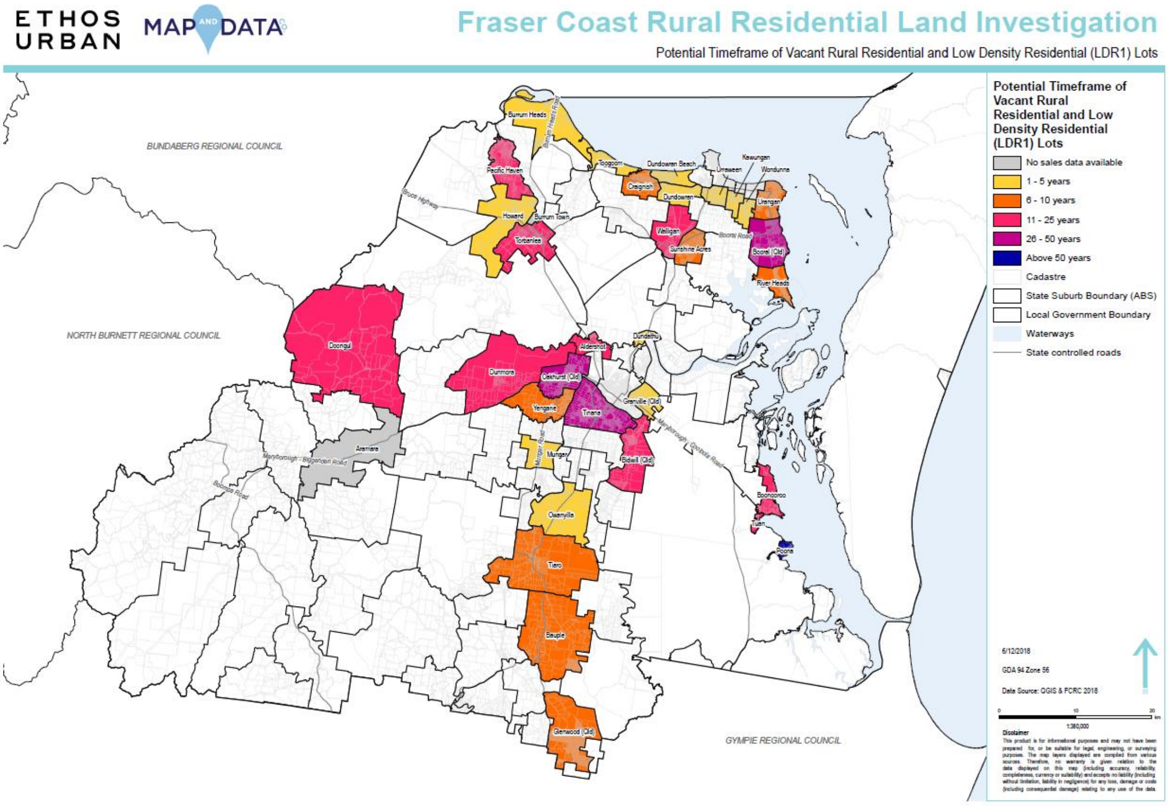


Figure 17: Map of rural residential property capacity by State suburb by number of years – Approach 1

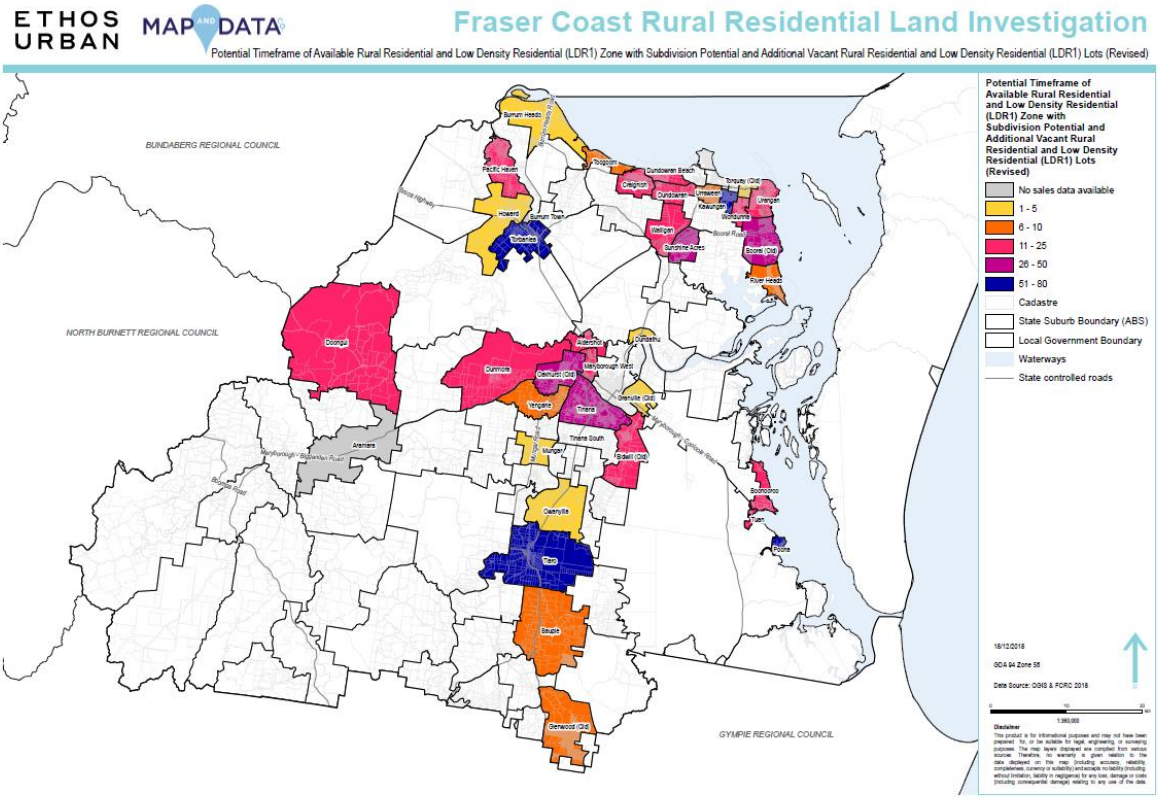


Figure 18: Map of rural residential property capacity by State suburb by number of years – Approach 2

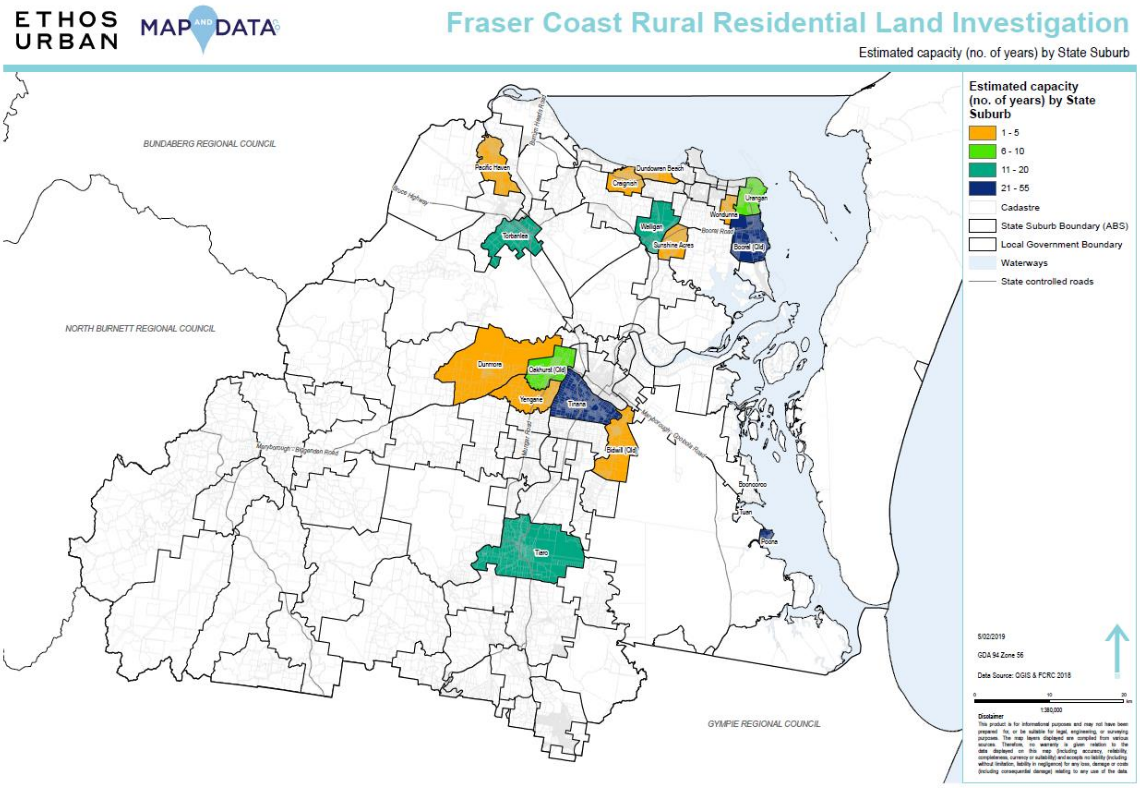


Figure 19: Map of rural residential property capacity by State suburb by number of years – Capacity shown as average number of years based on vacant lots with subdivision potential against demand based on average number of sales

Table 5: Potential capacity of rural residential properties by State statistical suburb as well as zone and zone precinct

	Rural residential properties			
	Low density residential zone (LDR1 precinct) (Accepted lot size 2,000m²)	**Rural residential zone (RR1 precinct) (Accepted lot size 4,000m²)**	**Rural residential zone (RR2 precinct) (Accepted lot size 10,000m²)**	**Rural residential zone (no precinct) (Accepted lot size 20,000m²)**
Approach 1 – Average number of years capacity (*demand measure is based on average land consumption*)	5	15	8	8
Approach 1 – Average number of years capacity (*demand measure is based on average number of sales*)	15	7	5	5
Approach 2 – Average number of years capacity with subdivision potential realised (*demand measure is based on average land consumption*)	14	24	9	12
Approach 2 – Average number of years capacity with subdivision potential realised (*demand measure is based on average number of sales)*	**27**	**40**	**25**	**14**
Average number of years of capacity with subdivision potential realised (based on vacant lots with subdivision potential only) (demand measure is based on average number of sales)	*13*	*20*	*3*	*6*

The following sub-sections provide an understanding of the above results by key geographies within the Fraser Coast LGA.

8.3.1 Hervey Bay Lifestyle

Figure 20 and Figure 21 illustrate the capacity of rural residential properties for the Hervey Bay Lifestyle area for Approach 1 and Approach 2. Figure 22 illustrates the capacity of rural residential properties for the Hervey Bay Lifestyle area where capacity represents vacant land with subdivision potential as supply and the average number of land sales as demand. Table 6 below provides the estimated average number of years each zone and zone precinct has until it is exhausted based on each approach as well as estimated supply.

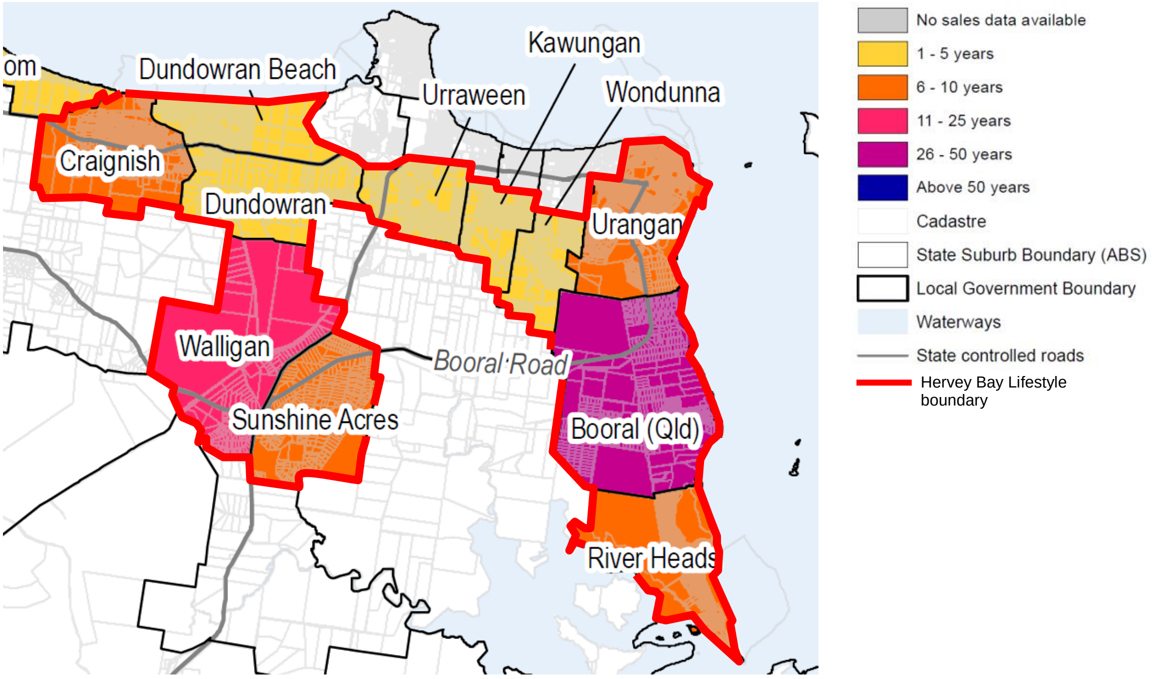


Figure 20: Map of rural residential property capacity by State suburb by number of years – Approach 1 (Hervey Bay Lifestyle)

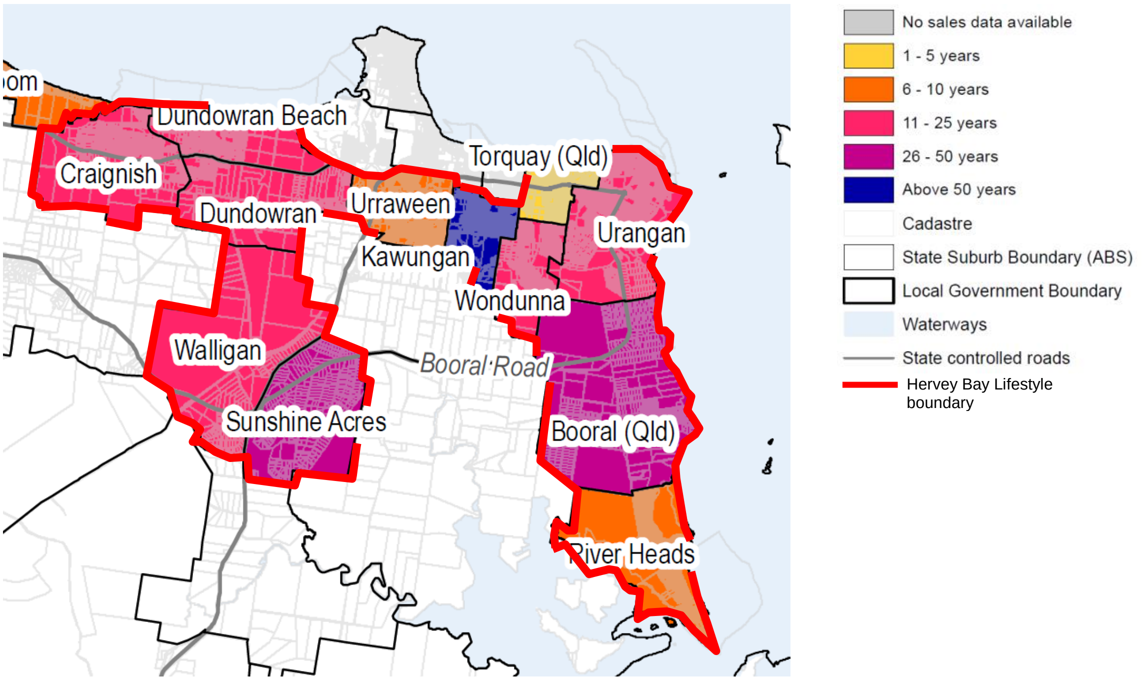


Figure 21: Map of rural residential property capacity by State suburb by number of years – Approach 2 (Hervey Bay Lifestyle)

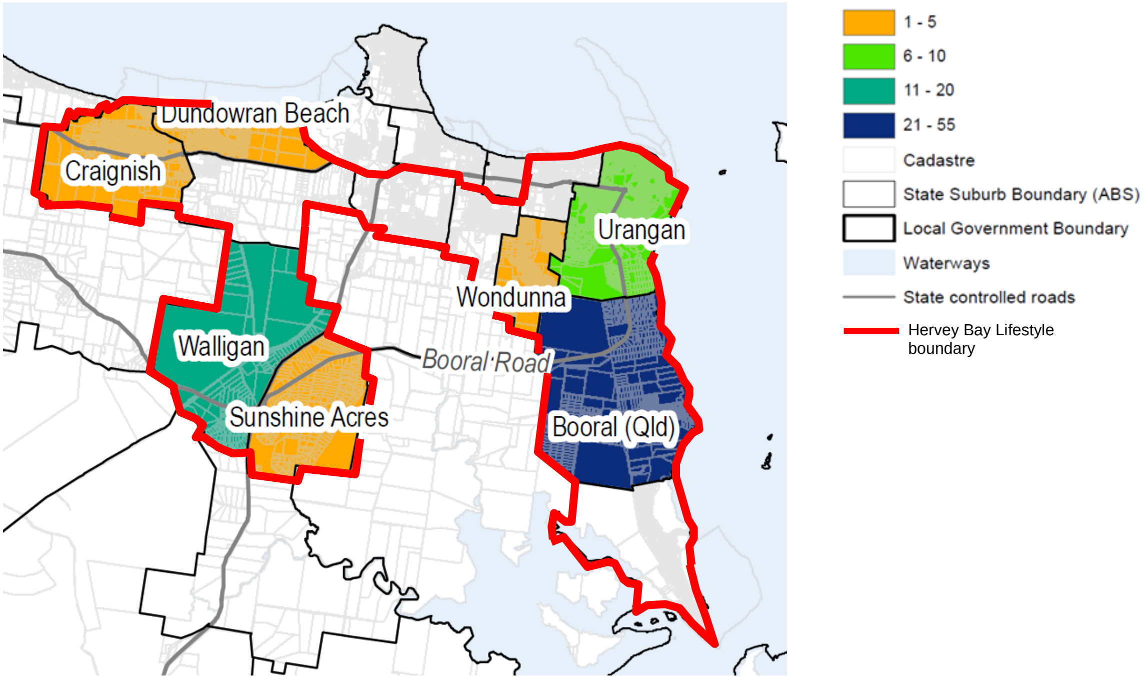


Figure 22: Map of rural residential property capacity by State suburb by number of years – Capacity shown as average number of years based on vacant lots with subdivision potential against demand based on average number of sales (Hervey Bay Lifestyle)

Table 6: Potential capacity of rural residential properties by State statistical suburb as well as zone and zone precinct for the Hervey Bay Lifestyle area

	Rural residential properties			
	Low density residential zone (LDR1 precinct) (Accepted lot size 2,000m²)	**Rural residential zone (RR1 precinct) (Accepted lot size 4,000m²)**	**Rural residential zone (RR2 precinct) (Accepted lot size 10,000m²)**	**Rural residential zone (no precinct) (Accepted lot size 20,000m²)**
Approach 1 – Average number of years (demand measure based on average land consumption)	**5**	**4**	**-**	**10**
Approach 1 – Supply shown by number of hectares (vacant land)	*236*	*13*	-	*296*
Approach 1 – Average number of years (demand measure on average number of sales)	**2**	**1**	**-**	**4**
Approach 1 – Supply shown by number of lots (vacant land)	*394*	*6*	-	*110*
Approach 2 – Average number of years (demand measure based on average land consumption)	**17**	**13**	**-**	**13**
Approach 2 – Supply shown by number of hectares (vacant land, vacant land with subdivision potential and lots with subdivision potential)	*624*	*48*	-	*530*
Approach 2 – Average number of years (demand measure based on average number of sales)	**29**	**17**	-	**16**
Approach 2 – Supply shown by number of lots (vacant, vacant with subdivision potential and lots with subdivision potential)	*2,585*	*113*	-	*424*
Average number of years (based on vacant lots with subdivision potential only) (demand measure based on average number of sales)	*12*	*9*	-	*8*

8.3.2 Coastal Towns North

Figure 23 and Figure 24 illustrate the capacity of rural residential properties for the Coastal Towns North area for Approach 1 and Approach 2. Figure 25 illustrates the capacity of rural residential properties for the Coastal Towns North area where capacity represents vacant land with subdivision potential as supply and the average number of land sales as demand. Table 7 below provides the estimated average number of years each zone and zone precinct has until it is exhausted based on each approach as well as estimated supply.

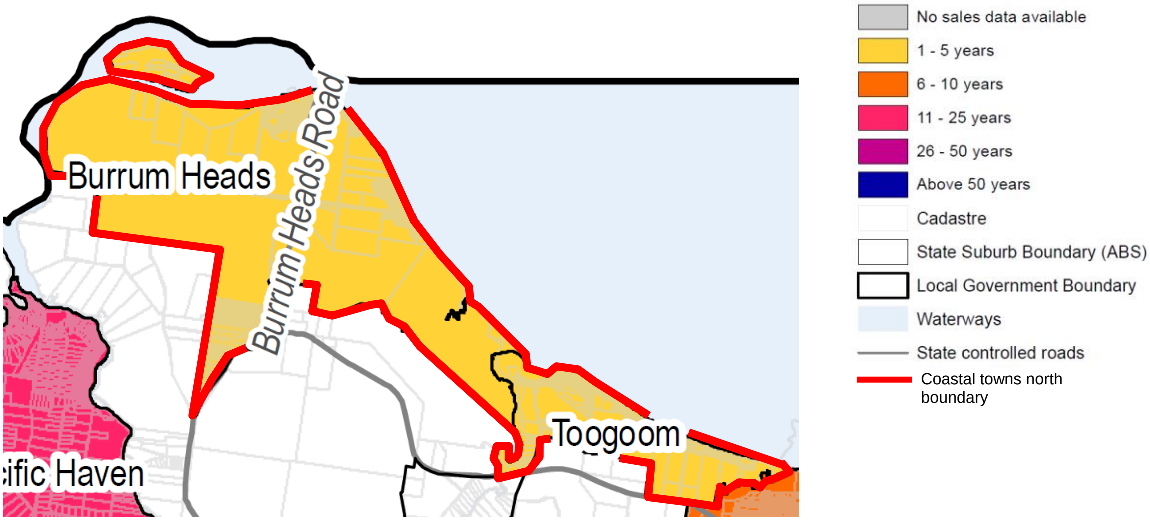


Figure 23: Map of rural residential property capacity by State suburb by number of years – Approach 1 (Coastal Towns North)

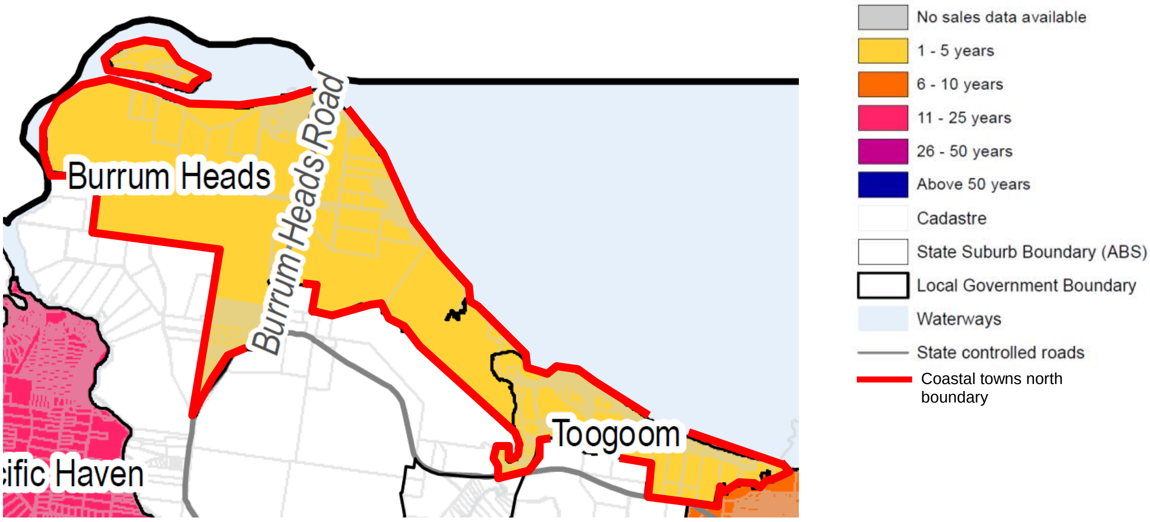


Figure 24: Map of rural residential property capacity by State suburb by number of years – Approach 2 (Coastal Towns North)

Figure 25: Map of rural residential property capacity by State suburb by number of years – Capacity shown as average number of years based on vacant lots with subdivision potential against demand based on average number of sales (Coastal Towns North)

Table 7: Potential capacity of rural residential properties by State statistical suburb as well as zone and zone precinct for the Coastal Towns North area

	Rural residential properties			
	Low density residential zone (LDR1 precinct) (Accepted lot size 2,000m²)	Rural residential zone (RR1 precinct) (Accepted lot size 4,000m²)	**Rural residential zone (RR2 precinct) (Accepted lot size 10,000m²)**	**Rural residential zone (no precinct) (Accepted lot size 20,000m²)**
Approach 1 – Average number of years (demand measure based on average land consumption)	-	-	-	**3**
Approach 1 – Supply shown by number of hectares (vacant land)	-	-	-	*21*
Approach 1 – Average number of years (demand measure based on average number of sales)	-	-	-	**2**
Approach 1 – Supply shown by number of lots (vacant land)	-	-	-	*29*
Approach 2 – Average number of years (demand measure based on average land consumption)	-	-	-	**5**
Approach 2 – Supply shown by number of hectares (vacant land, vacant land with subdivision potential and lots with subdivision potential)	-	-	-	*26*
Approach 2 – Average number of years (demand measure based on average number of sales)	-	-	-	**2**
Approach 2 – Supply shown by number of lots (vacant land, vacant land with subdivision potential and lots with subdivision potential)	-	-	-	*31*
Average number of years (based on vacant lots with subdivision potential only) (demand measure based on average number of sales)	-	-	-	*0*

8.3.3 Hervey Bay Hinterland

Figure 26 and Figure 27 illustrate the capacity of rural residential properties for the Hervey Bay Hinterland area for Approach 1 and Approach 2. Figure 28 illustrates the capacity of rural residential properties for the Hervey Bay Hinterland area where capacity represents vacant land with subdivision potential as supply and the average number of land sales as demand. Table 8 below provides the estimated average number of years each zone and zone precinct has until it is exhausted based on each approach as well as estimated supply.

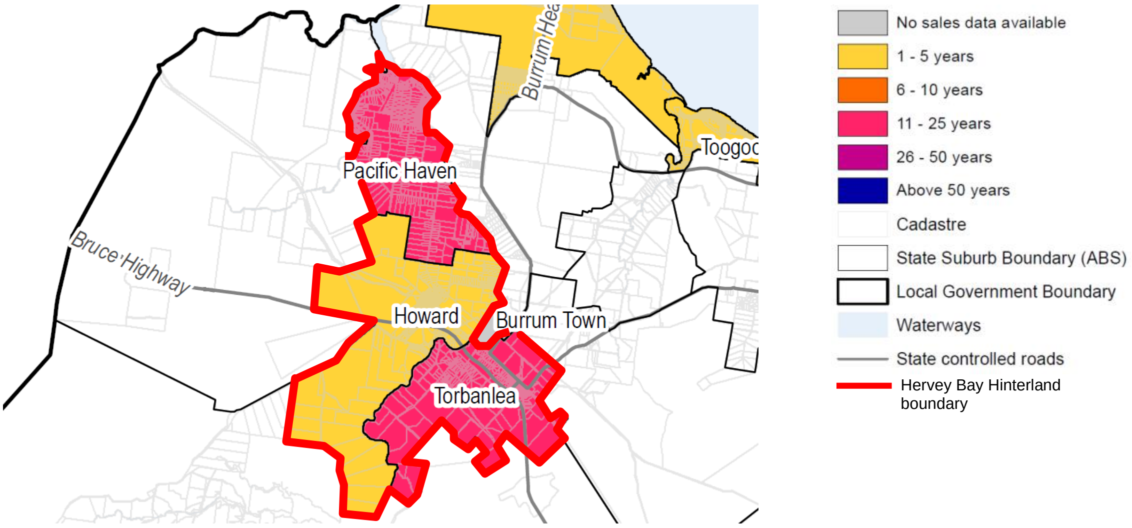


Figure 26: Map of rural residential property capacity by State suburb by number of years – Approach 1 (Hervey Bay Hinterland)

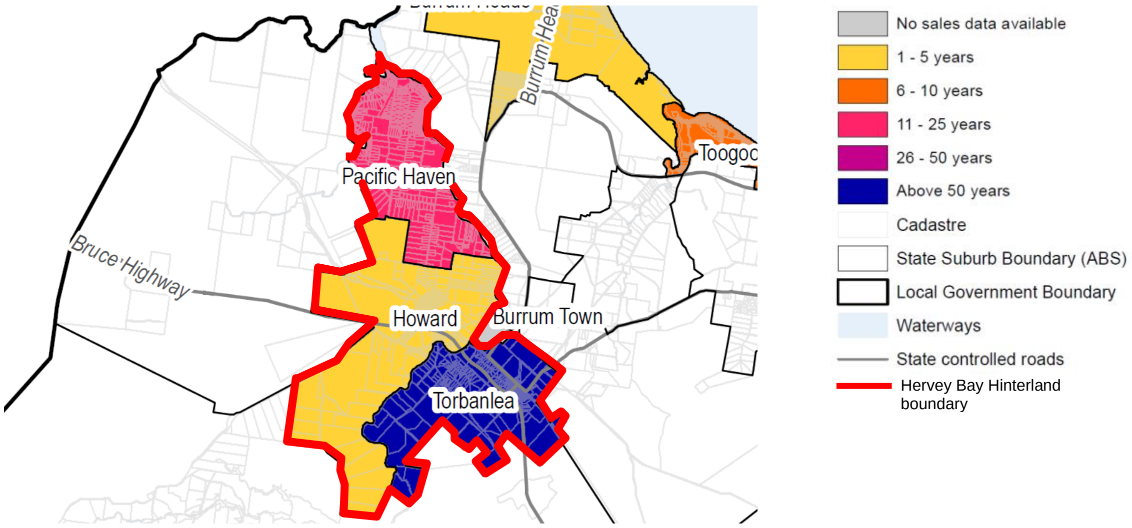


Figure 27: Map of rural residential property capacity by State suburb by number of years – Approach 2 (Hervey Bay Hinterland)

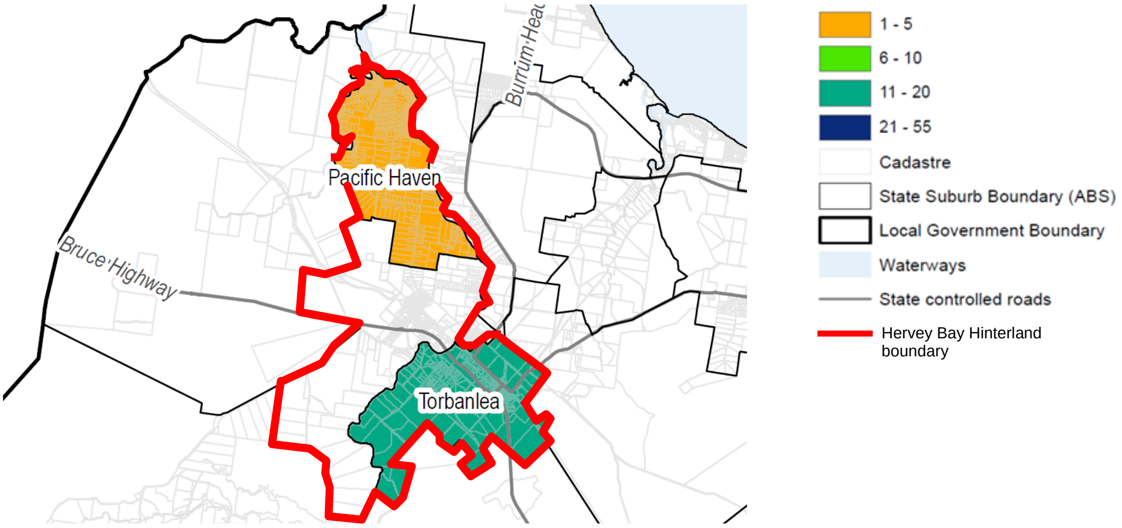


Figure 28: Map of rural residential property capacity by State suburb by number of years – Capacity shown as average number of years based on vacant lots with subdivision potential against demand based on average number of sales (Hervey Bay Hinterland)

Table 8: Potential capacity of rural residential properties by State statistical suburb as well as zone and zone precinct for the Hervey Bay Hinterland area

	Rural residential properties			
	Low density residential zone (LDR1 precinct) (Accepted lot size 2,000m²)	**Rural residential zone (RR1 precinct) (Accepted lot size 4,000m²)**	**Rural residential zone (RR2 precinct) (Accepted lot size 10,000m²)**	**Rural residential zone (no precinct) (Accepted lot size 20,000m²)**
Approach 1 – Average number of years (demand measure based on average land consumption)	-	-	-	**14**
Approach 1 – Supply shown by number of hectares	-	-	-	*243*
Approach 1 – Average number of years (demand measure based on average number of sales)	-	-	-	8
Approach 1 – Supply shown by number of lots (vacant land)	-	-	-	*91*
Approach 2 – Average number of years (demand measure based on average land consumption)	-	-	-	**22**
Approach 2 – Supply shown by number of hectares (vacant land, vacant land with subdivision potential and lots with subdivision potential)	-	-	-	*250*
Approach 2 – Average number of years (demand measure based on average number of sales)	-	-	-	**35**
Approach 2 – Supply shown by number of lots (vacant land vacant land with subdivision potential and lots with subdivision potential)	-	-	-	*250*
Average number of years (based on vacant lots with subdivision potential only) (demand measure based on average number of sales)	-	-	-	*9*

Note: The significant increase in capacity despite the marginal increase in available rural residential land is due to State suburbs with a lower rate of consumption having a greater amount of land available when Approach 2 is followed.

8.3.4 Maryborough Hinterland

Figure 29 and Figure 30 illustrate the capacity of rural residential properties for the Maryborough Hinterland area for Approach 1 and Approach 2. Figure 31 illustrates the capacity of rural residential properties for the Maryborough Hinterland area where capacity represents vacant land with subdivision potential as supply and the average number of land sales as demand. Table 9 below provides the estimated average number of years each zone and zone precinct has until it is exhausted based on each approach.

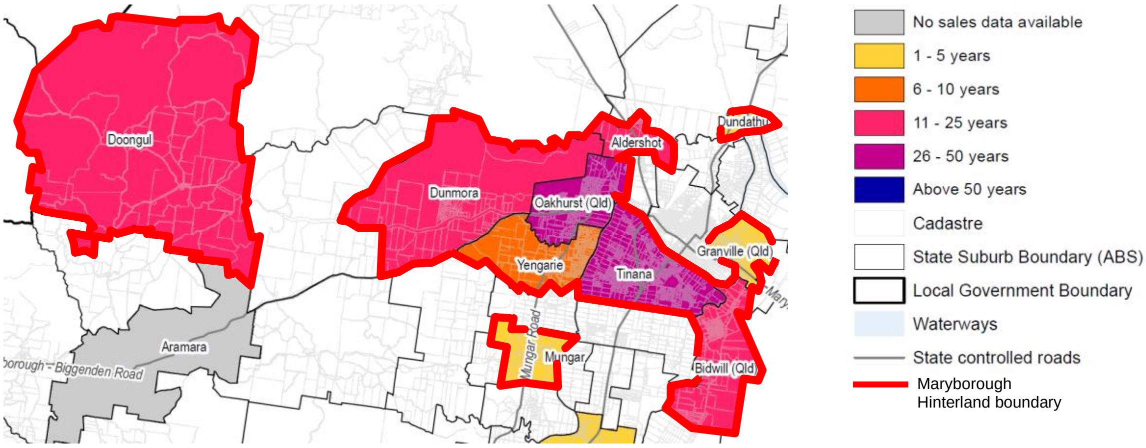


Figure 29: Map of rural residential property capacity by State suburb by number of years – Approach 1 (Maryborough Hinterland)

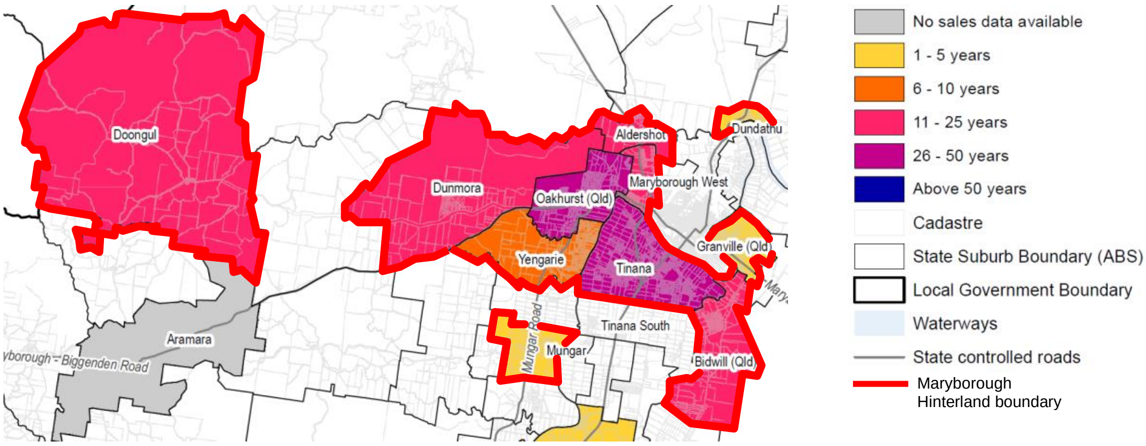


Figure 30: Map of rural residential property capacity by State suburb by number of years – Approach 2 (Maryborough Hinterland)

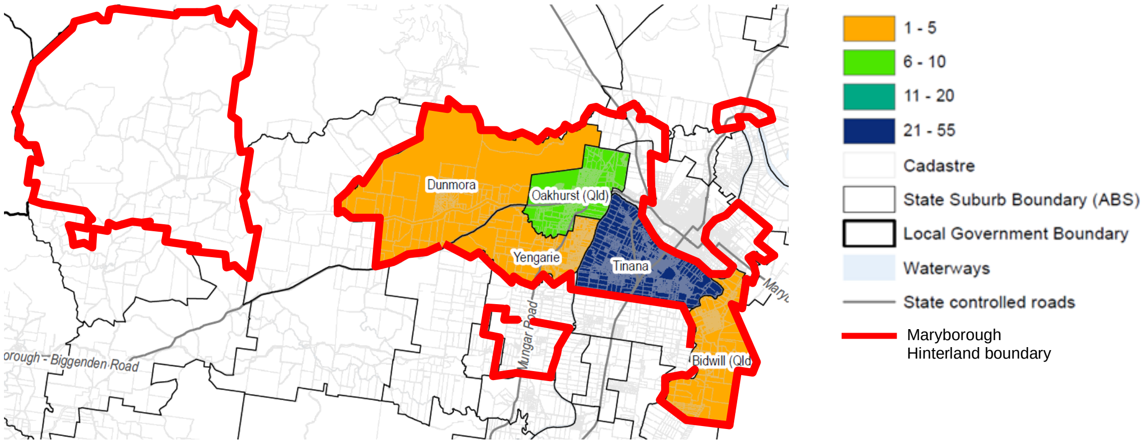


Figure 31: Map of rural residential property capacity by State suburb by number of years – Capacity shown as average number of years based on vacant lots with subdivision potential against demand based on average number of sales (Maryborough Hinterland)

Table 9: Potential capacity of rural residential properties by State statistical suburb as well as zone and zone precinct for the Maryborough Hinterland area

	Rural residential properties			
	Low density residential zone (LDR1 precinct) (Accepted lot size 2,000m²)	**Rural residential zone (RR1 precinct) (Accepted lot size 4,000m²)**	**Rural residential zone (RR2 precinct) (Accepted lot size 10,000m²)**	**Rural residential zone (no precinct) (Accepted lot size 20,000m²)**
Approach 1 – Average number of years (demand measure based on average land consumption)	**7**	**12**	**8**	**7**
Approach 1 – Supply shown by number of hectares (vacant land)	*118*	*476*	*351*	*130*
Approach 1 – Average number of years (demand measure based on average number of sales)	**52**	**10**	**5**	**5**
Approach 1 – Supply shown by number of lots (vacant land)	*98*	*85*	*188*	*36*
Approach 2 – Average number of years (demand measure based on average land consumption)	**7**	**12**	**8**	**8**
Approach 2 – Supply shown by number of hectares (vacant land, vacant land with subdivision potential and lots with subdivision potential)	*118*	*476*	*360*	*148*
Approach 2 – Average number of years (demand measure based on average number of sales)	**10**	**15**	**33**	**10**
Approach 2 – Supply shown by number of lots (vacant land, vacant land with subdivision potential and lots with subdivision potential)	*539*	*676*	*1,375*	*114*
Average number of years (based on vacant lots with subdivision potential only and Oakhurst subdivision approval) (demand measure based on average number of sales)	*22*	*6*	*3*	*2*

8.3.5 Coastal Towns South

Figure 32 and Figure 33 illustrate the capacity of rural residential properties for the Coastal Towns South area for Approach 1 and Approach 2. Figure 34 illustrates the capacity of rural residential properties for the Coastal Towns South area where capacity represents vacant land with subdivision potential as supply and the average number of land sales as demand. Table 10 below provides the estimated average number of years each zone and zone precinct has until it is exhausted based on each approach.

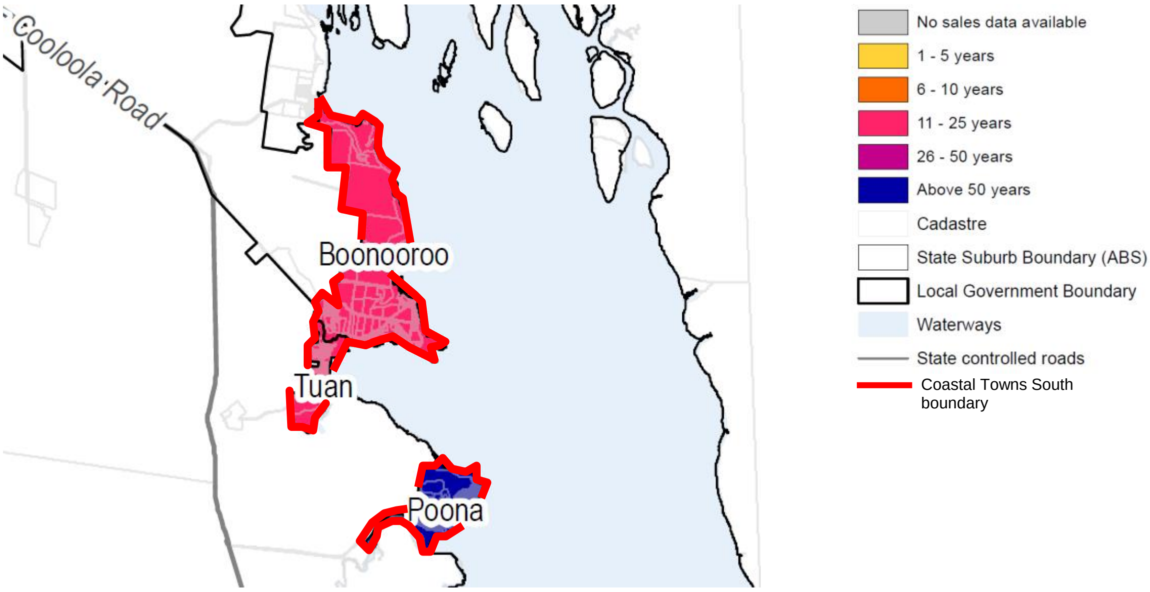


Figure 32: Map of rural residential property capacity by State suburb by number of years – Approach 1 (Coastal Towns South)

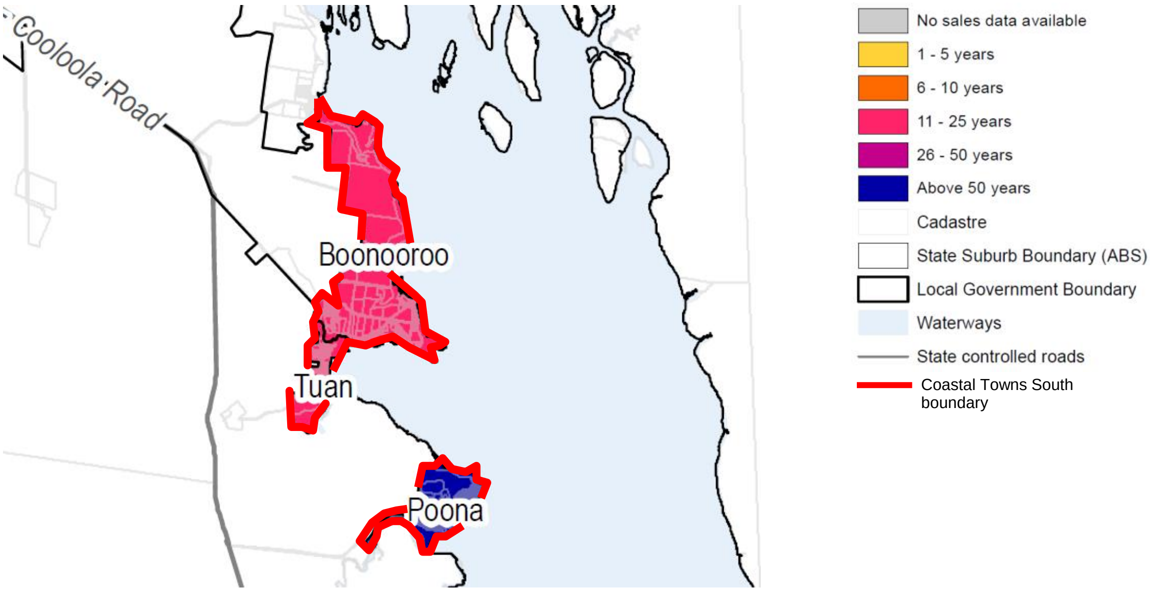


Figure 33: Map of rural residential property capacity by State suburb by number of years – Approach 2 (Coastal Towns South)

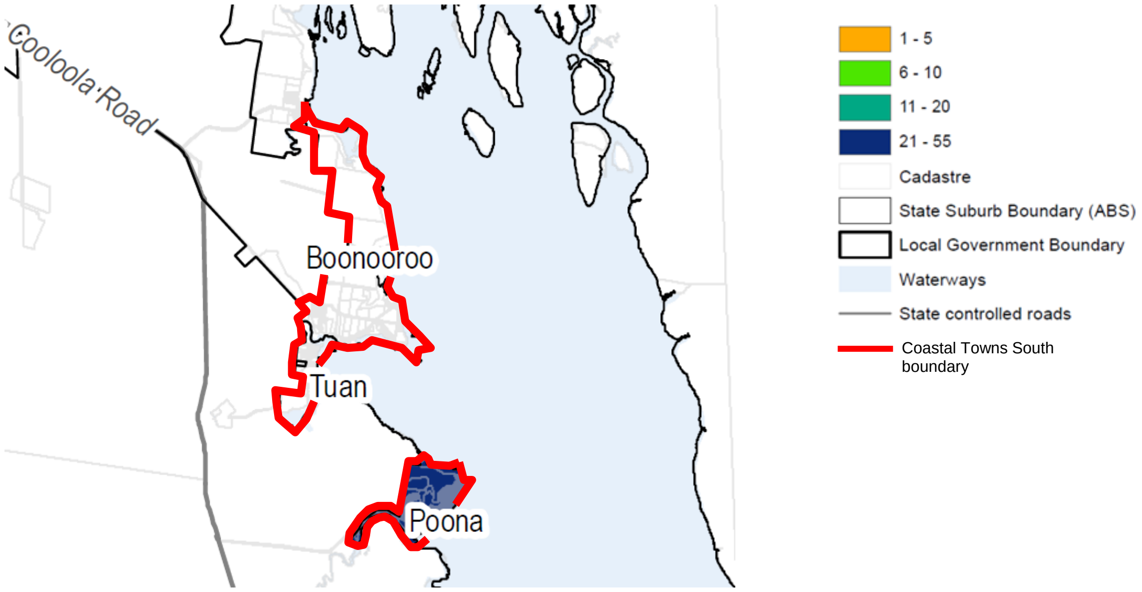


Figure 34: Map of rural residential property capacity by State suburb by number of years – Capacity shown as average number of years based on vacant lots with subdivision potential against demand based on average number of sales (Coastal Towns South)

Table 10: Potential capacity of rural residential properties by State statistical suburb as well as zone and zone precinct for the Coastal Towns South area

	Rural residential properties			
	Low density residential zone (LDR1 precinct) (Accepted lot size 2,000m²)	**Rural residential zone (RR1 precinct) (Accepted lot size 4,000m²)**	**Rural residential zone (RR2 precinct) (Accepted lot size 10,000m²)**	**Rural residential zone (no precinct) (Accepted lot size 20,000m²)**
Approach 1 – Average number of years (demand measure based on average land consumption)	-	**37**	-	**7**
Approach 1 – Supply shown by number of hectares (vacant land)	-	*77*	-	*9*
Approach 1 – Average number of years (demand measure based on average number of sales)	-	**11**	-	**2**
Approach 1 – Supply shown by number of lots (vacant land)	-	*80*	-	*9*
Approach 2 – Average number of years (demand measure based on average land consumption)	-	**37**	-	**7**
Approach 2 – Supply shown by number of hectares (vacant land, vacant land with subdivision potential and lots with subdivision potential)	-	*77*	-	*9*
Approach 2 – Average number of years (demand measure based on average number of sales)	-	**36**	-	**2**
Approach 2 – Supply shown by number of lots (vacant land, vacant land with subdivision potential)	-	*188*	-	*9*
Average number of years (based on vacant lots with subdivision potential only) (demand measure based on average number of sales)	-	*52*	-	*0*

8.3.6 Fraser Coast Southern Corridor

Figure 35 and Figure 36 illustrate the capacity of rural residential properties for the Fraser Coast Southern Corridor area for Approach 1 and Approach 2. Figure 37 illustrates the capacity of rural residential properties for the Fraser Coast Southern Corridor area where capacity represents vacant land with subdivision potential as supply and the average number of land sales as demand. Table 11Table 5 below provides the estimated average number of years each zone and zone precinct has until it is exhausted based on each approach.

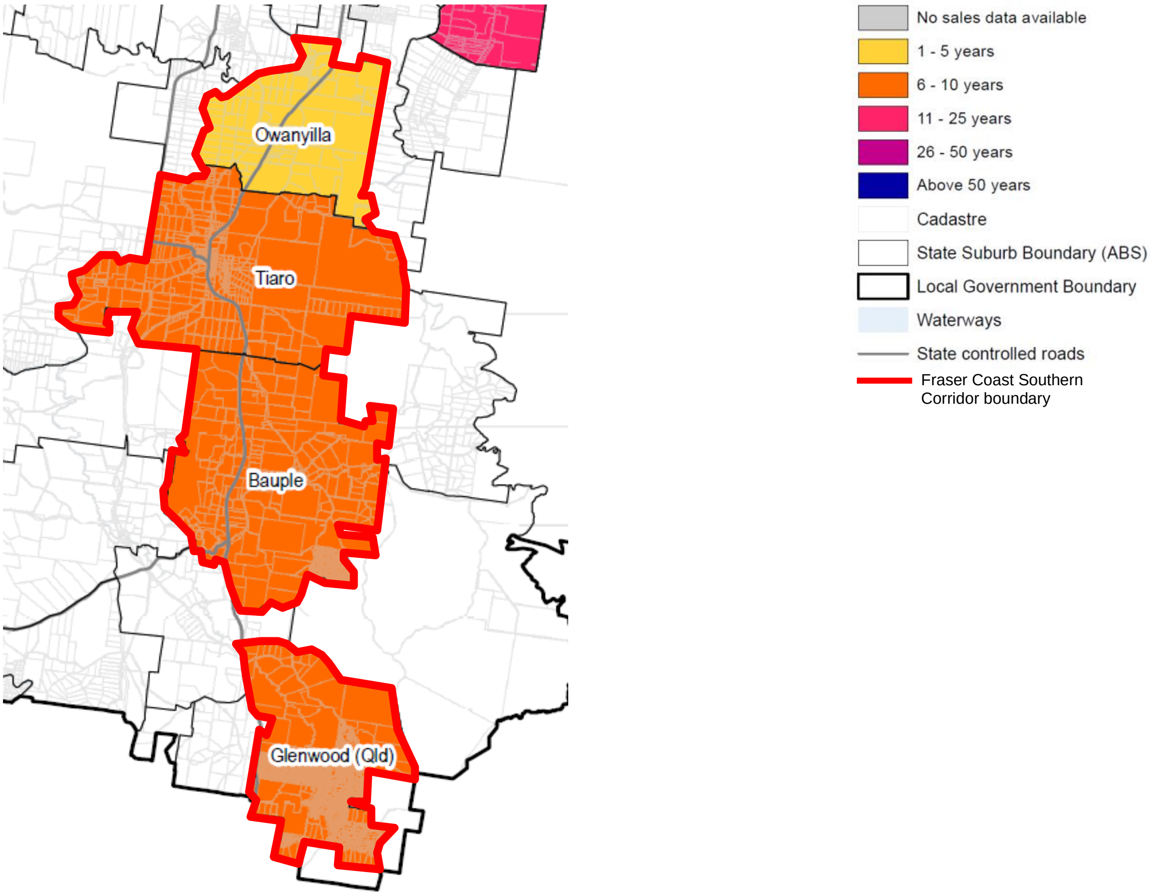


Figure 35: Map of rural residential property capacity by State suburb by number of years – Approach 1 (Fraser Coast Southern Corridor)

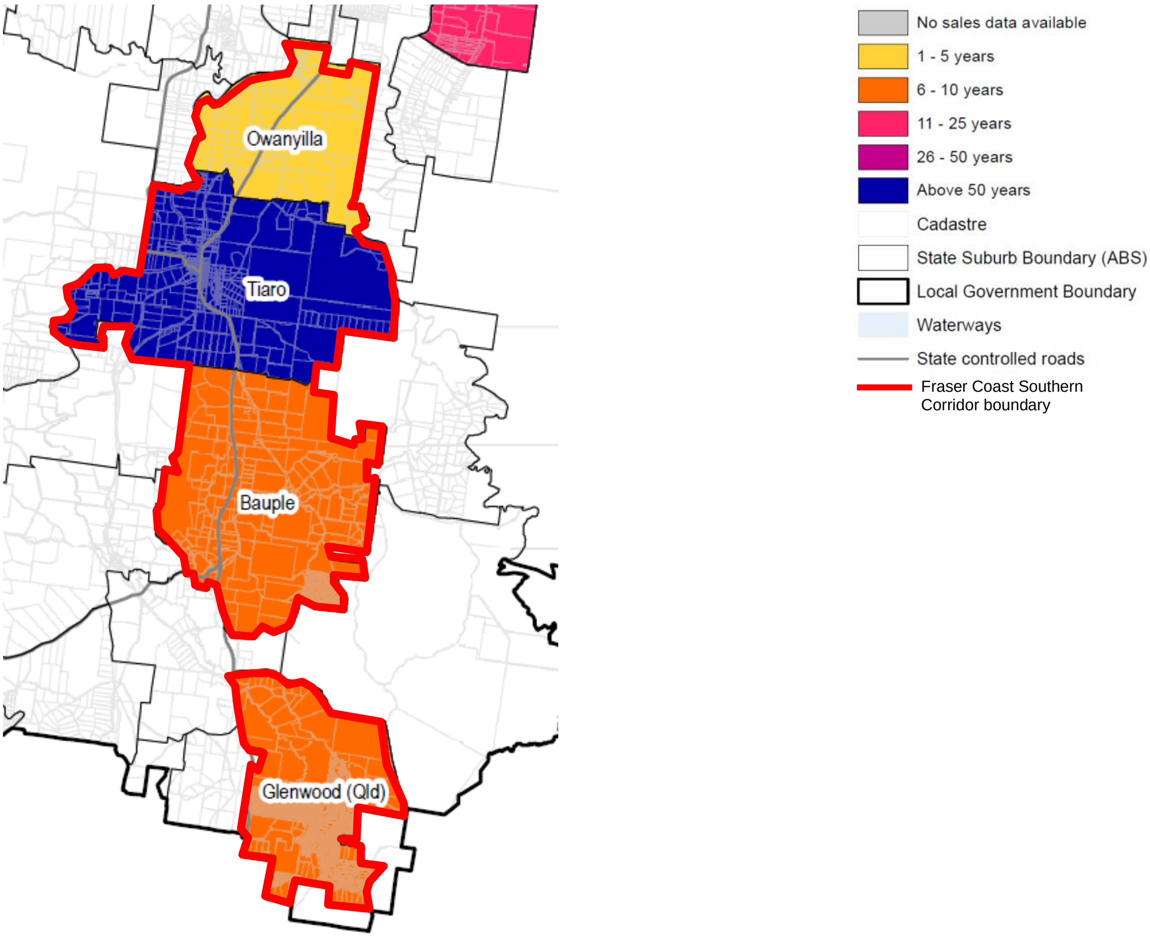


Figure 36: Map of rural residential property capacity by State suburb by number of years – Approach 2 (Fraser Coast Southern Corridor)

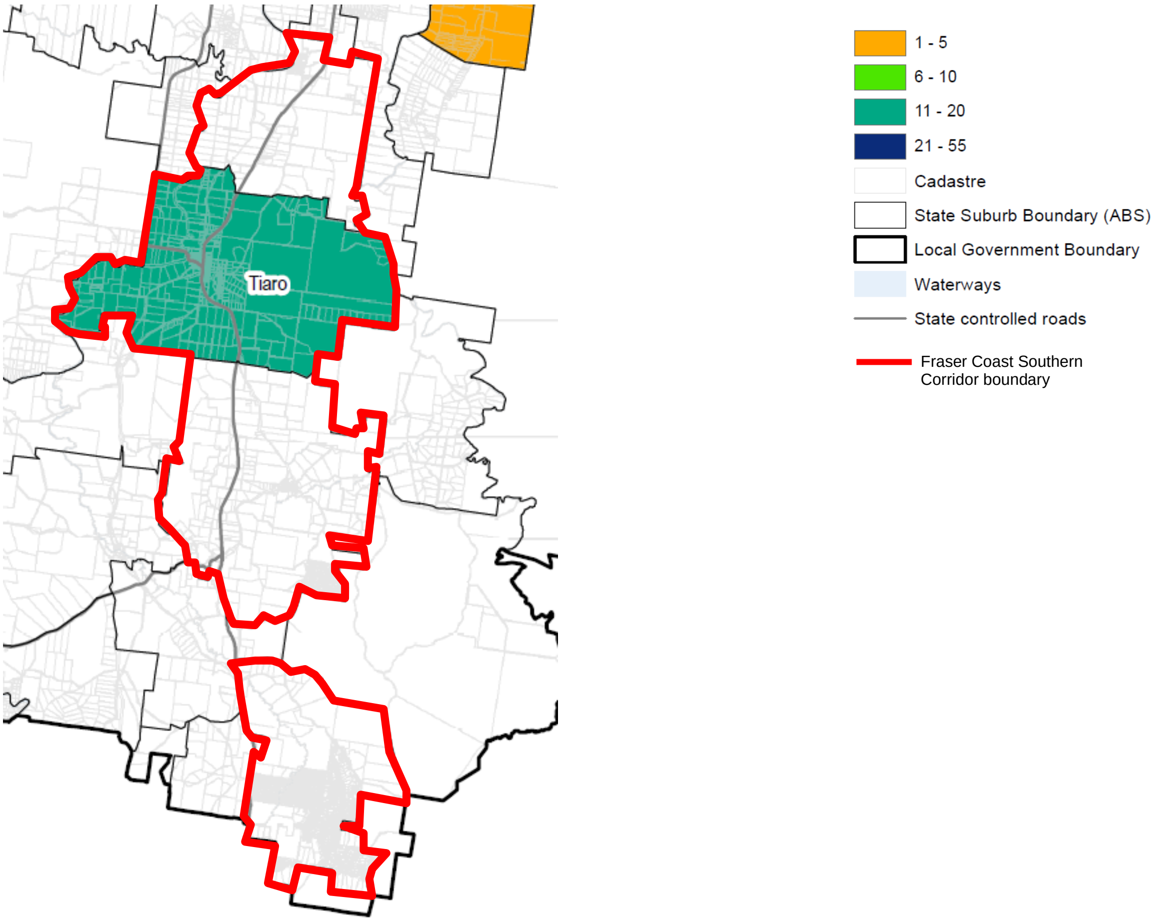


Figure 37: Map of rural residential property capacity by State suburb by number of years – Capacity shown as average number of years based on vacant lots with subdivision potential against demand based on average number of sales (Fraser Coast Southern Corridor)

Table 11: Potential capacity of rural residential properties by State statistical suburb as well as zone and zone precinct for the Fraser Southern Corridor area

	Rural residential properties			
	Low density residential zone (LDR1 precinct) (Accepted lot size 2,000m²)	**Rural residential zone (RR1 precinct) (Accepted lot size 4,000m²)**	**Rural residential zone (RR2 precinct) (Accepted lot size 10,000m²)**	**Rural residential zone (no precinct) (Accepted lot size 20,000m²)**
Approach 1 – Average number of years (demand measure based on average land consumption)	-	**4**	-	**8**
Approach 1 – Supply shown by number of hectares (vacant land)	-	*16*	-	*717*
Approach 1 – Average number of years (demand measure based on average number of sales)	-	**1**	-	**7**
Approach 1 – Supply shown by number of lots (vacant land)	-	*7*	-	*824*
Approach 2 – Average number of years (demand measure based on average land consumption)	-	**40**	-	**8**
Approach 2 – Supply shown by number of hectares (vacant land, vacant land with subdivision potential and lots with subdivision potential)	-	*146*	-	*717*
Approach 2- Average number of years (demand measure based on average number of sales)	-	**105**	-	**8**
Approach 2 – Supply shown by number of lots (vacant land, vacant land with subdivision potential and lots with subdivision potential)	-	*474*	-	*984*
Average number of years (based on vacant lots with subdivision potential only) (demand measure based on average number of sales)	-	*13*	-	*<1*

9.0 Rural residential expansion areas

9.1 Review of proposed rural residential expansion areas

As per Stage 1 of the project three areas were identified as having potential for being rezoned or partly rezoned to accommodate additional rural residential properties. These Rural residential investigation areas are illustrated in Figure 38 below. The below areas are identified as follows:

- Craignish/ Dundowran/ Takura investigation area
- Nikenbah investigation area
- Booral/ River Heads investigation area

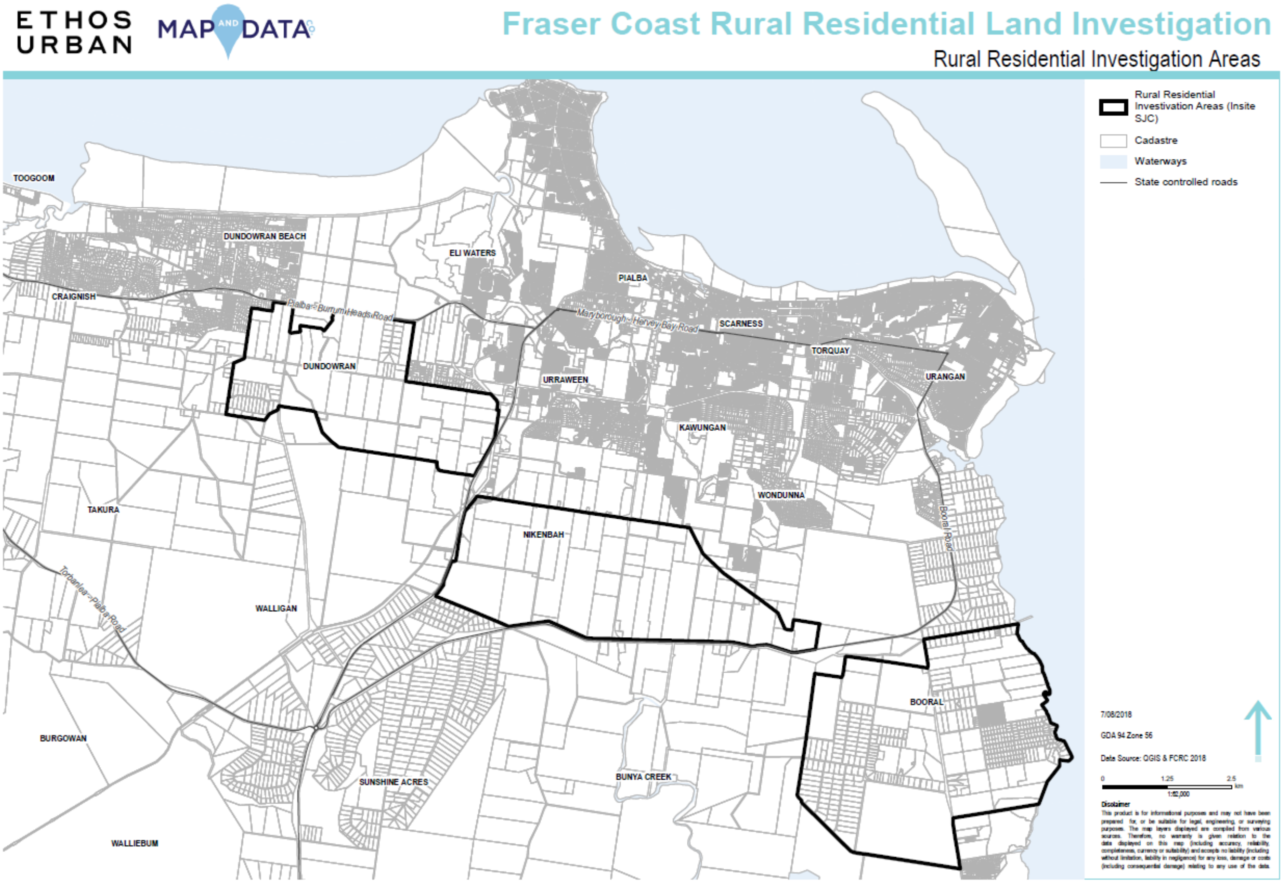


Figure 38: Map of Rural residential investigation areas identified as part of Stage 1 of the project

To understand the suitability for land within these areas to accommodate rural residential settlement, a constraint-based mapping exercise was undertaken. The exercise characterised relevant State and local constraints, represented by State interests and planning scheme overlays, as low, medium and high constraints. The level of constraint was characterised by the impact constraints would have in achieving rural residential settlement i.e. a high constraint would likely restrict or prohibit land from being suitable for rural residential settlement. Appendix P details the constraint hierarchy adopted in determining land suitable for rural residential settlement. Figure 39 maps the constraints within the investigation areas.

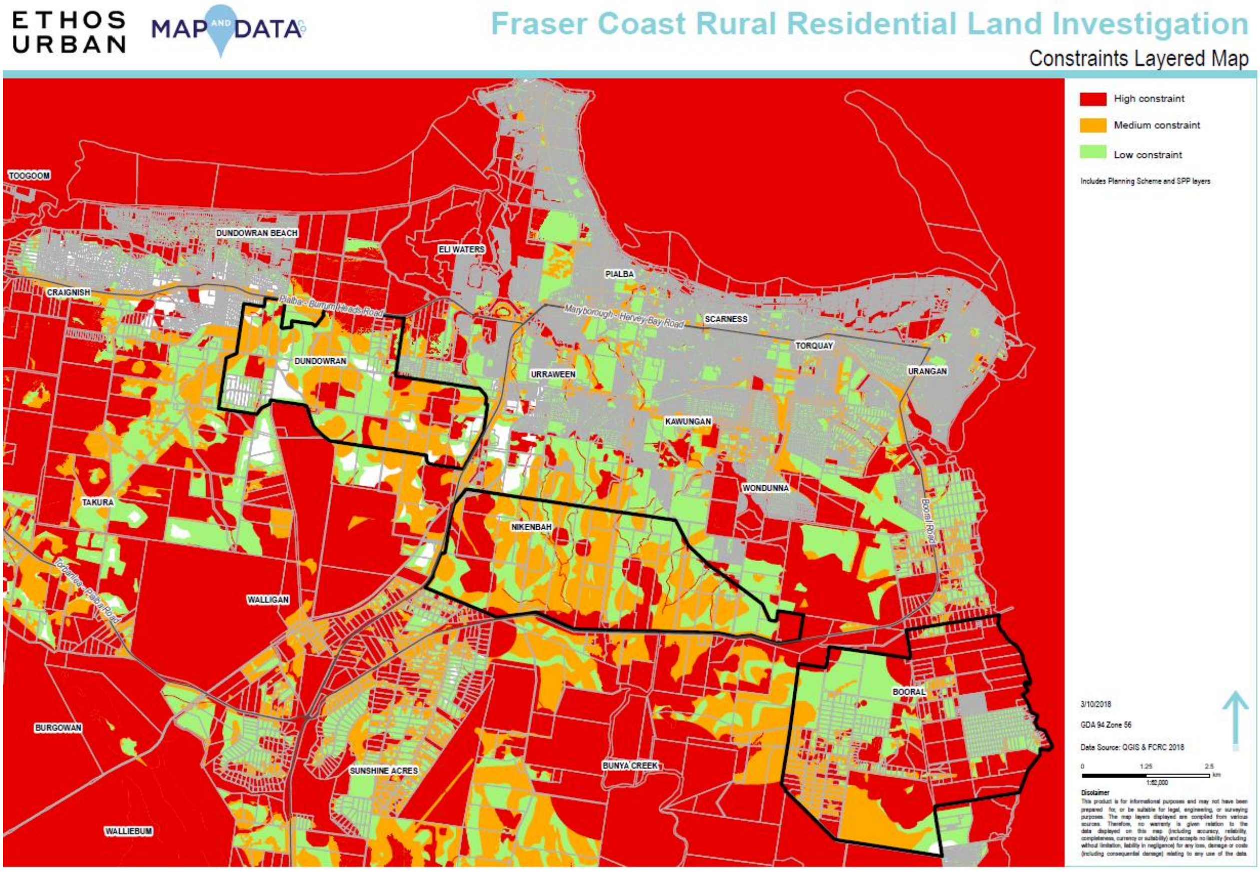


Figure 39: Map of Rural residential investigation areas identified as part of Stage 1 of the project (Refer to Appendix Q for an enlarged version of the above)

Note: The constraints show the highest constraint for that area i.e. areas shown as having low constraints have no medium or high constraints.

Based on the findings above, there is merit in exploring land within the north-western area of the Booral investigation area, west of River Heads Road in the next planning scheme that is prepared for the region, which is identified as having low to medium constraints. From initial discussions with Wide Bay Water, the use of this area for rural residential settlement would not compromise existing investment in infrastructure.

It is recommended that this area be considered more closely for rural residential opportunities that include a mix of lifestyle allotment sizes. This process should ideally be subject to an inclusive exercise with the community to identify and understand lot size opportunities and also consider potential changes to the lot size precinct of the existing rural residential areas in Booral, west of River Heads Road. Opportunities for consolidation in this area will be important to consider.

Outside of this area, the use of the remaining areas for rural residential properties does not support an optimal settlement pattern for the Fraser Coast region for the current planning horizon and beyond. The key points which outline the reasoning for this position are summarised below:

- It would compromise Council's region-wide sustainable land use policy that focuses upon consolidation of future development within existing centres with a clear intention to support land use policy that aligns with the delivery of infrastructure.
- All investigation areas are located within close proximity to existing centres and employment within the Fraser Coast LGA. To allow for rural residential properties to occur within these areas may result in sub-optimal development outcomes such as:
  - future resistance to the conversion of these areas to support urban uses;
  - fragmented lot configuration which restricts the provision of trunk infrastructure;
  - residents withholding land from the market and restricting the ability for future growth to take place within these locations; and
  - the opportunity cost to leverage existing and future infrastructure networks – see Section 9.1.1 below for a case study of the Eli-Waters / Dundowran Beach Local Plan area.

- The Coastal hazard overlay will be updated as a result of Council undertaking further technical assessments as part of a Coast Hazard Adaptation Strategy (CHAS) project. As a result, the development opportunity and coastal hazard affected area of the Booral/ River Heads investigation area may change. Prior to any zone changes east it is recommended the outcomes of the strategy are known to ensure decision making is well informed.

9.2 Guidance for future rural residential properties

Given the estimated capacity of rural residential properties and the broader objectives of the Fraser Coast Planning Scheme 2014 i.e. consolidated urban form, it is considered that there is no immediate need to provide additional capacity within the region. As a result, several 'guiding principles' have been developed to inform future planning for rural residential properties. The principles are:

1. Providing dwelling and housing choice throughout the region, across a range of product types and locational characteristics, within context of the region's overall growth management policy.
2. Ensuring that opportunities for future urban growth and the ability to meet overarching growth management objectives are not compromised by future rural residential development, particularly in the areas of Hervey Bay and Maryborough.
3. Minimising the cost of providing and maintaining infrastructure and avoid compromising the infrastructure capacity that has been invested in within the urban areas of Maryborough and Hervey Bay.
4. Land use planning decisions associated with rural residential development takes into consideration the opportunity cost associated with supporting un-serviced development in locations that are serviced or can be efficiently serviced.
5. Avoiding adverse impacts on matters of state and local interest including good quality agricultural land, key resource areas and areas of environmental significance; and
6. Supporting, where appropriate, diverse lifestyle and economic opportunities within existing rural residential areas.
7. Rural residential development is appropriately managed in sensitive receiving environments with respect to potential water quality impacts from the operation of on-site effluent disposal systems
8. Rural residential development does not compromise important ecological and cultural heritage values, in particular wildlife habitats and Aboriginal artefacts both living (e.g. scar trees) and non-living (e.g. shell middens).

10.0 Summary of findings

Based on the information provided within this report the following points, by relevant heading, provide a summary of the key information which should be considered as part of the Rural Residential Land Strategy, specifically in achieving the objectives of the strategy:

- Respondents were asked as part of an online survey if there was a particular lot size that there needs to be more of in the Fraser Coast LGA. Respondents identified lot sizes between 2,000m² - 4,000m² and 4,000m² to 10,000m² as the preferred rural residential lot size that needs to be facilitated within the LGA. Based on the supply and capacity analysis of the LGAs rural residential properties there is a total of 1,427 hectares of existing vacant rural residential land or rural residential land which has subdivision potential to achieve a lot size within the 2,000m² - 10,000m² range. Based on historic land sales this supply of land has the potential to service demand for another 41 years.
- Based on feedback from real estate agents and respondents to the online survey the following suburbs were identified as having favourable characteristics for rural residential properties:
  - Riverheads;
  - Toogoom;
  - Nikenbah;
  - Oakhurst;
  - Booral.

  The above suburbs were identified as being within the Burrum-Fraser, Booral-Riverheads and Maryborough SA2s. The anticipated increase in total population between 2016 and 2036 in these areas is approximately 5% - 15%. Of the above suburbs, none are predicted to see significant growth up until 2036 when compared to the growth areas such as Pialba – Eli Waters, Tinana, Urangan – Wondunna and Torquay–Scarness–Kawungan. These areas are anticipated to see an approximate increase of 40% - 60% in total population between 2016 and 2036.
- The total level of engagement from the community for the strategy to date represents 44 responses to the online survey, 16 attendees to the community and development forum and five public submissions. Based on the low level of involvement and responses the supply of rural residential land does not appear to be a core concern for the Fraser Coast region community. Whilst there were preferences identified by survey respondents and forum attendees the key observations centred around desiring larger lots in the urban areas (larger than 500sqm), some adjustments to existing rural residential zoned areas with regard to lot size mix and the importance of not compromising rural amenity and the reason that people desire this housing choice.
- The real estate agents interview responses identified that there is no shortage of rural residential land and that in most cases enquires and sales for such a product do not represent a significant proportion of overall land sales in the region.
- Based on online survey responses the top five characteristics valued by respondents in regard to rural residential properties include:
  - character (natural values, landscape setting and scenic amenity);
  - land size and space;
  - amenity;
  - contact with nature; and
  - ability to carry out home based businesses/ hobby farms.

  The above characteristics were common points of justification to support the preferred lot size for future rural residential properties within the Fraser Coast LGA. As a result, any planning updates to the Fraser Coast Planning Scheme 2014 should ensure these characteristics are suitably protected or sought after by existing assessment benchmarks as well as ensuring any future updates do not compromise them.
- Based on industry feedback current Council desired standards of service (DSS) for rural residential properties is considered to be of too high a standard, with particular mention of road infrastructure. Consideration to existing DSS should be considered as part of any future updates to the Fraser Coast Planning Scheme 2014.

- There are considered to be several risks in providing greater flexibility for home-based business uses operating on rural residential properties. Based on professional reasoning, site observations and feedback from Council's compliance team, enabling greater flexibility for home-based businesses than what is currently envisaged by the planning scheme is considered to result in risks such as compromising the established centre hierarchy, valued characteristics of rural residential properties and facilitating an unintended settlement pattern.
- The existing capacity of rural residential properties, based on Approach 1 and 2, is considered significant when looking at the Fraser Coast LGA as a whole. Whilst the conversion rate of rural residential properties is unknown i.e. the rate at which properties are meeting their development potential envisaged by the Fraser Coast Planning Scheme 2014, the existing capacity of vacant rural residential properties is considered sufficient in meeting market demand for the short-medium term. Whilst the potential capacity of some State suburbs is limited, the supply of new rural residential land is not considered the solution. The market should be encouraged into areas where there is capacity. This is considered necessary as land is finite within the Fraser Coast LGA as well as the significant investment in infrastructure to promote a more consolidated urban form.

11.0 Conclusion

On 28 January 2014, the Fraser Coast Planning Scheme commenced. The Fraser Coast Planning Scheme 2014 is the official document for development and planning for the Fraser Coast local government area (LGA). Since the adoption and commencement of the Fraser Coast Planning Scheme 2014 the Fraser Coast Regional Council has received requests relating to the following points:

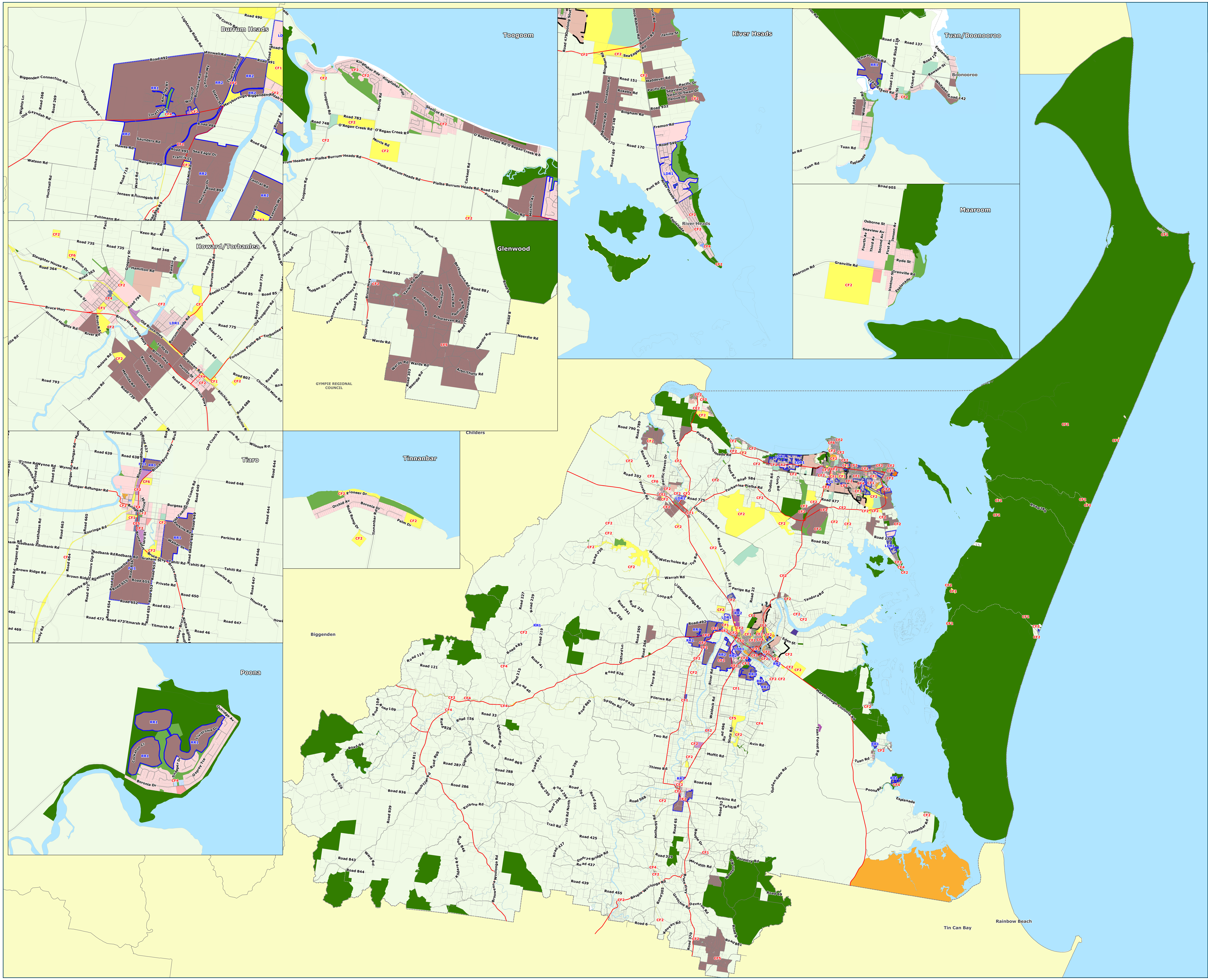
- consideration of rural residential style subdivisions outside existing rural residential zoned areas;
- suggestions that there is a shortage of rural residential land in the region; and
- potential opportunity to facilitate a broader range of home-based businesses in rural residential zoned properties e.g. truck parking, light industry, pet sitting etc.

This report documents the key tasks undertaken to understand the grounds for pursuing the above suggestions raised by the community. The tasks undertaken included a literature review of key background documents, engagement with community and industry, calculating the existing supply and capacity of rural residential properties as well as potential areas for additional rural residential zoned land.

The key findings of the above tasks, in relation to the suggestions provided by the community, are listed below. The below points and content of this report will be used to inform the Draft Rural Residential Land Strategy. The key findings include:

- There is significant supply and capacity of rural residential properties within the Fraser Coast LGA. Whilst some State suburbs are closer to realising their full potential than others, the market should be encouraged into other rural residential areas in order to avoid supporting a land intensive settlement pattern which results in very low density uses. As per Council's planning scheme, the Fraser Coast is seeking development which is consolidated, provides an attractive place to live and optimises the use of infrastructure and services. By supporting the additional allocation of land for rural residential properties Council will dilute its population base and not realise the efficiencies of supporting concentrated development.
- Based on the calculations of existing supply of rural residential properties i.e. vacant rural residential land, there is 5 – 15 years of capacity. Without further subdivision occurring within rural residential properties there is sufficient supply for rural residential zoned land for the life of the Fraser Coast Planning Scheme 2014.
- Based on feedback from community engagement and professional reasoning there are considered to be several risks in providing greater flexibility for home based business uses than what is currently envisaged by the planning scheme. Key risks identified include compromising the established centre hierarchy, compromising the valued characteristics of rural residential properties and facilitating an unintended settlement pattern.

Appendix A. Zone Map of Fraser Coast LGA (Fraser Coast Planning Scheme 2014)



Fraser Coast Regional Council Planning Scheme

ZM-003
Zone Maps

L e g e n d

Planning Zones

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Principal Centre
- Local Centre
- Neighbourhood Centre
- Low Impact Industry
- Medium Impact Industry
- High Impact Industry
- Waterfront and Marine Industry
- Sport and Recreation
- Open Space
- Environmental Management and Conservation
- Community Facilities
  CF1 - Education & Training Facilities
  CF2 - Government Purpose & Public Utilities
  CF3 - Hospitals & Medical Service Facilities
  CF4 - Community & Cultural Facilities
  CF5 - Telecommunication Facilities
  CF6 - Cemetery
- Emerging Communities
- District Centre
- Limited Development (Constrained Land)
- Mixed Use
- Rural
- Rural Residential
- Specialised Centre

Zone Precincts

Local Plan Areas

Other Local Government Boundaries

Fraser Coast Regional Council Boundary

DCDB Land Parcels
DNRM Release 11/04/2016

Disclaimer
While every care is taken to ensure the accuracy of this product Fraser Coast Regional Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability (including without limitation, liability or negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs you may incur as a result of the product being inaccurate or incomplete in any way or for any reason.

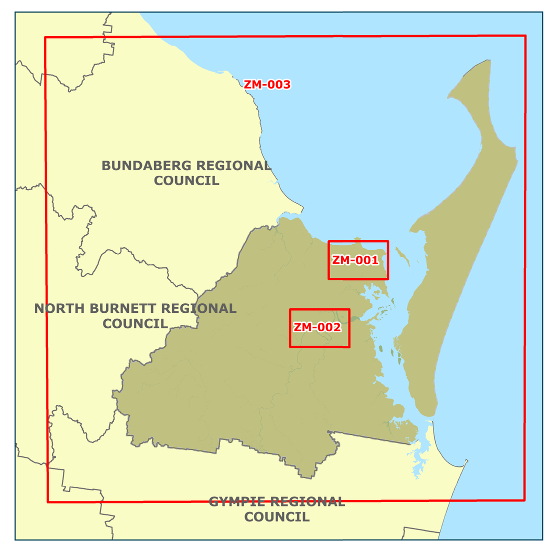
Geocentric Datum of Australia 1994 (GDA94)

26/07/2016

3 0 3 6
Kilometers

Scale varies for inset maps

N



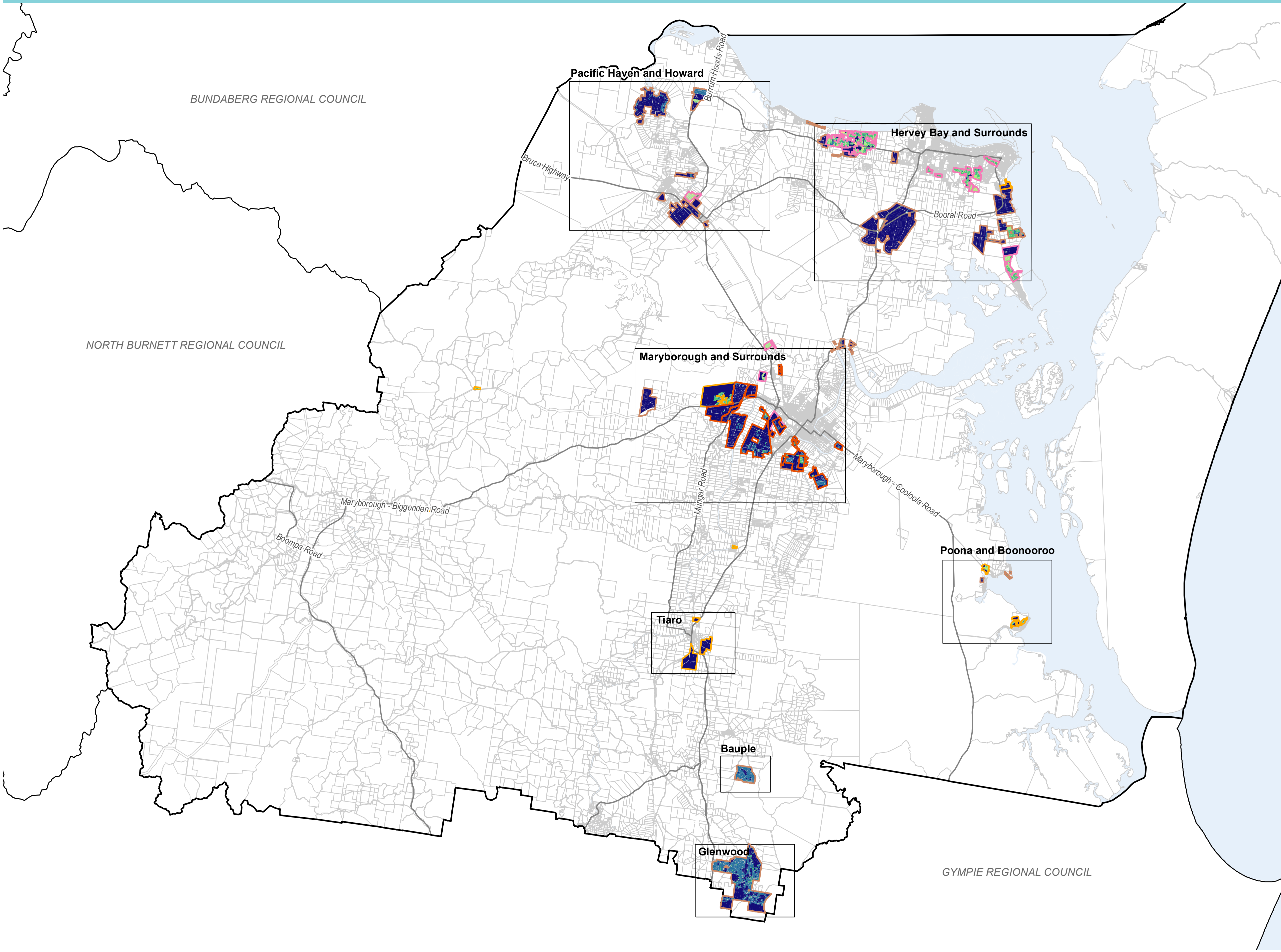
Sheet Map Index

Appendix B. Map of Existing Rural Residential Properties

ETHOS URBAN MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Rural Residential and Low Density Residential (LDR1) Lot Size

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

- LDR1 (Minimum 2000 sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- Local Government Boundary
- Waterways
- State controlled roads

3/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 10 20 km

1:380,000

Disclaimer

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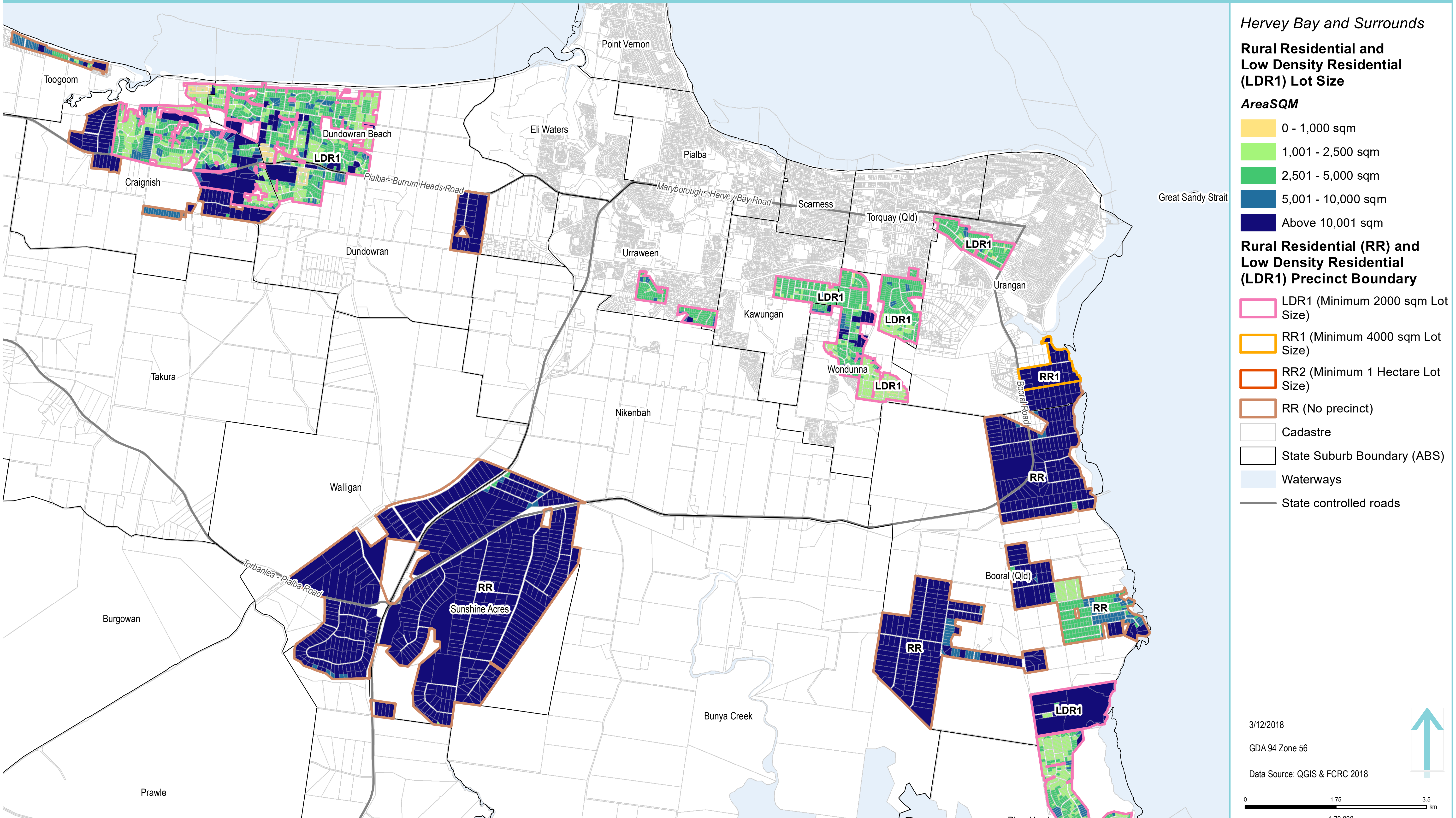
Fraser Coast Rural Residential Land Investigation

Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



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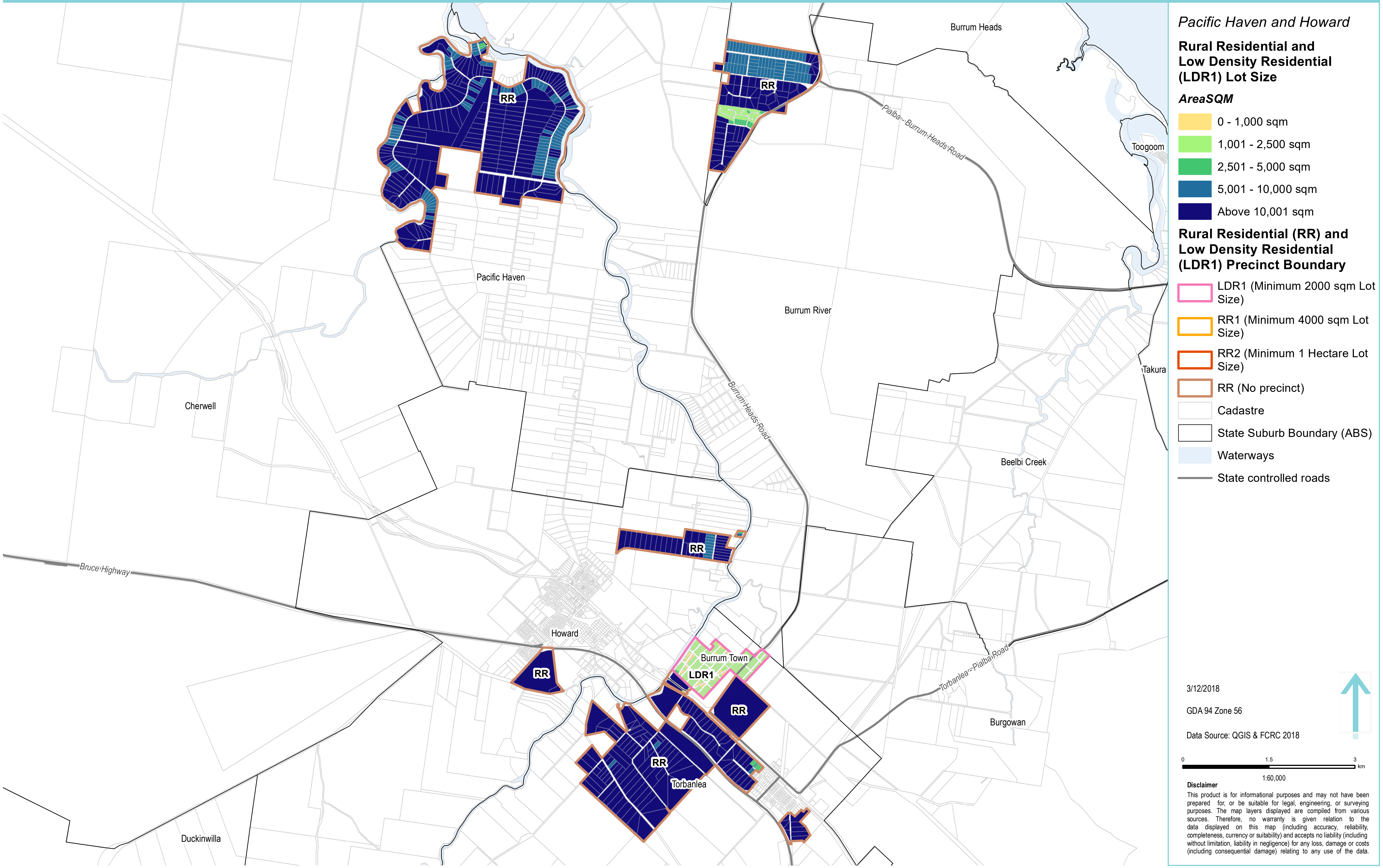
Fraser Coast Rural Residential Land Investigation

Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



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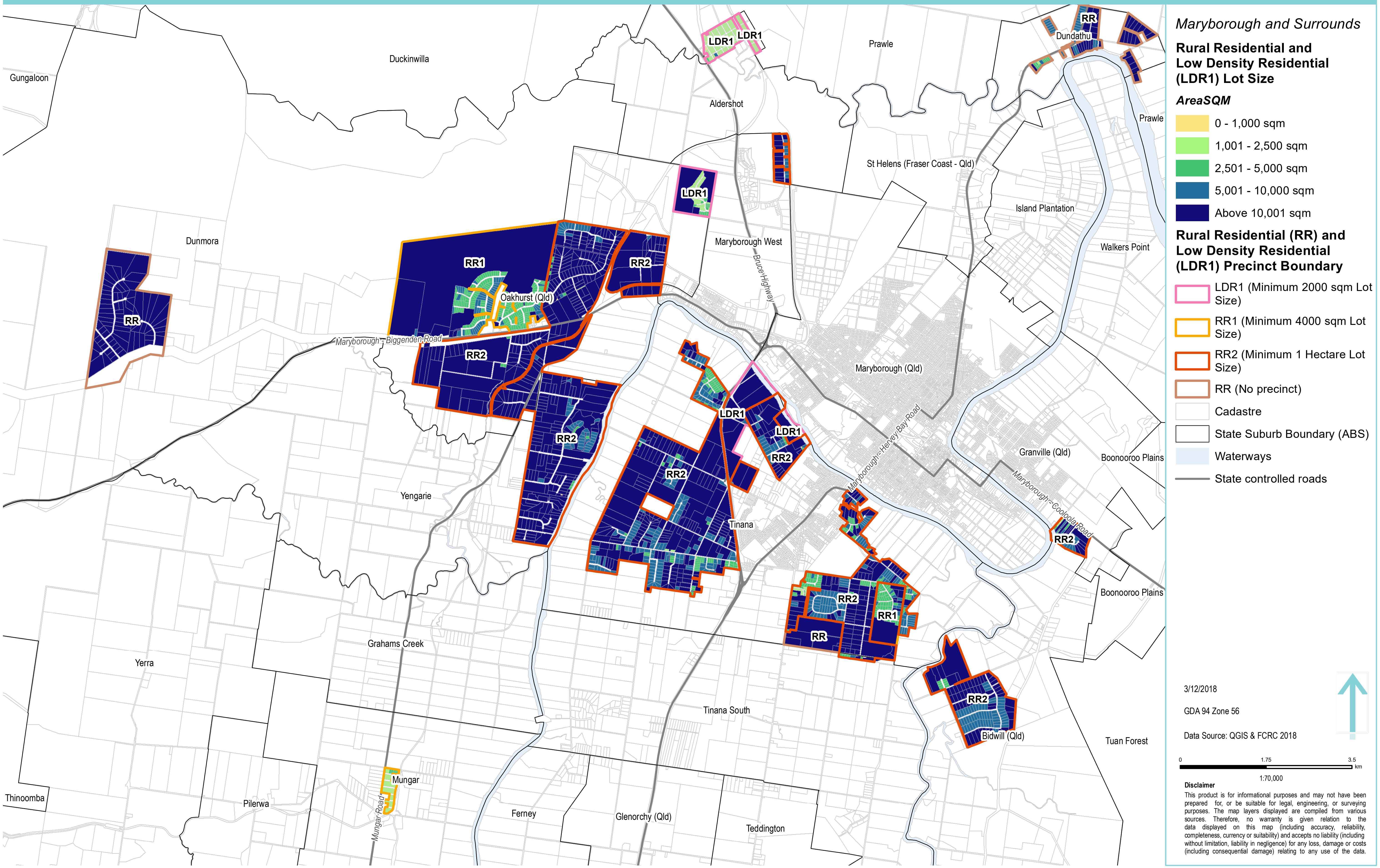
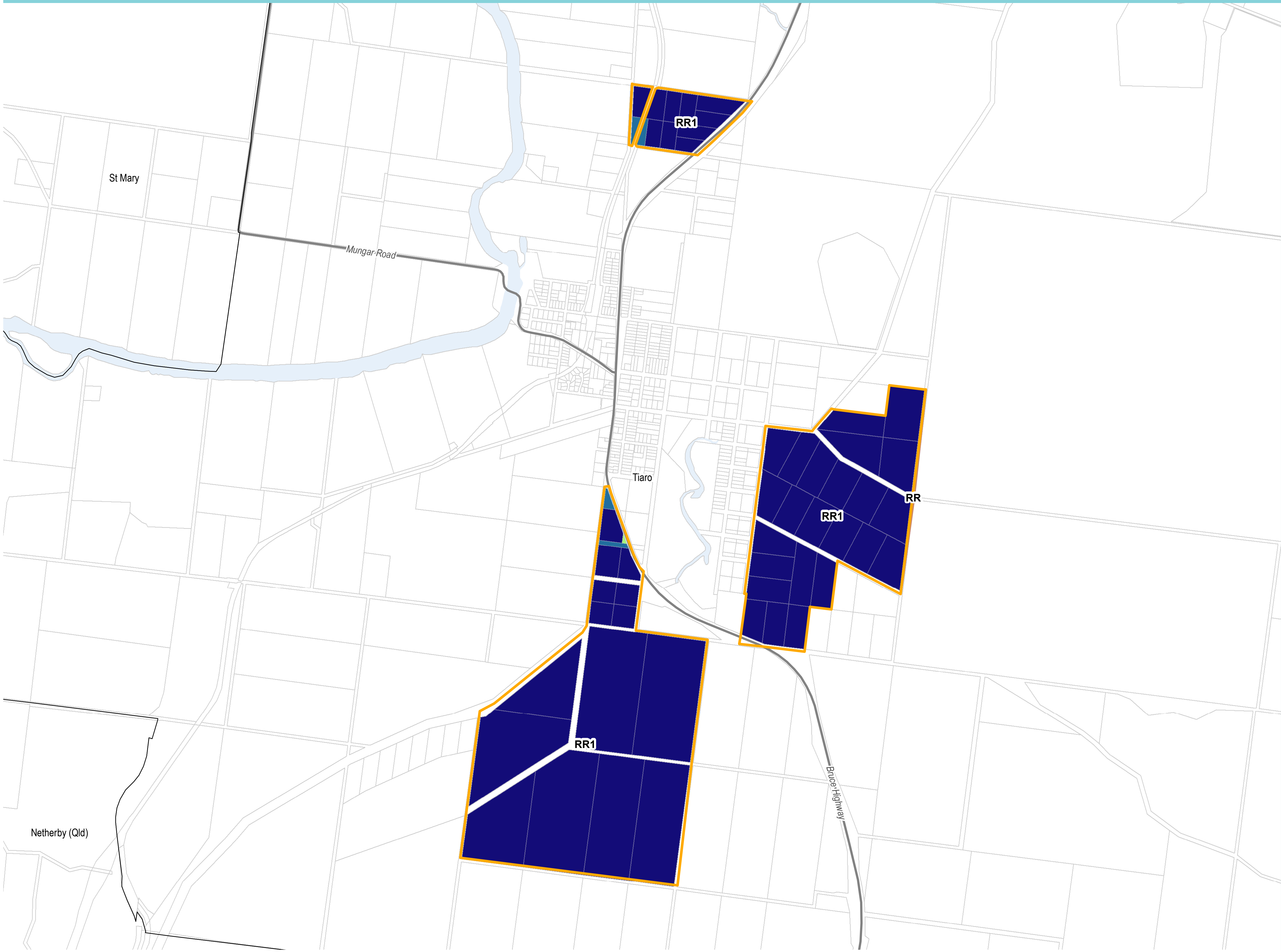
Fraser Coast Rural Residential Land Investigation

Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Fraser Coast Rural Residential Land Investigation

Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Tiaro

Rural Residential and Low Density Residential (LDR1) Lot Size

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

- LDR1 (Minimum 2000 sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

3/12/2018

GDA 94 Zone 56

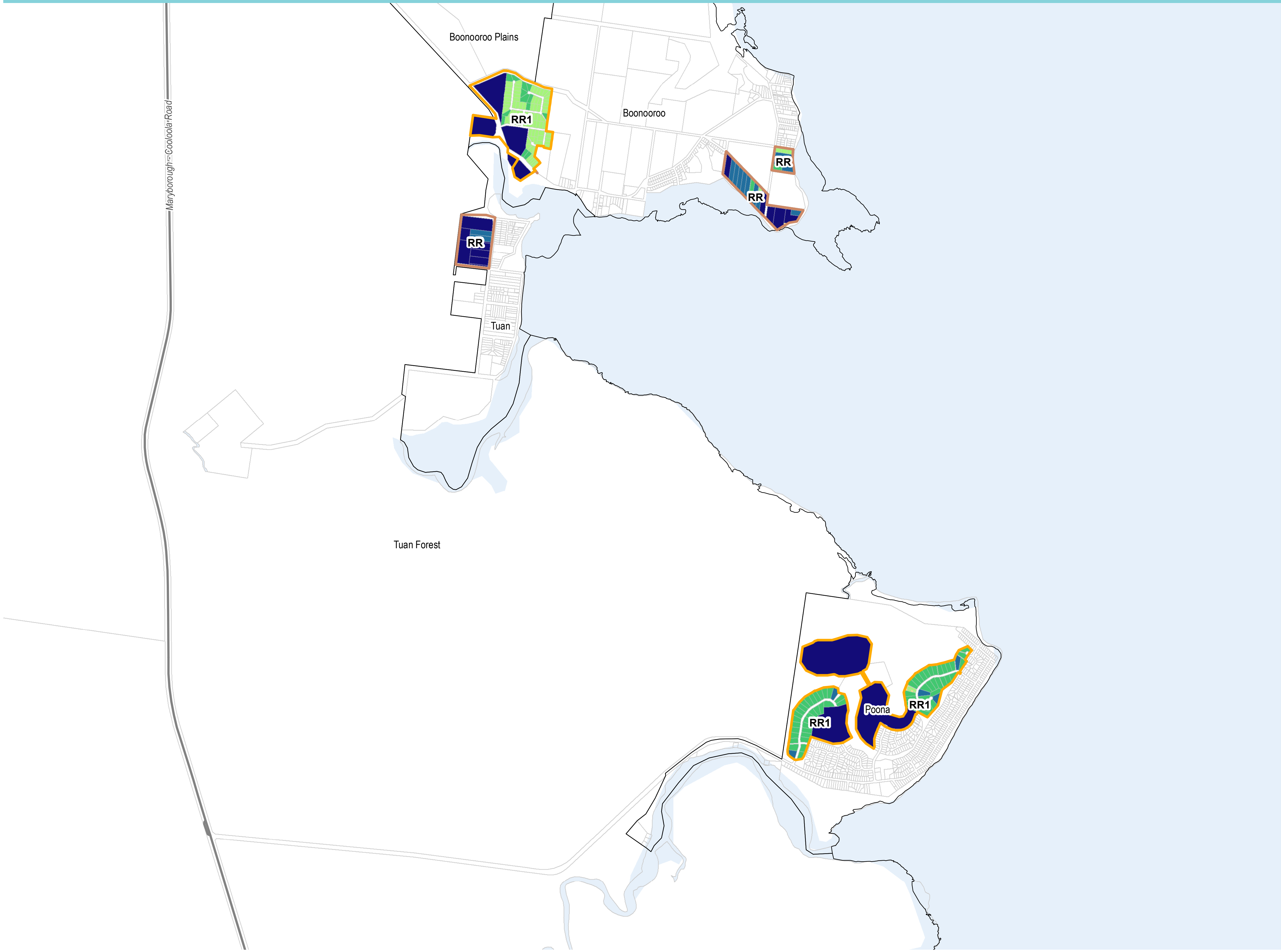
Data Source: QGIS & FCRC 2018

0 0.5 1 km

1:25,000

Fraser Coast Rural Residential Land Investigation

Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Poona and Boonooroo

Rural Residential and Low Density Residential (LDR1) Lot Size

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

- LDR1 (Minimum 2000 sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

3/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

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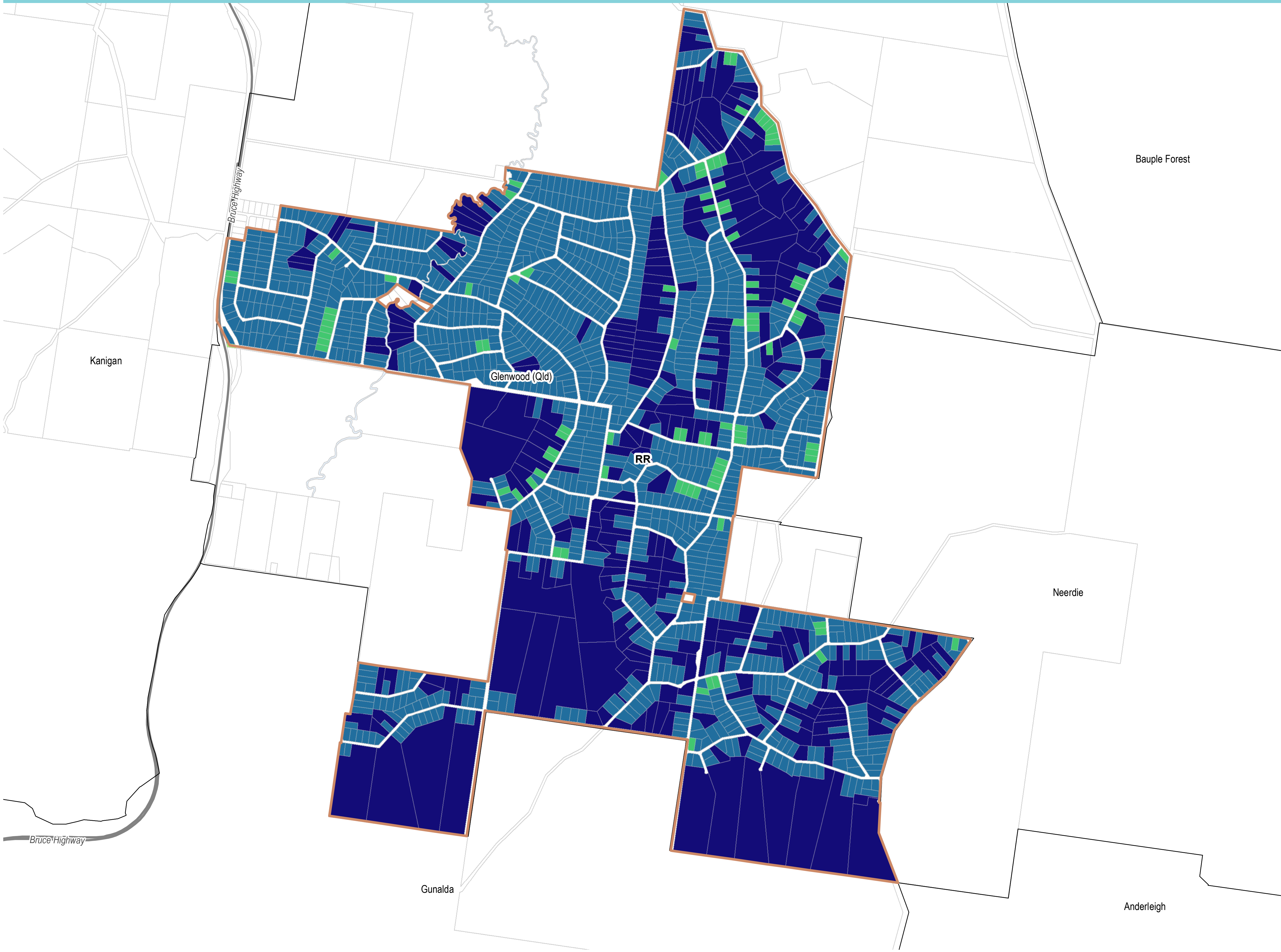
1:35,000

ETHOS URBAN
MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Glenwood

Rural Residential and Low Density Residential (LDR1) Lot Size

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

- LDR1 (Minimum 2000 sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

3/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 0.75 1.5 km

1:30,000

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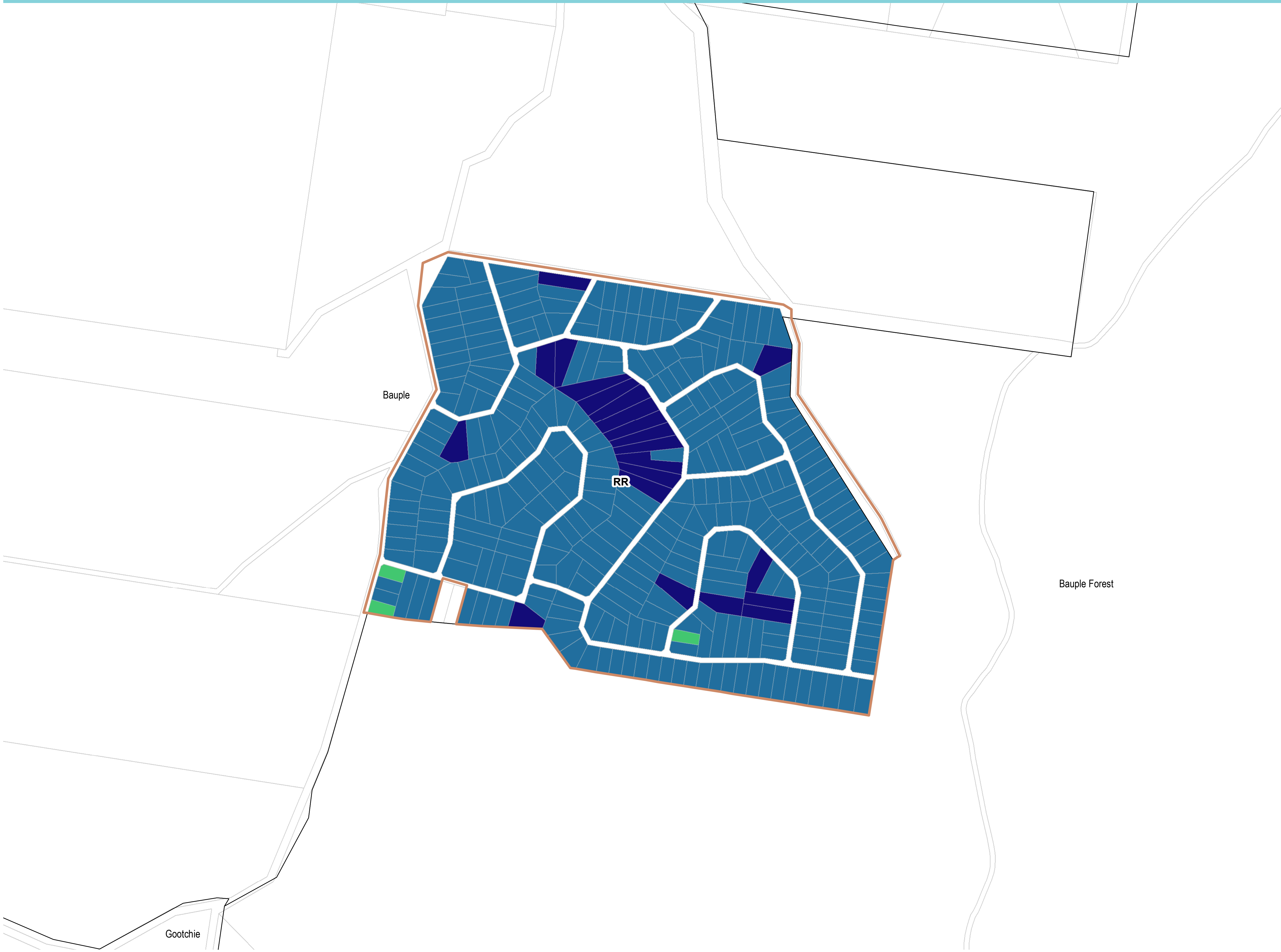
Fraser Coast Rural Residential Land Investigation

Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Bauple

Rural Residential and Low Density Residential (LDR1) Lot Size

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

- LDR1 (Minimum 2000 sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

3/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

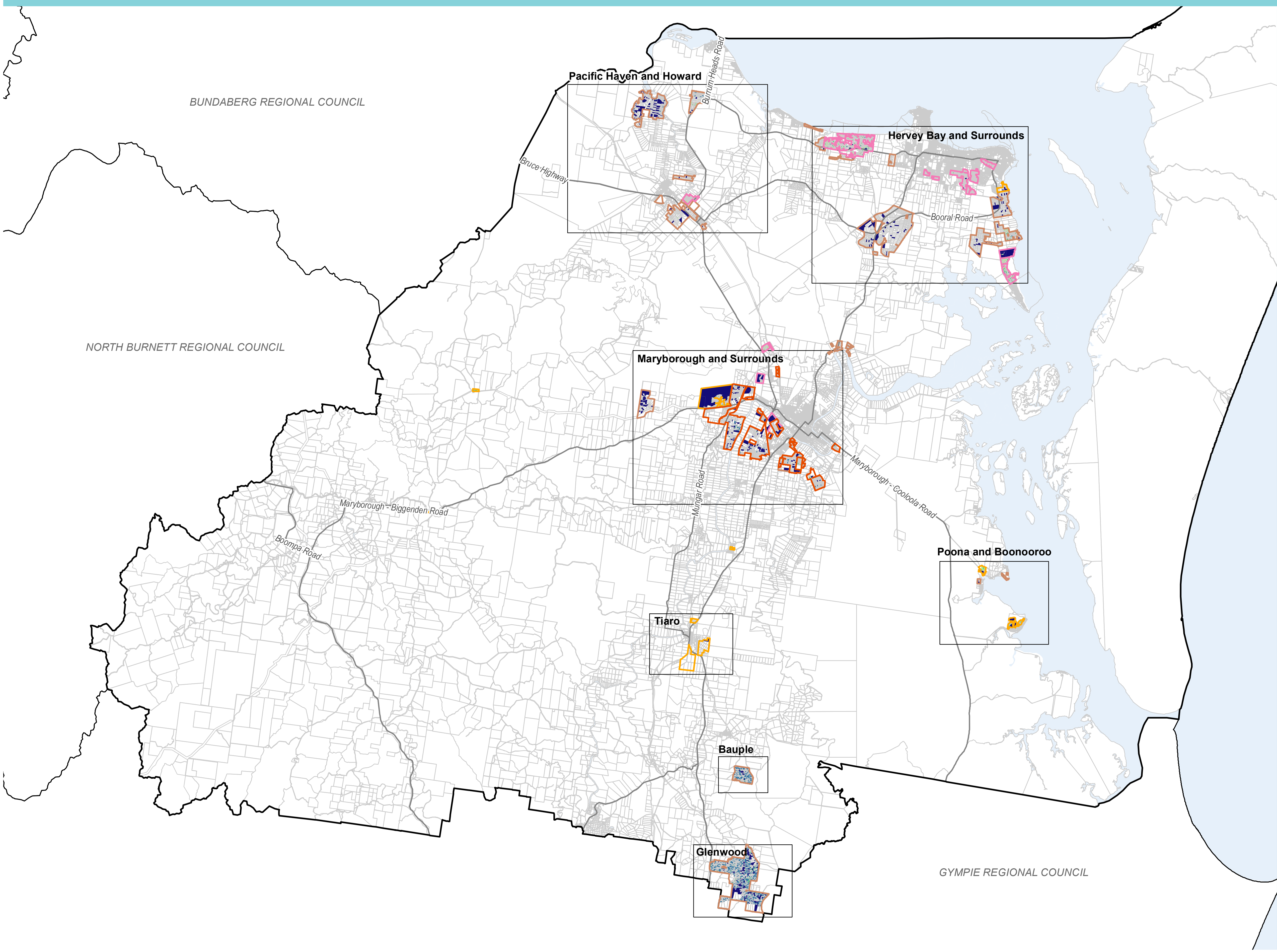
0 0.375 0.75 km

1:15,000

Appendix C. Map of Vacant Rural Residential Properties

Fraser Coast Rural Residential Land Investigation

Vacant Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Vacant Rural Residential and Low Density Residential (LDR1) Land

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

- LDR1 (Minimum 2000sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- Local Government Boundary
- Waterways
- State controlled roads

6/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 10 20 km

1:380,000

Disclaimer

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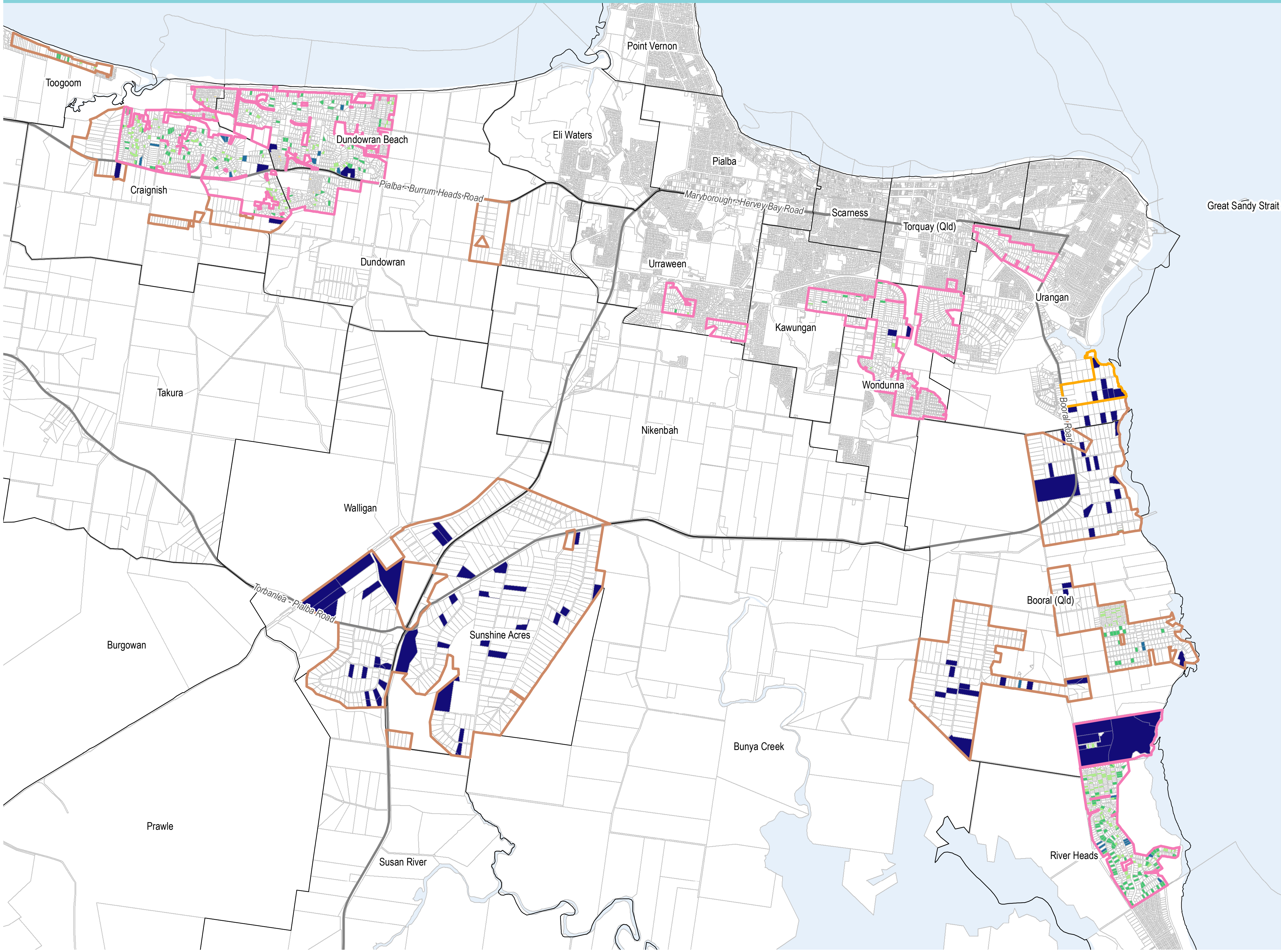
ETHOS URBAN

MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Vacant Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Hervey Bay and Surrounds

Vacant Rural Residential and Low Density Residential (LDR1) Land

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

Precinct

- LDR1 (Minimum 2000sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

6/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 1.75 3.5 km

1:70,000

Disclaimer

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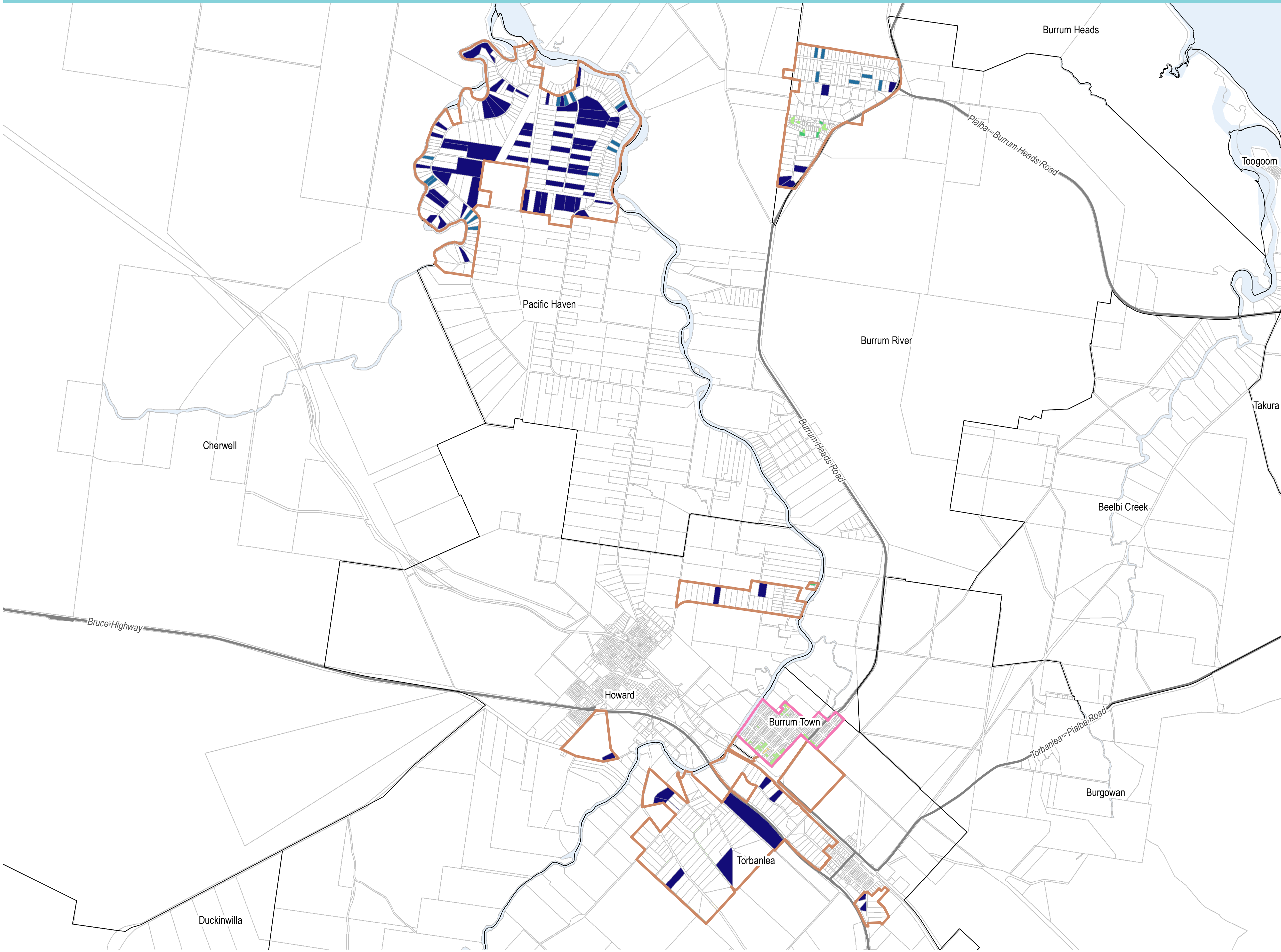
Fraser Coast Rural Residential Land Investigation

Vacant Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Pacific Haven and Howard

Vacant Rural Residential and Low Density Residential (LDR1) Land

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

Precinct

- LDR1 (Minimum 2000sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

6/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 1.5 3 km

1:60,000

Disclaimer

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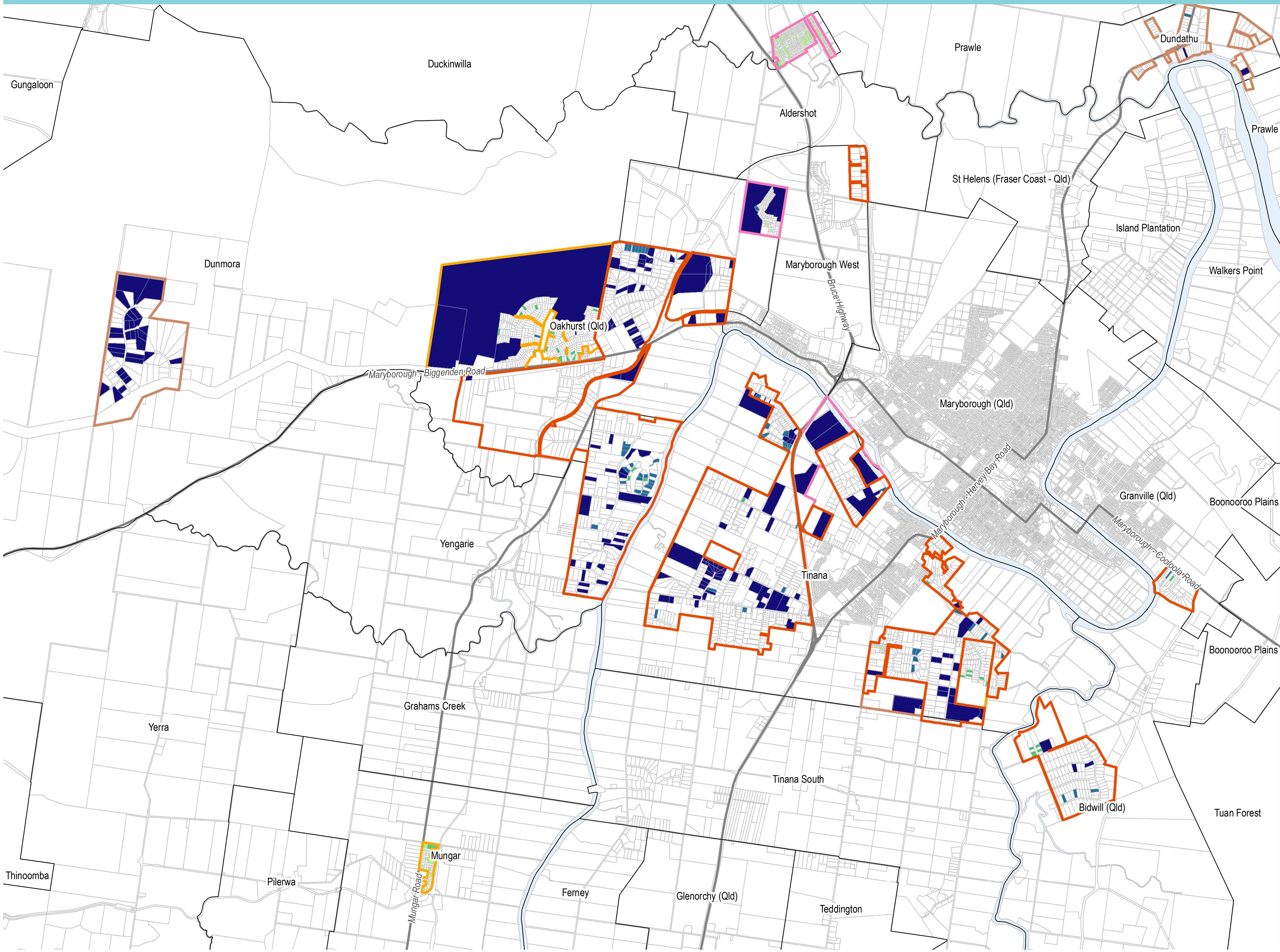
ETHOS URBAN

MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Vacant Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Maryborough and Surrounds

Vacant Rural Residential and Low Density Residential (LDR1) Land

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

Precinct

- LDR1 (Minimum 2000sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

6/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 1.75 3.5 km

1:70,000

Disclaimer

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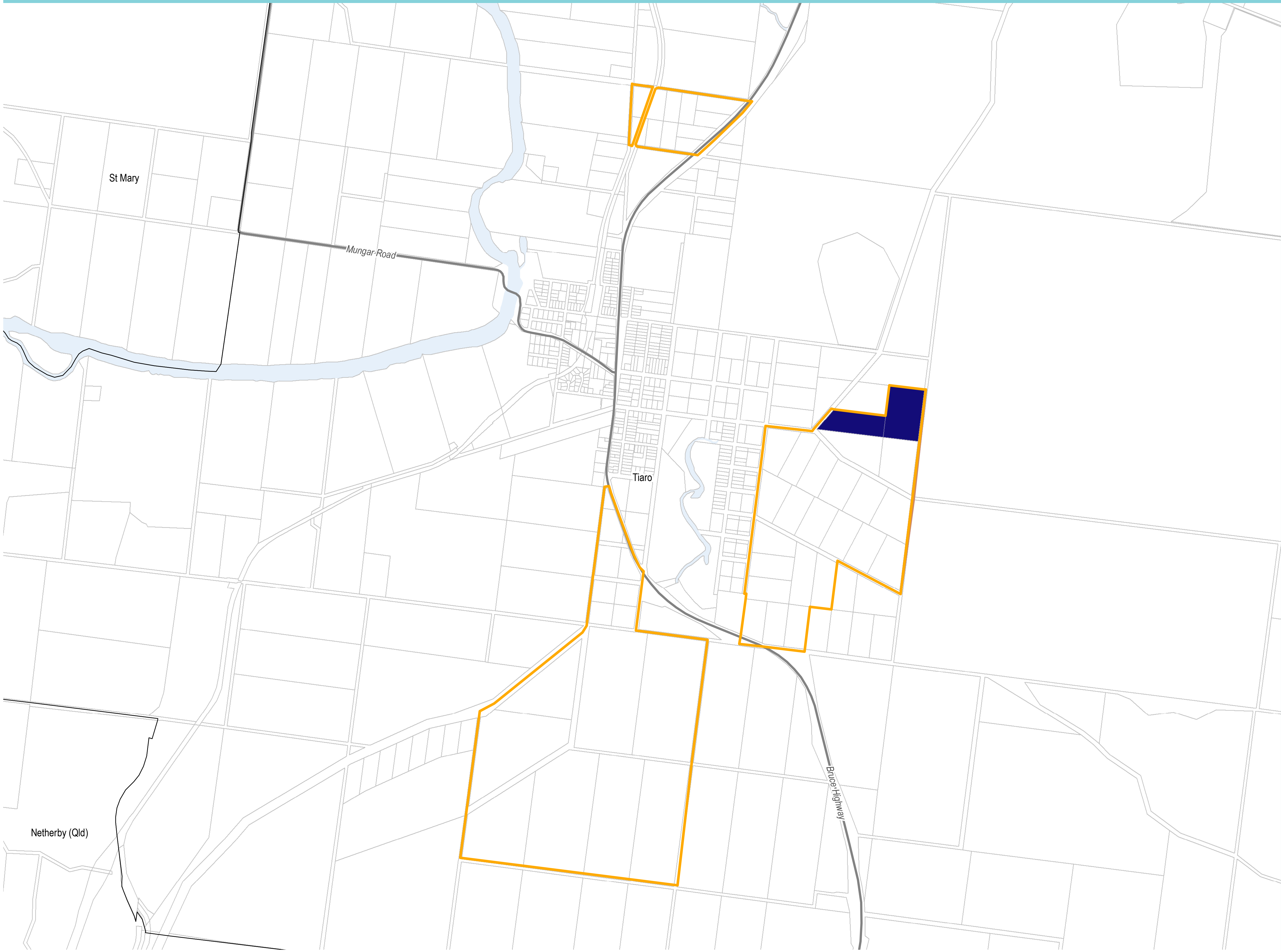
ETHOS URBAN MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Vacant Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Tiaro

Vacant Rural Residential and Low Density Residential (LDR1) Land

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

Precinct

- LDR1 (Minimum 2000sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

6/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

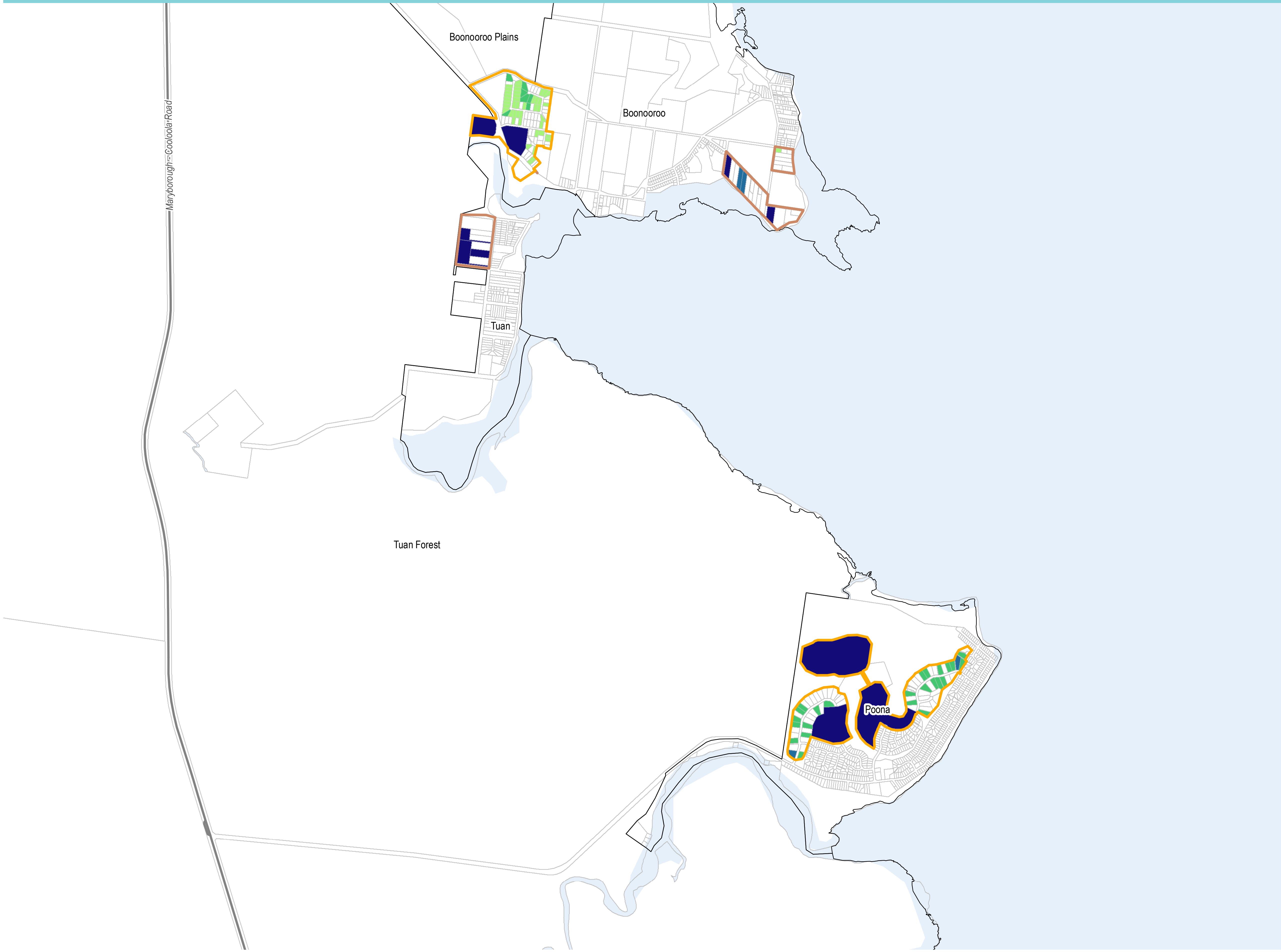
0 0.5 1 km

1:25,000

ETHOS URBAN MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Vacant Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Poona and Boonooroo

Vacant Rural Residential and Low Density Residential (LDR1) Land

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

Precinct

- LDR1 (Minimum 2000sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

6/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 0.75 1.5 km

1:35,000

Disclaimer

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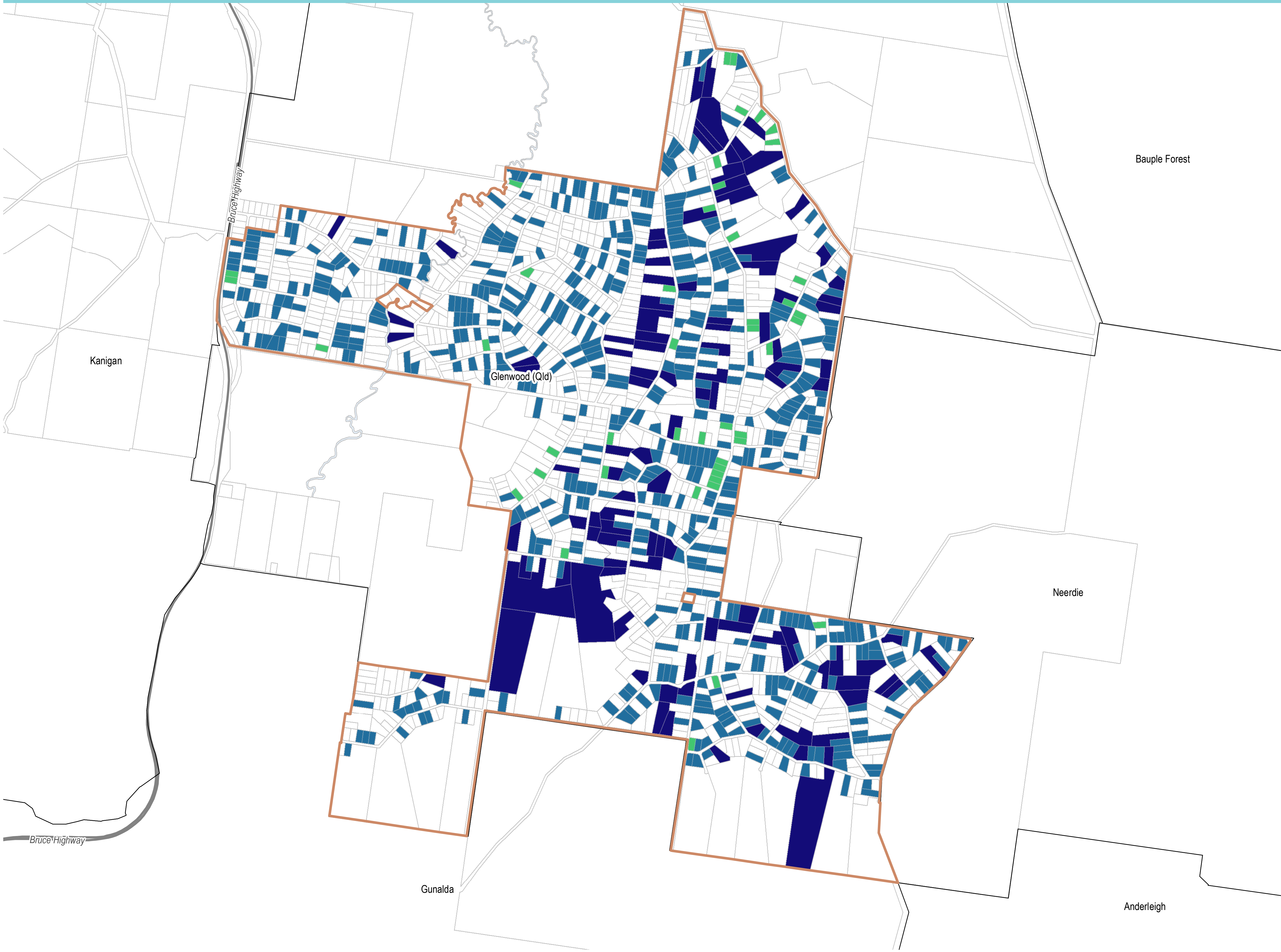
ETHOS URBAN

MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Vacant Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Glenwood

Vacant Rural Residential and Low Density Residential (LDR1) Land

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

Precinct

- LDR1 (Minimum 2000sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

6/12/2018

GDA 94 Zone 56

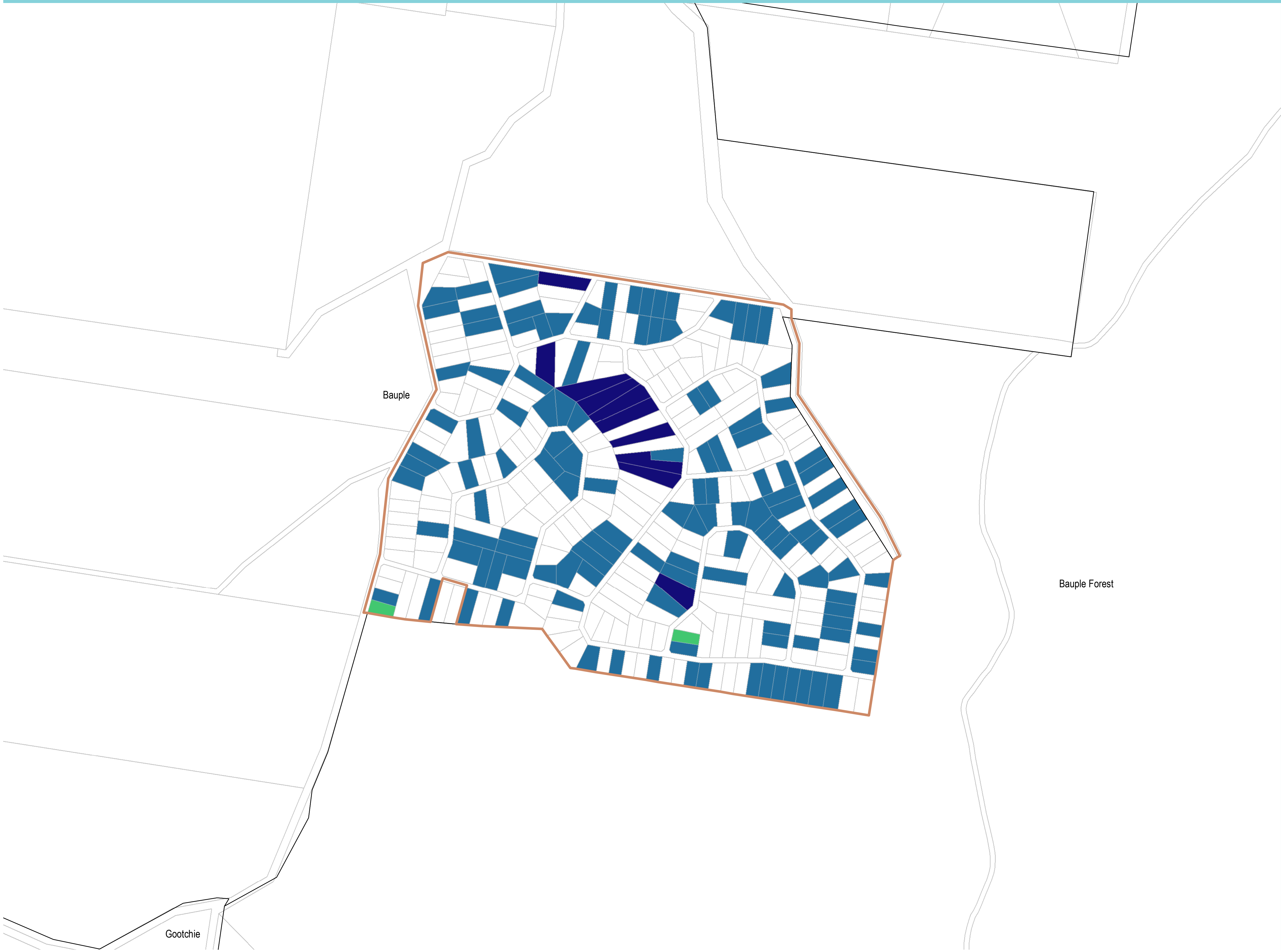
Data Source: QGIS & FCRC 2018

0 0.75 1.5 km

1:30,000

Fraser Coast Rural Residential Land Investigation

Vacant Rural Residential and Low Density Residential (LDR1) Lot Size by Precinct



Bauple

Vacant Rural Residential and Low Density Residential (LDR1) Land

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm

Rural Residential (RR) and Low Density Residential (LDR1) Precinct Boundary

Precinct

- LDR1 (Minimum 2000sqm Lot Size)
- RR1 (Minimum 4000 sqm Lot Size)
- RR2 (Minimum 1 Hectare Lot Size)
- RR (No precinct)
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

6/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

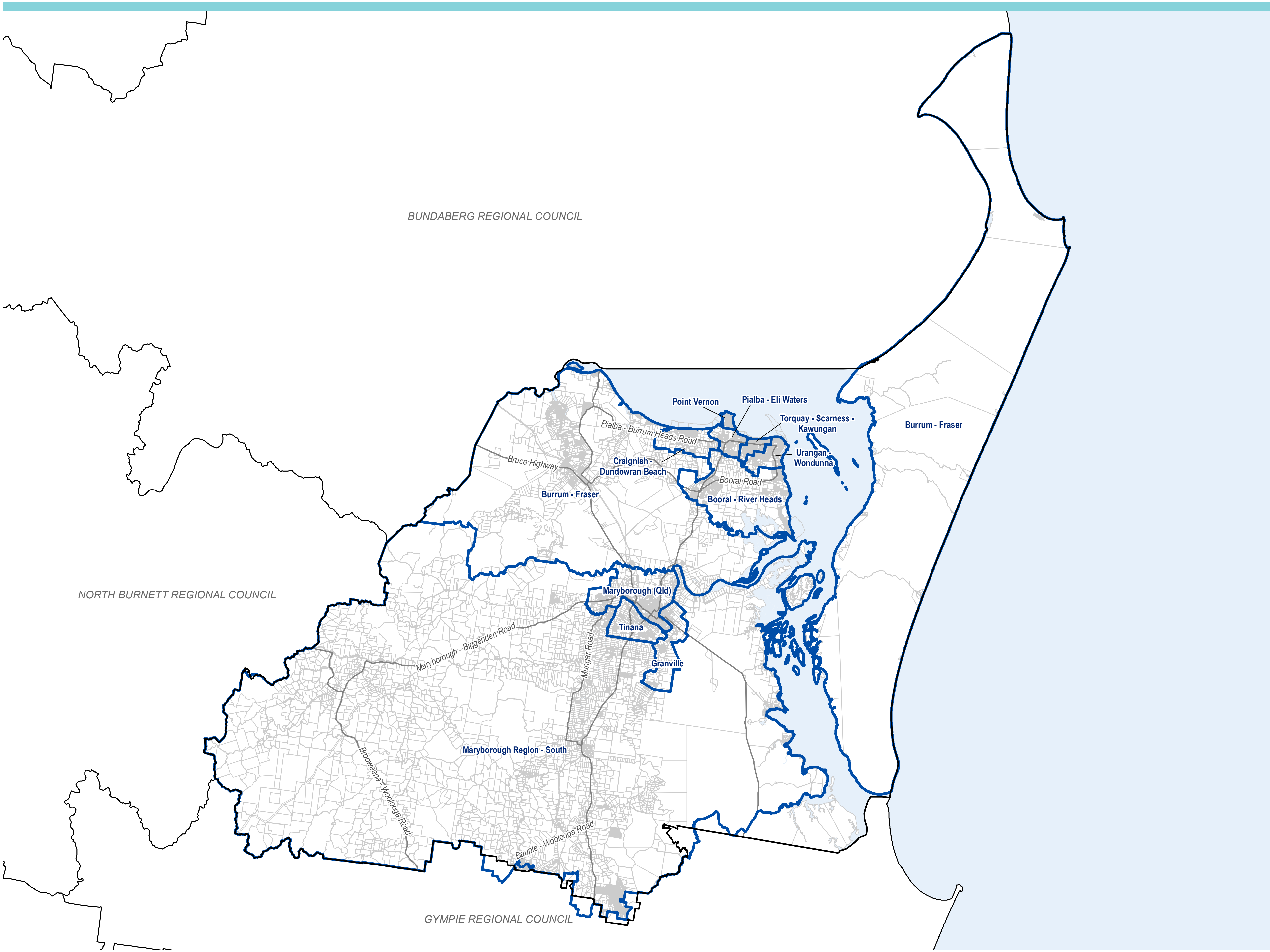
0 0.375 0.75 km

1:15,000

Appendix D. Map of Statistical Areas (SA2 Level)

Fraser Coast Rural Residential Land Investigation

SAD2 Boundaries



SA2 boundary
Cadastre
Local Government Boundary
Waterways
State controlled roads

27/11/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 15 30 km

1:600,000

Disclaimer

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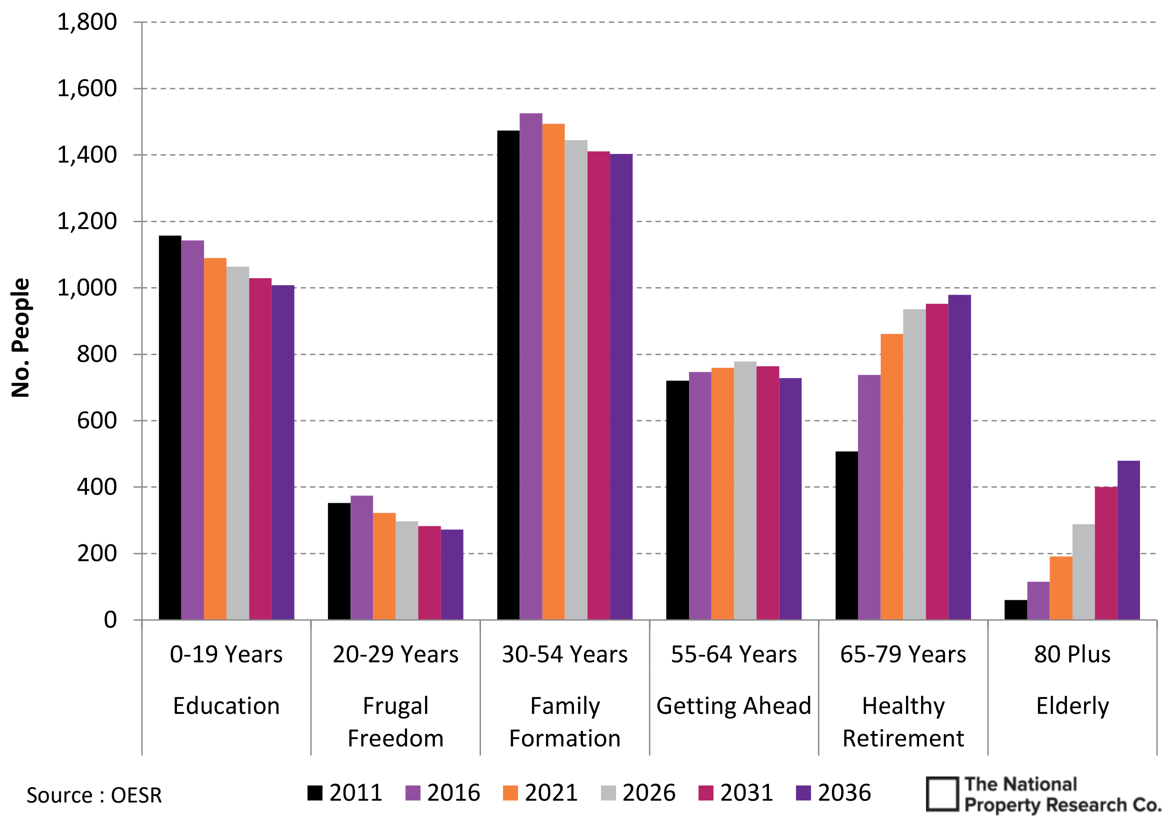
Appendix E. Demographic Forecasts of the Fraser Coast Region

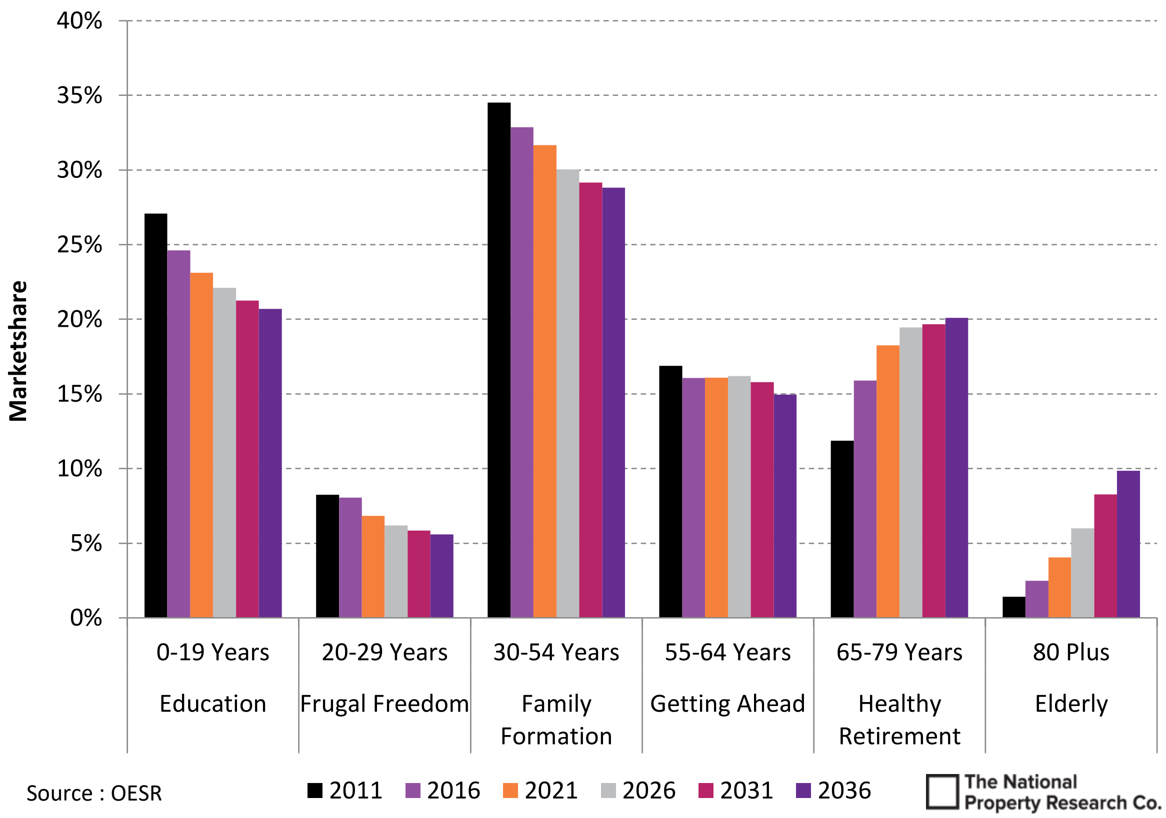
Booral River Heads

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	1,157	352	1,474	721	507	60
2016	1,143	374	1,525	746	738	115
2021	1,090	322	1,494	759	862	191
2026	1,063	297	1,444	778	935	288
2031	1,029	283	1,411	764	952	401
2036	1,008	272	1,404	728	979	480

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	24.6%	8.1%	32.9%	16.1%	15.9%	2.5%
2036 Percentage	20.7%	5.6%	28.8%	14.9%	20.1%	9.8%
2016-2036 Change	-12%	-27%	-8%	-2%	33%	317%
2016-2036 Change	-135	-102	-122	-18	241	365

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	27.1%	8.2%	34.5%	16.9%	11.9%	1.4%
2016	24.6%	8.1%	32.9%	16.1%	15.9%	2.5%
2021	23.1%	6.8%	31.7%	16.1%	18.3%	4.0%
2026	22.1%	6.2%	30.0%	16.2%	19.5%	6.0%
2031	21.3%	5.8%	29.2%	15.8%	19.7%	8.3%
2036	20.7%	5.6%	28.8%	14.9%	20.1%	9.8%


No. People
1,800
1,600
1,400
1,200
1,000
800
600
400
200
0
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.

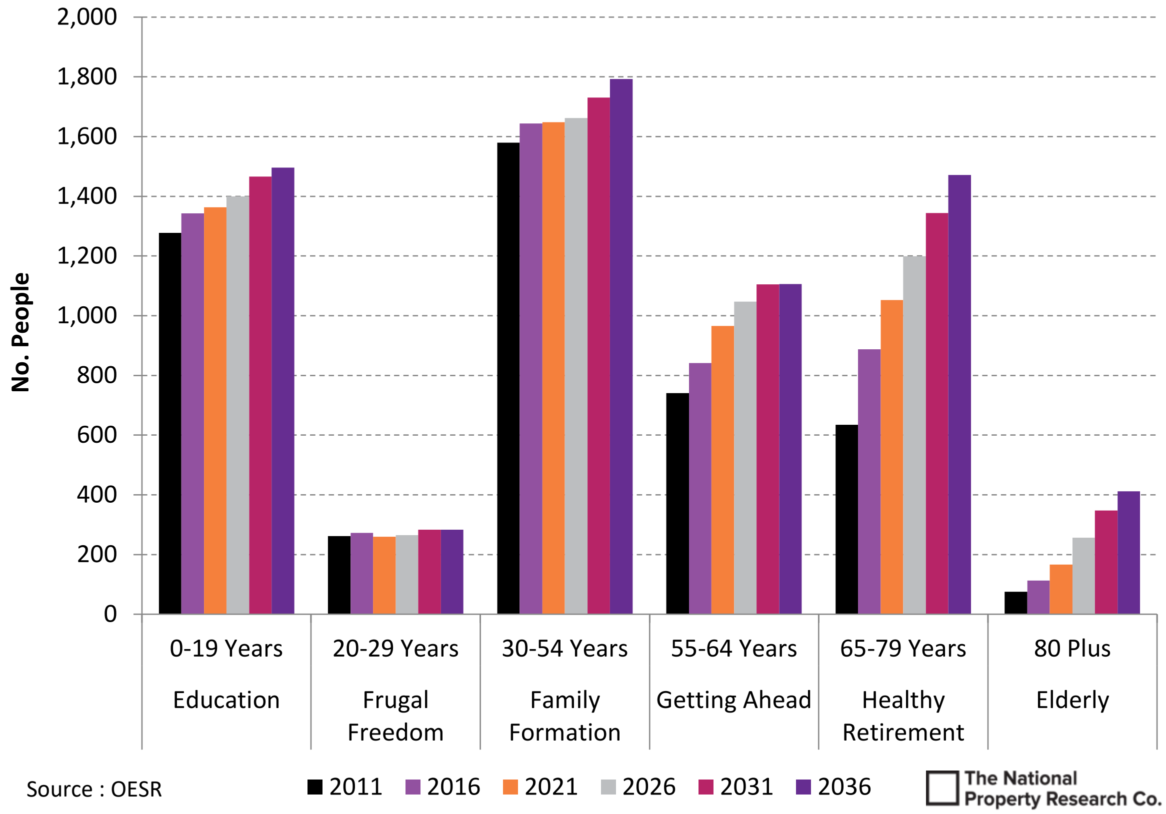

Marketshare
40%
35%
30%
25%
20%
15%
10%
5%
0%
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.

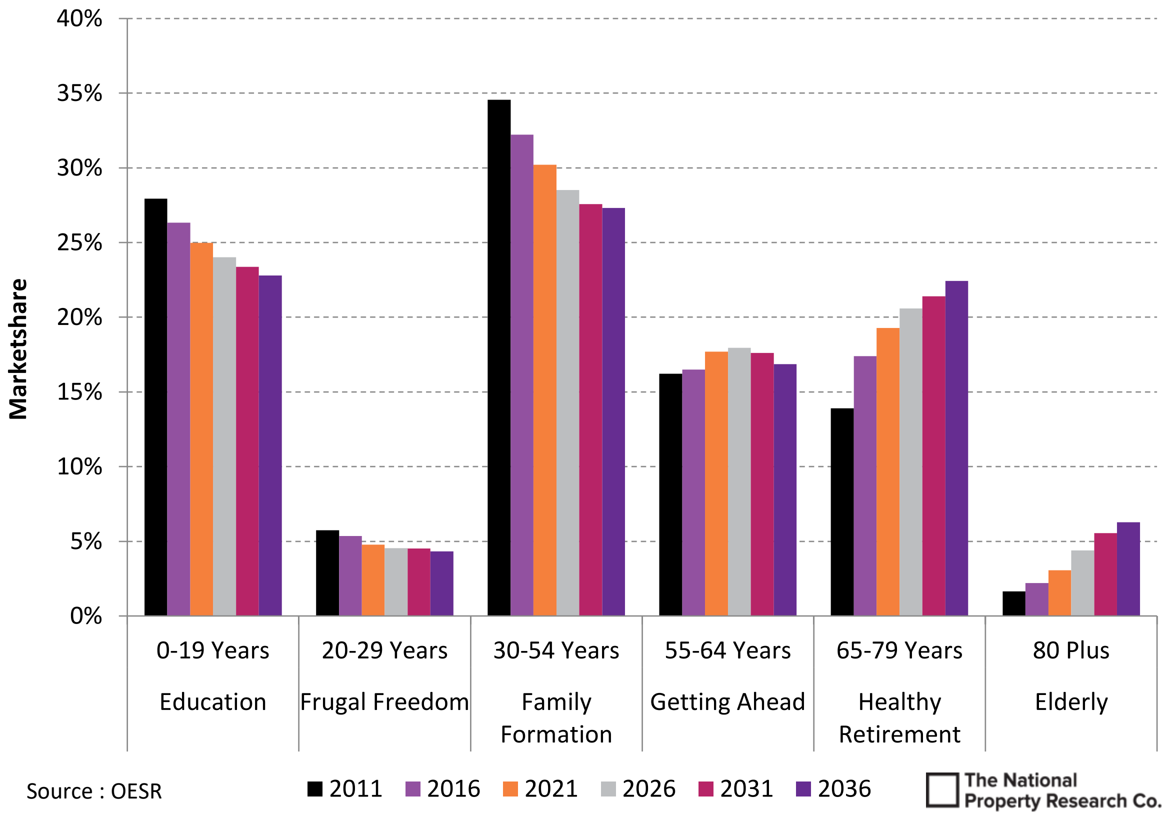
Craignish – Dundowran Beach

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	1,277	262	1,579	741	635	75
2016	1,342	273	1,644	841	887	113
2021	1,363	260	1,648	965	1,052	167
2026	1,399	265	1,662	1,046	1,200	256
2031	1,466	283	1,730	1,105	1,343	348
2036	1,496	284	1,793	1,106	1,472	412

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	26.3%	5.3%	32.2%	16.5%	17.4%	2.2%
2036 Percentage	22.8%	4.3%	27.3%	16.9%	22.4%	6.3%
2016-2036 Change	11%	4%	9%	32%	66%	265%
2016-2036 Change	154	11	149	265	584	299

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	27.9%	5.7%	34.6%	16.2%	13.9%	1.6%
2016	26.3%	5.3%	32.2%	16.5%	17.4%	2.2%
2021	25.0%	4.8%	30.2%	17.7%	19.3%	3.1%
2026	24.0%	4.5%	28.5%	18.0%	20.6%	4.4%
2031	23.4%	4.5%	27.6%	17.6%	21.4%	5.5%
2036	22.8%	4.3%	27.3%	16.9%	22.4%	6.3%


No. People
2,000
1,800
1,600
1,400
1,200
1,000
800
600
400
200
0
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.

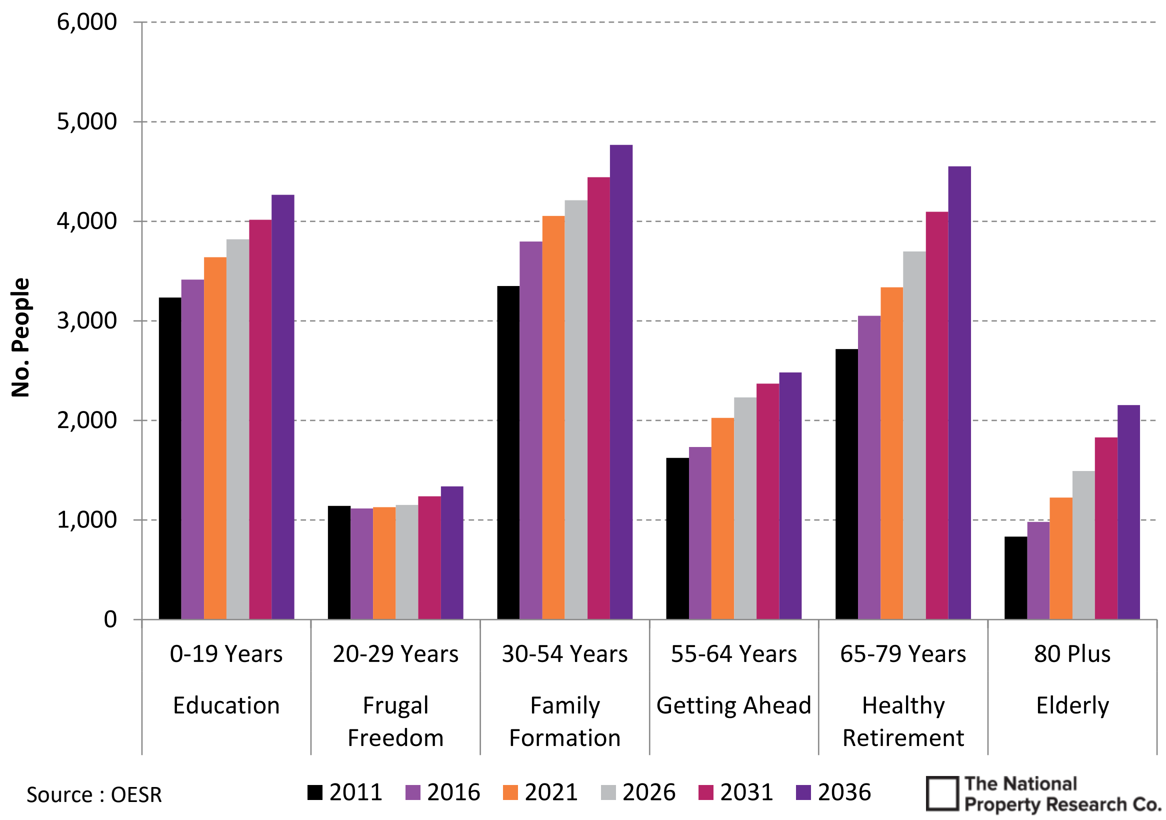

Marketshare
40%
35%
30%
25%
20%
15%
10%
5%
0%
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.

Pialba – Eli Waters

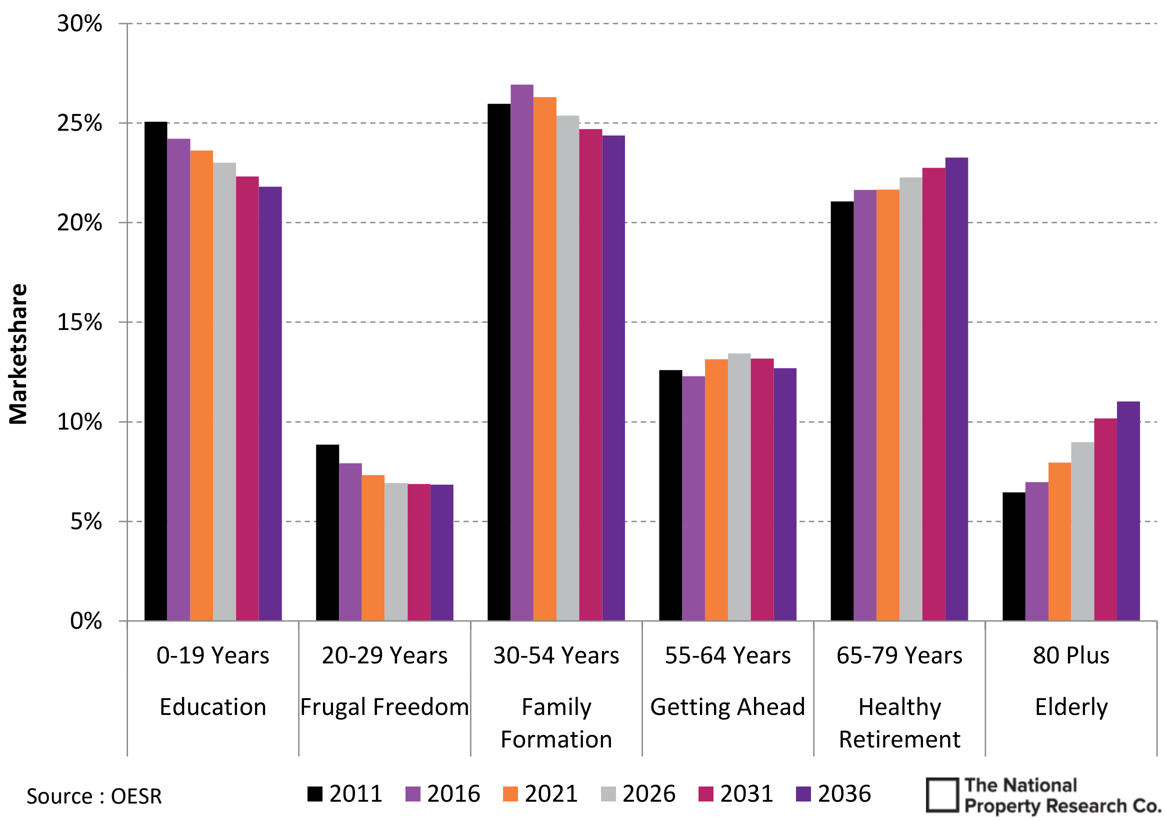
	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	3,235	1,142	3,350	1,625	2,718	834
2016	3,413	1,117	3,795	1,732	3,050	982
2021	3,638	1,128	4,052	2,025	3,336	1,226
2026	3,818	1,150	4,213	2,230	3,696	1,492
2031	4,016	1,239	4,444	2,370	4,095	1,831
2036	4,266	1,338	4,769	2,483	4,552	2,155

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	24.2%	7.9%	26.9%	12.3%	21.6%	7.0%
2036 Percentage	21.8%	6.8%	24.4%	12.7%	23.3%	11.0%
2016-2036 Change	25%	20%	26%	43%	49%	119%
2016-2036 Change	853	221	973	750	1,503	1,173

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	25.1%	8.8%	26.0%	12.6%	21.1%	6.5%
2016	24.2%	7.9%	26.9%	12.3%	21.6%	7.0%
2021	23.6%	7.3%	26.3%	13.1%	21.7%	8.0%
2026	23.0%	6.9%	25.4%	13.4%	22.3%	9.0%
2031	22.3%	6.9%	24.7%	13.2%	22.8%	10.2%
2036	21.8%	6.8%	24.4%	12.7%	23.3%	11.0%



6,000
5,000
4,000
3,000
2,000
1,000
0
No. People
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.



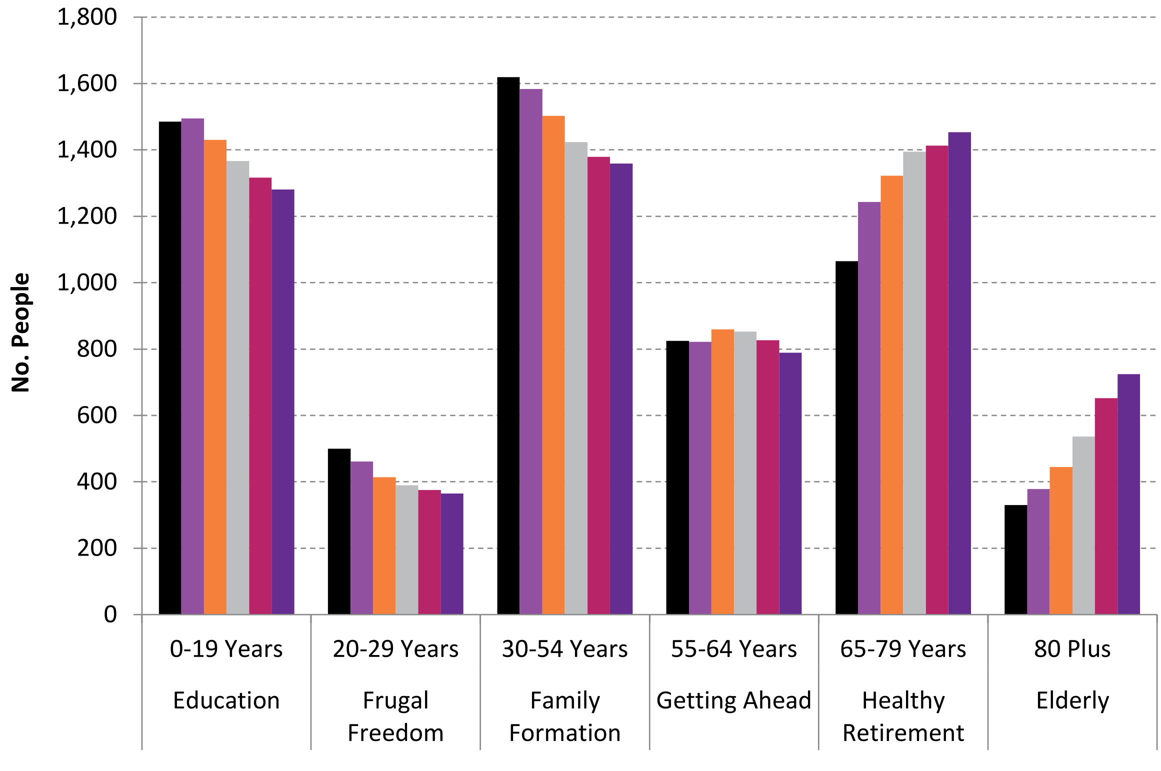
30%
25%
20%
15%
10%
5%
0%
Marketshare
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.

Point Vernon

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	1,485	500	1,619	825	1,065	330
2016	1,495	461	1,583	822	1,243	379
2021	1,430	414	1,502	859	1,322	445
2026	1,367	390	1,423	852	1,394	536
2031	1,316	375	1,379	827	1,413	652
2036	1,280	365	1,359	789	1,453	724

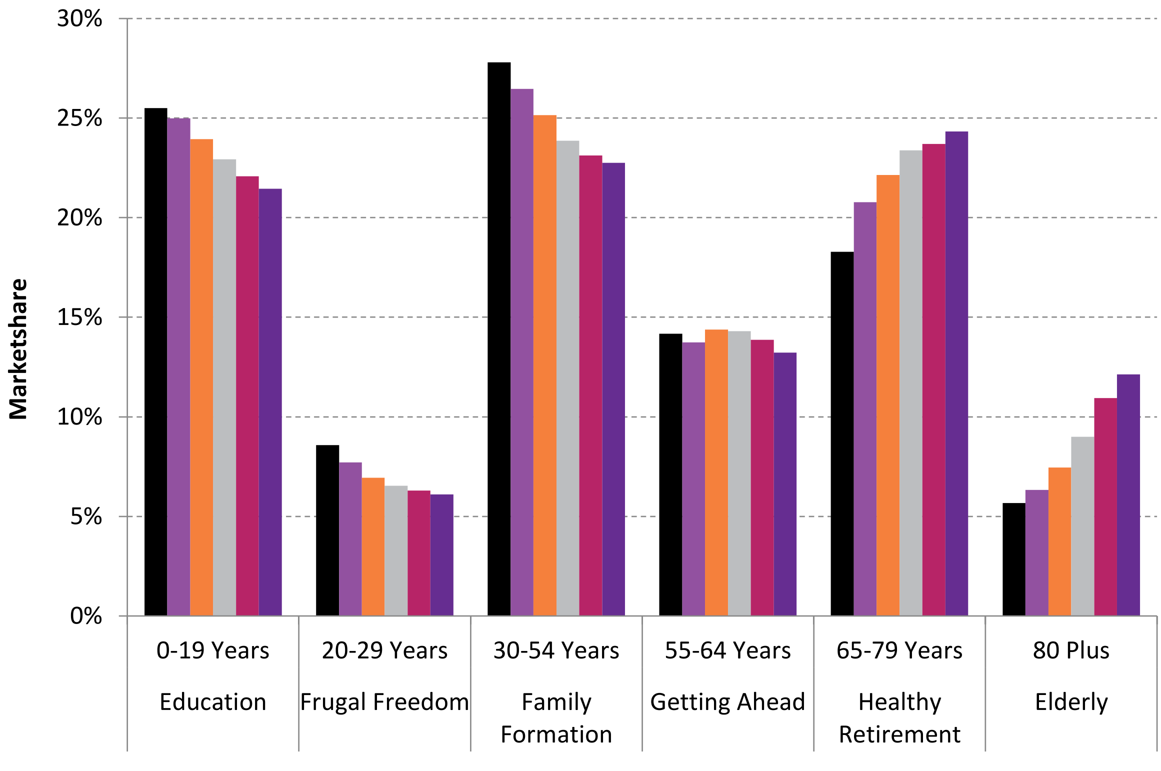
	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	25.0%	7.7%	26.5%	13.7%	20.8%	6.3%
2036 Percentage	21.4%	6.1%	22.8%	13.2%	24.3%	12.1%
2016-2036 Change	-14%	-21%	-14%	-4%	17%	91%
2016-2036 Change	-215	-96	-225	-33	210	346

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	25.5%	8.6%	27.8%	14.2%	18.3%	5.7%
2016	25.0%	7.7%	26.5%	13.7%	20.8%	6.3%
2021	23.9%	6.9%	25.2%	14.4%	22.1%	7.5%
2026	22.9%	6.5%	23.9%	14.3%	23.4%	9.0%
2031	22.1%	6.3%	23.1%	13.9%	23.7%	10.9%
2036	21.4%	6.1%	22.8%	13.2%	24.3%	12.1%



Source : OESR

The National Property Research Co.



Source : OESR

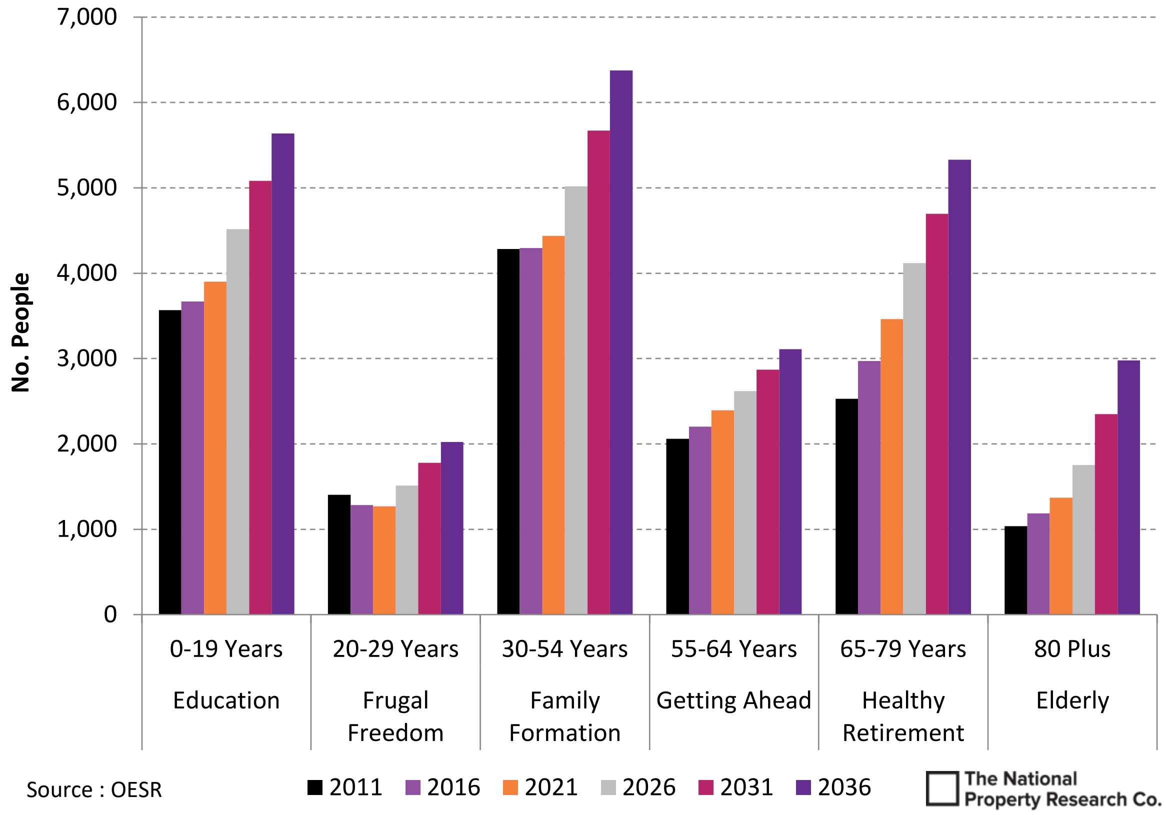
The National Property Research Co.

Torquay – Scarness - Karwungan

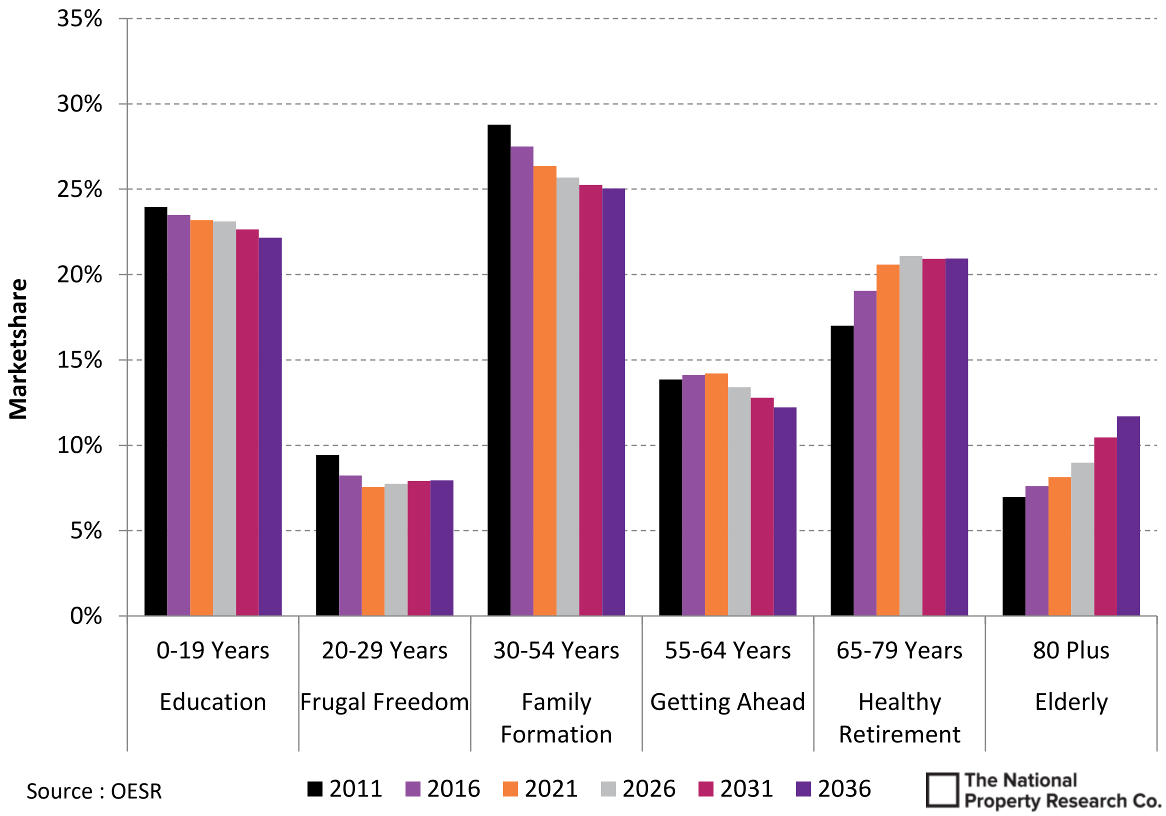
	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	3,566	1,404	4,283	2,060	2,530	1,036
2016	3,667	1,285	4,294	2,203	2,972	1,187
2021	3,902	1,270	4,436	2,393	3,464	1,369
2026	4,516	1,513	5,017	2,617	4,120	1,753
2031	5,084	1,777	5,670	2,869	4,697	2,350
2036	5,638	2,021	6,374	3,108	5,329	2,977

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	23.5%	8.2%	27.5%	14.1%	19.0%	7.6%
2036 Percentage	22.2%	7.9%	25.0%	12.2%	20.9%	11.7%
2016-2036 Change	54%	57%	48%	41%	79%	151%
2016-2036 Change	1,971	736	2,080	904	2,357	1,791

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	24.0%	9.4%	28.8%	13.8%	17.0%	7.0%
2016	23.5%	8.2%	27.5%	14.1%	19.0%	7.6%
2021	23.2%	7.5%	26.4%	14.2%	20.6%	8.1%
2026	23.1%	7.7%	25.7%	13.4%	21.1%	9.0%
2031	22.6%	7.9%	25.3%	12.8%	20.9%	10.5%
2036	22.2%	7.9%	25.0%	12.2%	20.9%	11.7%



No. People
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.



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Source : OESR
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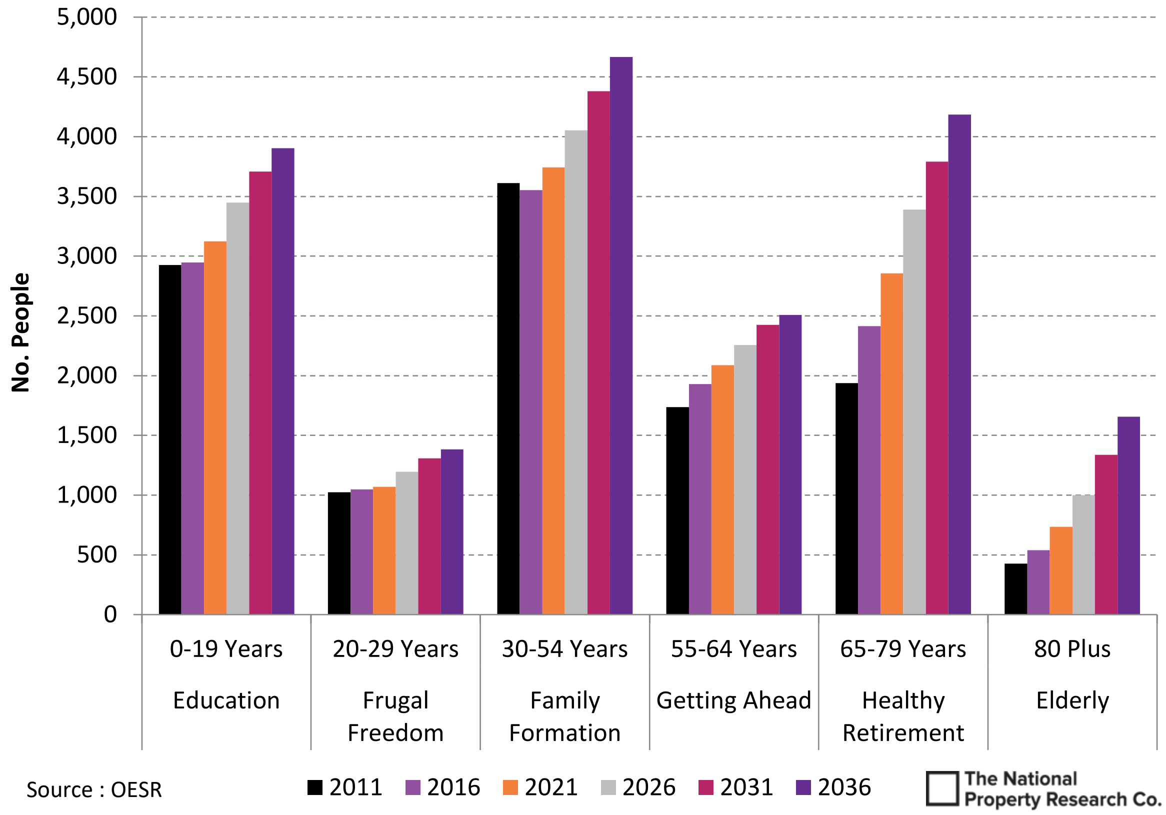
The National Property Research Co.

Urangan - Wondunna

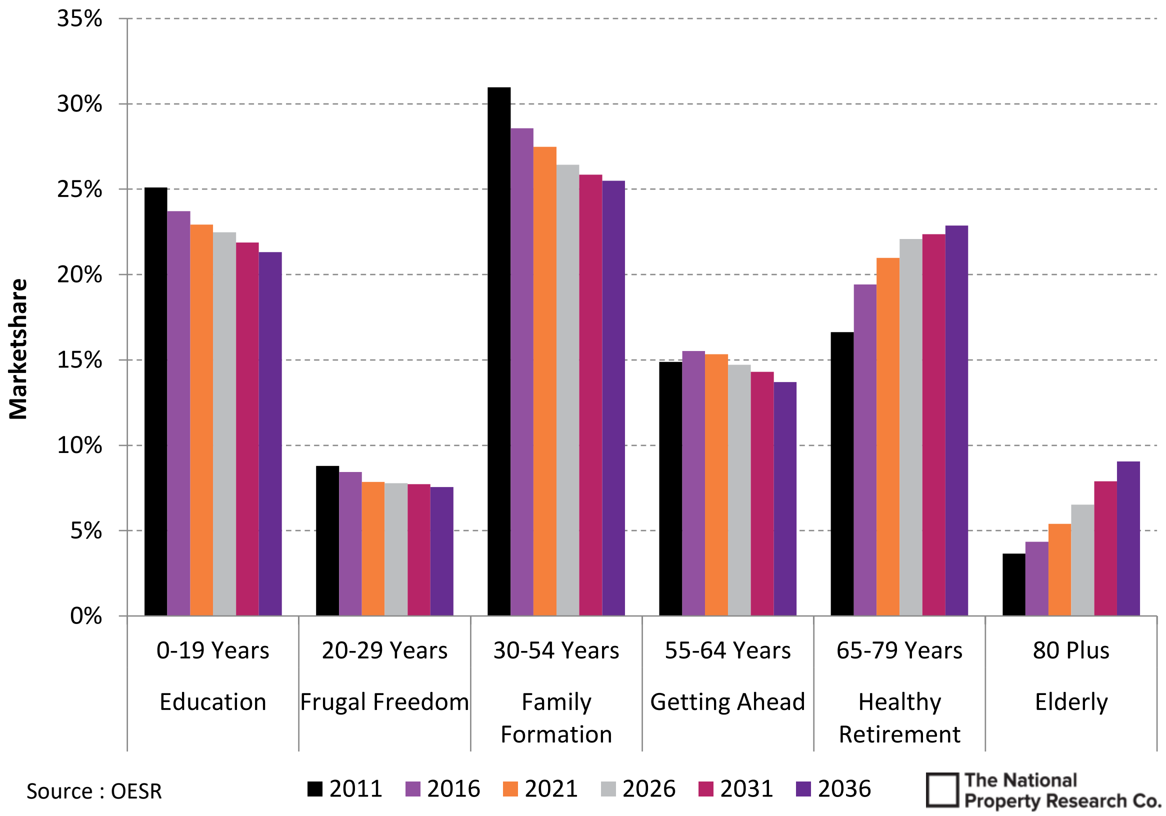
	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	2,926	1,024	3,610	1,735	1,938	426
2016	2,948	1,048	3,552	1,930	2,414	540
2021	3,123	1,070	3,743	2,088	2,857	734
2026	3,447	1,195	4,054	2,257	3,388	1,000
2031	3,707	1,308	4,380	2,424	3,790	1,337
2036	3,902	1,383	4,668	2,507	4,186	1,656

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	23.7%	8.4%	28.6%	15.5%	19.4%	4.3%
2036 Percentage	21.3%	7.6%	25.5%	13.7%	22.9%	9.0%
2016-2036 Change	32%	32%	31%	30%	73%	207%
2016-2036 Change	954	335	1,115	577	1,771	1,116

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	25.1%	8.8%	31.0%	14.9%	16.6%	3.7%
2016	23.7%	8.4%	28.6%	15.5%	19.4%	4.3%
2021	22.9%	7.9%	27.5%	15.3%	21.0%	5.4%
2026	22.5%	7.8%	26.4%	14.7%	22.1%	6.5%
2031	21.9%	7.7%	25.8%	14.3%	22.4%	7.9%
2036	21.3%	7.6%	25.5%	13.7%	22.9%	9.0%



Source : OESR



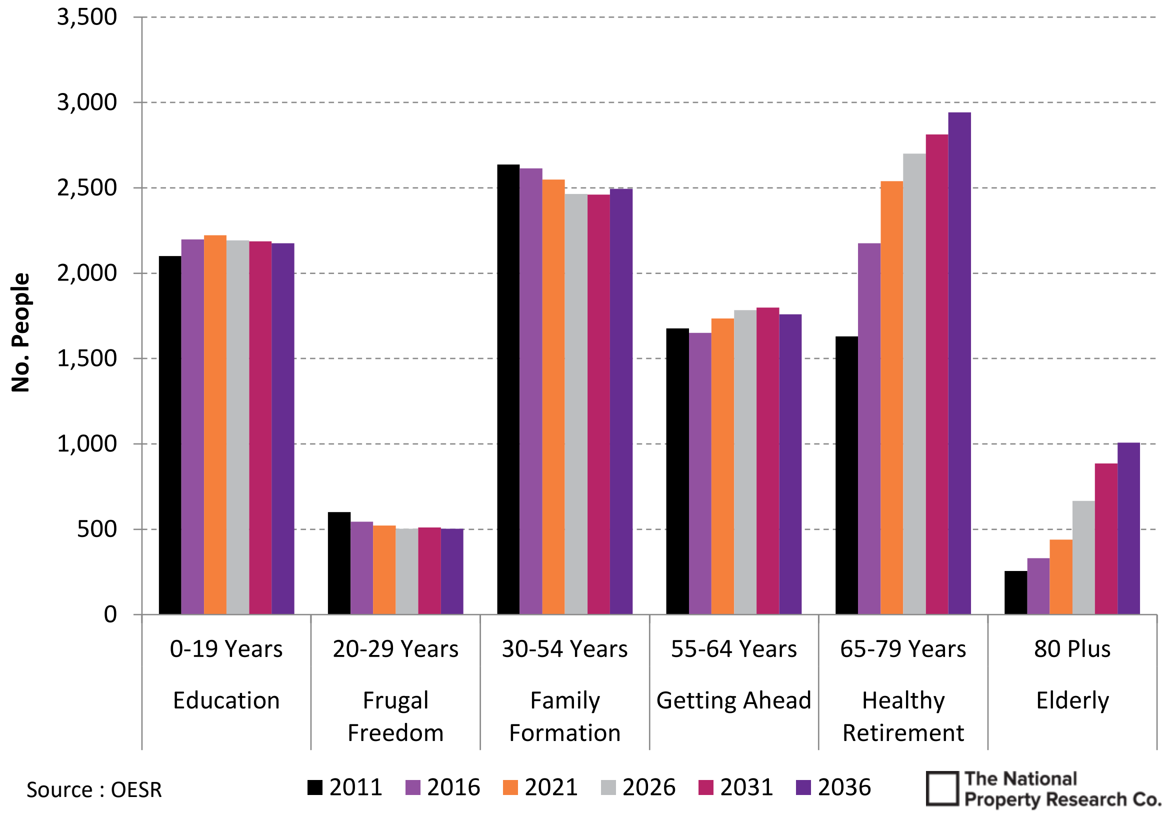
Source : OESR

Burrum - Fraser

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	2,100	601	2,636	1,677	1,629	255
2016	2,199	545	2,614	1,650	2,176	330
2021	2,222	523	2,548	1,735	2,540	439
2026	2,193	504	2,464	1,783	2,701	666
2031	2,187	511	2,460	1,799	2,813	886
2036	2,175	503	2,494	1,760	2,942	1,007

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	23.1%	5.7%	27.5%	17.3%	22.9%	3.5%
2036 Percentage	20.0%	4.6%	22.9%	16.2%	27.0%	9.3%
2016-2036 Change	-1%	-8%	-5%	7%	35%	205%
2016-2036 Change	-24	-42	-120	110	766	677

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	23.6%	6.8%	29.6%	18.8%	18.3%	2.9%
2016	23.1%	5.7%	27.5%	17.3%	22.9%	3.5%
2021	22.2%	5.2%	25.5%	17.3%	25.4%	4.4%
2026	21.3%	4.9%	23.9%	17.3%	26.2%	6.5%
2031	20.5%	4.8%	23.1%	16.9%	26.4%	8.3%
2036	20.0%	4.6%	22.9%	16.2%	27.0%	9.3%



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Healthy Retirement
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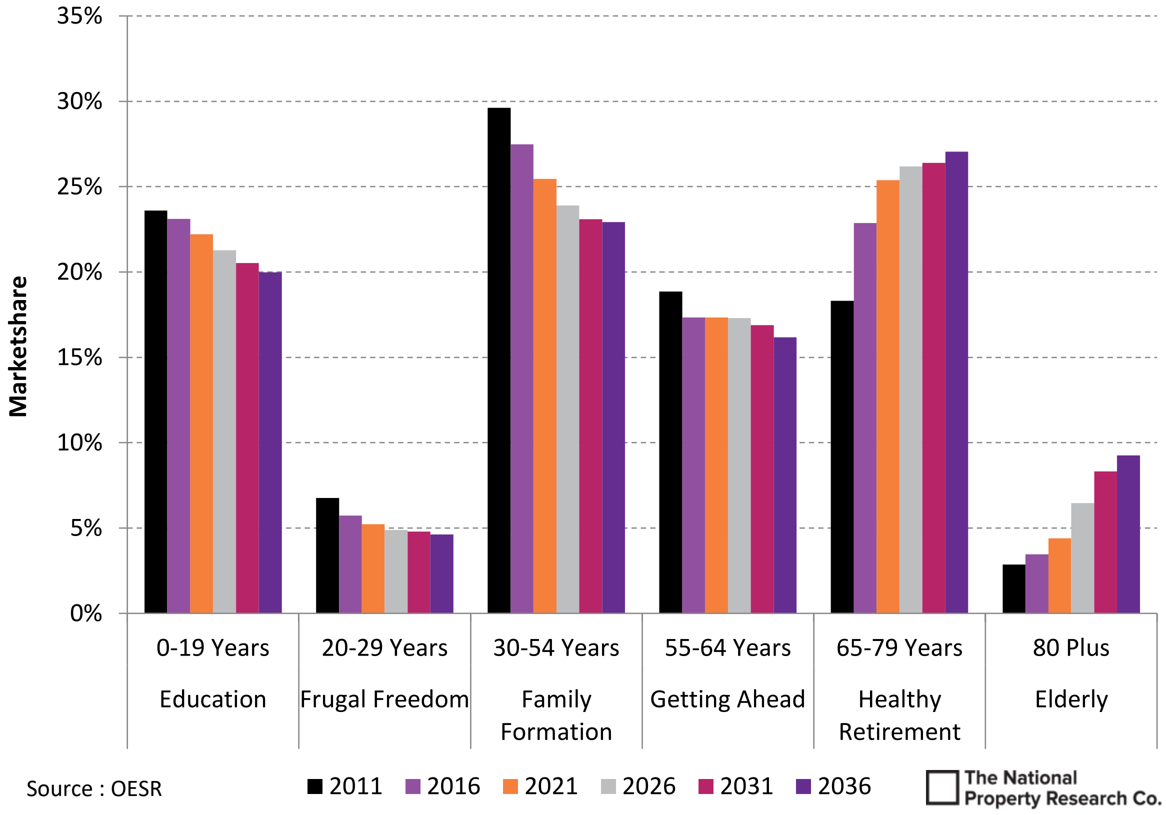
Elderly
Source : OESR
2011 2016 2021 2026 2031 2036
The National Property Research Co.



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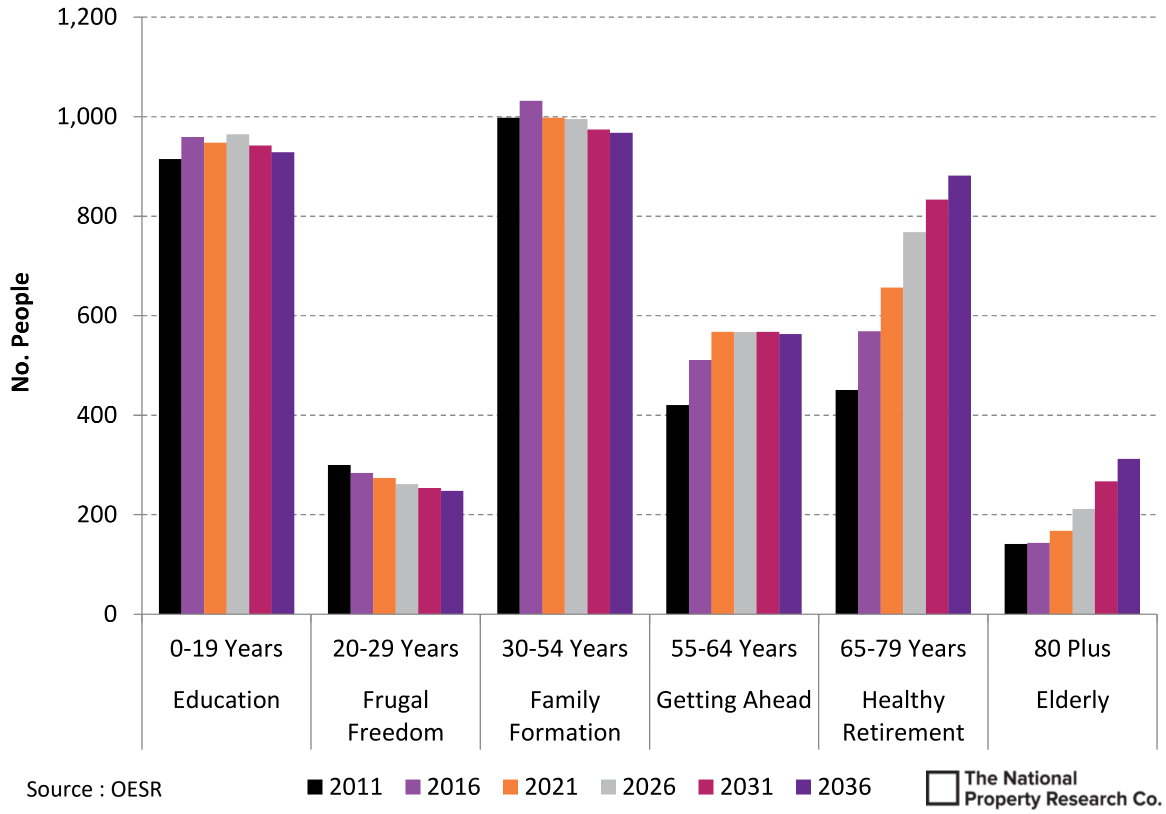
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011 2016 2021 2026 2031 2036
The National Property Research Co.

Granville

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	915	300	998	420	451	141
2016	959	284	1,032	512	568	144
2021	947	274	998	568	657	168
2026	965	261	995	567	768	212
2031	942	254	974	568	833	267
2036	928	248	968	563	881	313

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	27.4%	8.1%	29.5%	14.6%	16.2%	4.1%
2036 Percentage	23.8%	6.4%	24.8%	14.4%	22.6%	8.0%
2016-2036 Change	-3%	-13%	-6%	10%	55%	118%
2016-2036 Change	-31	-36	-64	52	313	169

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	28.4%	9.3%	30.9%	13.0%	14.0%	4.4%
2016	27.4%	8.1%	29.5%	14.6%	16.2%	4.1%
2021	26.2%	7.6%	27.6%	15.7%	18.2%	4.7%
2026	25.6%	6.9%	26.4%	15.0%	20.4%	5.6%
2031	24.5%	6.6%	25.4%	14.8%	21.7%	7.0%
2036	23.8%	6.4%	24.8%	14.4%	22.6%	8.0%



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Healthy Retirement
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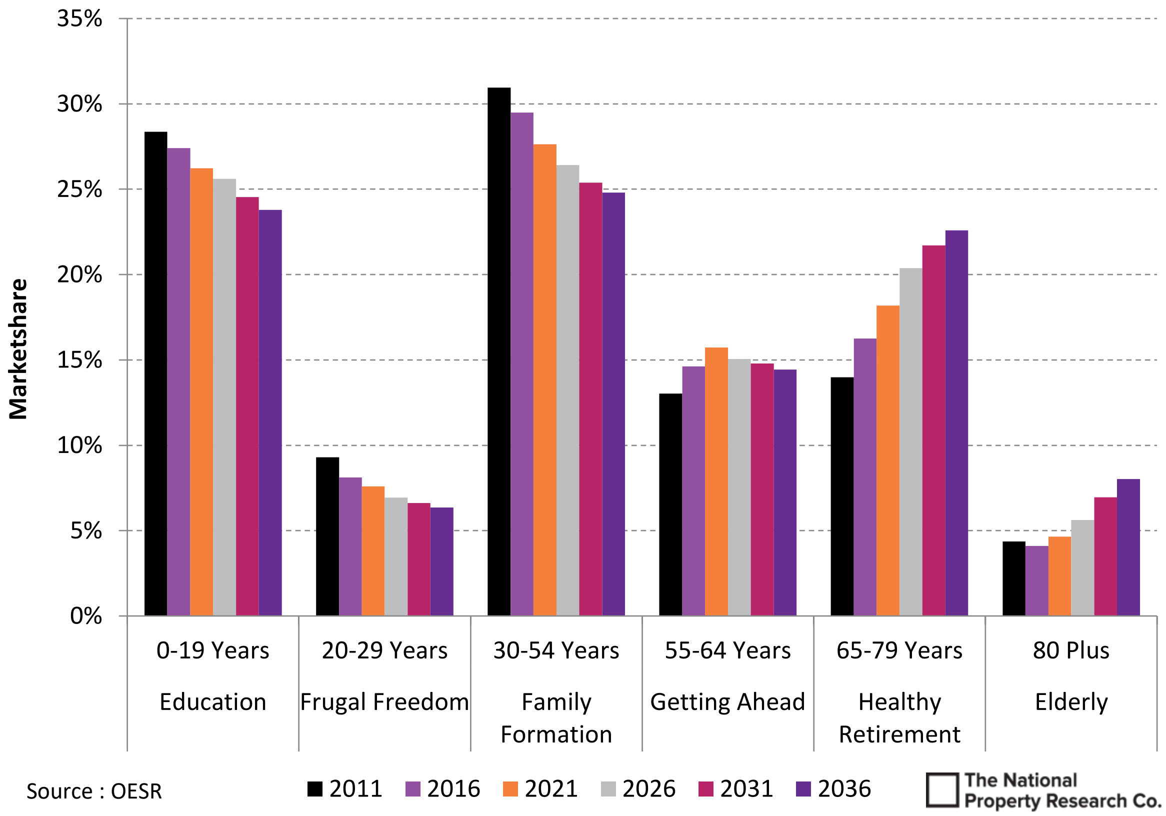
Elderly
Source : OESR
2011 2016 2021 2026 2031 2036
The National Property Research Co.



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Family Formation
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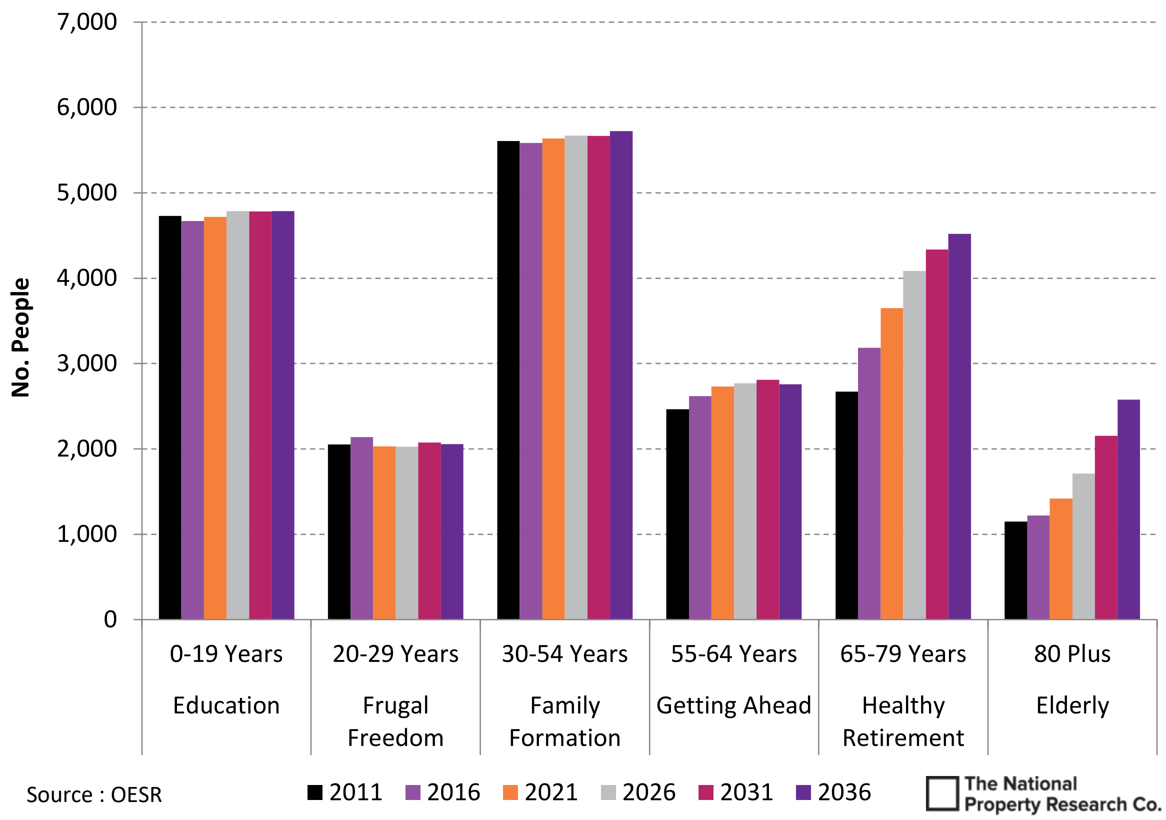
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011 2016 2021 2026 2031 2036
The National Property Research Co.

Maryborough

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	4,729	2,053	5,608	2,464	2,671	1,149
2016	4,670	2,139	5,586	2,617	3,186	1,221
2021	4,719	2,030	5,638	2,731	3,648	1,420
2026	4,786	2,027	5,672	2,769	4,083	1,710
2031	4,781	2,074	5,668	2,809	4,334	2,153
2036	4,786	2,058	5,722	2,757	4,521	2,578

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	24.0%	11.0%	28.8%	13.5%	16.4%	6.3%
2036 Percentage	21.3%	9.2%	25.5%	12.3%	20.2%	11.5%
2016-2036 Change	2%	-4%	2%	5%	42%	111%
2016-2036 Change	116	-81	136	140	1,335	1,357

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	25.3%	11.0%	30.0%	13.2%	14.3%	6.2%
2016	24.0%	11.0%	28.8%	13.5%	16.4%	6.3%
2021	23.4%	10.1%	27.9%	13.5%	18.1%	7.0%
2026	22.7%	9.6%	26.9%	13.2%	19.4%	8.1%
2031	21.9%	9.5%	26.0%	12.9%	19.9%	9.9%
2036	21.3%	9.2%	25.5%	12.3%	20.2%	11.5%



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Healthy Retirement
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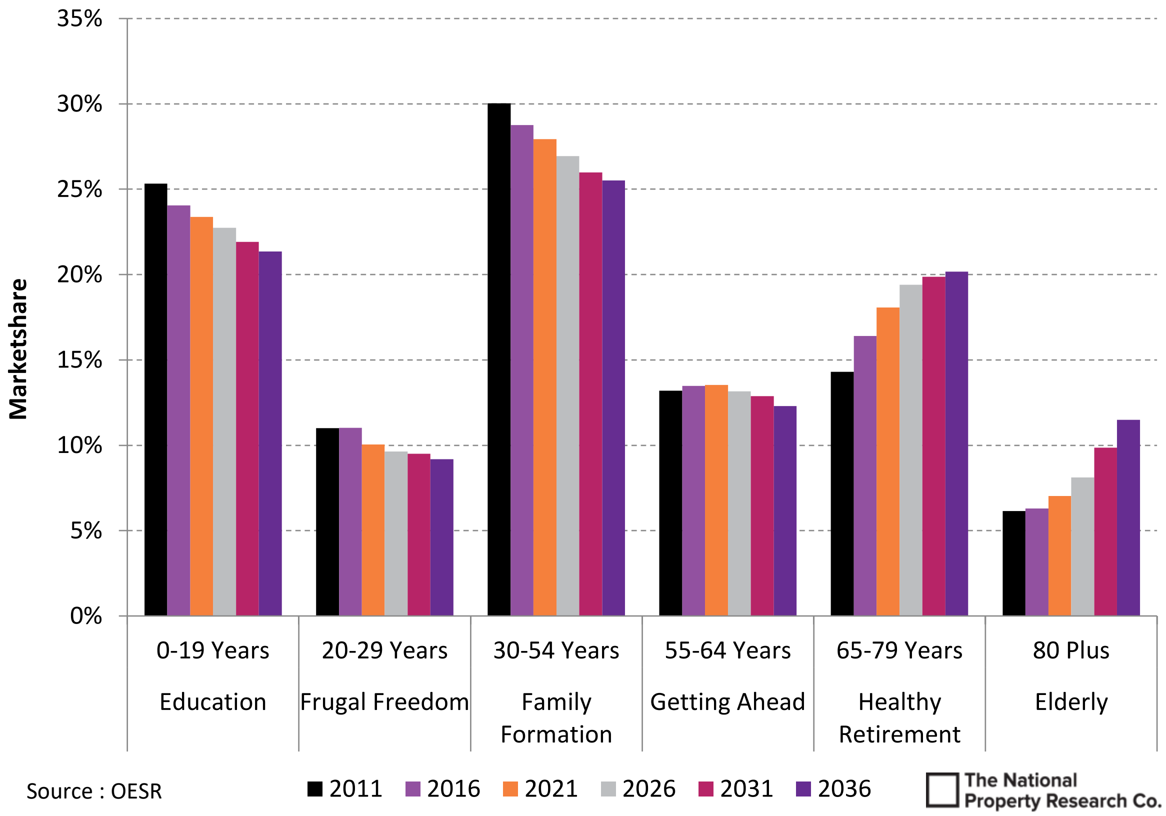
Elderly
Source : OESR
2011 2016 2021 2026 2031 2036
The National Property Research Co.



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Family Formation
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Getting Ahead
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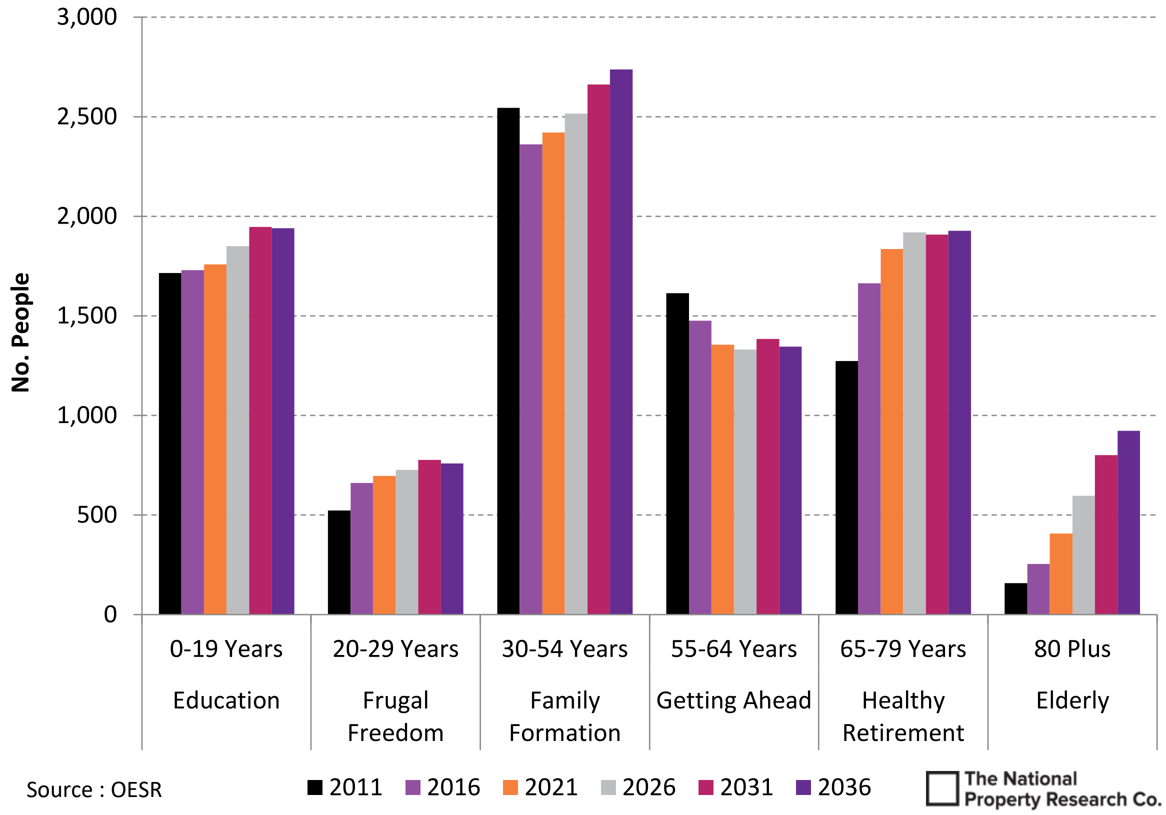
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011 2016 2021 2026 2031 2036
The National Property Research Co.

Maryborough Region South

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	1,715	522	2,544	1,614	1,274	158
2016	1,729	661	2,362	1,476	1,663	254
2021	1,759	697	2,421	1,355	1,835	406
2026	1,850	727	2,515	1,331	1,920	596
2031	1,946	777	2,661	1,383	1,908	801
2036	1,940	760	2,737	1,345	1,928	922

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	21.2%	8.1%	29.0%	18.1%	20.4%	3.1%
2036 Percentage	20.1%	7.9%	28.4%	14.0%	20.0%	9.6%
2016-2036 Change	12%	15%	16%	-9%	16%	263%
2016-2036 Change	211	98	375	-131	264	668

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	21.9%	6.7%	32.5%	20.6%	16.3%	2.0%
2016	21.2%	8.1%	29.0%	18.1%	20.4%	3.1%
2021	20.8%	8.2%	28.6%	16.0%	21.7%	4.8%
2026	20.7%	8.1%	28.1%	14.9%	21.5%	6.7%
2031	20.5%	8.2%	28.1%	14.6%	20.1%	8.5%
2036	20.1%	7.9%	28.4%	14.0%	20.0%	9.6%



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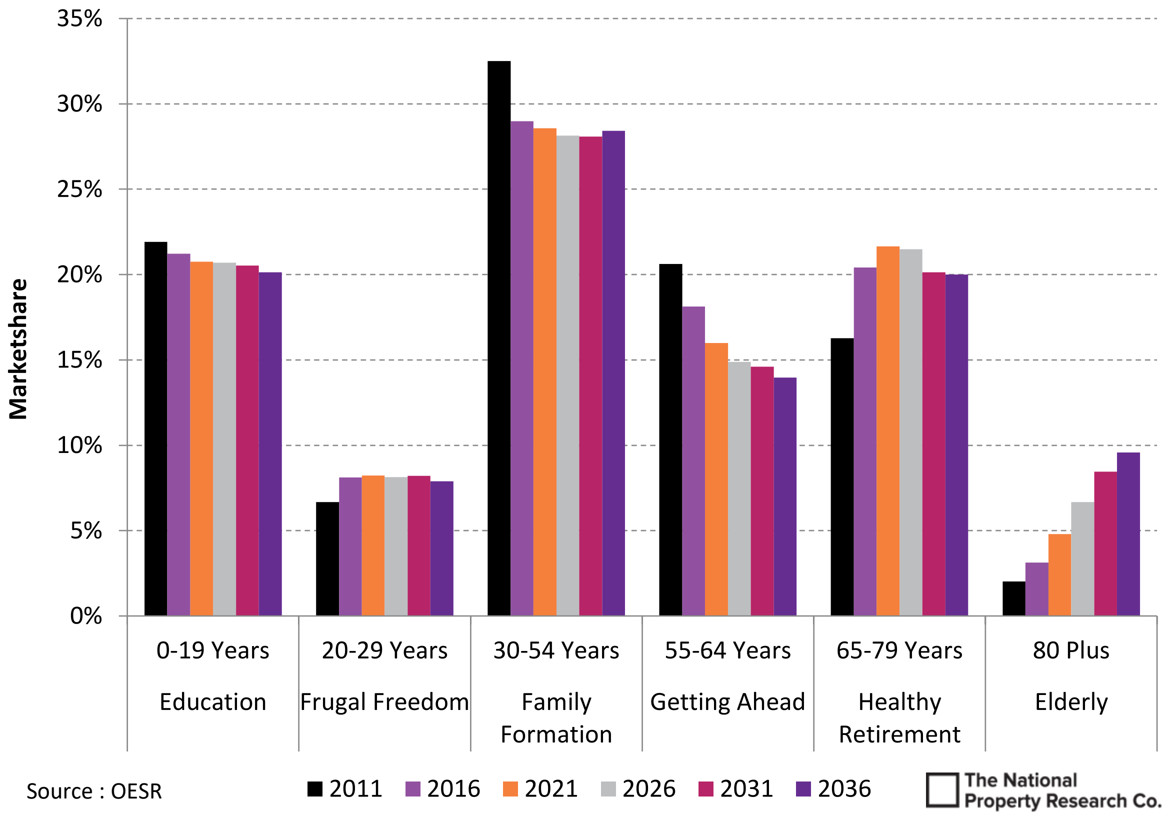

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Healthy Retirement
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Source : OESR
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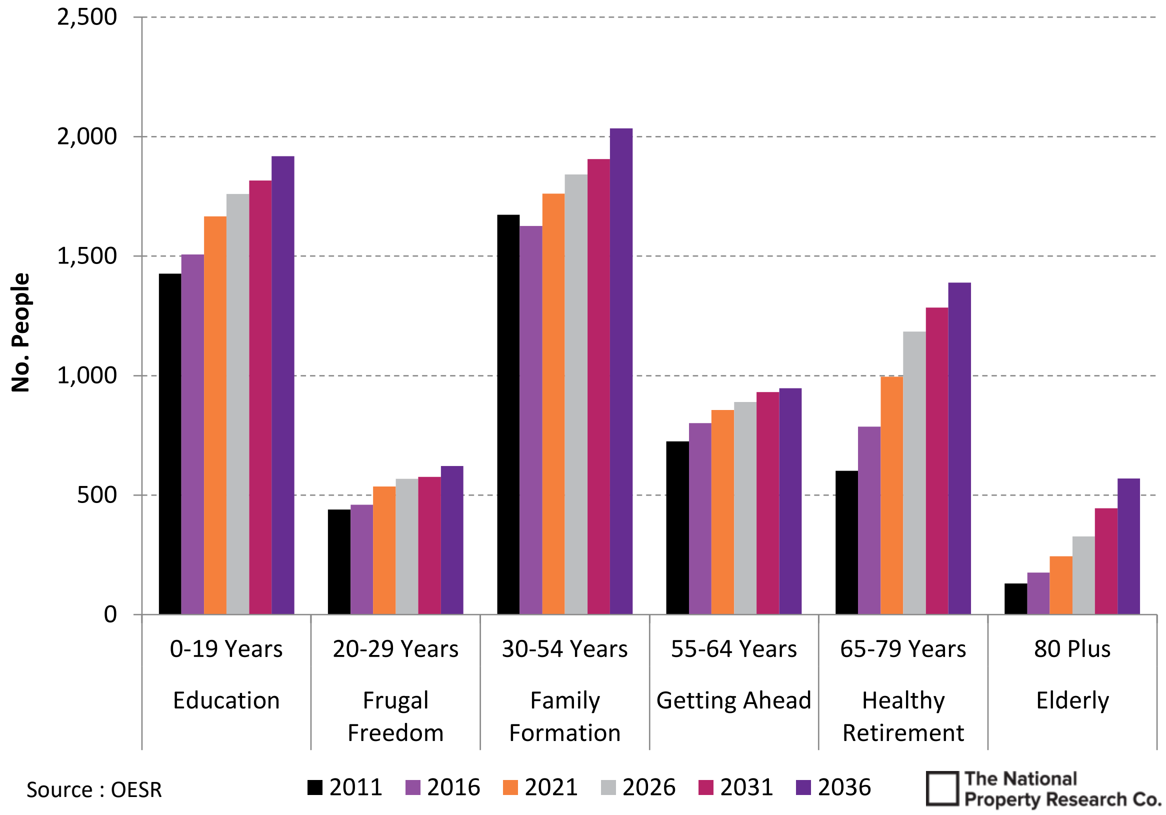
The National Property Research Co.

Tinana

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	1,426	439	1,673	725	601	130
2016	1,507	460	1,626	801	787	176
2021	1,667	537	1,761	856	995	244
2026	1,760	568	1,842	890	1,185	327
2031	1,817	576	1,907	932	1,285	444
2036	1,918	621	2,034	948	1,390	569

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	28.1%	8.6%	30.4%	15.0%	14.7%	3.3%
2036 Percentage	25.6%	8.3%	27.2%	12.7%	18.6%	7.6%
2016-2036 Change	27%	35%	25%	18%	77%	224%
2016-2036 Change	411	161	408	146	603	393

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	28.6%	8.8%	33.5%	14.5%	12.0%	2.6%
2016	28.1%	8.6%	30.4%	15.0%	14.7%	3.3%
2021	27.5%	8.9%	29.1%	14.1%	16.4%	4.0%
2026	26.8%	8.6%	28.0%	13.5%	18.0%	5.0%
2031	26.1%	8.3%	27.4%	13.4%	18.5%	6.4%
2036	25.6%	8.3%	27.2%	12.7%	18.6%	7.6%



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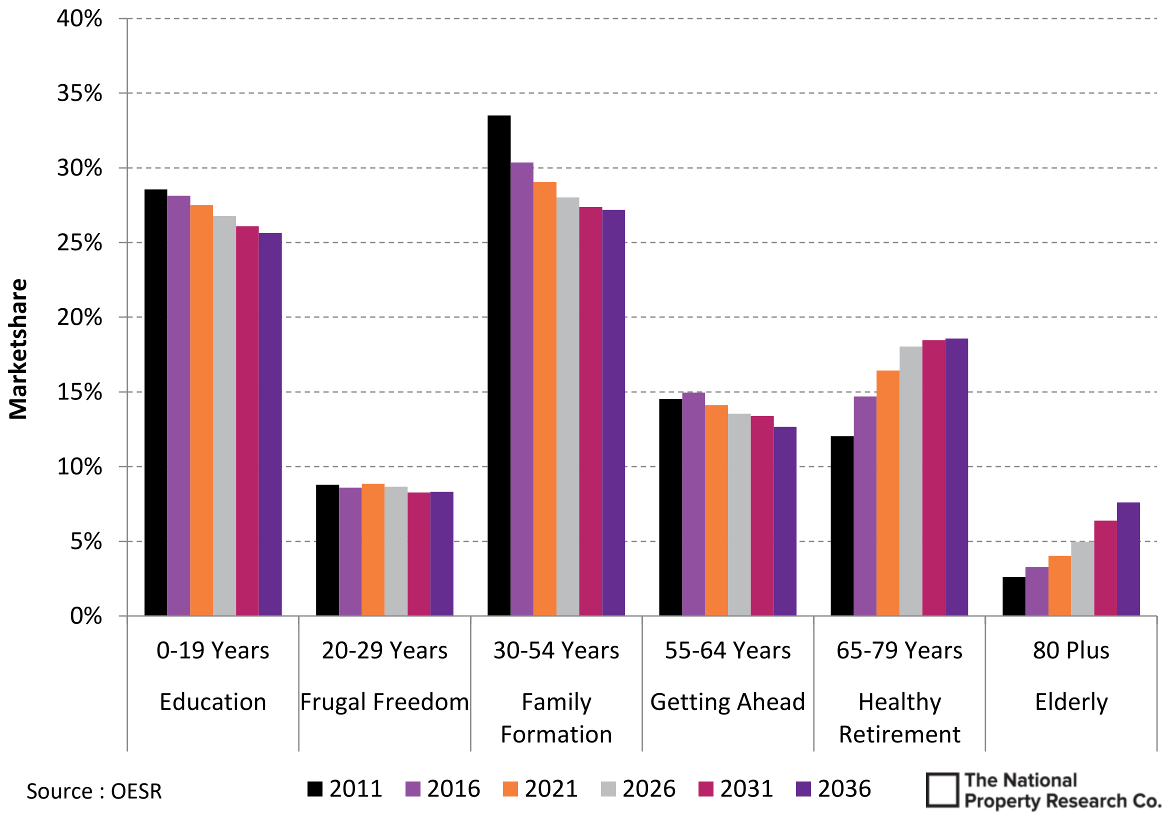

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Appendix F. Engagement Summary Report

ETHOS URBAN

Fraser Coast Rural Residential Land Strategy: Engagement Summary Report

Fraser Coast Regional Council

26 November 2018

Contents

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ROISIN COSGRAVE	AMANDA JORDAN

VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY

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Contents

1.0 Fraser Coast Rural Residential Land Strategy

Fraser Coast Regional Council commenced preparation of a Rural Residential land strategy in July 2018. The project involves a strategic and robust analysis to inform the consideration of future rural residential development opportunities to support Council's long-term strategic growth planning associated with rural residential land supply. It will also provide a range of measures to monitor rural residential land supply and forecast demand over time.

This *Engagement Summary Report* presents an overview of the process and findings from engagement activities conducted as part of the development of the Fraser Coast Rural Residential Strategy to date.

1.1 Engagement Objectives

The Rural Residential Land Strategy provides an important opportunity for a community conversation about the provision of Rural Residential land within the Fraser Coast Region and obtain an insight into local values, needs and considerations of 'threats and opportunities' associated with rural residential land. Ethos Urban was commissioned to undertake the engagement campaign associated with the Rural Residential Land Strategy.

The objectives for the project engagement are to:

- engage with key stakeholders and community members, including residents with a particular interest in rural residential land use and/or development to identify and understand demand for this land use type;
- understand what the community and stakeholders value about the region's rural residential areas and/or perceive as threats and opportunities associated with these areas;
- inform strategy development for the treatment of rural residential land and 'lifestyle lots' including policies associated with home based business operations in these areas; and
- obtain feedback from key stakeholders and the broader community on the draft strategy prior to finalisation.

There are a number of key engagement 'touchpoints' proposed for the project to support this approach. This will ensure that the stakeholder and community are brought along on the journey of the project and to ensure that the strategy is informed by principles and recommendations derived from engagement inputs.

Touchpoint 1, the engagement focus will be on:

- comprehensive information gathering - obtaining information from a variety of stakeholders and the community about rural residential areas and rural residential 'lifestyle' – threats, opportunities, aspirations, values, drivers and, planning scheme barriers for home-based businesses;
- market sounding – testing the demand and drivers for rural residential living in the Fraser Coast region to inform the supply and demand analysis.

Touchpoint 2, the engagement focus will be on:

- workshopping emerging key directions with internal stakeholders (key Council officers and Councillors) and relevant State agencies.

Touchpoint 3, the engagement focus will be on:

- providing the draft strategy for review and comment by key stakeholders and the community.

1.2 Purpose of this Report

The findings from this *Engagement Summary Report* will assist in informing the preparation of the draft Rural Residential Strategy for the Fraser Coast region and will help Council to:

- capture input from community members regarding rural residential land gaps, demand, opportunities and information on values (character, amenity, environmental etc);
- capture views and insights from the community and development industry about rural residential and lifestyle living, the potential need, the challenges and future opportunities;
- understand community and industry values and opinions in relation to rural residential development and future land requirements including for home based businesses;
- better understand enquiries and interest (and sales activity) in rural residential and lifestyle block living across the region;
- ensure internal decision makers are cognisant of:
  - the community's values and priorities associated with rural residential land;
  - the current and predicted future demand for this land use type; and
  - new pathways for the treatment of rural residential land and 'lifestyle lots' including policies associated with home based business operations not previously considered.

The Engagement Summary Report will be an important input to the project and a summary of the findings will be included in the draft Rural Residential Strategy during public exhibition. This will assist stakeholders to understand the engagement undertaken throughout the project and how engagement has influenced project outcomes.

2.0 Engagement Approach

Touchstone 1 of the engagement process comprised a series of outreach activities with residents and industry members from the Fraser Coast Region. Online, teleconference and face-to-face methods were used to engage the community and stakeholders. The following engagement methods were used to connect and engage with the local community and stakeholders:

- a **Survey** was available to all members of the Fraser Coast community and wider public on Council's website. This survey sought to understand views and values associated with rural residential land in the Fraser Coast region. The survey was open between 24 September and 19 October 2018;
- use of **'Have you Say' webpage and social media** for up-to-date project information and the survey;
- a **community and development industry forum** held on Tuesday, 9 October 2018 at the Hervey Bay Community Centre to support discussion about the region's rural residential lifestyle and understand views relating to demand/need for rural residential living opportunities and obtain input and ideas into how rural residential living opportunities are best provided for in the region;
- one on one **meetings / interviews** held with real estate agents as part of the market 'supply and demand' analysis to better understand enquiries and interest (and sales activity) in rural residential and lifestyle block living across the region; and
- one on one **meetings / interviews** held with key stakeholders including representatives of Butchulla, Burnett Mary Regional Group (BMRG), Council's economic development section, Council's compliance section and Wide Bay Water.

A summary of the consultation findings is presented at Chapter 3 of this report.

3.0 Consultation Results

3.1 Online engagement

During Touchstone 1, Fraser Coast Regional Council posted on its Facebook social media account to inform the community about the project and to provide direction on how to be involved. Council also posted reminders regarding the closing dates for survey responses and forum registration. A summary of the Facebook posts and community comments are provided in Table 1.

Table 1: Social media summary

Date	Facebook post	Community Feedback
24 Sept	Council is working on the preparation of a rural residential strategy to better understand the existing supply of rural residential land in the region and better plan for this land use over the short and long term. Your input will provide insight into community views and values associated with rural residential land in the Fraser Coast region. For further information on the project and how to be involved, please visit www.frasercoast.qld.gov.au/rural-residential-land-strategy	• 19 likes • 12 shares • 15 comments – Facebook comments have been categorised into themes to identify significant values and priorities: - **Lot size –** Three survey respondents commented on the oversupply of 500-700m^2 lots suggesting that more lots with an area of 2,000m^2 or greater are required to provide more residential lifestyle options and higher levels of amenity. - **Council rates –** Three survey respondents suggested that the over provision of 500-700m^2 lots is due to Council's desire to collect more rates and boost rates revenues. - **Protecting trees and revegetation** – Five respondents commented on the need to reduce land clearing for new residential development and retain trees and nature corridors to protect environmental value and ensure high levels of amenity. - **Survey issues** – Two survey respondents acknowledged that they had technological issues with accessing and completing their surveys. - **Tagging others** – Two respondents tagged other Facebook users to draw their attention to the post.
8 Oct	A community and development industry forum for the Rural Residential Strategy is being held Tuesday, 9 October 2018 from 4:30pm at the Hervey Bay Community Centre. This is an opportunity for the community to discuss the region's rural residential lifestyle and how rural residential living opportunities are best provided for in the region. If you would like to attend this forum, register your attendance via email planning.scheme@frasercoast.qld.gov.au	• 8 likes • 3 shares

Date	Facebook post	Community Feedback
	Further information on the project can be found by visiting Council's website https://bit.ly/2yeZJkX	
16 Oct	There is still time for residents to provide input into the Rural Residential Strategy preparation. Survey responses close Friday, 19 October 2018 and can be made by clicking https://bit.ly/2pVIlr3	• 2 likes • 1 share

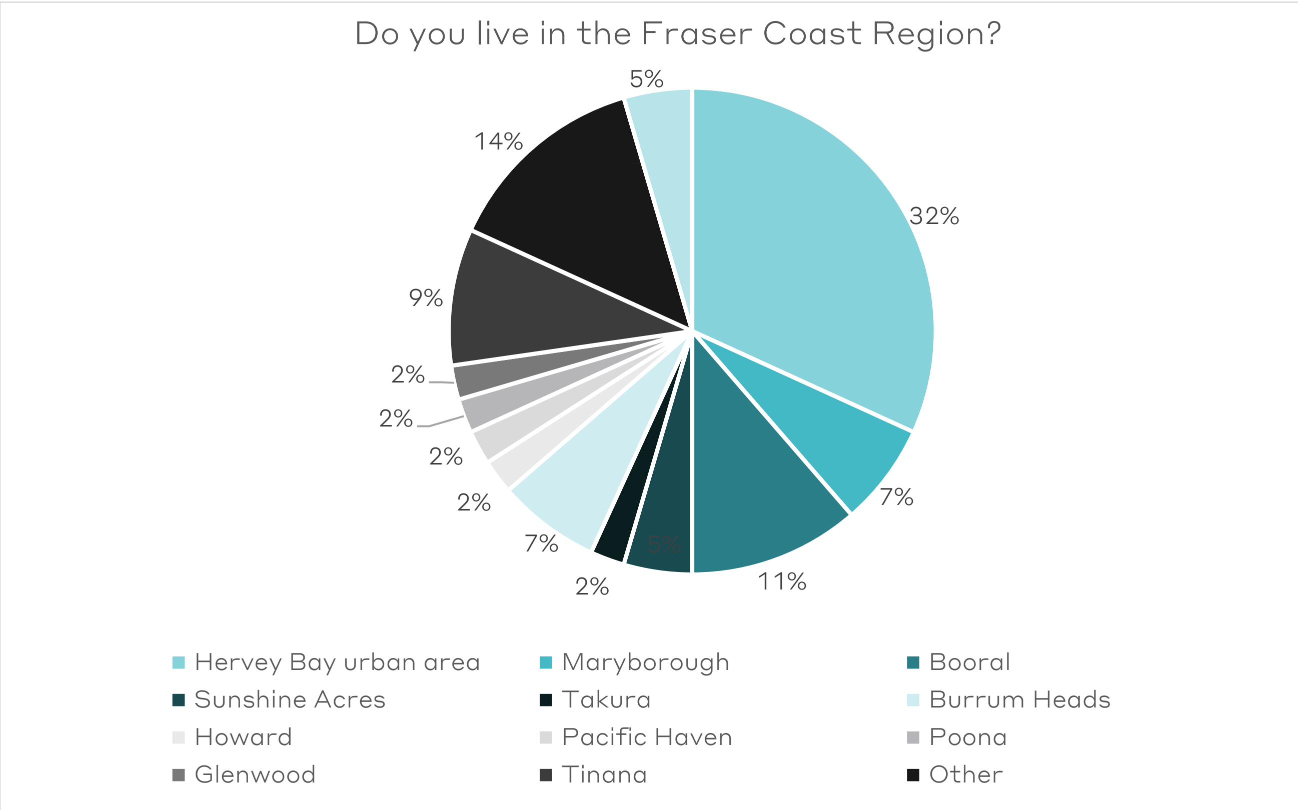
3.2 Online Survey Results

In total, 44 people responded to the survey. Responses to closed questions have been analysed quantitatively. Open-ended questions have been analysed thematically.

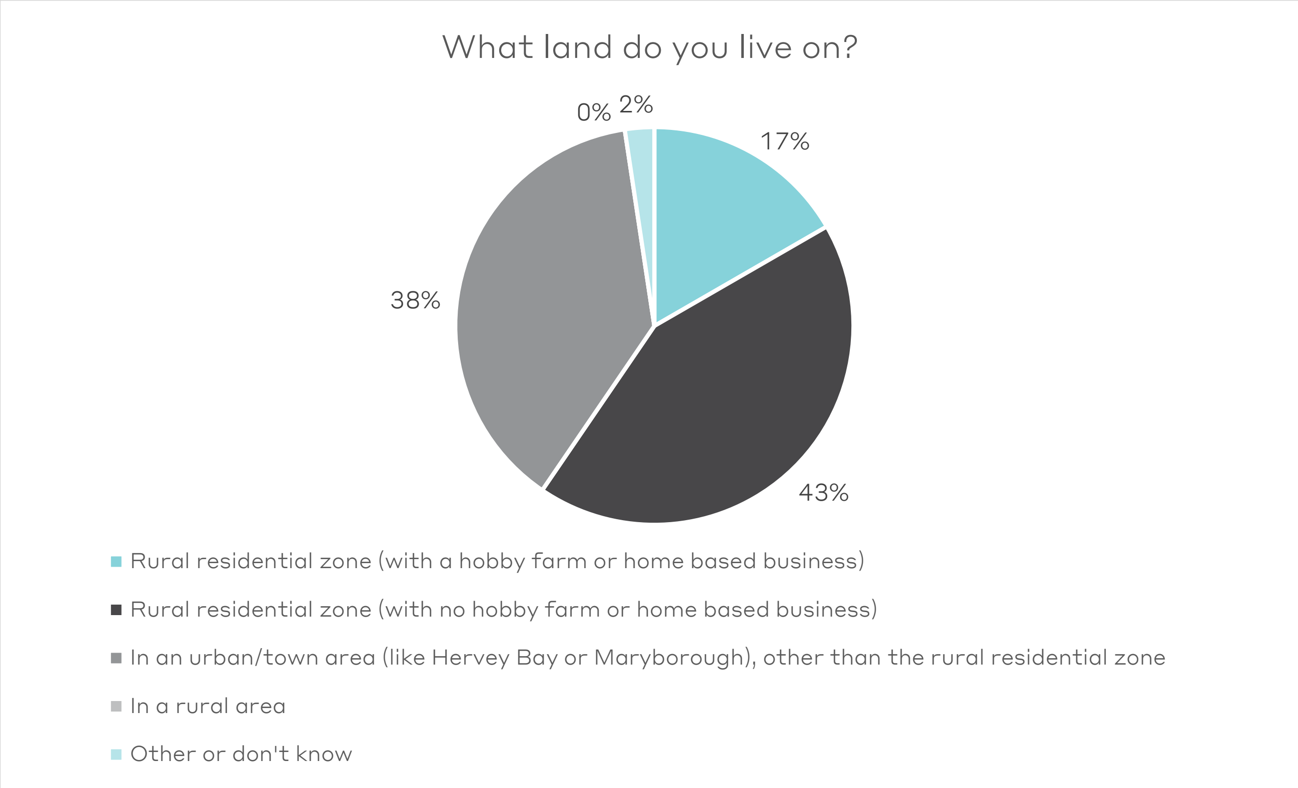
The thematic approach used in this report is necessarily subjective and required the exercise of professional judgement as to how comments are summarised and categorised. The advantage of this approach is that it provides a useful means of identifying significant themes and priorities within highly variable and detailed responses.

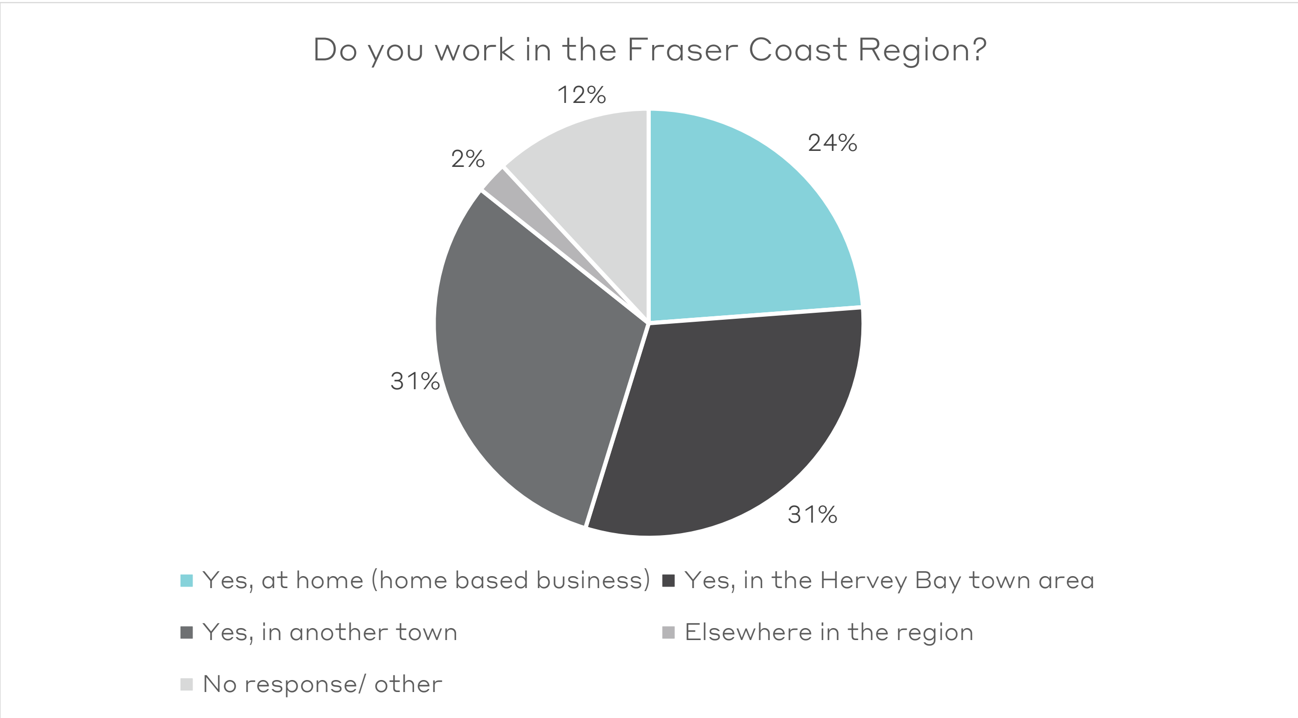
3.2.1 Respondent characteristics

Of the people who answered the survey, almost one-third (32%) were living in the Hervey Bay urban area. Other common locations respondents lived were Booral (11%), Tinana (9%) and Maryborough (7%), while 14% of respondents lived in 'other areas' not listed as response options.

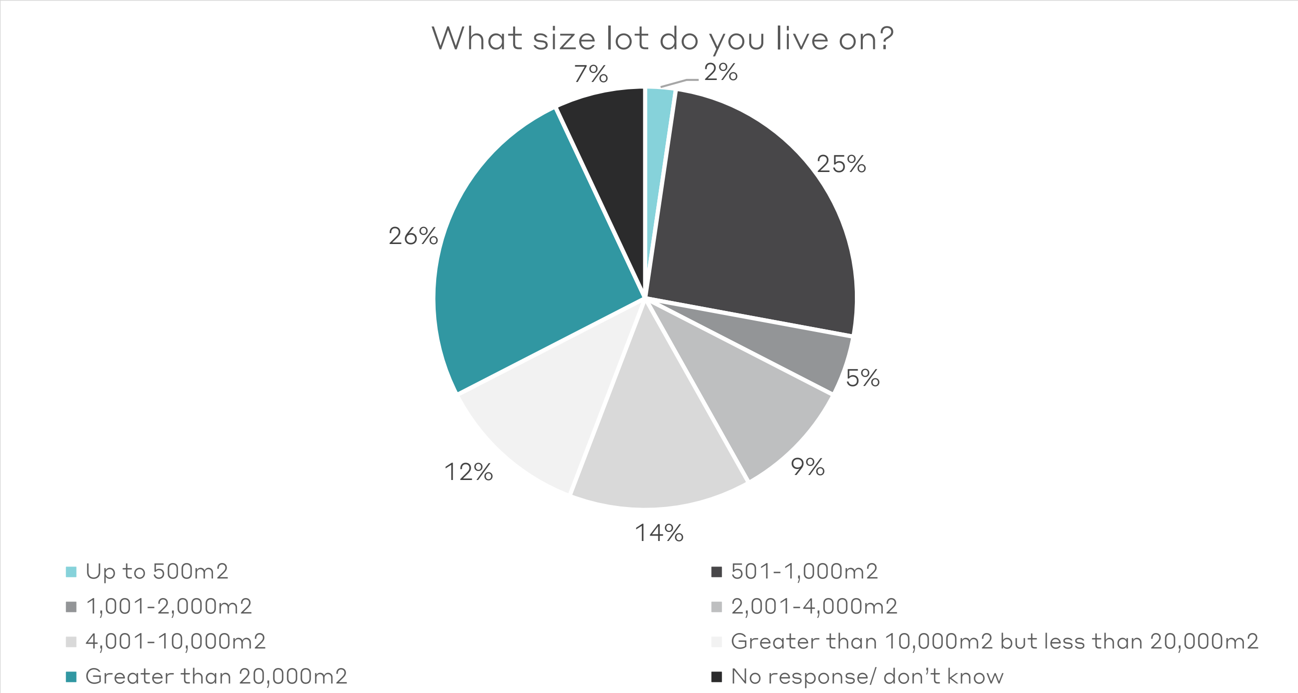


Most survey respondents lived in the Rural residential zone, with no hobby farm or home-based business (43%), while 38% lived in an urban/town area like Hervey Bay or Maryborough. Survey respondents who lived in the Rural residential zone with a hobby farm or home-based business accounted for approximately 17% and other/don't know made up 2% of people surveyed.





Of the 44 survey respondents, 31% of people worked in the Hervey Bay town area and 31% worked in another town.



People who participated in the survey live on a mix of land sizes ranging from 501m^2 to greater than 20,000m^2 providing a good representation of views albeit across a small population sample. Notably the majority (26% and 25% respectively) were living on land either greater than 20,000sqm or between 501-1,000sqm.

3.2.2 Valued qualities or characteristics of residential environments

Survey respondents were asked to rate the importance of a series of qualities or characteristics of residential environment and living opportunities. Of the 44 survey respondents, character was rated the most valued aspect of the Fraser Coast's residential environment with 32 people or 72.7% of respondents selecting this quality as highly valued. Other characteristics which were rated by a high percentage of respondents as 'highly valued' include:

- land size and space (65% of respondents);
- amenity (64% of respondents);
- contact with nature (59% of respondents); and
- ability to carry out home based businesses/ hobby farms (52% of respondents).

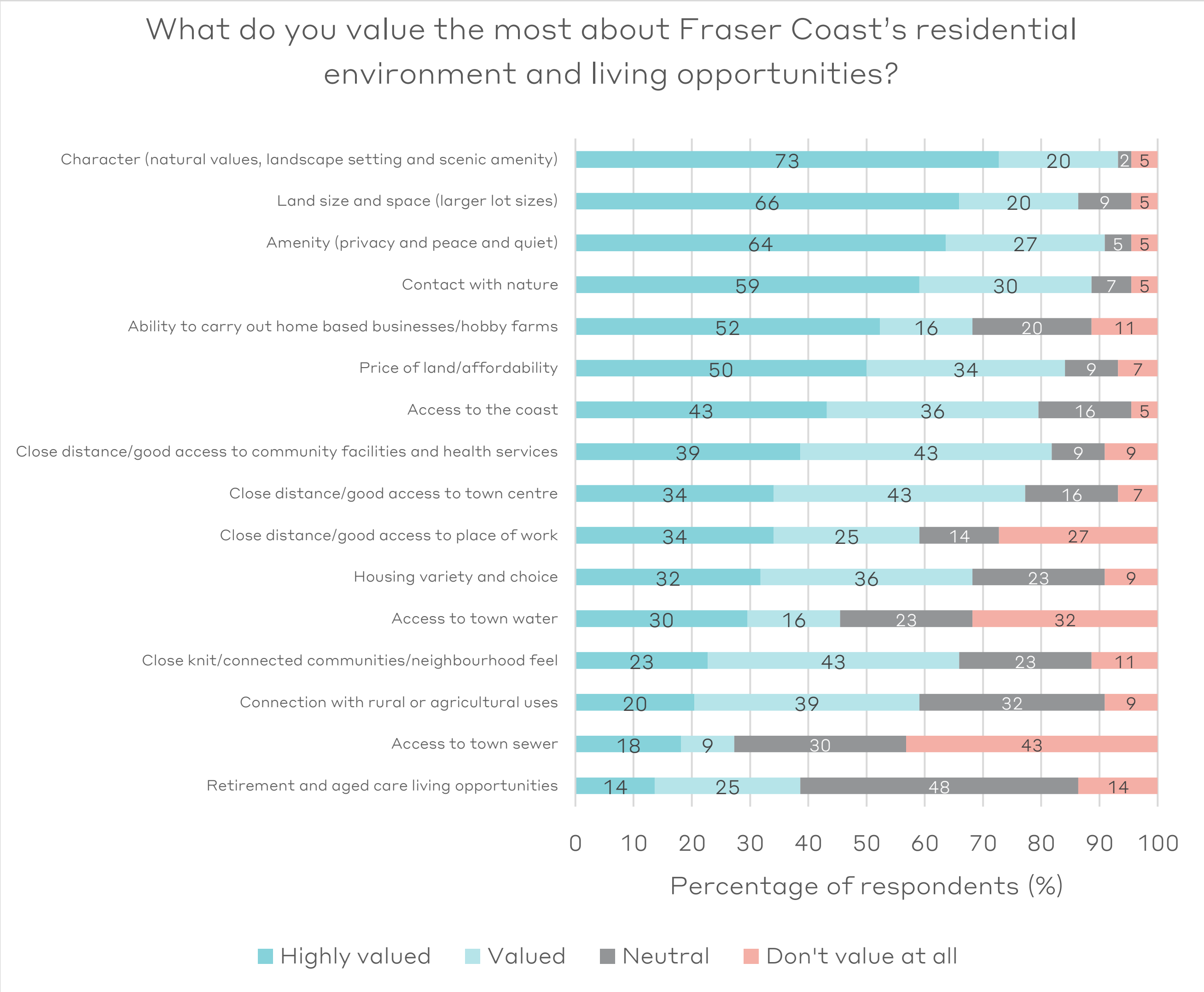
In contrast, respondents also rated characteristics that they did 'not value at all' within the Fraser Coast residential environment. Such characteristics included:

- access to town sewer (43% of respondents);
- access to town water (32% of respondents);
- close distance/good access to place of work (27% of respondents);
- retirement and age care living opportunities (17% of respondents).

The top characteristics respondents consider to be important involve character, amenity and contact with nature.

This data aligns with respondents' preference for land size and space and the number of respondents who live in on lots greater than 20,000m^2.

The graph overleaf shows the analysis of highly valued to not highly valued responses.



Five people provided additional commentary regarding what they value with regards to characteristics of Fraser Coast's residential environment. Relevant themes from these comments include:

- privacy and noise mitigation;
- enhancing the character and amenity along River Heads Road; and
- provision of larger lot sizes, including lots greater than 700m^2 in new residential estates.

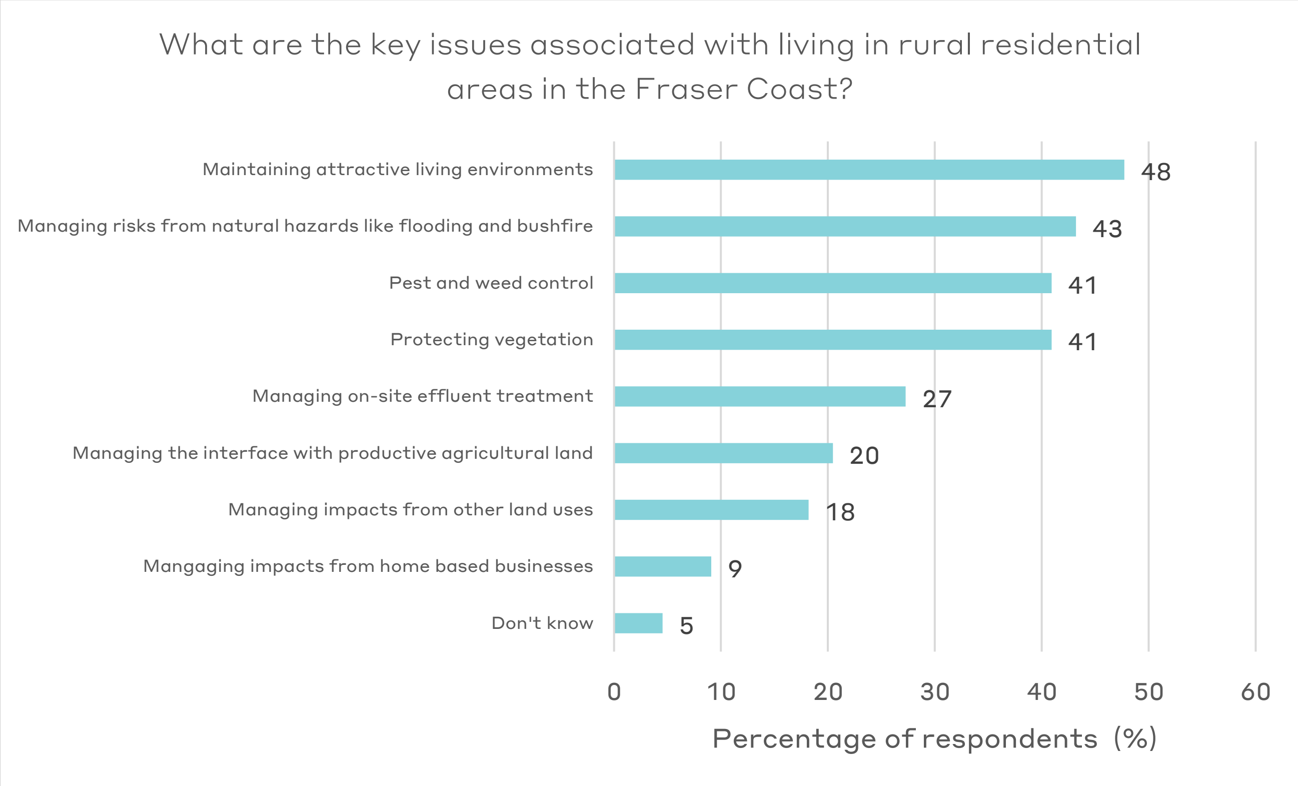
3.2.3 Key issues and gaps associated with Rural residential areas and housing opportunities

Respondents were asked to select the key issues associated with living in rural residential areas in the Fraser Coast region. This question included a list of options for respondents to select from, and respondents were able to select as many options as they wanted. As such, the responses do not tally to 100%.

The most prevalent issue identified by respondents was maintaining attractive living environments (selected by 48% of respondents). Managing risks from natural hazards like flooding and bushfire (43%), protecting vegetation (41%) and pest and weed control (41%) were also identified as key issues associated with rural residential living.

Of the 44 respondents, 9 (nine) people provided additional details on issues associated with living in rural residential areas in the Fraser Coast Region. Key themes identified in these responses included:

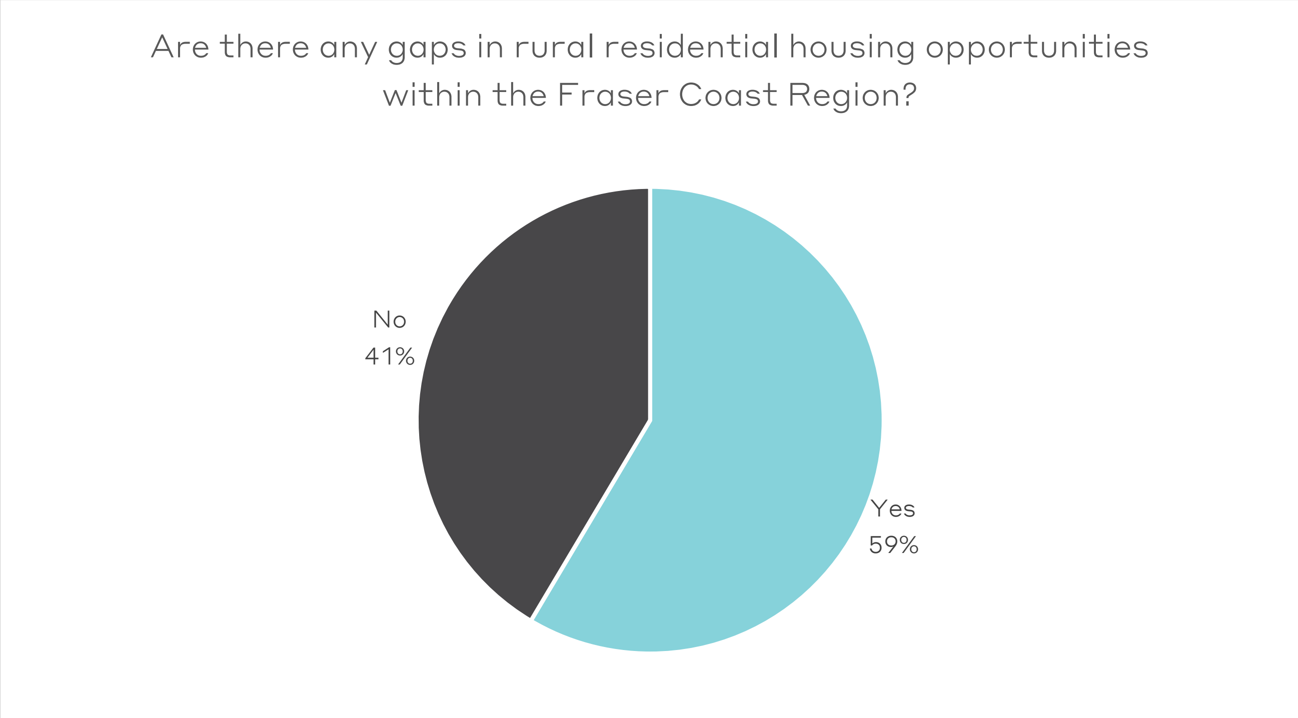
- poor provision of road infrastructure and water supply (4 respondents);
- costs associated with Council rates and subdivisions (2 respondents);
- Council planning provisions (2 respondents); and
- connection to internet services (1 respondent).



Approximately 59% of survey respondents identified that there were gaps in rural residential housing opportunities within the Fraser Coast region. When asked to explain what the gaps were, a strong theme emerged regarding lot size mix (limited land ranging between 0.2-5 acres), availability of affordable rural residential land and proximity of rural residential land to town centres.

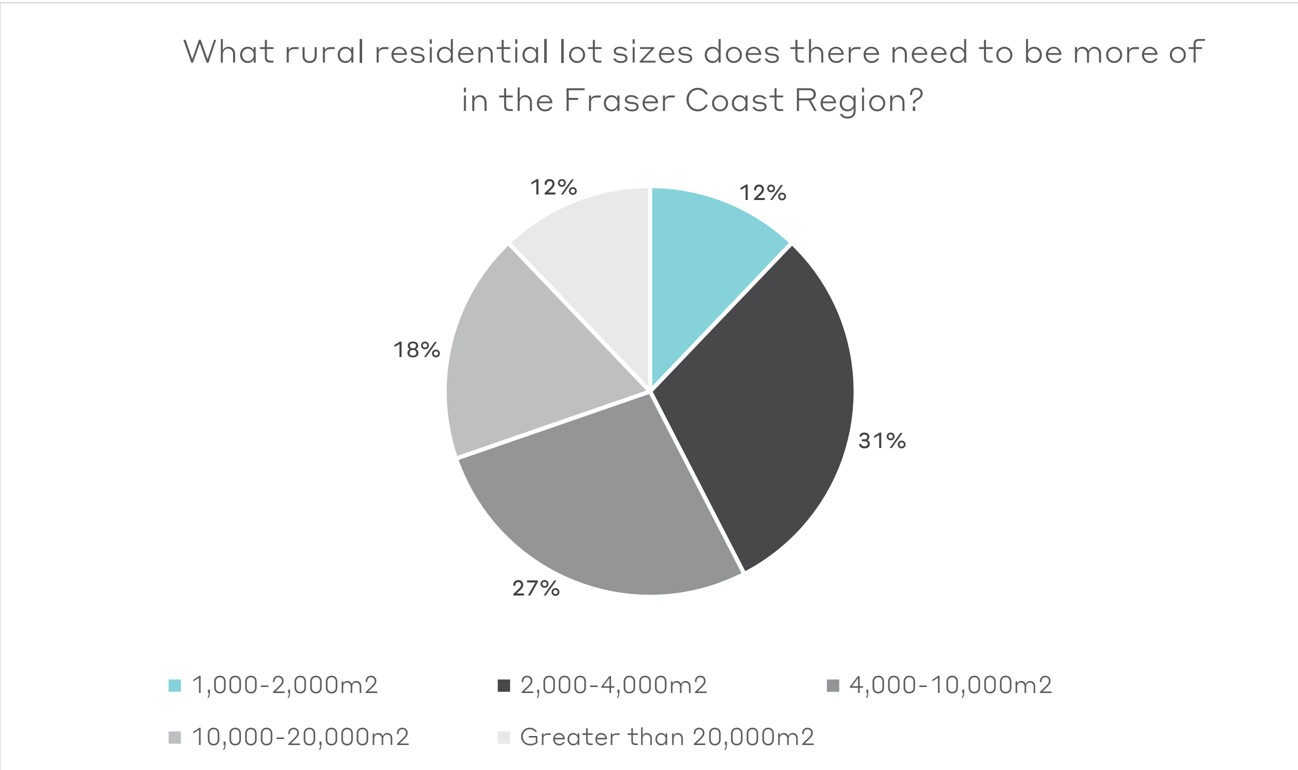
Other key themes identified in this discussion included:

- reduction in minimum lot sizes in the rural residential zone, especially in areas such as Oakhurst, Urangan South and River Heads;
- more rural residential product within areas surrounding Tiaro, Woocoo, Burrum Heads, Howard and Torbanlea;
- removing barriers to operate home based businesses;
- maintaining Council infrastructure to an appropriate standard i.e. ongoing road maintenance and ensuring roads are safe and sealed;
- providing incentives for off grid living; and
- offering affordable housing options in rural residential areas for pensioners.



3.2.4 Desired lot size mix

Respondents were asked if there is a particular size of rural residential land there needs to be more of in the Fraser Coast Region. Of the people who responded to the question, almost one third (30%) of people identified a need for more 2,000-4000m^2 sized lots, 27% of respondents identified a need for more 4,000-10,000m^2 lots and 18% of respondents wanted to see more 10,000-20,000m^2 lots. Fewer people said there is need for 1,000m-2,000m^2 lots and lots greater than 20,000m^2, with each of these lot size options being preferred by 12% of participants.



A second component of this survey question asked respondents to provide commentary on why there needed to be more of their chosen lot size within the region. Reasons provided by respondents have been grouped together by selected lot size.

1,000-2,000m^2

Key themes which have emerged from the respondents' commentary regarding the need for more 1,000-2,000m^2 lots are:

- the lot size is easy to maintain while providing space and privacy;
- lot sizes currently permitted in new housing estates are too small; and
- there is a limited availability of this lot size in areas within a 40-minute drive of Hervey Bay town centre.

2,000-4,000m^2

Key themes which have emerged from the respondents' commentary regarding the need for more 2,000-4,000m^2 lots are:

- lots of this size provide space and preserve nature;
- lots of this size could be a result of subdivision of larger lots;
- this lot size is suitable for younger retirees as it is easier to maintain than larger lots;
- this lot size is large enough to support hobbies that would otherwise cause amenity impacts on neighbouring properties including car, bike and other workshops;
- most lots of this size are only available in River Heads. Other areas are located more than 40 minutes from the Hervey Bay town area in areas such as Pacific Haven;
- lots of this size are still able to promote rural residential living opportunities.

4,000-10,000m^2

Key themes which have emerged from the respondents' commentary regarding 4,000-10,000m^2 lots are:

- local law states 10,000m^2 is required for accommodating animals on the property. This lot size allows for pets and minimises impacts on neighbours;
- lot size is sufficient to run a business;
- larger blocks encourage the retention of the natural environment;
- lots provide high levels of amenity and privacy;
- population density in these areas needs to be increased so services can be improved;
- lots must be large enough for on-site effluent disposal and to maintain minimum bushfire clearances.

10,000-20,000m^2

Key themes which have emerged from the respondents' commentary regarding 10,000-20,000m^2 lots are:

- larger blocks encourage the retention of the natural environment;
- local law requires minimum land area of 10,000m^2 for cows and pigs on property;
- not many lots available of this size.

Greater than 20,000m^2

- protects natural environment.

3.2.5 Locations where additional rural residential opportunities should or should not be accommodated

Respondents were asked if there is a specific location where additional rural residential opportunities could or should be accommodated. Of those who responded yes to the question, 19 people provided commentary on where additional rural residential land could be accommodated. The key themes from these responses are summarised below.

Booral
Several comments related to providing additional rural residential land within the Booral area. In particular, five (5) acre blocks in the area, some of which have existing access to town water, were identified as key areas for subdivision. It was suggested by survey respondents that if additional subdivision opportunities were permitted in Booral, this would create a connection between the residential areas in River Heads and Urangan South. It would also ensure rural residential lifestyle opportunities were continued to be supported, whilst offering more manageable sized blocks for residents.

Dundowran
One survey respondent identified the need for more rural residential land in the Dundowran area. It was suggested that land in this area is within good distance to the Hervey Bay town but is able to support larger lot sizes that can accommodate hobbies and home-based businesses that would otherwise cause amenity impacts on adjoining residents.

Council rates
Another key theme identified in the survey responses was the cost of rural residential land to rate payers. It was suggested that increasing the number of rural residential lots increases Council rates because of the level of infrastructure that must be delivered to service larger lots. It was also suggested that fewer rate payments can be collected from rural residential land and this therefore increases Council rates for all residents. One survey respondent suggested that if Council provided more incentives to subdivide larger rural residential lots (i.e. 10 acres) this would result in more attractive land at convenient sizes in already populated areas.

Urban outskirts
A theme expressed in the responses was the opportunity to accommodate additional rural residential land in the outskirts of urban areas (i.e. areas such as Booral, Nikenbah, Sunshine Acres, Dundowran and Walligan). It was identified that these areas are within moderate proximity to the Hervey Bay Town Centre and could also act as transition areas to more rural land uses.

Other areas
Several other areas in which additional rural residential opportunities were identified by individual survey respondents. These areas include:

- Between Maryborough and Hervey Bay;
- Toogoom;
- Oakhurst Gardens Estate, Maryborough West; and
- Sunshine acres.

Other comments
Respondents also provided general comments and thoughts which were not specific to the question and did not fit into a particular theme. A key comment of note were suggestions that the existing rural residential areas of Howard, Burrum Town and Torbanlea need additional services, development, attractions and events to appeal to more residents and visitors and to enhance the liveability of these areas.

Residents were also asked if there were specific locations where additional rural residential opportunities could or should **not** be accommodated. Four (4) people provided no response to the question and one (1) person said they were not sure. Of the people that responded yes to the question, 15 people provided commentary regarding where additional rural residential land could or should not be accommodated. The key themes from these responses are summarised below.

Flooding
Respondents highlighted that additional rural residential opportunities should be avoided in flood affected, low lying areas and areas affected by tidal surge. It was suggested that any development in these areas may place increased pressure on emergency services and rescue teams if affected by a flood event. Key areas respondents suggested future rural residential development should be avoided were Tinana and Urangan.

Native vegetation, natural habitat and agricultural land
Several comments related to avoiding future rural residential development in environmentally sensitive and/ or valuable areas such as coastal areas, koala habitat areas and land with native vegetation. It was suggested that development near, adjacent to or within these highly vegetated or fragile areas can diminish their natural value over time.

One survey respondent also identified the need to ensure that areas of quality agricultural land are protected, particularly in Nikenbah.

Urban centre
Locating rural residential land away from urban centres was a key theme expressed within the survey responses. Respondents were concerned that providing additional rural residential land within the urban footprint would hinder urban consolidation efforts and result in poor infrastructure utilisation. It was also suggested that increasing subdivision opportunities for existing rural residential land would create increased capacity and reduce the need to rezone additional land for rural residential use.

Infrastructure
Respondents expressed the need for infrastructure and service updates in existing rural residential areas before exploring additional rural residential land opportunities. It was identified that existing roads in some rural residential areas such as Craignish Road need significant maintenance and upgrades before rural residential expansion can occur. It was also suggested that upgraded infrastructure and services would attract more people to rural residential areas.

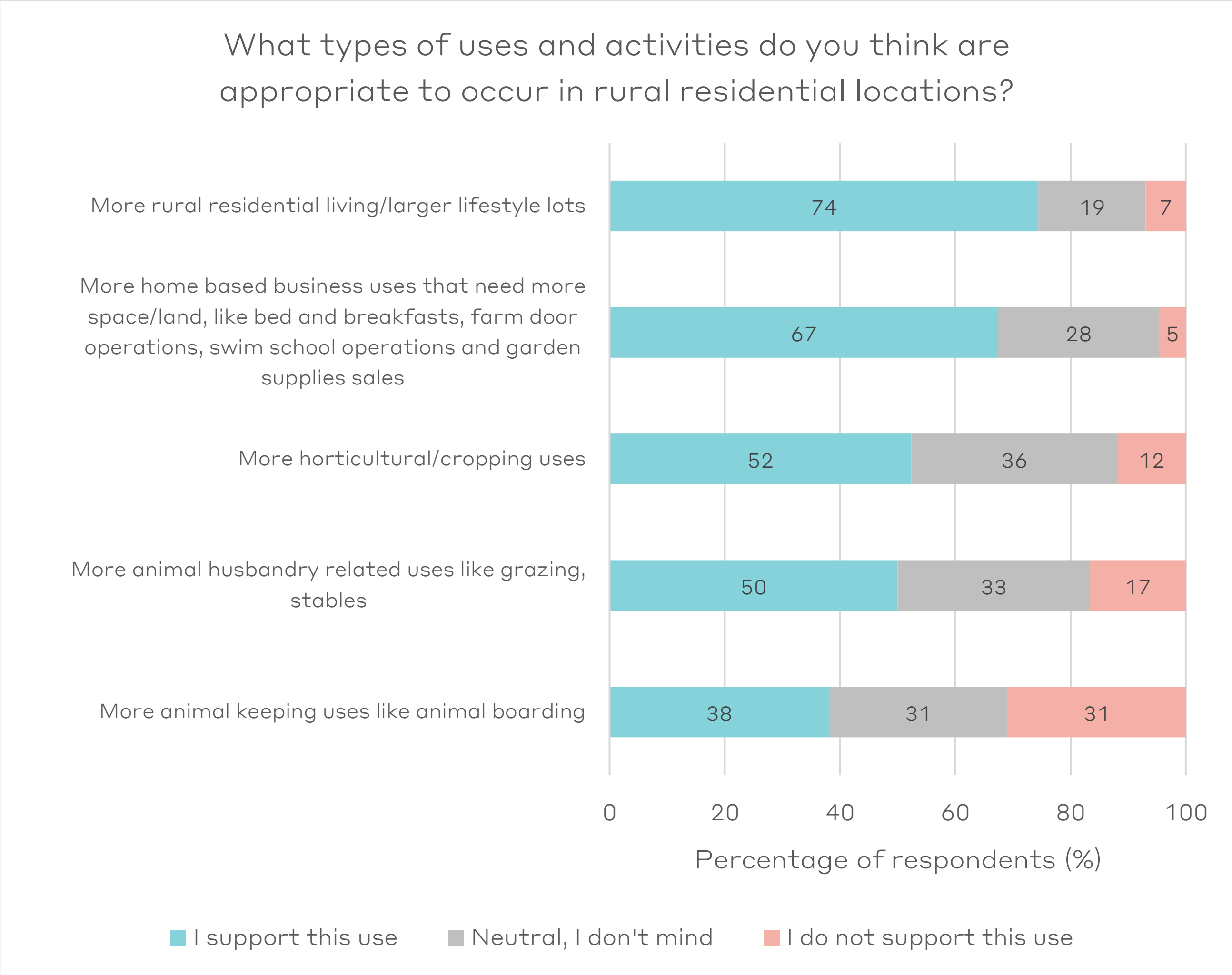
3.2.6 Appropriate uses and activities in rural residential locations

Survey respondents were asked to rate the appropriateness of particular types of uses and activities occurring in rural residential locations. Of the 33 people who answered the question, 'more rural residential living/ larger lifestyle lots' was rated the most supported use to occur in rural residential locations (74% of people surveyed said they supported this use in the rural residential zone). Other uses/activities which had high levels of support from respondents were:

- more home base business uses that need more space/land (67%);
- more horticultural/cropping uses (52%); and
- more animal husbandry related uses like grazing and stables (50%).

In contrast, respondents were also asked to indicate uses/activities that were 'not supported' in rural residential living locations. The activity which had the highest response for 'not supported' was 'more animal keeping uses like animal boarding,' with almost one-third (31%) of people surveyed stating they did not support this use in the rural residential locations.

The analysis of this data is shown below:



Twelve (12) respondents provided additional commentary regarding rural residential land use and development in the Fraser Coast region. Topics discussed by survey respondents included:

- **Subdivision and lot size –** Several respondents commented on lot size availability and the ability to subdivide existing rural residential lots. It was observed that there is a desire to subdivide larger rural residential lots (i.e. 10 acres) to create smaller sized lots that are easier to maintain but continue to reflect rural residential living opportunities (i.e. 5 acre lots). At present, the inherent costs associated with subdivision prevent many land owners from being able to afford to subdivide their land. It was suggested that if more land owners were encouraged to subdivide their land by reducing subdivision costs, this may result in more rural residential land capacity without the need for rezoning.

  Another view expressed by survey respondents regarding lot size was that there is a need for more lots between 2000-4000m^2. One survey respondent also suggested that the minimum lot size should be increased to 700m^2 to ensure high levels of residential amenity can be maintained.

- **Amenity –** Respondents identified privacy and amenity as highly valued features of rural residential living. It was expressed that there is a strong need for planning provisions to protect existing residential amenity from new uses on rural residential land. Activities that adversely affect residential amenity (noise, privacy, dust and odour) need to be appropriately addressed.

- **Environment –** One survey respondent identified the need to ensure that future rural residential development was avoided in environmentally sensitive and/ or valuable areas to protect wildlife corridors and ensure animals are not displaced. It was suggested that sufficient green space should be protected in residential areas to maintain natural character.
- **Council rates and incentives –** Lowering Council fees and offering incentives to residents living on un-serviced lots (not connected to power, water or sewerage) was suggested as a key strategy to attract people to live on rural residential land.
- **Planning Controls and home-based businesses –** Another key theme identified within the responses was the importance of removing barriers and fees associated with establishing home based businesses and maximising the type of uses allowed on rural residential land. It was suggested that facilitating more home based business would provide increased employment opportunities and stimulate the local economy.

3.3 Community and Development Industry Forum

A community and development industry forum was held on Tuesday 9th October, to obtain input from interested parties in relation to Council's policy for rural residential land. This session was planned to occur in Hervey Bay on the basis that the 'dialogue' with regard to rural residential 'needs' has been strongest in the Hervey Bay area. That is, Council's enquiry base for rural residential development outside of existing zoned areas has been occurring predominantly in the Hervey Bay area.

The development industry was contacted by direct mail and the broader community was provided with information about the session via Council's website and social media. Attendance at the forum was voluntary which typically attracts those community and industry members with a 'high interest' in the project.

A total of 16 community members and industry representatives attended the forum. Representation included developers (from both Hervey Bay and Maryborough), development consultants (planners and engineers) and residents from Booral, River Heads and the Hervey Bay urban area.

The format of the forum was a workshop session with two small groups. The project was introduced and an overview for the evening was provided. Two sets of questions were posed to the two groups, with responses to each set of questions captured on butchers paper at the table. After each set of questions, the two groups reported back and discussed key points raised.

Question set #1

Who is typically attracted to rural residential living in the region, and what are the key reasons for this?

<u>The main drivers</u>

- Lifestyle aspirations – amenity and space
- Unstructured, rural setting, open spaces, trees, open guttering (swales) noting that this approach can be more cost effective
- Environment – trees, wildlife
- Acreage / larger lots allow people to have space and choice in how they use this land – e.g horse, dogs, hobby farms/vegetable growing
- In some cases, this has been driven by a desire to be 'self-sufficient'
- No water/sewer means lower rates

- The ability to accommodate children and large play spaces
- In some cases, there has been a desire to have room for business equipment storage (not necessarily a home based business)

The type of people and particular areas

- Families, retirees
- Booral 4,000-10,000sqm an even split across ages, young through to seniors
- River Heads 2,000sqm– more retirees
- Sunshine Acres 2ha-4ha – families with kids, usually have animals like horses/dogs
- Dundowran Beach – 2,000sqm+ (majority are retirees, large portion of families) upper price therefore typically larger houses often with pools and sheds

What are the opportunities / likely expectations for provision of infrastructure associated with this product?

- Expectations are for an unstructured, rural setting, open spaces, trees, benefit of lower rates (resourced infrastructure)
- Awareness that 2000 sqm + lot sizes generally do not have connection to town water and sewer
- Current Council requirements are for 'gold plating' of infrastructure provision in the larger lot areas – this is not considered necessary
- Overall view that open guttering (swales) is acceptable
- Road standard considered appropriate is – gravel, tar, open swale
- Water is noted as an advantage

Costs to develop product:

- 800m^2 = 50k/lot
- 2,000m^2 = $35k plus Ergon and NBN
- 4,000m^2 = $30k (40m frontage)
- 2ha = $40k (100m frontage) plus power, no Telstra

Question set #2

What are some of the observations about supply and demand – any recent trends/changes?

Is there a 'larger lot' product you don't feel is available in the region? What are the key drivers for lot size? What is the lot size mix– is it 2,000sqm, 4,000sqm, 1ha, 2ha, is there anything in between?

- Maryborough has good supply, no demand or development pressure
- Tiaro has good supply, no demand or development pressure
- Coastal villages (south) have limited land supply
- Burrum Heads-Toogoom has good demand, though limited supply
- Hervey Bay product of 2,000sqm lots have a limited supply, larger lots have a more limited supply, no vacant land for sale
- Booral – limited in the 1 acre allotment size
- Overall, there are a limited number of 1 acre blocks
- Ti Tree Road (Booral) has experienced limited take up
- Access to water is seen as an advantage
- There is a limited supply of 2,000m^2 'park residential' style product- there is a market for these lot sizes given that they provide space but have a reduced level of maintenance
- There are opportunities for dual occupancy, rooming accommodation (integrated households)

Is there any home-based business demand?

- Booral (Tremon Road) demand is noticed
- Pacific Haven, Howard, Torbanlea

Recommended approaches for future rural residential development

- Master planning is ideal – building communities and not adhoc subdivision
- Variety of allotment sizes within the rural residential context – integrating sizing within a subdivision to achieve a mix
- Flexible planning rules for location of new development to allow for a range of lot sizes in an estate or an average lot size/development density across an area
- Lot releases are 20-30 lots over time relative to demand
- Vegetation removal – mindful of balance as the vegetation contributes to the setting– covenants
- Preference of existing residents that future subdivision does not occur along their boundaries

3.4 Environmental representative feedback

A one-on-one phone interview was held with a representative from the Burnett Mary Regional Group (BMRG) with regard to understanding the implications of rural residential development – both existing and prospective on the region's environmental values and assets.

Engagement with the BMRG identified that key issues of concern that have been observed in the Fraser Coast region, include:

- it has been observed that rural residential development in the region has had an impact on habitat areas associated with the clearing of vegetation and understorey vegetation that provides important habitat to a number of species including koalas. There have been particular impacts to koala habitat in Tinana;

- other impacts to wildlife have been a result of operating rural residential activities – associated with domestic animals and fencing. Particular fencing of concern includes chain wire fences that stop animals travelling between fences, and also any types of wire (particularly barbed) that animals can fly or get caught in/on;

- the potential cumulative impacts from on-site effluent on sensitive receiving environments. Particularly sensitive areas include Tinana Creek, River Heads and Susan River given the environmental values and habitats these areas support in addition to their outflow and proximity to RAMSAR wetlands and the Great Sandy Straits. Improvements could be made in the way that on-site effluent are operated and monitored. Consideration would need to be given to these issues if any further rural residential areas were to be considered within these sensitive receiving environments. Improved monitoring of water quality impacts would assist in giving a better understanding to the overall impacts on the system.

- overall, concerns exist about the above ecological impacts and also overall 'triple bottom line' impacts of locating people in dispersed areas, and potential for issues associated with social disadvantage.

3.5 Butchulla representative feedback

A one-on-one face to face interview was undertaken with a representative of the Butchulla people.

This engagement highlighted the importance of development activities respecting and considering Aboriginal cultural heritage values including the protection of living and non-living artefacts and sacred places throughout the region. There can be a lack of knowledge and understanding of what is considered to be an artefact, and there is limited formal mapping of artefacts in the region that further hinder this ability.

Any further rural residential development in existing zoned areas should undertake the appropriate due diligence under the *Aboriginal Cultural Heritage Act*. Any further review undertaken by Council on settlement patterns generally, and for rural residential development, should involve close engagement with the Butchulla people and involve where possible the identification and mapping of sacred places and key artefacts.

It is also noted that at the time of consultation, the Butchulla people were awaiting the assessment of a Native Title claim over a significant area of the Fraser Coast region. The outcomes of this claim will be relevant for consideration in further reviews of this strategy.

3.6 UDIA representative feedback

A one-on-one telephone interview was held with a representative of the Urban Development Institute of Australia (UDIA) – Wide Bay Branch to understand current market observations about supply and demand, and the level of interest in rural residential product in the region. Key messages regarding rural residential land derived from this meeting included:

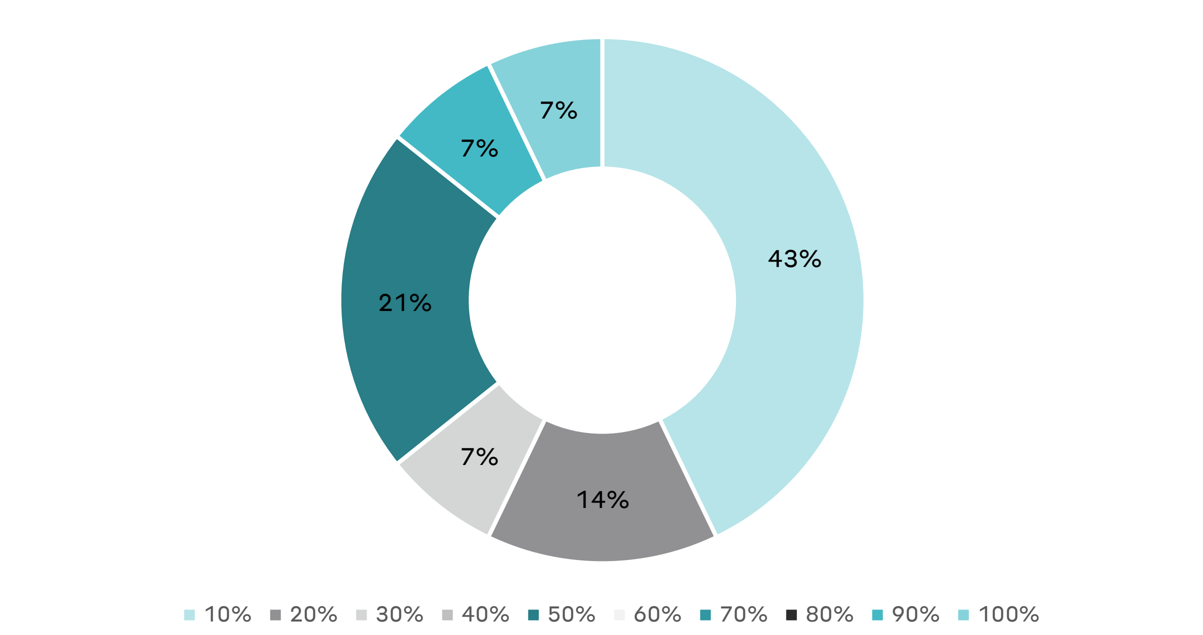
- **Rural residential locations with the local community –** The UDIA representative identified River Heads and Dundowran as having low turnover rates and minimal sale activity. Likewise, it was noted that in Oakhurst and Tiaro the sales markets are slow moving and often developers are unable to recover development costs through lot sales. Glenwood was identified as REIQ's best performing rural residential suburb, with the higher sale numbers being attributed to DTMR road resumptions for the Gympie Bypass. East Booral was identified as a key area that had existing access to trunk infrastructure and it was suggested that the future growth of this area should be protected.
- **Available residential product -** It was suggested that there is a current oversupply of small lots between 500-600m2 and there is a need for more, lots between 700-800m2. It was also suggested that lots with areas of 900m2 or more are moving quickly, with several owner-occupiers and retirees interested in these larger lot sizes.
- **Council processes –** It was commented by the representative that Council is slow at approving development applications but quick at approving operational works applications. It was suggested that this makes new land developments and subdivision less viable.
- **Development Industry –** It was acknowledged by the UDIA that statistics from a construction skills, REIQ, UDIA event advised that almost 600 lots have been taken up in 12 months. Despite this, the UDIA representative noted that the development industry seemed to be operating as normal and was not going through a busy period. It was commented that overall, the rental market is strong with increased investment and a growing number of unit developments.

- **Development expectations -** The UDIA representative commented that there is an overall perception amongst the association that Council has particularly high infrastructure standards for rural residential areas. It was mentioned that although rural residential land is of a lower density than urban areas, the service standard is the same. It was also suggested that substantial costs must be borne by the developer for establishing new rural residential lots and developments. It was suggested that there is an expectation for lower levels of servicing by those that choose to live in these locations. Particular infrastructure opportunities identified were as follows:
  - swale drain would be appropriate (and means there is no sub soil drain needed);
  - culvert and driveway costs could shift to building approval (and not part of ROL);
  - shoulder widths on roads result in substantial costs and should be reduced – $100/linear metre each side of the road compared with $1,000/linear metre/road as a whole.

3.7 Real estate agent interviews

The NPR Co. contacted Real Estate agents throughout the entire Fraser Coast region to gain primary data on the current environment of the rural residential property market. Answers regarding rural residential property throughout the Fraser Coast region were collected from a total of over 50 phone calls made. The results below have been discussed individually by question to further interpret their meaning.

1. What proportion of rural residential/park residential lots would comprise your enquiries?

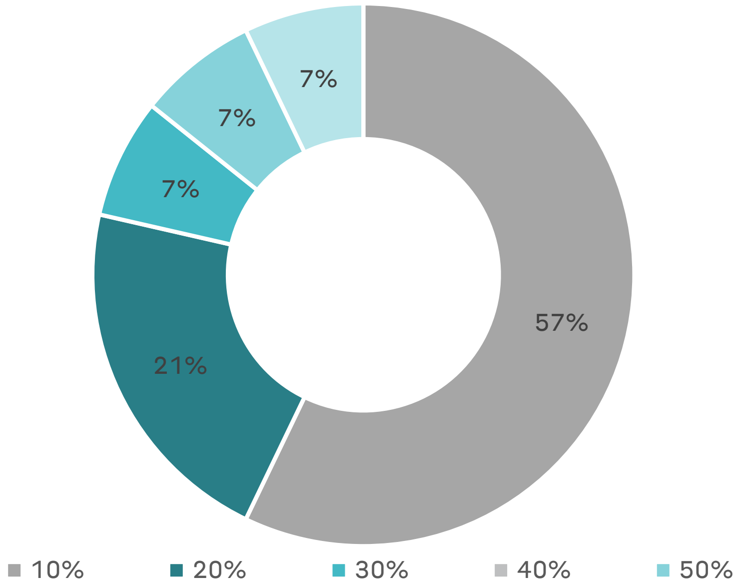


Source: The NPR Co.

The graph above outlines that 10% or less which represented 43% of the respondent's total enquiries are for rural residential properties. However, 21% of respondents have 50% of their enquiries for rural residential properties. Specialist rural residential agents were primarily contacted however conventional residential agents were also included hence the spread across different proportions. Given the sample bias towards agents who list rural residential property, the results do demonstrate that the demand is considered to be quite soft. This sentiment was also shared by the development community as well as the sales data that was analysed which highlighted the volume of sales are not back to previous highpoints and remain subdued.

This is particularly evident where land developers are having to compete with the established market which allows potential purchasers to move into a home immediately, rather than the prolonged process of building their own home, shed and yards.

2. What proportion of rural residential/park residential lots would comprise your sales?

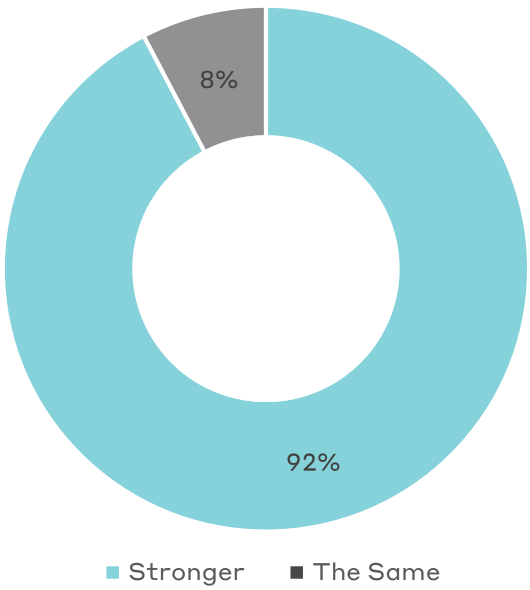


Source: The NPR Co.

Rural residential sales were uncommon for the majority of respondents with 57% stating that 10% or less of their sales came from this property type. The remaining 43% had 20% or more of their total sales coming from rural residential properties.

In many respects this should not be too surprising as the volume of residential transactions is going to be skewed to traditional detached dwellings which have defined the Fraser Coast urban landscape. It should also be acknowledged that this is a snapshot in time for this specific question. Statistically this is significant though when the vast majority of sales are not coming from the rural residential sector.

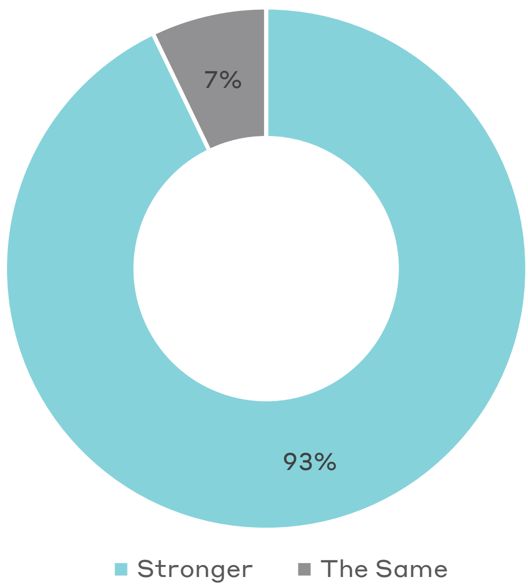
3. Would current enquiry levels be stronger, the same or less than this time three years ago?



Source: The NPR Co.

Almost all of the respondents have experienced stronger levels of enquiry compared to three years ago. Unusually, 8% of respondents have experiences lower levels of enquiries. Having stated that, the residential cycle in 2014/15 was arguably at the bottom of the cycle. It should also be noted that whilst enquiry levels are up in comparison to this time three years ago, 43% of Agents' who responded to the phone survey stated enquiries for Rural Residential property was 10% or less of their overall enquiry.

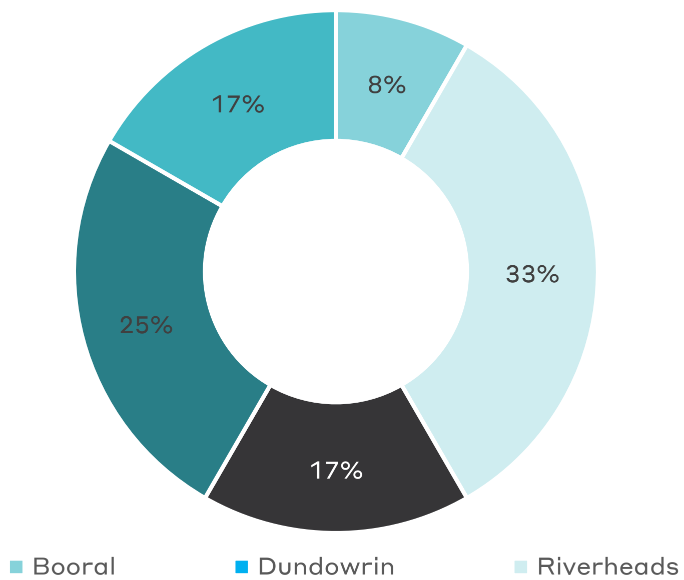
4. Would current enquiry levels be stronger, the same or less than this time last year?



Source: The NPR Co.

Similarly, enquiries have also increased in the last year or remained the same. The above graph should also take into consideration the comments made in the previous section relating to overall level of enquiry. However it is noted that the Fraser Coast property market has been flat for a considerable period of time and that any increase in inquiry is regarded as a positive outcome.

5. What suburbs are the most popular for people looking to buy rural residential/park residential lots?

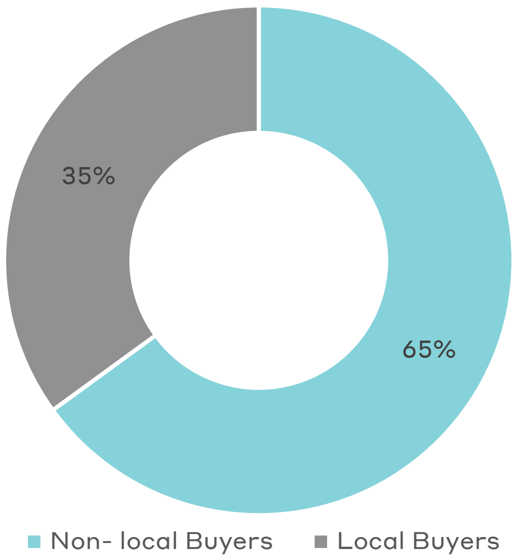


Source: The NPR Co.

Riverheads is the most popular suburb for people to look for rural residential land to buy. Outside of the set options respondents also mentioned Poona and Urangan as suburbs that also attract a significant amount of attention though these would not necessarily be considered traditional rural residential destinations with regard the broader Fraser Coast region.

It should be noted that both Toogoom and Riverheads are both coastal destinations with small communities, though quite strong internal community relationships. It should also be noted that many enquiries for these destinations come from outside of the immediate area as the size of the lots combined with the proximity to Hervey Bay make them attractive to non locals who are used to travelling greater distances. Local buyers often see these destinations as too far removed from the centre of Hervey Bay whilst non locals often see them as close.

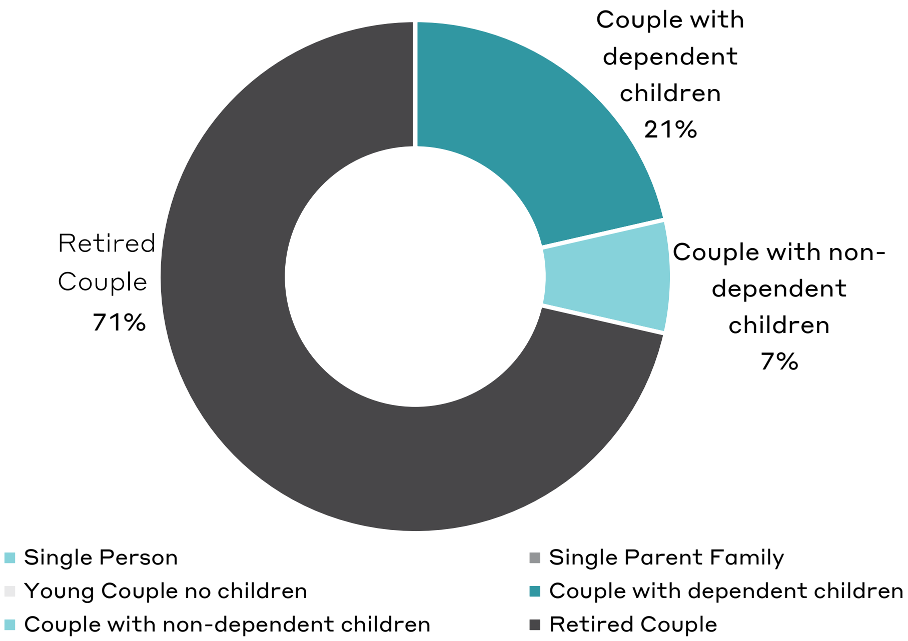
6. With regard to Rural Residential/Park Residential, what would the proportion of local buyers versus non-local buyers be?



Source: The NPR Co.

Interestingly, most buyers came from outside the region according to the results from the respondents. Many of the agents believe retirees or active seniors comprise the majority of non-local buyers. Active retirees are believed to be moving to the area from Tasmania, Victoria, New South Wales and Brisbane for a lifestyle change. All of the respondents agreed active retirees were moving to the region due to its affordability, warmer climate, serenity and landscape. This graph reinforces comments made in the previous section.

7. What is the typical demographic profile of Rural Residential/Park Residential purchasers?

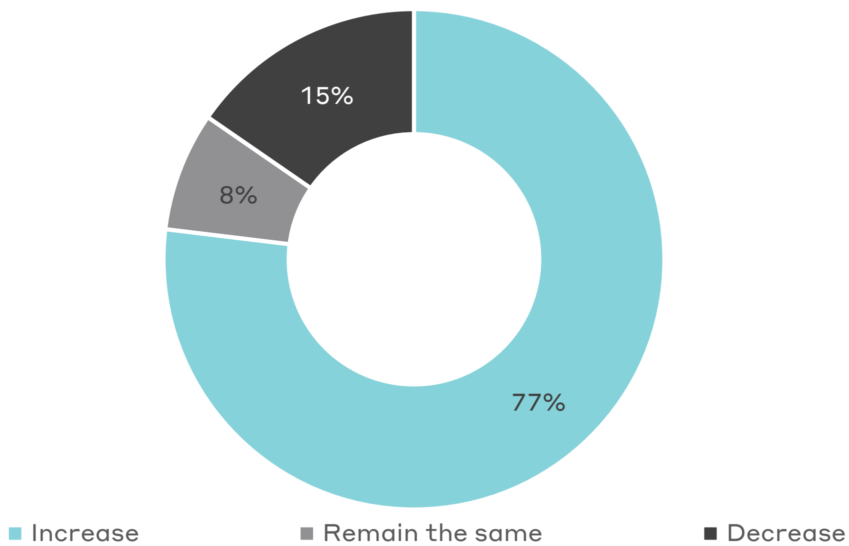


Source: The NPR Co.

Retired couples are the largest demographic to purchase rural residential property in the Fraser Coast region. According to the respondents 71% of all rural residential sales came from retired couples. Couples with dependent and non-dependent children move to the area due to career change.

This is a particularly interesting graph as it questions the notion that retirees want to downsize. Yet given many of the purchasers are from interstate and Brisbane, the ability to have more space is highly attractive given the strong possibility that they have come from highly urbanised living spaces. Whilst difficult to know without conducting focus groups, it is questionable whether this is a demographic that has intentions of creating a home based business.

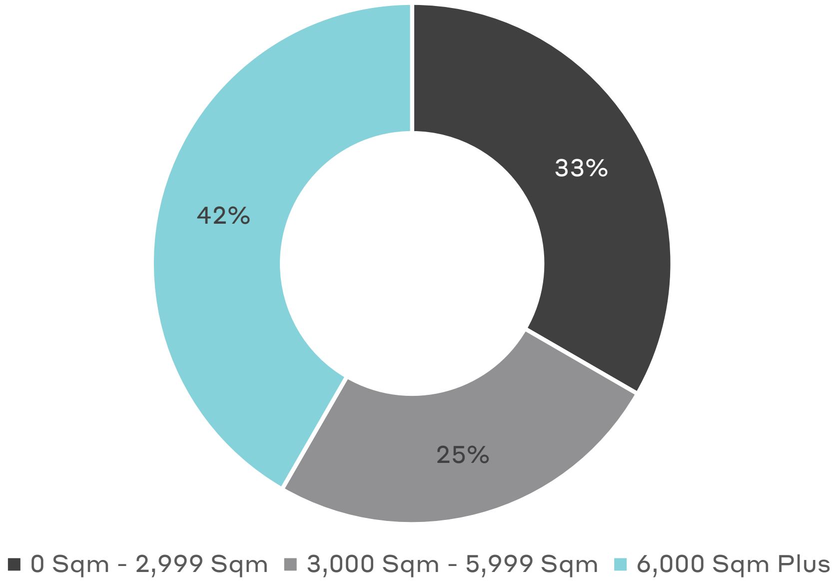
8. Over the next three years, do you expect demand for Rural Residential/Park residential Lots to increase, remain the same or decrease?



Source: The NPR Co.

The respondents surveyed have a positive outlook on the future with 85% believing demand for rural residential property will remain the same or increase over the next three years. Through conversation with the respondents it is assumed they believe affordable price points in comparison to Australia's capital cities attracts retirees to the region. It is difficult to foresee this changing.

9. Are there any specific residential lot sizes that the Fraser Coast region has a shortage of?

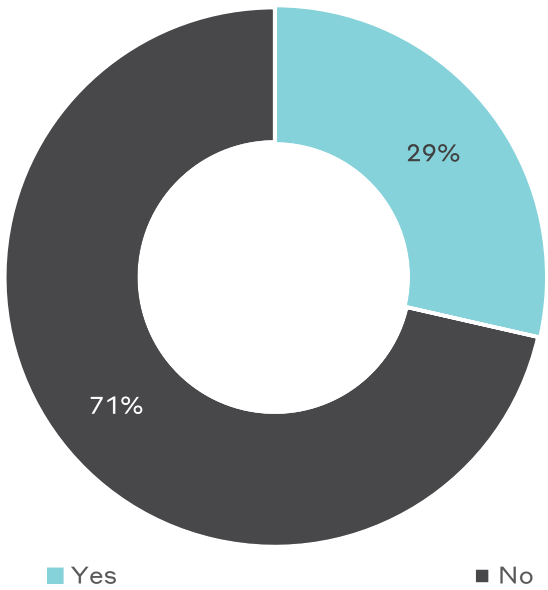


Source: The NPR Co.

According to the respondents 6,000 Sqm plus comprises the largest share of residential lot size shortage in the Fraser Coast region. However, lots sized at or below 3,000 Sqm comprise the largest combined share with 58% of responds believing there is a shortage of lots within this range.

With a relatively broad spread of answers, it is difficult to state that any one property type is in short supply. This is a question that arguably needs greater clarification through follow up research to gain greater insights.

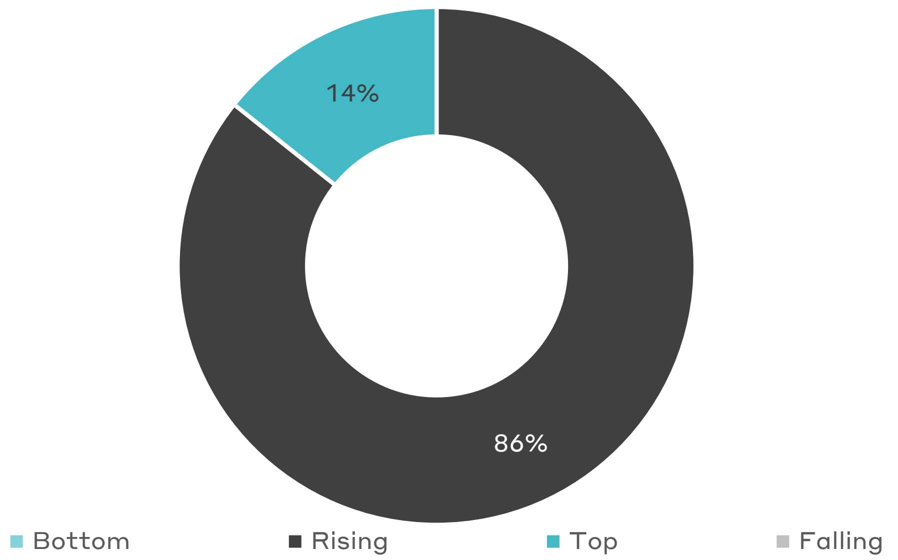
10. In your opinion, is there a shortage of rural residential/park residential vacant land?



Source: The NPR Co.

The majority of the respondents believe there isn't a shortage of rural residential land. This is interesting because it suggests that whilst demand is better than it was 12 months ago, there is enough land or property to meet that demand. Real estate agents were not convinced that there was a shortage of rural residential land and given their frontline presence, it would appear that their businesses are not suffering as a result. When real estate agents are most vocal, is when there is strong demand and limited supply. And whilst this might see the preconditions for prices to escalate and commissions to improve, residential real estate sales is a volume game and at present, the 10% or less enquiry rate suggests the demand and volume equation is not out of kilter.

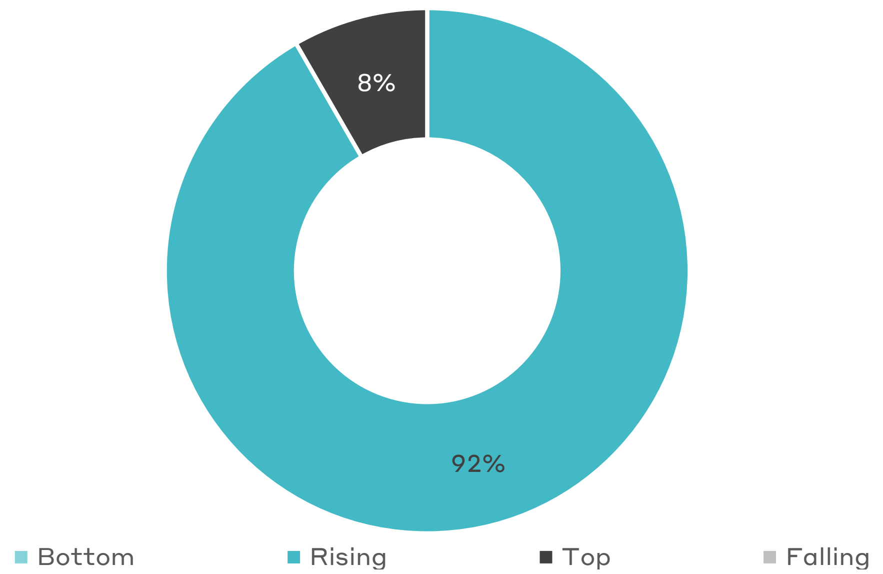
11. At what stage of the cycle do you think the residential sector for Hervey Bay is in?



Source: The NPR Co.

Most of the respondents believe the residential market in Hervey Bay is still rising and yet to peak. Although, a small percentage of respondents believe the market has already peaked. From this it could be assumed the market is in an upward cycle where demand is increasing and in theory, property prices should be improving. Like much of Queensland, this recovery could be a volume led cycle rather than a price led market narrative.

12. At what stage of the cycle do you think the residential sector for Maryborough is in?



Source: The NPR Co.

Similarly, the majority of respondents believe the market is still rising and is yet to peak. However, a small percentage believe the market has reached the top. Through conversation the respondents believe the market hit the bottom in late 2008 to 2009 and has since completely recovered. The author would suggest that the data would prove otherwise, however this is the perception of the local real estate agents.

4.0 Home Based Businesses on Rural Residential Land

4.1 Approach to Information Collection/ Consultation

In order to understand home based business needs associated with larger landholdings, their operational requirements and any emerging trends, the engagement undertaken for the Fraser Coast Corporate Plan has been reviewed, and initial consultation undertaken with Council's internal officers.

Corporate Plan Engagement

Engagement undertaken as part of preparing the new FCRC Corporate Plan in February 2018 involving a strategy session with Council and the senior executive team and community consultation sessions held in Hervey Bay, Maryborough and Howard. Feedback was captured across key areas including governance, community, economy, places and spaces.

Of particular relevance to consideration of home based business uses and broader economic drivers/issues, the following is summarised from the findings:

- development of a Hervey Bay CBD (Council and Community);
- revitalise Maryborough CBD (Council) – Council should take advantage of vacant shops in Maryborough CBD as a location for this, taking advantage of good connectivity here (Community);
- make CBD areas more vibrant with no vacancies (Council);
- encourage industry to assist in growing employment (Council);
- assist small communities to grow and develop industry (Council);
- assist existing businesses (Council);
- develop marine training hub (Community);
- innovation / incubator hub to engage youth and upskill them – innovation hub has died and there are still opportunities here (Community);
- Council should encourage private sector business involvement in the innovation hub (Community);
- support for small businesses in transitioning to a new economy (Community);
- encourage move to different crops to provide more jobs and economic prosperity and opportunities for growth in agriculture and forestry (community).

The feedback has been focussed around regenerating and improving existing key centre locations and opportunities associated with the incubator and innovation hubs. There was not particular mention of the need for greater home based business opportunities as a way of supporting the economy.

Economic Development

Council's economic development officers had not experienced specific enquiries regarding home based business opportunities on larger landholdings, however did identify that there were a small number of anecdotal examples where 'red tape' was identified as a barrier to establishing home based business operations.

Red tape does not always relate to planning scheme barriers and it appears the issues experienced could not be centred on development approval requirements.

Council's economic development officers are in the early stages of undertaking a community economic roadmap project. This project will be seeking to identify economic opportunities and barriers, and in particular it will be useful in identifying any relevant considerations for home based business opportunities on rural residential land, or lifestyle blocks.

Observations from Compliance

A one-on-one interview with a senior officer from Council's development compliance unit provided an overview of the existing home based businesses existing in the area and beginning to emerge, along with some of the compliance observations experienced.

Home based businesses that are emerging:

- horticultural enterprise;
- dog day care;
- air BnB;
- professional business/consulting services.

Common home based hobbies and businesses are:

- hairdressers;
- car storage;
- motor vehicle mechanics.

Experiences with Home Based Businesses on Rural Residential Land / larger lots include:

- storing cars occurs on the 'bigger blocks' is typically associated with hobbies. Issues are unsightliness/amenity related. In some cases people are saving wrecks for scrap metal. There are particular locations where this is most prevalent, and they include Booral, Tinana and Maryborough in general on land 2 acres and greater (8,000 square metres plus). This issue is not only an issue for rural residential land;
- the Local Law was amended to address amenity issues by limiting the storage per property to a maximum of two unregistered vehicles. The storage of car bodies was becoming unmanageable from a compliance perspective and the local law requirement gives a quantifiable reference point;
- there has also been activity relating to 'doing up' cars and motor mechanic activities. This activity typically occurs on lots of 1 acre (4,000m^2) in size. Compliance issues are common and they include breaches of the Environment Protection Act 1994 in relation to noise and spray-painting;
- heavy vehicles, the preference for heavy vehicle storage is that they occur 'out of town' on land sizes greater than 1 acre, with room to buffer them. Noise is a significant issue associated with the start times of truck movements and also the use of air brakes;
- cabinet making operations have been occurring and cause issues associated with emissions, sawdust and noise. Often these are related to home based business activities and sales of goods occur at local markets.

Are there home based businesses that need to be transitioning from smaller to larger allotments

- home based hairdressers are commonly occurring on smaller lot sizes and there are significant car parking issues associated with them. However, these types of businesses prefer to be close to town and in the urban area. Complaints from neighbours about car parking are common. If these types of home based businesses were directed to rural residential areas, there would be a likelihood of them attracting a larger number of customers than the current maximum customer parking allocation. Allowing for a greater customer base poses issues with directing commercial trade outside of defined centres and compromises the retail hierarchy.

Are people seeking rural residential land to conduct home based business activities?

- people are choosing to live in rural residential areas for the lifestyle – associated with peace and space. Activities such as hobby farming (growing vegetables) Is the main type of activity that people seek a rural residential block for, if anything.

Common complaints are associated with:

- traffic;
- noise;
- emissions;
- lights – including from car movements;
- visual;
- motor vehicle mechanics and cabinet making;
- whilst there are not typically complaints relating to horticultural operations, there have been issues with large shade houses and industrial-sized nurseries operating as home based business attracting a large sales base – traffic/car parking issues.

Other areas causing problems

- bed and breakfast accommodation would not be as noticeable on rural residential sized lots, however it is noted that these are typically located close to the beach, in areas like Kawungan. Issues experienced with bed and breakfast accommodation include food licencing;
- air BnB has become more prevalent. Issues experienced involve illegal building works (building under homes to accommodate units). Council cannot intervene unless they involve over 6 units, and then a budget accommodation licence is required;
- nature based tourism has been facilitated to occur on land in the Rural Zone. Issues experienced have included dust from numerous recreational vehicles (RVs) accessing a site on a dirt road access.

What are implications for Council's compliance section in relation to home based businesses:

- monitoring and compliance is extremely resource-intensive;
- the preference is to not consider residential enterprise industries greater than the existing 'accepted' home based business uses, and that these types of activities are facilitated to occur in an industrial area with adequate car parking and amenity expectations that reflect the nature of the use.

5.0 Summary and Next Steps

5.1 Summary of Feedback

A range of people, views and aspirations were captured through Touchpoint 1 of the Fraser Coast Rural Residential Strategy consultation. Findings that will influence the next stage of work are:

- the most valued aspects of the Fraser Coast's residential environment was character, land size and space, amenity and contact with nature;
- the key aspects to manage for rural residential living as identified by survey respondents were maintaining attractive living environments, managing risks from natural hazards like flooding and bushfire, protecting vegetation and pest and weed control;
- perceived gaps in rural residential housing opportunities within the Fraser Coast region were lot size mix (limited land ranging between 0.2-5 acres), availability of affordable rural residential land and proximity of rural residential land to town centres;
- the most common rural residential lot sizes people wanted more of in the Fraser Coast region were 2,000-4000m^2 lots, 4,000-10,000m^2 lots and 10,000-20,000m^2 lots, mainly associated with wanting larger allotments in existing urban residential estates;
- survey respondents felt additional rural residential opportunities could or should be accommodated in the outskirts of urban areas such as Booral, Nikenbah, Sunshine Acres, Dundowran and Walligan but not in flood affected, low lying areas and areas affected by tidal surge, environmentally sensitive and/ or valuable areas and urban centres;
- the most supported uses in rural residential locations were rural residential living/ larger lifestyle lots, more home base business uses that need more space/land, more horticultural/cropping uses and more animal husbandry related uses like grazing;
- reducing the barriers associated with rural residential subdivision was identified as a key tool to increase lot size availability and rural residential land capacity without the need for rezoning. It was also suggested this would assist in meeting the growing demand for smaller rural residential lifestyle lots (2000-4000m^2). Similarly, lowering Council rates, offering incentives to residents living in rural residential areas, and removing barriers and fees associated with establishing home based were also identified as key priorities for rural residential land;
- the volume of rural residential land sales are not back to previous highpoints reached prior to the GFC and remain subdued;
- whilst real estate agent enquiry levels have increased in comparison to this time three years ago, almost half of real estate agents interviewed stated enquiries for Rural Residential property comprised 10% or less of their overall enquiry;
- most buyers in the Fraser Coast region were from outside the region according to the real estate agent feedback. Many of agents believe retirees or active seniors comprise the majority of non-local buyers. According to real estate agents, retired couples are the largest demographic to purchase rural residential property in the Fraser Coast region;
- Riverheads is the most popular suburb for people to look for rural residential land to buy. It was identified that this may be due to its coastal destination and proximity to Hervey Bay making the area attractive to non-locals who are used to travelling greater distances;

- according to the real estate agents, lot sizes of 6,000m^2 plus comprises the largest share of residential lot size shortage in the Fraser Coast region. However, lots sized at or below 3,000m^2 comprise the largest combined share with 58% of responds believing there is a shortage of lots within this range;
- the majority of real estate agents interviewed believe there is not a shortage of rural residential land. Most of the respondents believe the residential market in Hervey Bay and Maryborough is still rising and yet to peak;
- feedback from the Fraser Coast Corporate Plan consultation (of relevance to home based business uses) was focussed around regenerating and improving existing key centre locations and opportunities associated with incubator and innovation hubs. There was no particular mention of the need for greater home-based business opportunities as a way of supporting the economy;
- feedback from Council's economic development officers did not identify any specific enquiries regarding home based business opportunities on larger landholdings. A small number of anecdotal examples where 'red tape' was identified as a barrier to establishing home based business operations were identified however these did not always relate to planning scheme barriers;
- engagement with the BMRG identified that the key issues of concern associated with rural residential development in Fraser Coast region include impacts on ecological value and habitat areas associated with the clearing of vegetation and understorey vegetation, domestic animals and fencing (disrupting wildlife corridors). Cumulative impacts from on-site effluent on sensitive receiving environments and creating increased opportunities for social disadvantage by locating people in dispersed areas were also significant issues identified;
- the Butchulla people are awaiting the assessment of a Native Title claim over a significant area of the Fraser Coast region. Any rural residential development in existing zoned areas should undertake the appropriate due diligence under the Aboriginal Cultural Heritage Act and ensure the protection Aboriginal cultural heritage values including living and non-living artefacts;
- forum results indicate that key attractors to rural residential living in the region include lifestyle aspirations, amenity and space, environmental values (trees, wildlife), pet and animal ownership, self-sufficiency, lower Council rates, family friendliness, and in some instances, the ability to store business equipment;
- forum findings highlight that there is awareness amongst community and industry members that lot sizes of 2000m^2 or greater generally do not have connection to town and sewer infrastructure. Expectations associated with rural residential land products are for unstructured larger lots that are in rural settings, benefit from lower rates (resourced infrastructure) and do not have 'gold plated' infrastructure;
- key observations regarding rural residential supply and demand from the consultation forum indicate that Maryborough and Tiaro have good rural residential land supply with no demand or development pressure. In contrast, forum feedback indicates that coastal villages (south), Burrum Heads and Toogoom have good demand but limited supply. Booral has limited rural residential land product especially in the 1 acre allotment size however, some areas (i.e. Ti Tree Road) have been identified as experiencing limited sales;

- consultation with a UDIA representative suggested that there is a current oversupply of small lots between 500-600m^2 and there is a need for more lots between 700-800m^2 and 900m^2 or greater, with many owner-occupiers and retirees interested in larger lot sizes;
- UDIA feedback indicated that areas such a River Heads and Dundowran have low turnover rates and minimal sale activity. Likewise, it was noted that in Oakhurst and Tiaro the sales markets are slow moving and often developers are unable to recover development costs through lot sales. It was also suggested that substantial costs must be borne by the developer for establishing new rural residential lots and developments;
- similarly to the forum feedback, the UDIA representative noted that there is an expectation for lower levels of servicing by those that choose to live in rural residential locations.

5.2 Evaluation of Consultation Process

Touchpoint 1 of the engagement campaign utilised a variety of consultation methods to engage the Fraser Coast community. Key statistics include:

- 44 surveys were completed;
- 16 residents and industry representatives attended the community and development industry forum;
- One on one interviews with a number of key stakeholders; and
- over 50 phone calls were made to Real Estate agents throughout the entire Fraser Coast region.

These findings suggest the importance of using a variety of consultation methods to engage with the community and key stakeholders, including face-to-face, social media and calling respondents directly. There is an opportunity to better utilise existing community groups and networks in the subsequent stages of consultation to continue to raise awareness of the project and input into the Strategy.

5.3 Next Steps

The findings from this consultation will play an important role in informing the projects supply and demand analysis. The findings will also provide important context for developing potential strategy options.

The next stage of engagement will involve updating Council with the key findings from the Touchpoint 1 engagement and explaining how contributions from participants will be used in subsequent project stages. Emerging key directions will be workshopped with internal stakeholders (key Council officers and Councillors) and relevant State agencies.

This consultation summary report will be referred to and appended as part of the draft and final strategy documentation.

Appendix G. Summary of Public Submissions

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Sumbissions Summary

Submitter	Location and lot description	Lot size	No. of lots	Prominent/ specific characteristics	Key justification
Submitter 1	Lot 10 on W3740  Rural zone	32.375ha	1	Proposed planning scheme variation and subdivision of rural land. Two alternative layout options proposed: • 25 predominantly 1ha lots with some remnant vegetation retained and a covenent over adjoining land; or • 79 predominantly 2000m2 lots with the majority of remnant vegetation retained and a covenent over adjoining land. <u>State triggers</u> • Vegetation (Regulated vegetation management map (Category A and B extract) • Wetland protection area trigger area <u>FCRC issues (2015)</u> • Vegetation mapping • Water main servicing (2017/2018 water augmentation works undertaken)	• RL 15 to 38 m AHD and has no flooding issues nor requires any fill • mapped remnant vegetation on the site represents approximately 20% of site area • Council mapping error - no wetlands on site • Adequate water availability for a residential use due to the recent water augmentation works undertaken in River Heads Road • Rural Residential zoned land located immediately to the north, and Low-Density Residential land located across Tremon Road to the south. • Land not considered suitable for its existing Rural zoning due to neighbouring residential zoning

Submitter	Location and lot description	Lot size	No. of lots	Prominent/ specific characteristics	Key justification
				• Uncertainty regarding the current supply/ demand for additional Rural Residential lots	
Submitter 2	Oakhurst Gardens Rural Residential Estate – Maryborough West  Rural residential zone	Combined area of approximately 542ha	1000 lots proposed	• RR1 zone – 4000m2 minimum lot size - Seeking a reduction in the minimum lot size area from 4000m2 to 2500m2 for future stages of the estate. • Proposed housing mix – max. 21ha min 2,500m2 • 250 already developed lots • 25 lots of 4,000m2 • 725 future lots as depicted within revised plan ranging in size from 21ha to 2,500m2. <u>State triggers</u> • Agricultural land classification - class A and B • - MSES - Regulated vegetation (category B) • - MSES - Regulated vegetation (category R) • - MSES - Regulated vegetation (essential habitat) • - MSES - Regulated vegetation (wetland) • - MSES - Regulated vegetation (intersecting a watercourse) • - Bushfire prone area	• Frequently asked questions from potential buyers – "why are there not any smaller lots for sale in the estate" • Land surplus to many residents requirements – significant and ongoing maintenance • Gap in availability for developed land parcels in Maryborough between the fully serviced urban 600m2 to 1000m2 parcels and the rural residential lots with land area of a minimum 4000m2. • Suggested 2500m2 minimum area per lot to prevent any subdivision of existing 4000m2 already developed lots in the estate.

Submitter	Location and lot description	Lot size	No. of lots	Prominent/ specific characteristics	Key justification
Submitter 3	Lot 30 on M371258 Lot 1 on RP182437 Lot 3 on RP182437 Lot 2 on SP290437 Lot 1 on SP169202 Lot 123 on MCH1550 Lot 150 on MCH2745 Lot 3 on SP290437 Lot 4 on SP290437 Lot 5 on SP290437 Lot 6 on SP290437 Lot 181 on MCH3874 Lot 1 on SP169202  Rural zone	Combined lots – 549.5ha	13	Proposed rezoning from Rural zone to Rural residential zone. Proposed ground-truthing of overlays to reduce constrained areas <u>State triggers</u> • Vegetation (Regulated vegetation management map (Category A and B extract) • Bushfire prone area • Wetland protection area trigger area • State-controlled road and area within 25m of a State-controlled road • MSES - Regulated vegetation (category B) • MSES - Regulated vegetation (category R) • MSES - Regulated vegetation (essential habitat) • MSES - Regulated vegetation (intersecting a watercourse) • Agricultural land classification - class A and B	• The proximity of the land to the township of Torbanlea with the associated commercial, educational and recreational facilities • The ownership of the land represents the availability of a large homogenous parcel where all owners are in agreeance regarding the future use of the land. • Substantial areas are unconstrained by overlay mapping. • Diminished uptake of developed lots in the estate • Agricultural uses (cropping and cattle grazing) have previously been undertaken on the site, but the failure of these agricultural pursuits lends weight to the unsuitability of the site for a Rural Zone.
Submitter 4	88-94 Beck Road, Urangan Lot 53 on RP134084	2.04ha	1	• Proposed reduction in minimum lot size from 4000m2 (RR1) to 2000m2 RAL approval granted on 26 March 2015 for a one (1) into four (4) lot subdivision (Council	• Desire to see variety of block sizes – minimum of 2000m2 • Two separate buyers wishing to purchase 0.5-acre blocks

Submitter	Location and lot description	Lot size	No. of lots	Prominent/ specific characteristics	Key justification
	 Rural residential zone			ref: 2922652) Approved lot sizes: o Lot 1 – 4025m2 o Lot 2 – 4000m2 o Lot 3 – 5360m2 o Lot 4 – 5759m2 • Approval not acted upon - owner citing costs of providing a road too expensive	
Submitter 5	434 O'Regan Creek Road Toogoom Lot 2 on RP179846  Rural zone	55.2ha	1	• Proposed rezoning – rural zone to rural residential zone. • Subdivision of lot to accommodate 1-2acre lots (4000m2-8000m2) • Proposed to avoid areas with Category X vegetation and protect natural wildlife buffers <u>State triggers</u> • Agricultural land classification - class A and B • MSES - Protected areas (estate) • MSES - Wildlife habitat • MSES - Regulated vegetation (category B) • MSES - Regulated vegetation (category R) • MSES - Regulated vegetation (essential habitat)	• Tree removal will be limited • No development in areas with protected vegetation • Buffering of wetlands • High level of amenity for residents (privacy and visual amenity)

Submitter	Location and lot description	Lot size	No. of lots	Prominent/ specific characteristics	Key justification
				• MSES - Regulated vegetation (wetland) • MSES - Regulated vegetation (intersecting a watercourse) • MSES - High ecological significance wetlands • Coastal management district • Flood hazard area - Level 1 - Queensland floodplain assessment overlay* • Bushfire prone area • Erosion prone area • Medium storm tide inundation area • High storm tide inundation area	

Appendix H. Rural Residential Supply Key Assumptions File Note

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File Note

Company Name:	Fraser Coast Regional Council
Date:	7 December 2018
Project Name:	Fraser Coast Rural Residential Strategy
Project No:	18-6586
File note title:	Rural residential supply key assumptions

OVERVIEW

This file note summarises the key assumptions used to calculate the supply of rural residential properties within the Fraser Coast LGA. For the purposes of this file note supply of rural residential properties within the Fraser Coast LGA is characterised as two things:

1) **Actual supply –** Represents land which was not considered to have subdivision opportunity, as per the steps outlined in point (2) below, and is identified on Council's cadastre as being vacant rural residential land.
2) **Potential supply –** Represents the subdivision potential of rural residential properties i.e. properties which can achieve more than one additional lot as per the envisaged minimum lot size where adjusted for constraints. This is measurable in both additional number of lots which can be achieved and area of additional lots which can be achieved

The above two types of supply are discussed below in regards to the approach and assumptions used to calculate them.

The assumptions used in this file note have been used to inform a high level analysis in order to understand the potential lot yield which could be achieved for properties within the aforementioned zones. The actual yield of lots is likely to vary upon undertaking further due diligence of constraints at each individual site.

ACTUAL SUPPLY

Actual supply was calculated by identifying properties using Council's cadastre and totalling the areas by State suburb as well as zone and zone precinct.

POTENTIAL SUPPLY

The below figure outlines the key steps used to calculate the potential supply of rural residential properties.

STEP	DESCRIPTION	SOURCE/S
1. Identify rural residential properties	Identify rural residential properties within the Fraser Coast LGA.	Fraser Coast Planning Scheme – Zoning layer
2. Identify rural residential properties with subdivision opportunity	Identify rural residential properties which have subdivision opportunity. Subdivision opportunity is to be determined by first identifying rural residential properties which can achieve at least 1 additional lot based on the minimum lot size provisions within the Fraser Coast Planning Scheme. Secondly, rural residential properties were then removed where they were affected by constraints which would likely affect the ability for the property to achieve additional lots. See the below sub-section for an overview of the key constraint assumptions.	Fraser Coast Planning Scheme; Fraser Coast Planning Scheme – Biodiversity overlay layer; Constraints assumptions file note
3. Calculate the potential lot yield of the rural residential properties with subdivision opportunity	Calculate the potential lot yield for the rural residential properties identified as having subdivision opportunity. The potential lot yield is to be informed by minimum lot sizes for the various zone and precinct as well as the potential yield when adjusted for constraints.	Fraser Coast Planning Scheme; Fraser Coast Planning Scheme – Biodiversity overlay layer; Rural residential capacity key assumptions file note

CONSTRAINTS

This section summarises the potential impact key overlays, within the Fraser Coast Planning Scheme, could have in regard to rural residential and low density residential (where in the LDR1 precinct) zoned properties achieving new lots. Overlays which are for information purposes or which don't have the ability to impact on properties achieving the minimum lot size requirements have not been considered.

Agricultural land overlay

This overlay **IS NOT** considered to be a significant prohibitor to subdivision for properties within the rural residential and low density residential (where in the LDR1 precinct) zones. The following points outline the justification for this:

- The overlay does not change the level of assessment for RAL applications regardless of lot size.
- The assessment benchmarks for the Agricultural land overlay code do not prohibit subdivision or rural residential type development. However, the code does make specific mention to the need to avoid sensitive land uses to ensure they don't impact agricultural activities as well as development not resulting in fragmented or alienated agricultural land unless there is an overwhelming public need.
- The rural and rural residential zones restrict development through the use of minimum lot size provisions and dimensions requirements.

- As the overlay does not restrict lot sizes it is assumed the zones appropriately protect agricultural land through their use of minimum lot size provisions.

Biodiversity overlay

This overlay **IS** considered to be a significant prohibitor to subdivision for properties within the rural residential and low density residential (where in the LDR1 precinct) zones. The following points outline the justification for this:

- The strategic framework sets assessment benchmarks which require development to maintain or enhance the physical condition, ecological health and values and water quality of the region's groundwater, wetlands and waterways.
- The strategic framework sets assessment benchmarks which require development to identify, protect and maintain biodiversity of the vegetation of the Fraser Coast.
- The overlay does not change the level of assessment for RAL applications regardless of lot size.
- The assessment benchmarks for the Biodiversity areas, waterways and wetlands overlay code generally constrain development and have the ability to limit the ability of subdivision regardless of the ability for the lot to meet minimum lot size requirements. The below points discuss the key assessment benchmarks by relevant heading as per the code:
    - Matters of environmental significance – Development is sought to be located outside of these areas. Where this can't be avoided development is required to avoid significant impacts.
    - Habitat or threatened species – Development incorporates siting and design measures to protect and retain vegetation and fauna habitat. The performance and overall outcome state the need for protecting habitat of fauna.
    - Strategic rehabilitation areas (ecological corridors) – Development is sought to protect, maintain or improve habitat and ecological connectivity. This is expressed through the all related assessment benchmarks.
    - Development in areas of koala habitat value – Development is to minimise impact to koala habitat and ensure risk of harm to koalas is mitigated.
    - Wetland buffers – Development is to provide adequate buffers to waterway corridors to assist in maintaining the water quality, hydrological function etc.
    - Waterways – Development is to retain, enhance and maintain the environmental values of the waterway.
    - Management of vegetation clearing works – Development is to avoid clearing vegetation and where clearing is proposed Council's offset policy is likely to be applied. The performance outcome states explicit language around the protecting, maintaining and enhancing vegetation and does not provide a solution where development cannot avoid this.
- Based on the above summary in most instances where the biodiversity overlay affects land it is likely it would affect the ability of this land in achieving a building footprint suitable for a dwelling house.
- Based on the above points specific assumptions relating to the ability for properties within the various zone and zone precincts to subdivide were developed. These assumptions took into account the ability for lots which were partially affected by the Biodiversity overlay still having the ability to achieve a viable building footprint to achieve additional lots. See the below table for the relevant assumptions.

Note: Clearing vegetation is accepted development if it meets the definition of exempt vegetation clearing. Circumstances which meet the definition of exempt vegetation clearing, where of relevance to establishing a building footprint on a rural residential lot for a dwelling house, include:

1. Vegetation clearing within 6m of an approved footprint for a building, pool or associated infrastructure where in the Rural zone or the Rural residential zone.
2. Vegetation clearing within 4m of an approved for a building, pool or associated infrastructure where in another zone.
3. Vegetation clearing where on a lot less than 5,000m² in an area outside an approved footprint, where the girth of any tree to be cleared is less than 50cm measured one 1m from the ground or the height of the tree is less than 4m.

Despite vegetation being identified as exempt clearing work by the planning scheme, other higher order legislation may apply which protects the vegetation such as the Nature Conservation Act 1992, Vegetation Protection Management Act 1999 or Environment Protection and Biodiversity Conservation Act 1999. It is assumed that in most cases that exempt vegetation clearing would not enable a suitable building envelope.

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Table 1: Assumptions regarding the ability in achieving a suitable building footprint as part of a new lot for properties affected by the biodiversity overlay

Rural residential zone (no precinct applies)	Rural residential zone (RR2 precinct)	Rural residential zone (RR1 precinct)	Low density residential zone (LDR1 precinct
Minimum lot size: 2ha ($20,000m^2$) It is assumed a building footprint **CAN** be accommodated despite the area affected by the Biodiversity overlay where any new lots are in keeping with the minimum lot size.	Minimum lot size: 1ha ($10,000m^2$) It is assumed a building footprint **CAN** be accommodated despite the area affected by the Biodiversity overlay where any new lots are in keeping with the minimum lot size.	Minimum lot size: 0.4ha ($4,000m^2$) It is assumed that if a property has an area, which is not affected by the Biodiversity overlay, which is equal to or greater than $800m^2$, an additional building envelope can be achieved. If the entire property is affected by the overlay or the area not affected is less than $800m^2$, than it is assumed that a building footprint **CANNOT** be achieved. The lot yield for lots affected by the biodiversity overlay is assumed to be the lesser of the following calculations: - The total site area divided by the minimum lot size; or - The total non-affected area divided by $400m^2$.	Minimum lot size: 0.2ha ($2,000m^2$) It is assumed that if a property has an area, which is not affected by the Biodiversity overlay, which is equal to or greater than $600m^2$, an additional building envelope can be achieved. If the entire property is affected by the overlay or the area not affected is less than $600m^2$, than it is assumed that a building footprint **CANNOT** be achieved. The lot yield for lots affected by the biodiversity overlay is assumed to be the lesser of the following calculations: - The total site area divided by the minimum lot size; or - The total non-affected area divided by $300m^2$.

ETHOS URBAN

Bushfire hazard overlay

This overlay **IS NOT** considered to be a significant prohibitor to subdivision for properties within the rural residential and low density residential (where in the LDR1 precinct) zones. The following points outline the justification for this:

- The overlay does not change the level of assessment for RAL applications regardless of lot size.
- The assessment benchmarks for the Bushfire hazard overlay code do not prohibit subdivision or rural residential type development. However, the code does make specific mention to the need to avoid exposure to risk of harm in relation to property and human life.
- It is assumed that where a property is affected by the overlay that an appropriate design solution can be achieved to address risk of harm to property and human life.

Coastal hazard overlay

This overlay **IS NOT** considered to be a significant prohibitor to subdivision for properties within the rural residential and low density residential (where in the LDR1 precinct) zones. A review of mapping for this overlay found that only several properties within the rural residential and low density residential (where in the LDR1 precinct) zones were affected.

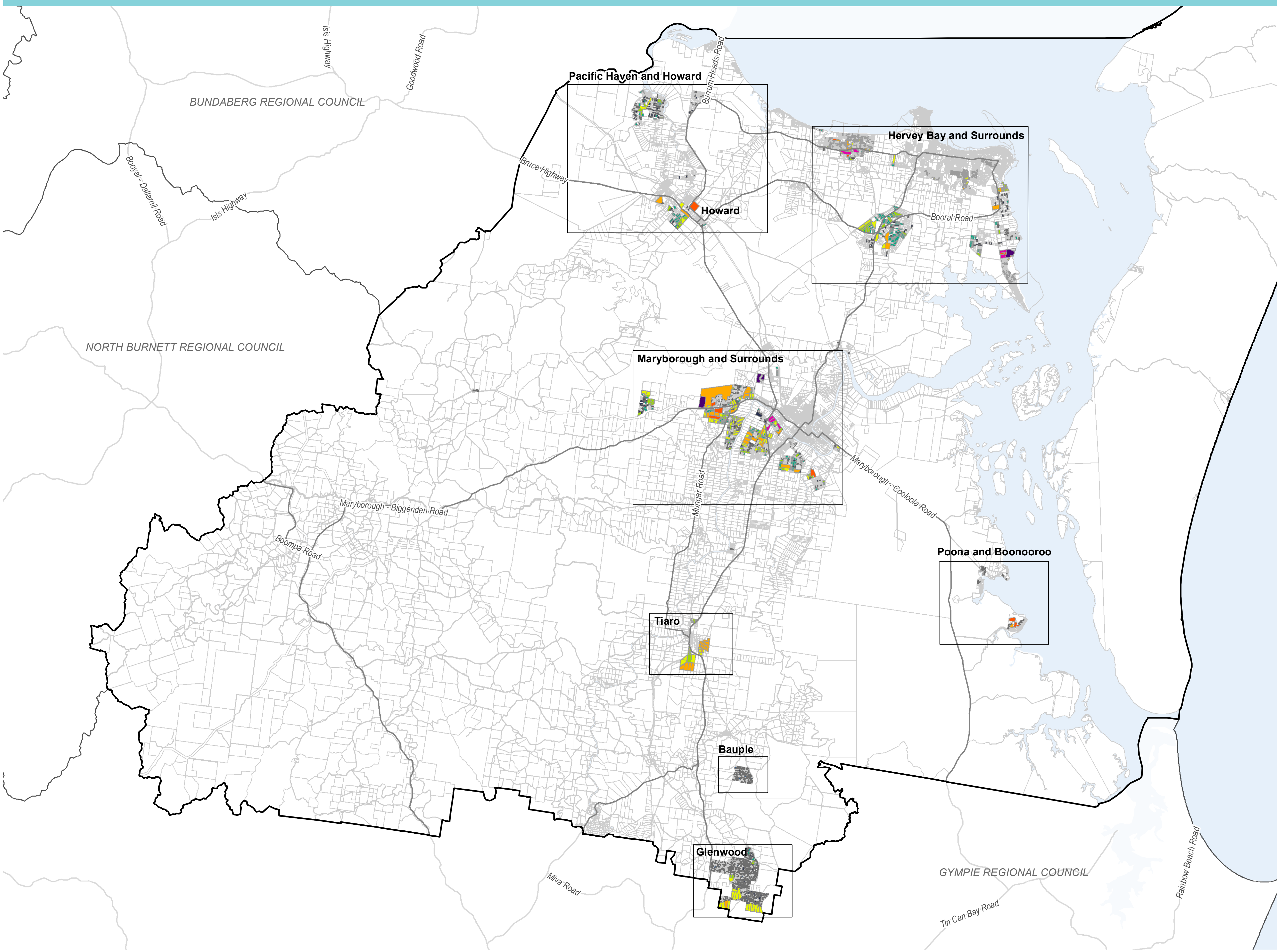
Flood hazard overlay

This overlay **IS NOT** considered to be a significant prohibitor to subdivision for properties within the rural residential and low density residential (where in the LDR1 precinct) zones. A review of mapping for this overlay found that only several properties within the rural residential and low density residential (where in the LDR1 precinct) zones were affected by flood. Furthermore, buildings can be designed for defined flood events to mitigate impacts.

Appendix I. Map of Rural Residential Supply – Approach 2

Fraser Coast Rural Residential Land Investigation

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones and Additional Vacant Rural Residential Lots



Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones

Additional no. of lots

- 0
- 1
- 2 - 5
- 6 - 10
- 11 - 25
- 26 - 50
- 51 - 100
- 101 - 228
- Cadastre

Vacant Rural Residential Land (lots without subdivision potential as including in the potential lot yield analysis)

AreaSQM

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm
- Local Government Boundary
- Waterways
- State controlled roads

26/11/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

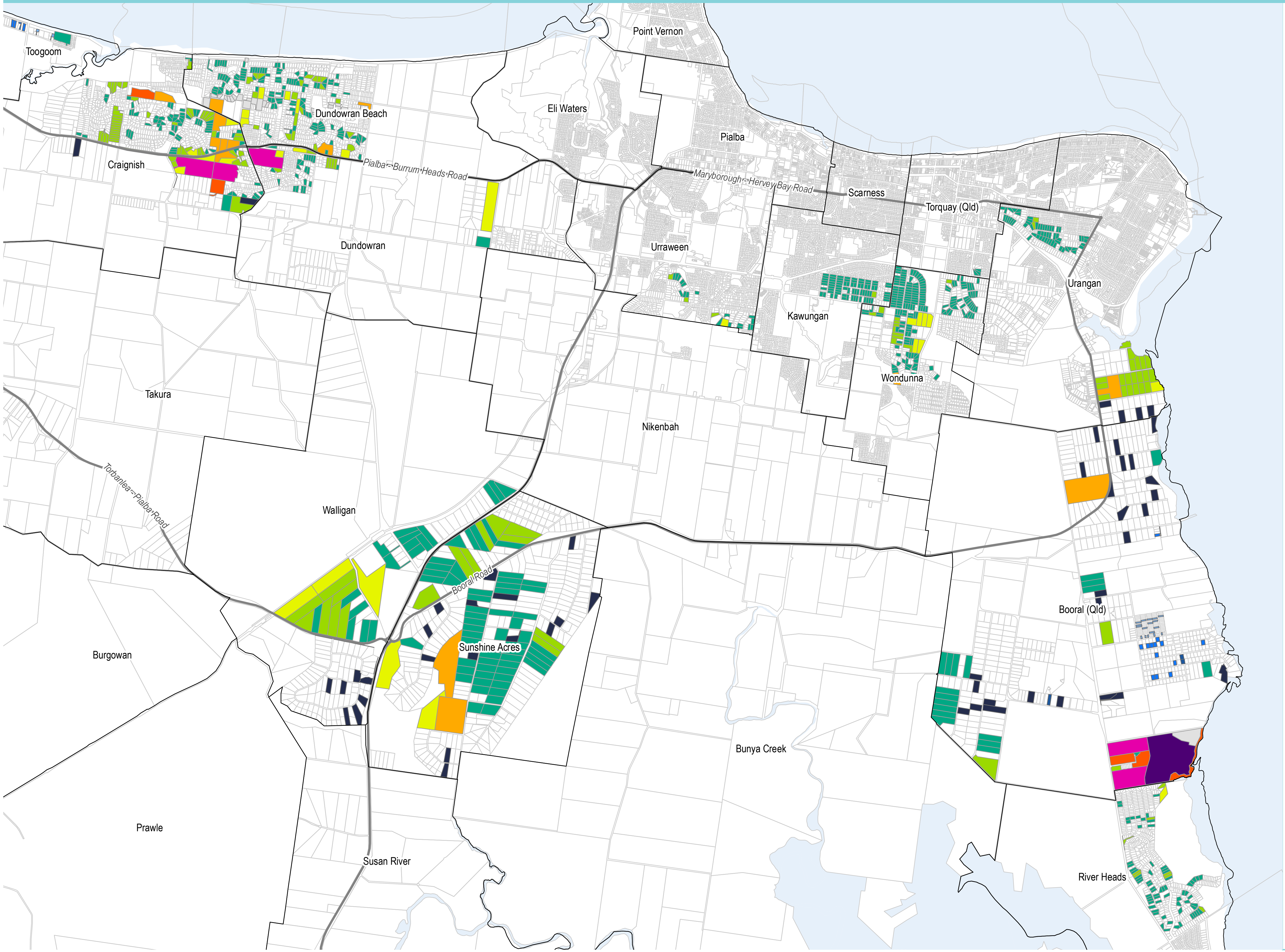
0 10 20 km

1:380,000

Disclaimer

Fraser Coast Rural Residential Land Investigation

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones and Additional Vacant Rural Residential Lots



Hervey Bay and Surrounds

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones

Additional no. of lots

- 0
- 1
- 2 - 5
- 6 - 10
- 11 - 25
- 26 - 50
- 51 - 100
- 101 - 228

Vacant Rural Residential Land (lots without subdivision potential as including in the potential lot yield analysis)

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

26/11/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

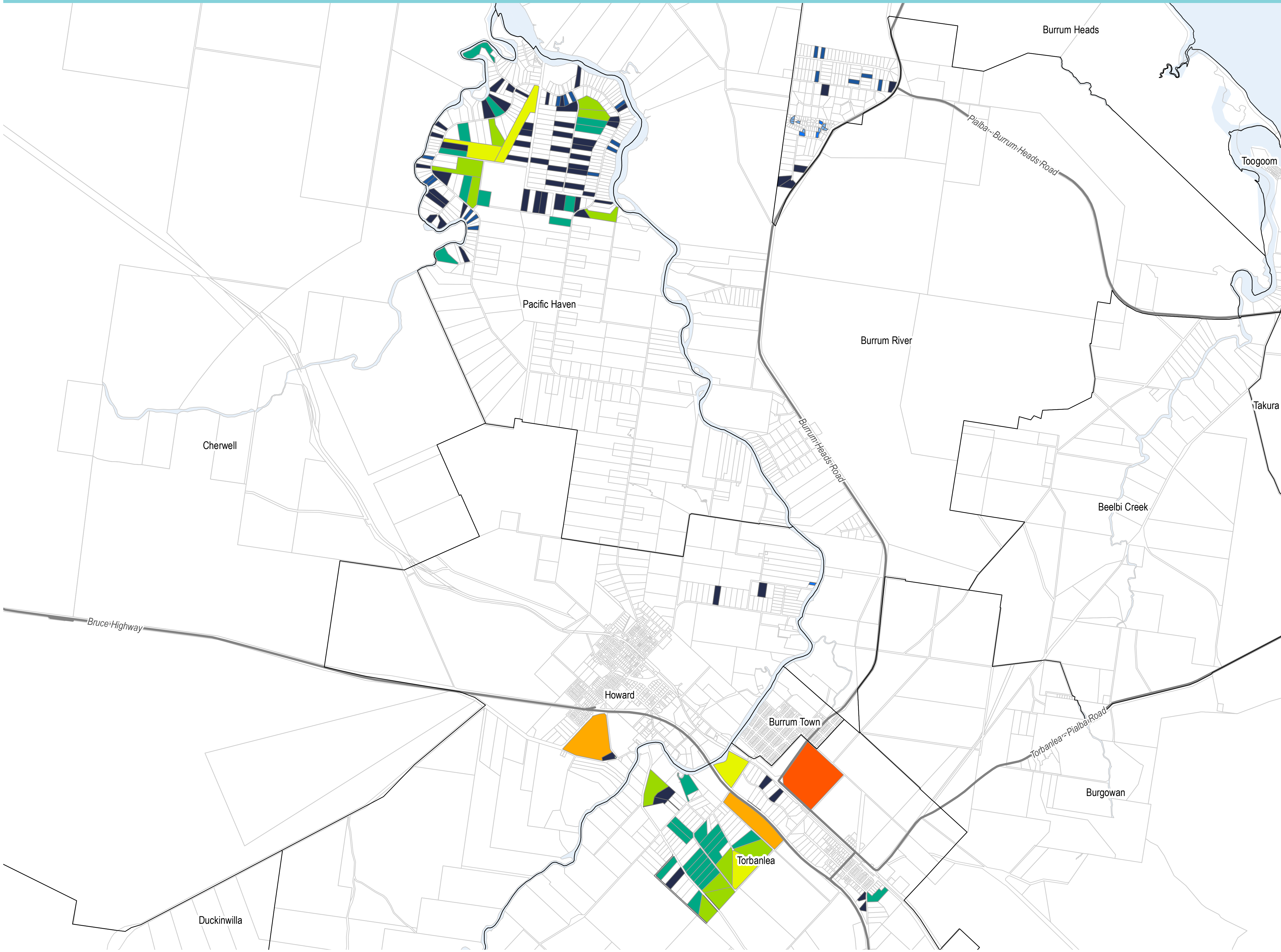
0 1.5 3 km

1:65,000

ETHOS URBAN MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones and Additional Vacant Rural Residential Lots



Pacific Haven and Howard

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones

Additional no. of lots

- 0
- 1
- 2 - 5
- 6 - 10
- 11 - 25
- 26 - 50
- 51 - 100
- 101 - 228

Vacant Rural Residential Land (lots without subdivision potential as including in the potential lot yield analysis)

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

26/11/2018

GDA 94 Zone 56

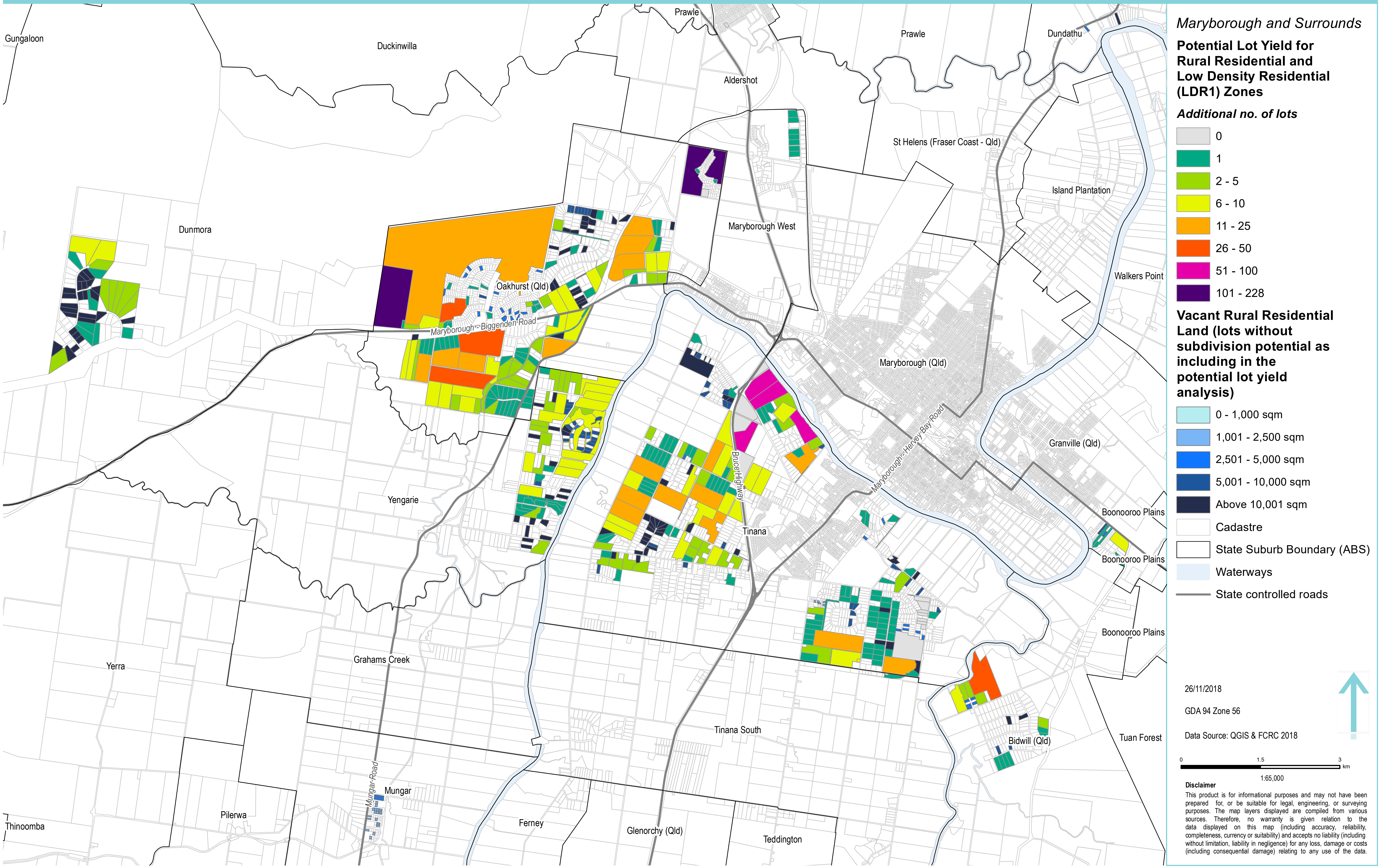
Data Source: QGIS & FCRC 2018

0 1.5 3 km

1:60,000

Fraser Coast Rural Residential Land Investigation

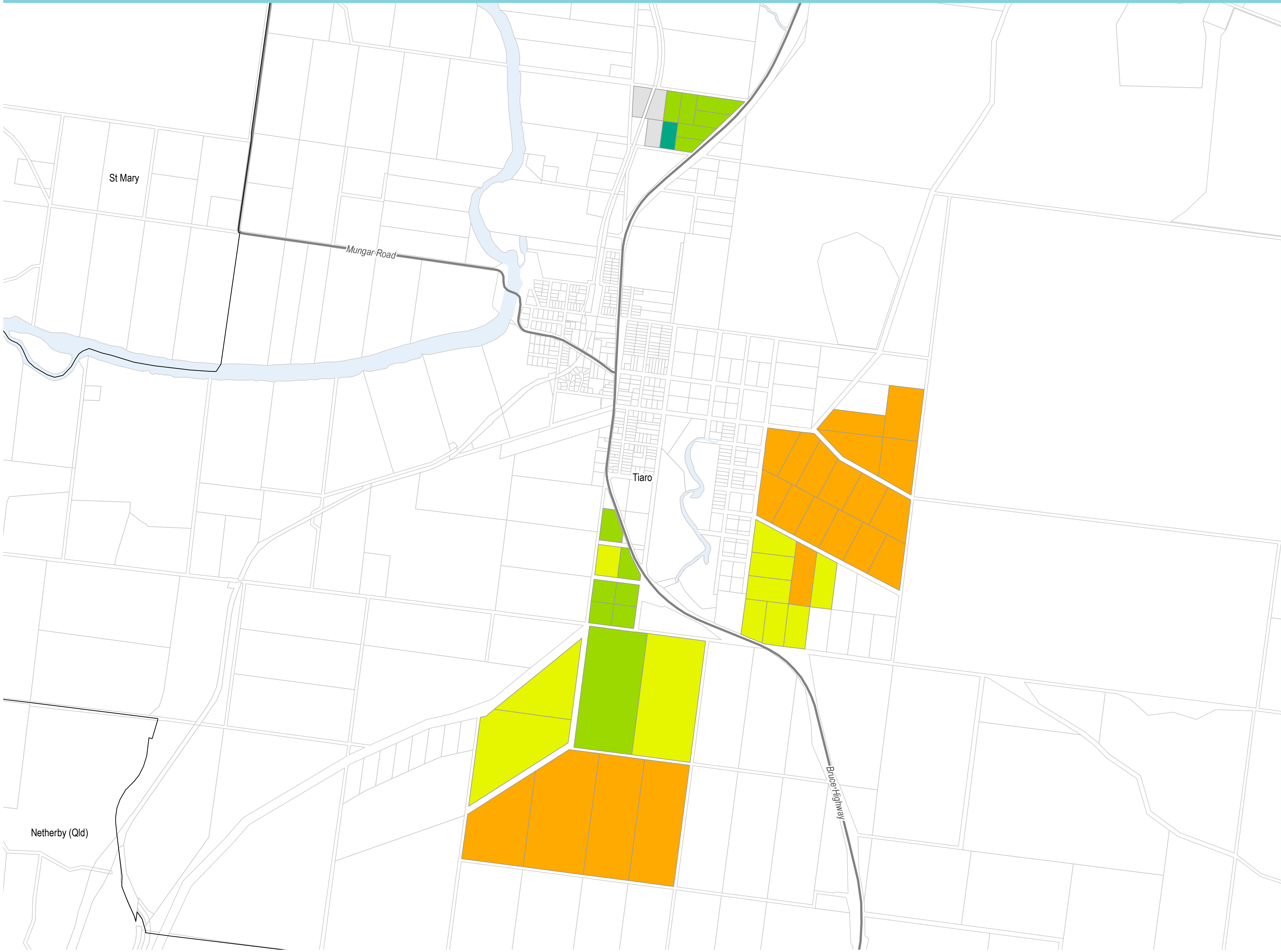
Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones and Additional Vacant Rural Residential Lots



ETHOS URBAN MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones and Additional Vacant Rural Residential Lots



Tiaro

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones

Additional no. of lots

- 0
- 1
- 2 - 5
- 6 - 10
- 11 - 25
- 26 - 50
- 51 - 100
- 101 - 228

Vacant Rural Residential Land (lots without subdivision potential as including in the potential lot yield analysis)

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

26/11/2018

GDA 94 Zone 56

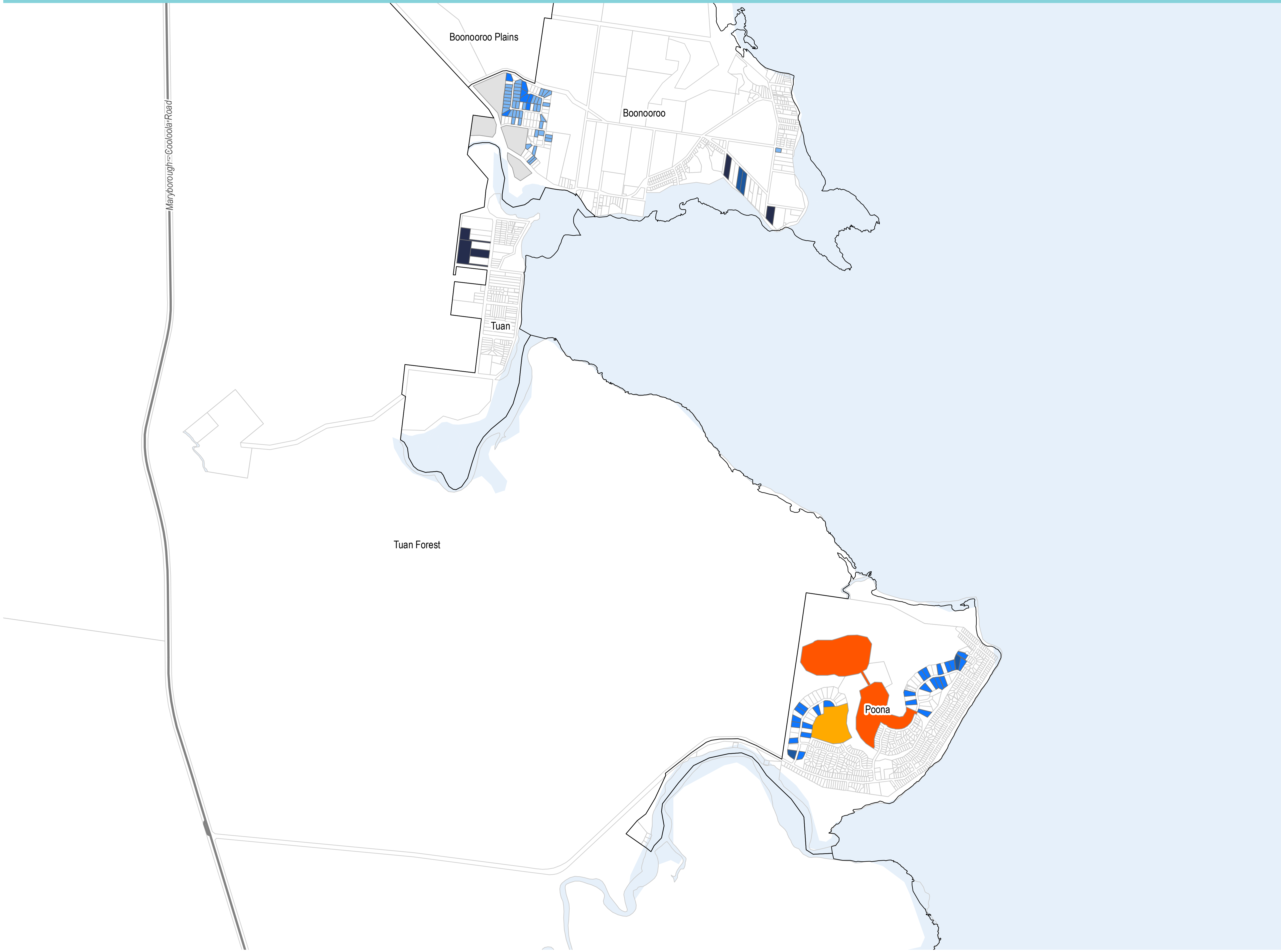
Data Source: QGIS & FCRC 2018

0 0.5 1 km

1:25,000

Fraser Coast Rural Residential Land Investigation

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones and Additional Vacant Rural Residential Lots



Poona and Boonooroo

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones

Additional no. of lots

- 0
- 1
- 2 - 5
- 6 - 10
- 11 - 25
- 26 - 50
- 51 - 100
- 101 - 228

Vacant Rural Residential Land (lots without subdivision potential as including in the potential lot yield analysis)

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

26/11/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 0.75 1.5 km

1:35,000

Disclaimer

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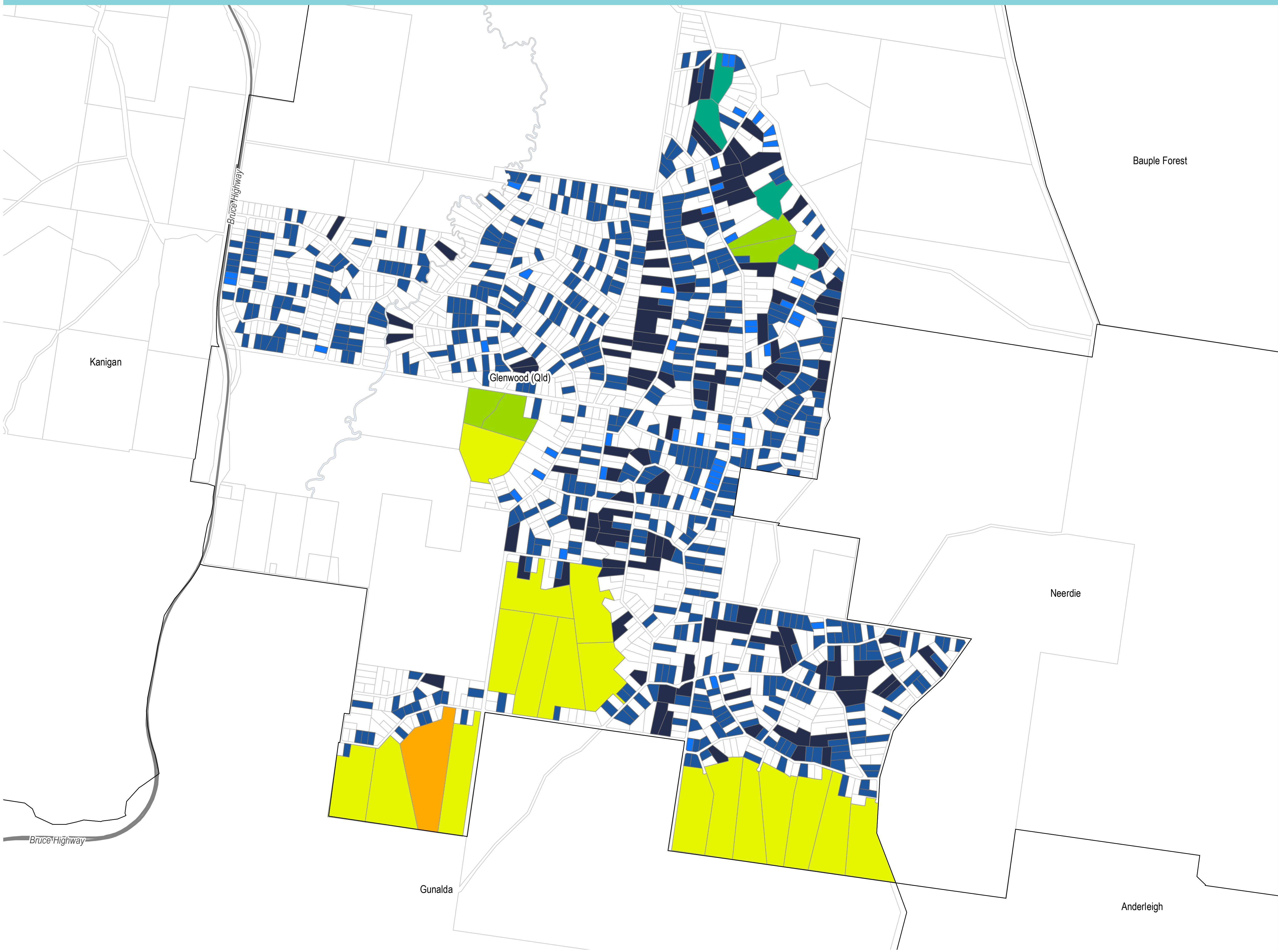
ETHOS URBAN   MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones and Additional Vacant Rural Residential Lots



Glenwood

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones

Additional no. of lots

- 0
- 1
- 2 - 5
- 6 - 10
- 11 - 25
- 26 - 50
- 51 - 100
- 101 - 228

Vacant Rural Residential Land (lots without subdivision potential as including in the potential lot yield analysis)

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

26/11/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 0.75 1.5 km

1:30,000

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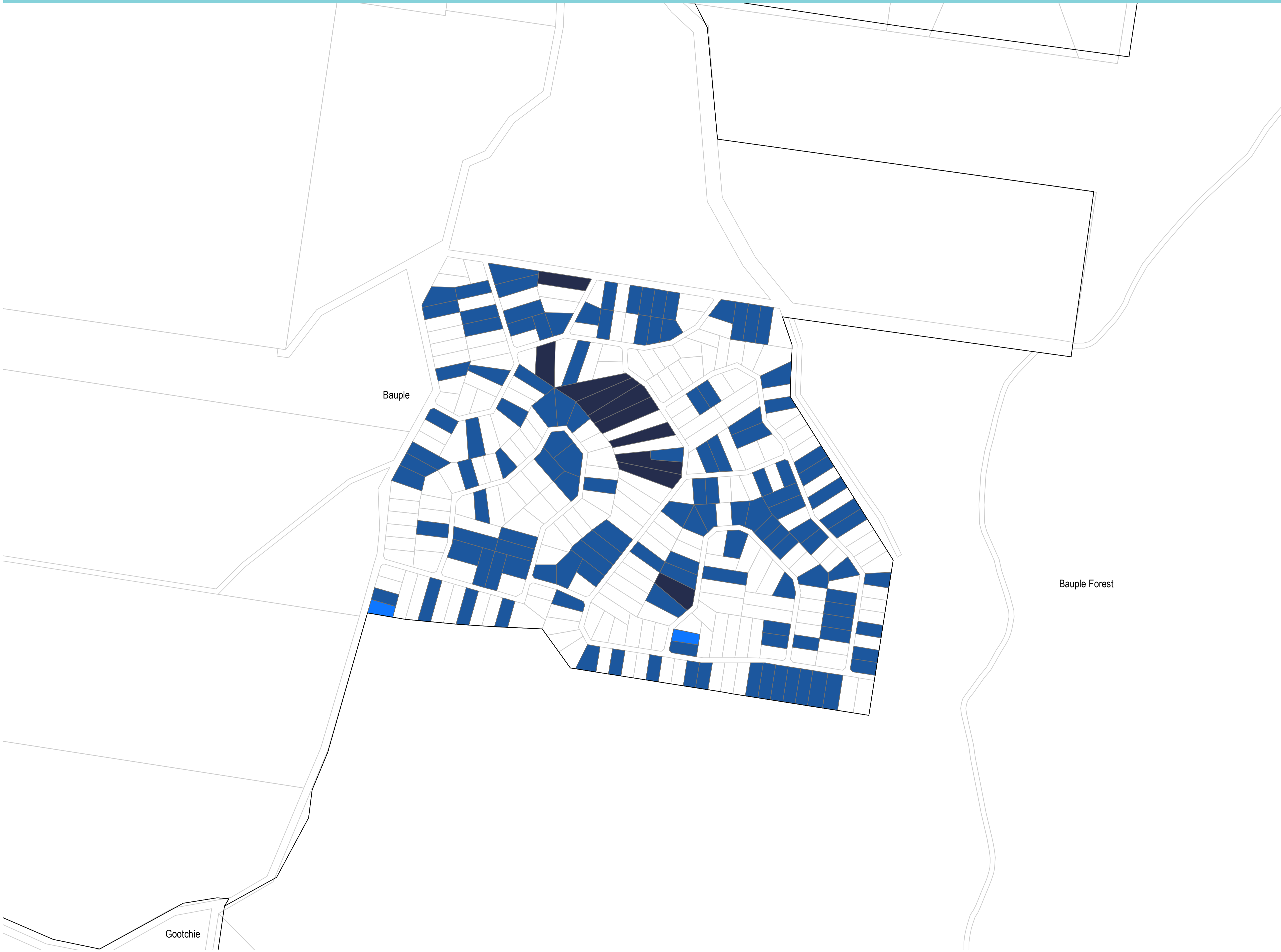
ETHOS URBAN MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones and Additional Vacant Rural Residential Lots



Bauple

Potential Lot Yield for Rural Residential and Low Density Residential (LDR1) Zones

Additional no. of lots

- 0
- 1
- 2 - 5
- 6 - 10
- 11 - 25
- 26 - 50
- 51 - 100
- 101 - 228

Vacant Rural Residential Land (lots without subdivision potential as including in the potential lot yield analysis)

- 0 - 1,000 sqm
- 1,001 - 2,500 sqm
- 2,501 - 5,000 sqm
- 5,001 - 10,000 sqm
- Above 10,001 sqm
- Cadastre
- State Suburb Boundary (ABS)
- Waterways
- State controlled roads

26/11/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 0.375 0.75 km

1:15,000

Appendix J. Land Consumption Commentary for the Fraser Coast Region

The National Property Research Co.

Consumption

The following section identifies the market dynamics that have occurred in many of the rural residential suburbs within the Fraser Coast LGA. Assessing demand is often best quantified by giving consideration to historical data that covers a minimum of one cycle. This is particularly relevant for land sales as this is essentially new stock added to the market and can demonstrate just how great the fluctuations can be.

The period from 2006 to 2017 was chosen to represent the past decade which includes the peak leading up to the Pre GFC peak as well as the period which proceeded this event and almost sent Australia into recession. By concluding the data at 2017, this allowed for a full data set to be used, whereas at the time of writing, the 2018 year has not been completed. The author would suggest that there is likely to be very little difference between the sales rates of 2017 and 2018.

The table below highlights where the greatest activity has taken place and what the average annual number of sales that have occurred in each suburb(s) were. The benefit of considering two time periods is that the post GFC era has seen a decline in the rate of sale by 29% compared to the longer run average. As a result the more recent years have not been able to recapture the exuberance that occurred in the 2006-2008 period. This is demonstrated in Appendix 1 where each suburb has the individual years data supplied.

The Volume of Rural Residential Land & Housing Sales, 4,000sqm to 10,000sqm Annual Average

	Land No. Sales		Housing No. Sales
	2006-2017	2010-2017	2010-2017
Bauple	17	11	5
Dundowran-Dundowran Beach	4	2	11
Craignish	2	1	9
Booral	6	6	25
Burrum*	3	3	13
Riverheads	4	3	2
Toogoom	1	1	1
Tinana**	14	8	25
Sunshine Acres	4	5	15
Oakhurst	24	10	15
Glenwood	117	89	25

Source : Pricefinder and The National Property Research Co.
* Includes Burrum Town, Burrum Heads & Burrum River
** Includes Tinana & Tinana South

The housing market was also added to the consumption side of the equation simply because it demonstrates that there are purchasers out there who would opt to buy an established property where gardens are planted, sheds have been constructed and fences have been built. In many suburbs, despite there being sufficient land supply available, purchasers are choosing existing over new. In part this is because the established housing often represents better value as the cost of building a new home plus the vacant land adds such a premium many purchasers give it little consideration.

If the market demand was strong, many of these suburbs would see the volume of vacant land sales continue to match or exceed the housing market. This has only occurred in the Bauple and Glenwood residential markets over comparable periods.

The Volume Land Consumed for Rural Residential Land & House Sales, 4,000sqm to 10,000sqm Annual Average

	Land (Ha)		Housing (Ha)
	2006-2017	2010-2017	2010-2017
Bauple	11.9	8.0	4.7
Dundowran-Dundowran Beach	2.2	1.3	10.8
Craignish	1.3	0.8	8.8
Booral	6.7	7.4	24.6
Burrum	5.4	4.2	13.2
Riverheads	2.1	1.7	1.9
Toogoom	0.5	0.5	1.5
Tinana	11.8	7.1	24.7
Sunshine Acres	8.5	9.3	14.9
Oakhurst	21.9	8.8	14.5
Glenwood	86.5	66.5	25.5

Source : Pricefinder and The National Property Research Co.
* Includes Burrum Town, Burrum Heads & Burrum River
** Includes Tinana & Tinana South

The consumption of raw land as allocated in the above land sales per annum highlights that in every suburb apart from Glenwood, the consumption of land is not 10% of the overall listed above. On an average annual basis, Glenwood accounts for 58% of the total land consumed in the selected suburbs. This is as expected given the higher volume of sales.

It is important to note that the house sales are not consuming new land, they are simply recycling existing land with their built form. As with the volume of sales data, it was only the suburbs of Bauple and Glenwood that exceeded the housing market. Again the data would suggest that the market appetite for rural residential property is subdued in the current cycle. This was reflected in the survey of the Real Estate Agents where buyer sentiment was regarded as flat and that there was generally enough land around to develop should a purchaser be that way inclined. Comments also reflected that buyers had the choice of many homes in the rural residential suburbs so often there wasn't a need to build.

It should be acknowledged that the Fraser Coast residential market has been somewhat flat over the past seven years and has not reached the unsustainable peaks achieved in the period from 2006 to 2008. Since the Pre GFC highs, the residential sector has plateaued along the bottom or near bottom of the market with little to no price growth as well as erratic sales volumes. Whilst there is speculation that the upward cycle is near, there remains considerable head winds to most residential sectors across the country. The Fraser Coast is not immune to these influences either.

At present the tightening being applied to the credit market by APRA is having a severe impact on the borrowing capacity of many purchasers. This is particularly notable for investors and first home buyers, as well as some second home buyers who may not have accumulated much equity. Unfortunately given the Fraser Coast residential market, the limited price growth over the past seven years means that most people trading out of one property into another will not have experienced much capital growth in order to boost their equity. The growth in equity will come from mortgage repayments and if these are at the minimum amount, it is unlikely that much equity will have been grown unless the individual mortgage has passed the half way point in the term.

Whilst not shown in the data, the rental market has remained relatively flat which also suggests that the current supply of residential property has been able to keep up with the population demands. This is a result of a strong investment cycle that has occurred throughout Australia, however Queensland did not receive the same volumes of international migrants and as a result, the property sector was able to keep pace. This was not so in Sydney and Melbourne where both rents and house prices escalated due to a shortage of supply. The Fraser Coast region has not been influenced by this trend and as a result, affordability still remains largely intact. The population forecasts can be viewed in Appendix 2.

With regard to population migration, previous research conducted by The NPR Co. has demonstrated that a proportion of older residents are moving to Hervey Bay's suburbs from the Sunshine Coast. Interstate migration is not as great as many would think, despite the fact that there is a very large differential between their residential prices and the Fraser Coast's. Hervey Bay and the Fraser Coast are more likely to be influenced by intra-state migration than interstate migration. However the common theme is that they are more likely to buy in the rural residential locations as the local population often sees these suburbs as too far away from the local amenity.

Overall there is no compelling evidence in the data to suggest that the demand for more rural residential lots is required. A survey of real estate agents has demonstrated that the demand they are experiencing is currently subdued with no expectation of this changing in the short term. Through interacting with some developers there was a suggestion that perhaps there was an opportunity to broaden the offering from 4,000sqm to perhaps start at 2,000sqm-2,500sqm. Whilst there is no historical evidence to support this given the lack of lots found in this size, it is not unreasonable to expect that there could be a market in the Fraser Coast region that wants more than a traditional sized lot, but does not require the whole 4,000sqm. In theory this would create a new price point, whilst also extending the life of some projects which could be a healthy outcome for Council in not having to extend the development boundary/footprint.

Appendix 1

Landing and Housing Sales for Rural Residential Land in the Fraser Coast Regional Council LGA, Lot Sizes ranging from 4,000sqm to 10,000sqm.

Housing and Land Consumption for Selected Suburbs (4,000sqm-30,000sqm)

Bauple

Housing Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2010	4	$213,000	$225,000	6115	27,279
2011	4	$192,500	$191,000	6702	27,006
2012	6	$172,500	$162,167	5830	34,648
2013	8	$166,250	$175,500	6072	50,714
2014	2	$237,500	$237,500	13745	27,490
2015	6	$212,500	$213,333	5513	33,752
2016	14	$191,250	$187,250	6642	94,979
2017	11	$200,000	$196,864	6102	82,255
2018	5	$180,000	$192,400	6497	48,129

Land Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2006	42	$54,000	$60,593	6394	296,305
2007	34	$65,000	$70,029	7091	254,896
2008	30	$76,500	$77,098	6958	229,247
2009	8	$76,250	$75,563	5837	51,586
2010	13	$70,000	$76,096	7498	100,565
2011	8	$61,750	$65,938	6797	61,713
2012	10	$66,250	$76,000	6000	81,161
2013	7	$58,500	$64,786	7000	48,186
2014	5	$59,000	$58,600	6559	37,432
2015	9	$55,000	$56,333	6009	57,887
2016	16	$51,500	$50,994	6193	103,324
2017	20	$50,000	$53,550	6391	137,324
2018	13	$60,000	$58,808	6239	88,265

Booral

Housing Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2010	14	$407,000	$386,071	9469	166,443
2011	15	$355,000	$375,900	5389	170,532
2012	17	$346,000	$346,471	9993	198,727
2013	21	$384,000	$393,929	5556	221,341
2014	23	$342,500	$378,000	11009	271,771
2015	32	$366,000	$430,313	19490	439,446
2016	15	$395,000	$404,000	5069	181,190
2017	21	$401,000	$469,143	20000	318,748
2018	12	$395,000	$402,417	19465	170,789

Land Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2006	9	$160,000	$197,500	4985	90,727
2007	7	$150,000	$153,571	4828	32,507
2008	6	$192,500	$192,000	7984	65,456
2009	3	$155,000	$165,000	4985	15,222
2010	3	$165,000	$155,833	4857	13,846
2011	3	$169,000	$189,667	5169	34,800
2012	6	$147,500	$154,667	12679	75,550
2013	8	$166,750	$187,313	20295	136,934
2014	8	$163,750	$169,188	4973	75,406
2015	7	$143,000	$153,500	20360	115,872
2016	8	$146,500	$150,250	5679	81,061
2017	6	$177,500	$181,667	20005	108,010
2018	2	$182,500	$182,500	13393	26,786

Burrum Heads, Burrum River, Burrum Town

Housing Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2010	9	$440,000	$407,889	10000	119,995
2011	5	$463,000	$443,600	20000	80,000
2012	9	$365,000	$355,278	16710	136,315
2013	4	$317,500	$358,750	13265	51,112
2014	12	$353,500	$357,542	15000	176,275
2015	17	$364,000	$352,059	10910	247,219
2016	8	$351,250	$383,813	14620	131,392
2017	7	$445,000	$440,714	17260	112,555
2018	10	$415,000	$430,300	10000	143,725

Land Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2006	9	$135,000	$140,944	20030	181,350
2007	4	$188,000	$196,500	15000	61,850
2008	1	$165,000	$165,000	10900	10,900
2009	3	$210,000	$212,333	20220	64,690
2010	4	$237,250	$231,125	15935	63,830
2011	1	$165,000	$165,000	20000	20,000
2012	2	$222,000	$222,000	17270	34,540
2013	3	$155,000	$160,000	21390	53,240
2014	4	$121,500	$128,250	10000	50,000
2015	2	$157,500	$157,500	20695	41,390
2016	5	$102,500	$112,500	10000	50,950
2017	3	$237,500	$287,167	9622	34,461
2018	2	$157,500	$157,500	15150	30,299

Craignish

Housing Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2010	8	$387,000	$424,250	5539	62,146
2011	5	$350,000	$318,500	6501	29,354
2012	7	$470,000	$433,143	8000	76,440
2013	13	$370,000	$384,808	9005	169,693
2014	8	$467,500	$443,000	6905	77,561
2015	13	$480,000	$443,396	8575	155,175
2016	5	$425,000	$405,800	7370	31,609
2017	10	$482,500	$492,900	9205	101,289
2018	3	$373,750	$389,583	5575	30,242

Land Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2006	4	$180,000	$187,500	7110	30,330
2007	6	$178,000	$183,333	5403	47,289
2008	2	$287,500	$287,500	7050	14,100
2009	1	$280,000	$280,000	7182	7,182
2010	2	$178,000	$178,000	5685	11,370
2011	2	$137,500	$137,500	5113	10,225
2012	0	-	-	-	0
2013	2	$222,500	$222,500	12348	24,695
2014	1	$160,000	$160,000	6362	6,362
2015	3	$137,000	$150,667	4479	13,683
2016	0	-	-	-	0
2017	1	$210,000	$210,000	4081	4,081
2018	0	-	-	-	0

Dundowran, Dundowran Beach

Housing Sales

Median Sales Price Per Annum					
Year	Total Sales	Median Price	Average Price	Median Lot Size	Absorption
2010	9	$460,000	$500,944	4952	74,487
2011	6	$462,500	$472,333	12701	78,731
2012	10	$468,000	$507,700	4231	65,547
2013	10	$455,000	$469,200	5095	102,021
2014	10	$462,000	$450,200	4962	83,787
2015	19	$547,000	$559,868	5372	179,374
2016	19	$509,000	$561,605	4714	121,558
2017	19	$468,000	$498,211	4632	159,931
2018	6	$579,000	$550,500	4512	43,847

Land Sales

Median Sales Price Per Annum					
Year	Total Sales	Median Price	Average Price	Median Lot Size	Absorption
2006	13	$385,795	$428,665	4178	67,675
2007	8	$383,050	$450,539	4516	40,878
2008	8	$492,121	$562,030	5031	51,036
2009	1	$380,000	$380,000	5000	5,000
2010	0	-	-	-	0
2011	3	$262,500	$267,500	4538	13,248
2012	0	-	-	-	0
2013	4	$270,750	$280,000	4127	16,957
2014	2	$265,750	$265,750	15170	30,340
2015	0	-	-	-	0
2016	3	$255,000	$278,667	4150	12,690
2017	3	$270,000	$263,000	5416	30,026
2018	2	$194,000	$194,000	5842	11,684

Glenwood

Housing Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2010	21	$220,000	$225,190	6211	160,422
2011	28	$230,000	$217,679	6003	187,677
2012	21	$220,000	$231,286	6800	175,366
2013	29	$205,000	$211,241	6327	210,806
2014	21	$205,000	$212,214	6800	182,841
2015	44	$192,000	$197,386	6108	316,507
2016	51	$209,000	$211,596	6295	370,748
2017	57	$239,000	$237,093	6340	434,363
2018	31	$205,000	$208,919	6363	239,365

Land Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2006	249	$55,000	$59,427	6560	1,964,938
2007	216	$68,000	$67,921	6457	1,652,847
2008	152	$80,000	$80,679	6425	1,117,040
2009	73	$80,000	$78,819	6059	523,386
2010	103	$80,000	$81,588	6182	741,157
2011	71	$77,500	$76,363	6592	574,251
2012	101	$72,000	$72,768	6560	765,189
2013	96	$70,000	$70,270	6002	645,692
2014	53	$70,000	$71,113	6094	391,967
2015	71	$66,000	$66,661	6260	554,347
2016	95	$67,000	$65,195	6350	734,925
2017	121	$68,000	$69,128	6464	917,861
2018	86	$66,750	$68,605	6360	661,286

Oakhurst

Housing Sales

Median Sales Price Per Annum					
Year	Total Sales	Median Price	Average Price	Median Lot Size	Absorption
2010	14	$365,000	$354,243	4977	128,557
2011	19	$365,000	$360,474	6682	182,913
2012	13	$335,000	$343,192	4963	110,091
2013	11	$370,000	$358,273	5305	84,938
2014	21	$356,000	$349,167	5615	191,026
2015	12	$317,500	$332,833	4451	73,963
2016	19	$380,000	$351,395	5449	163,401
2017	21	$377,000	$370,214	10020	228,326
2018	14	$375,000	$362,536	7841	145,454

Land Sales

Median Sales Price Per Annum					
Year	Total Sales	Median Price	Average Price	Median Lot Size	Absorption
2006	60	$112,500	$114,892	12985	760,754
2007	86	$105,000	$111,413	6126	771,283
2008	40	$117,500	$120,350	7853	329,200
2009	19	$117,500	$131,211	10750	195,023
2010	16	$124,500	$128,519	8665	136,554
2011	5	$135,000	$130,500	10580	54,188
2012	14	$130,000	$122,643	10200	144,329
2013	8	$117,000	$119,250	4901	48,360
2014	6	$113,750	$112,333	9712	60,710
2015	7	$101,500	$107,500	5948	55,832
2016	16	$67,500	$84,463	4174	96,510
2017	11	$94,300	$94,445	10050	103,937
2018	9	$91,900	$96,489	10620	90,305

Riverheads

Housing Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2010	1	$570,000	$570,000	10000	10,000
2011	3	$362,500	$371,667	4232	18,437
2012	2	$395,000	$395,000	6998	13,995
2013	3	$550,000	$523,333	4270	12,979
2014	2	$426,000	$426,000	4080	8,159
2015	5	$375,000	$442,000	4000	20,938
2016	8	$410,000	$410,625	4929	44,931
2017	5	$500,000	$522,000	4036	20,521
2018	2	$335,000	$335,000	4000	8,000

Land Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2006	5	$175,000	$178,800	4696	28,841
2007	13	$220,000	$206,077	4019	57,549
2008	6	$247,500	$265,500	4425	26,927
2009	2	$282,500	$282,500	4294	8,588
2010	0	-	-	-	0
2011	2	$112,500	$112,500	4064	8,128
2012	3	$171,000	$197,000	6315	20,318
2013	3	$150,000	$156,667	4234	13,043
2014	1	$175,000	$175,000	4000	4,000
2015	2	$199,000	$199,000	4211	8,422
2016	7	$140,000	$162,143	4097	31,467
2017	7	$150,000	$151,571	4001	29,208
2018	6	$168,750	$151,000	4904	37,821

Sunshine Acres

Housing Sales

Median Sales Price Per Annum					
Year	Total Sales	Median Price	Average Price	Median Lot Size	Absorption
2010	10	$410,000	$434,200	16505	166,282
2011	4	$397,500	$386,250	16100	67,380
2012	7	$430,000	$438,571	20580	139,100
2013	5	$360,000	$432,000	12490	70,583
2014	6	$517,500	$501,667	20705	122,780
2015	10	$457,500	$451,700	19910	173,772
2016	10	$450,000	$470,700	20050	193,980
2017	13	$430,000	$466,308	20010	255,500
2018	6	$431,500	$448,667	16230	97,710

Land Sales

Median Sales Price Per Annum					
Year	Total Sales	Median Price	Average Price	Median Lot Size	Absorption
2006	0	-	-	-	0
2007	10	$210,000	$216,000	20625	202,336
2008	2	$212,500	$212,500	20830	41,660
2009	2	$169,500	$169,500	12426	24,852
2010	6	$245,000	$246,000	20915	124,900
2011	2	$248,000	$248,000	20330	40,660
2012	5	$223,000	$210,600	20400	102,260
2013	8	$176,250	$192,500	20935	171,200
2014	3	$165,000	$162,667	20020	51,200
2015	5	$210,000	$215,000	20190	103,760
2016	5	$220,000	$203,400	20220	96,430
2017	5	$230,000	$223,800	20100	100,850
2018	2	$212,500	$212,500	21090	42,180

Tinana, Tinana South

Housing Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2010	20	$422,500	$401,400	4787	135,030
2011	23	$365,000	$384,848	8626	213,828
2012	31	$375,000	$394,887	10000	261,958
2013	26	$362,000	$360,654	8413	248,381
2014	27	$377,500	$368,315	8872	262,501
2015	20	$370,500	$366,850	8594	180,569
2016	37	$407,500	$396,635	10210	430,528
2017	31	$345,100	$345,229	8061	245,915
2018	23	$363,500	$375,891	8371	214,286

Land Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2006	46	$117,250	$124,500	8697	370,992
2007	29	$145,000	$153,397	8585	249,998
2008	16	$163,500	$169,719	8612	126,572
2009	17	$150,000	$145,416	8002	144,021
2010	14	$167,750	$173,307	5328	110,395
2011	9	$155,000	$149,089	5150	58,187
2012	6	$149,250	$144,417	10090	70,305
2013	9	$130,000	$131,722	10000	83,466
2014	4	$160,000	$160,000	7580	31,302
2015	5	$140,000	$139,400	8084	51,237
2016	10	$146,250	$162,200	7152	82,789
2017	8	$147,500	$174,750	11120	125,500
2018	4	$135,000	$134,000	6029	26,097

Toogoom

Housing Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2010	1	$750,000	$750,000	16980	16,980
2011	0	-	-	-	0
2012	2	$420,000	$420,000	4268	8,535
2013	2	$630,000	$630,000	5517	11,033
2014	1	$610,000	$610,000	4982	4,982
2015	1	$685,000	$685,000	10220	10,220
2016	4	$511,250	$555,625	5751	22,425
2017	6	$657,500	$645,833	5131	45,275
2018	1	$1,250,000	$1,250,000	9637	9,637

Land Sales

Median Sales Price Per Annum					
Year	**Total Sales**	**Median Price**	**Average Price**	**Median Lot Size**	**Absorption**
2006	0	-	-	-	0
2007	1	$178,000	$178,000	4000	4,000
2008	0	-	-	-	0
2009	1	$900,000	$900,000	18350	18,350
2010	1	$190,000	$190,000	12110	12,110
2011	0	-	-	-	0
2012	0	-	-	-	0
2013	1	$350,000	$350,000	10120	10,120
2014	0	-	-	-	0
2015	1	$380,000	$380,000	4920	4,920
2016	0	-	-	-	0
2017	1	$155,000	$155,000	10460	10,460
2018	1	$355,000	$355,000	4912	4,912

Appendix 2

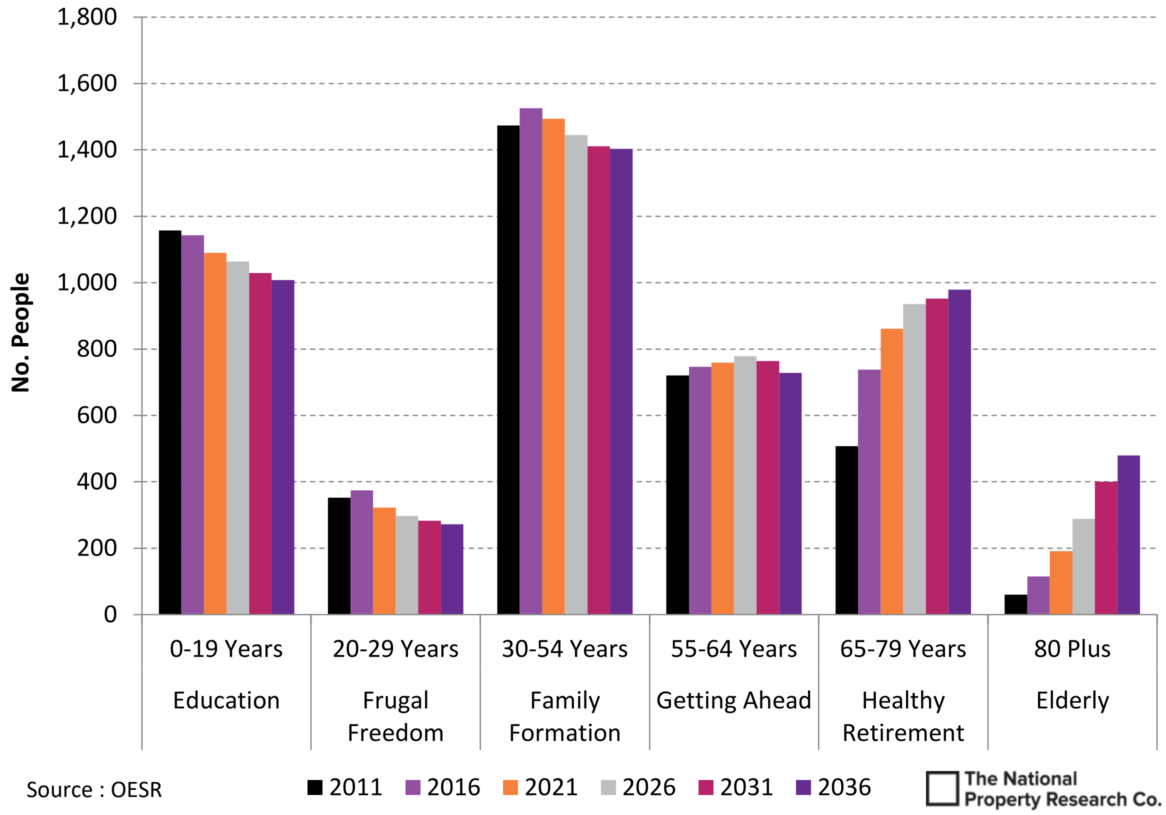
Population forecasts for Booral - River Heads, Craignish – Dundowran Beach, Pialba – Eli Waters, Point Vernon, Torquay – Scarness – Karwungan, Urangan – Wondunna, Burrum – Fraser, Granville, Maryborough, Maryborough Region South, Tinana.

Booral River Heads

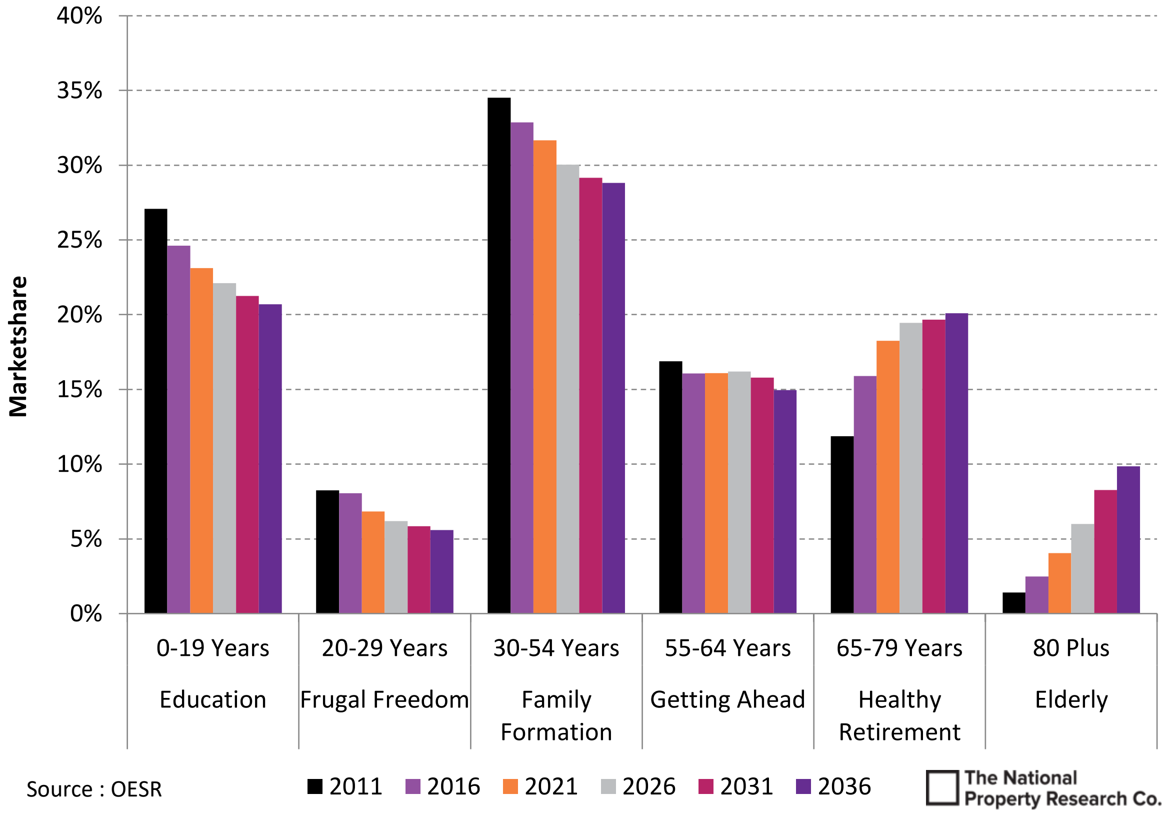
	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	1,157	352	1,474	721	507	60
2016	1,143	374	1,525	746	738	115
2021	1,090	322	1,494	759	862	191
2026	1,063	297	1,444	778	935	288
2031	1,029	283	1,411	764	952	401
2036	1,008	272	1,404	728	979	480

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	24.6%	8.1%	32.9%	16.1%	15.9%	2.5%
2036 Percentage	20.7%	5.6%	28.8%	14.9%	20.1%	9.8%
2016-2036 Change	-12%	-27%	-8%	-2%	33%	317%
2016-2036 Change	-135	-102	-122	-18	241	365

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	27.1%	8.2%	34.5%	16.9%	11.9%	1.4%
2016	24.6%	8.1%	32.9%	16.1%	15.9%	2.5%
2021	23.1%	6.8%	31.7%	16.1%	18.3%	4.0%
2026	22.1%	6.2%	30.0%	16.2%	19.5%	6.0%
2031	21.3%	5.8%	29.2%	15.8%	19.7%	8.3%
2036	20.7%	5.6%	28.8%	14.9%	20.1%	9.8%



Source : OESR



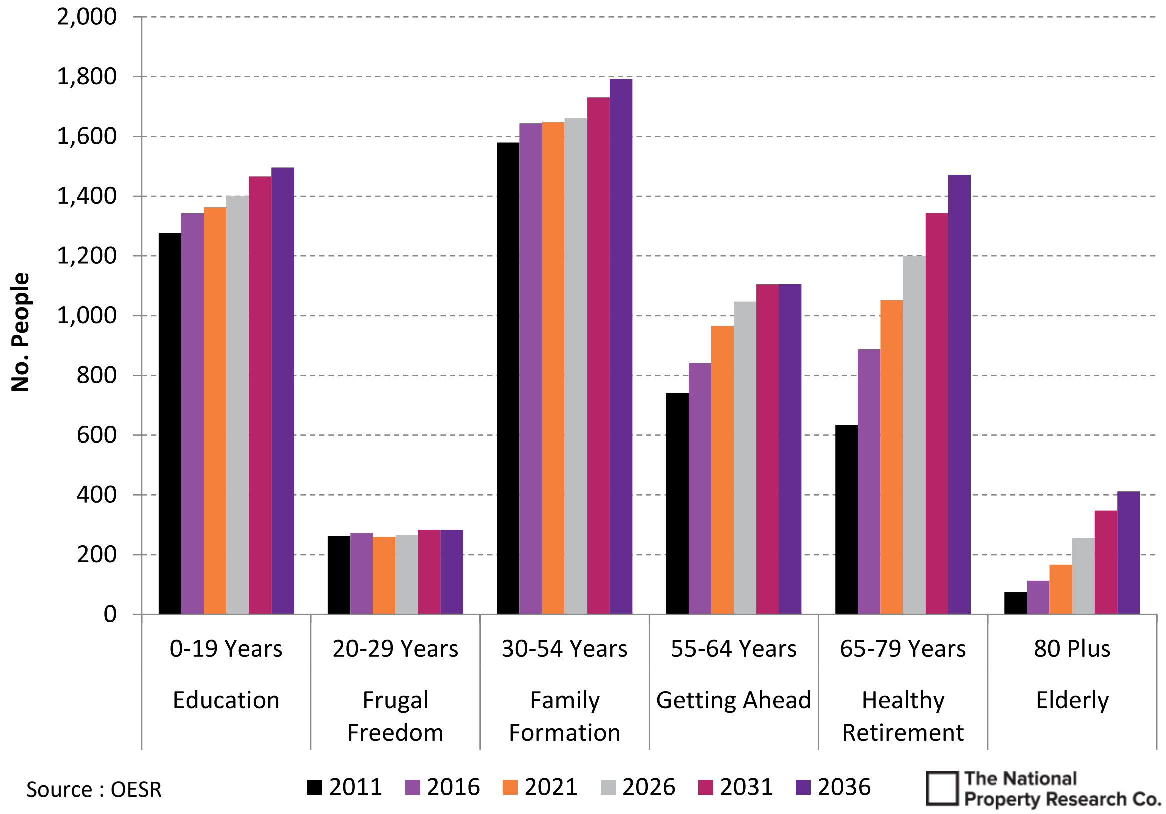
Source : OESR

Craignish – Dundowran Beach

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	1,277	262	1,579	741	635	75
2016	1,342	273	1,644	841	887	113
2021	1,363	260	1,648	965	1,052	167
2026	1,399	265	1,662	1,046	1,200	256
2031	1,466	283	1,730	1,105	1,343	348
2036	1,496	284	1,793	1,106	1,472	412

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	26.3%	5.3%	32.2%	16.5%	17.4%	2.2%
2036 Percentage	22.8%	4.3%	27.3%	16.9%	22.4%	6.3%
2016-2036 Change	11%	4%	9%	32%	66%	265%
2016-2036 Change	154	11	149	265	584	299

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	27.9%	5.7%	34.6%	16.2%	13.9%	1.6%
2016	26.3%	5.3%	32.2%	16.5%	17.4%	2.2%
2021	25.0%	4.8%	30.2%	17.7%	19.3%	3.1%
2026	24.0%	4.5%	28.5%	18.0%	20.6%	4.4%
2031	23.4%	4.5%	27.6%	17.6%	21.4%	5.5%
2036	22.8%	4.3%	27.3%	16.9%	22.4%	6.3%



2,000
1,800
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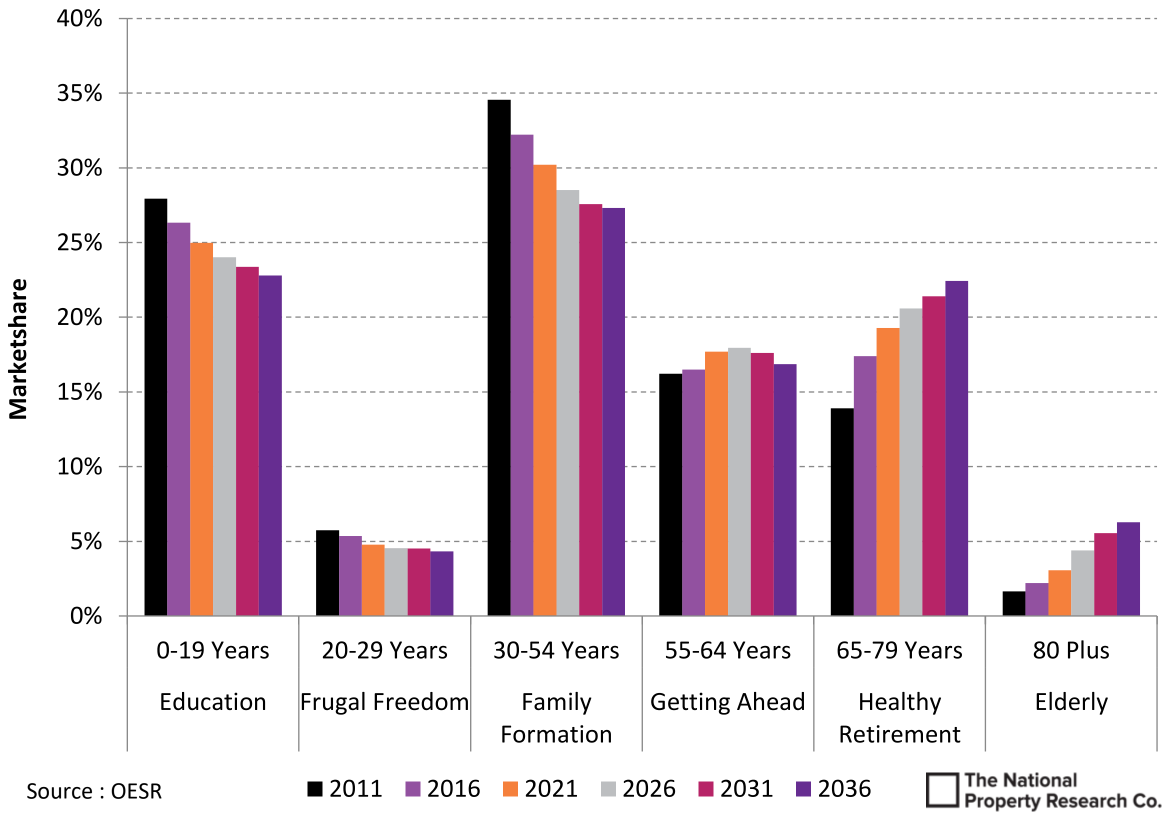
0
No. People
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.



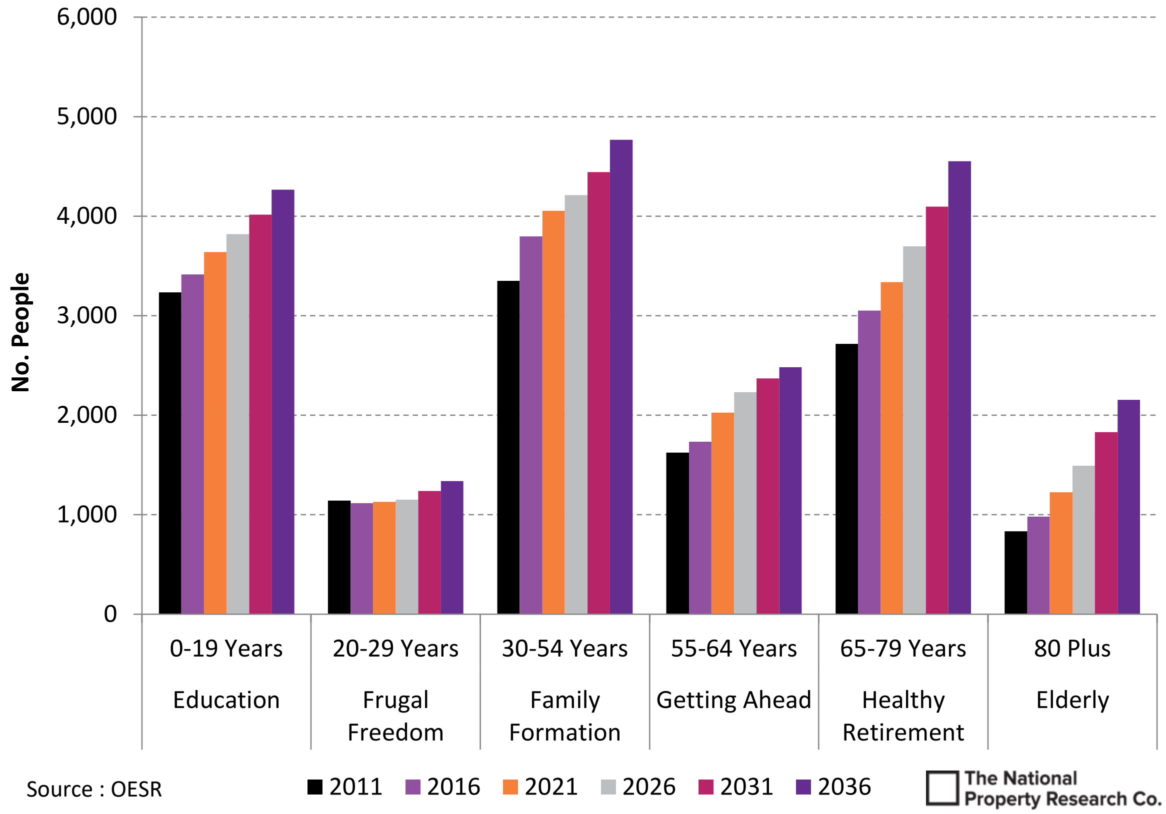
40%
35%
30%
25%
20%
15%
10%
5%
0%
Marketshare
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.

Pialba – Eli Waters

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	3,235	1,142	3,350	1,625	2,718	834
2016	3,413	1,117	3,795	1,732	3,050	982
2021	3,638	1,128	4,052	2,025	3,336	1,226
2026	3,818	1,150	4,213	2,230	3,696	1,492
2031	4,016	1,239	4,444	2,370	4,095	1,831
2036	4,266	1,338	4,769	2,483	4,552	2,155

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	24.2%	7.9%	26.9%	12.3%	21.6%	7.0%
2036 Percentage	21.8%	6.8%	24.4%	12.7%	23.3%	11.0%
2016-2036 Change	25%	20%	26%	43%	49%	119%
2016-2036 Change	853	221	973	750	1,503	1,173

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	25.1%	8.8%	26.0%	12.6%	21.1%	6.5%
2016	24.2%	7.9%	26.9%	12.3%	21.6%	7.0%
2021	23.6%	7.3%	26.3%	13.1%	21.7%	8.0%
2026	23.0%	6.9%	25.4%	13.4%	22.3%	9.0%
2031	22.3%	6.9%	24.7%	13.2%	22.8%	10.2%
2036	21.8%	6.8%	24.4%	12.7%	23.3%	11.0%



6,000
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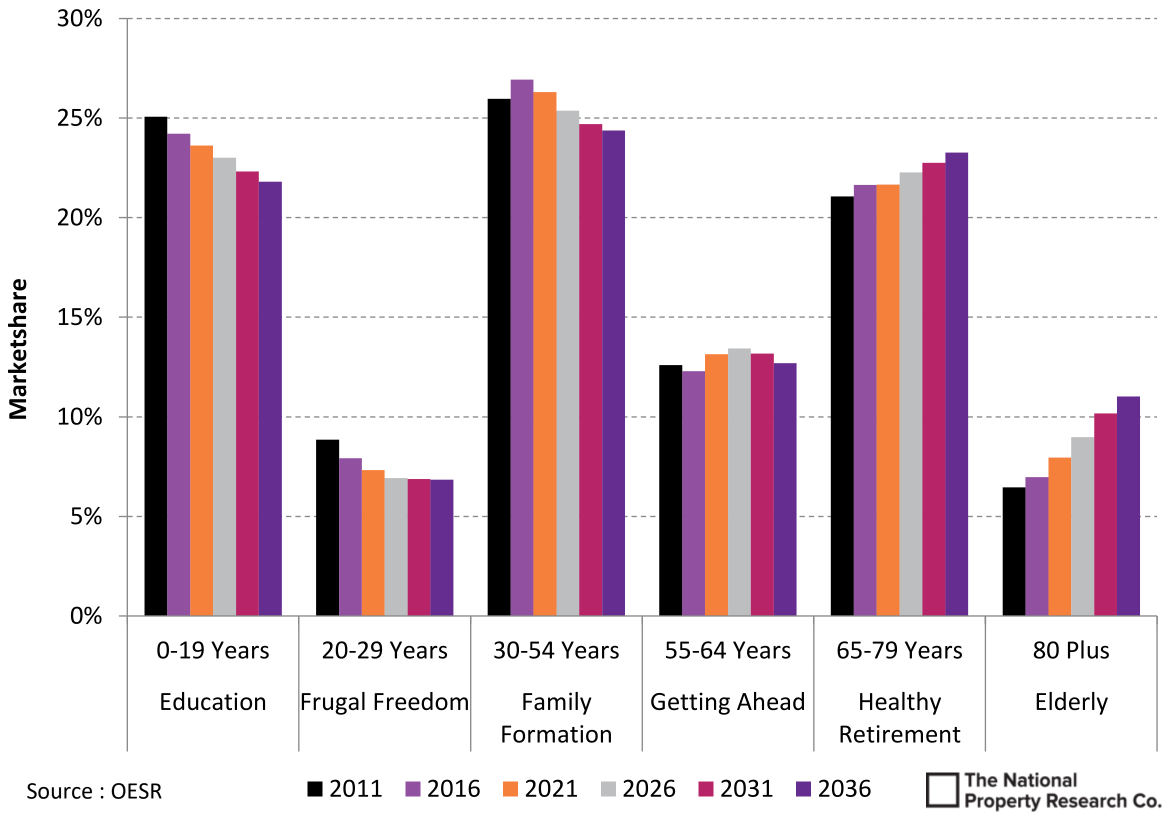
No. People
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.



30%
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Marketshare
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
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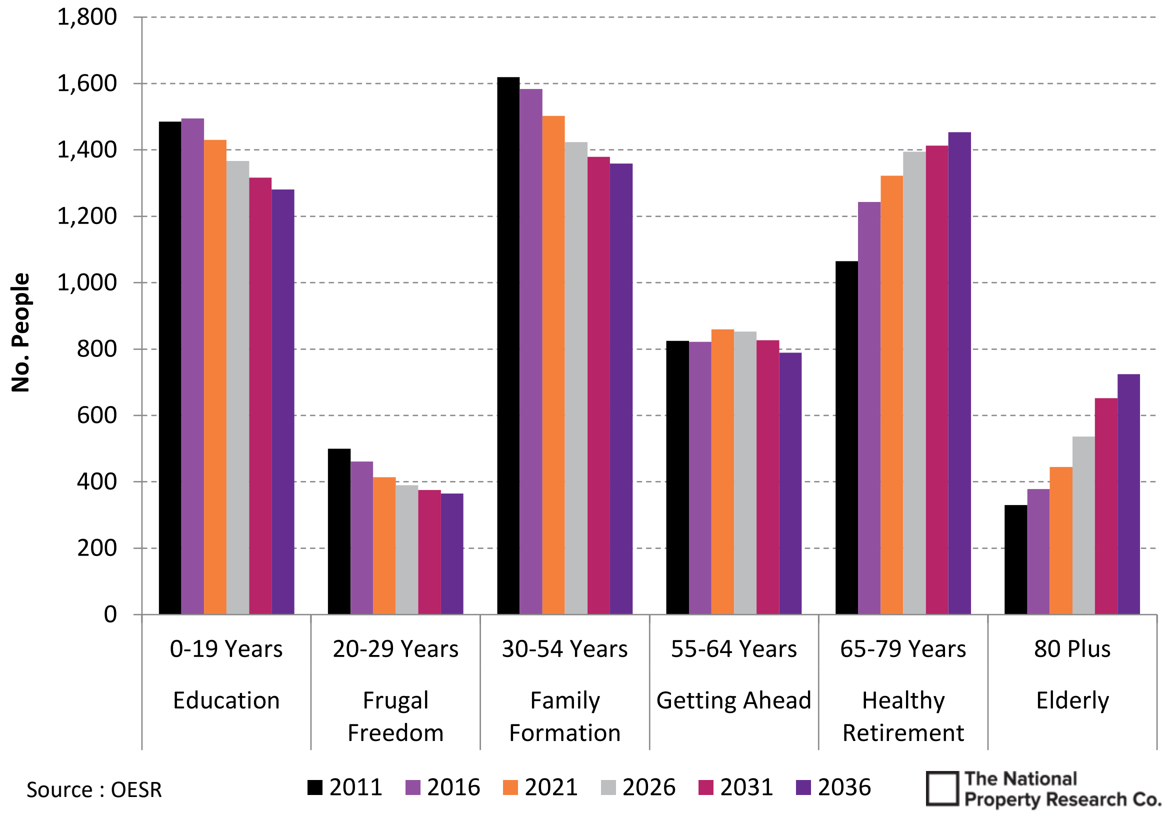
2031
2036
The National Property Research Co.

Point Vernon

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	1,485	500	1,619	825	1,065	330
2016	1,495	461	1,583	822	1,243	379
2021	1,430	414	1,502	859	1,322	445
2026	1,367	390	1,423	852	1,394	536
2031	1,316	375	1,379	827	1,413	652
2036	1,280	365	1,359	789	1,453	724

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	25.0%	7.7%	26.5%	13.7%	20.8%	6.3%
2036 Percentage	21.4%	6.1%	22.8%	13.2%	24.3%	12.1%
2016-2036 Change	-14%	-21%	-14%	-4%	17%	91%
2016-2036 Change	-215	-96	-225	-33	210	346

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	25.5%	8.6%	27.8%	14.2%	18.3%	5.7%
2016	25.0%	7.7%	26.5%	13.7%	20.8%	6.3%
2021	23.9%	6.9%	25.2%	14.4%	22.1%	7.5%
2026	22.9%	6.5%	23.9%	14.3%	23.4%	9.0%
2031	22.1%	6.3%	23.1%	13.9%	23.7%	10.9%
2036	21.4%	6.1%	22.8%	13.2%	24.3%	12.1%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0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
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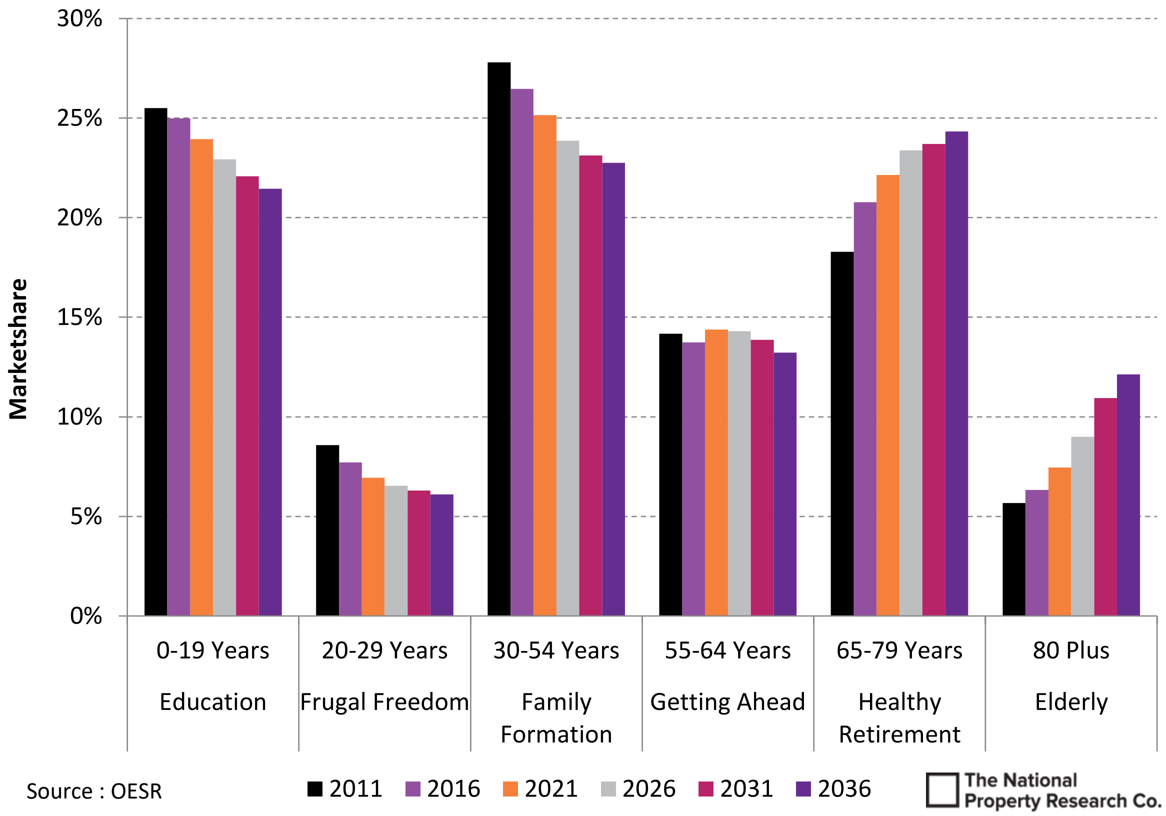
2036
The National Property Research Co.


Marketshare
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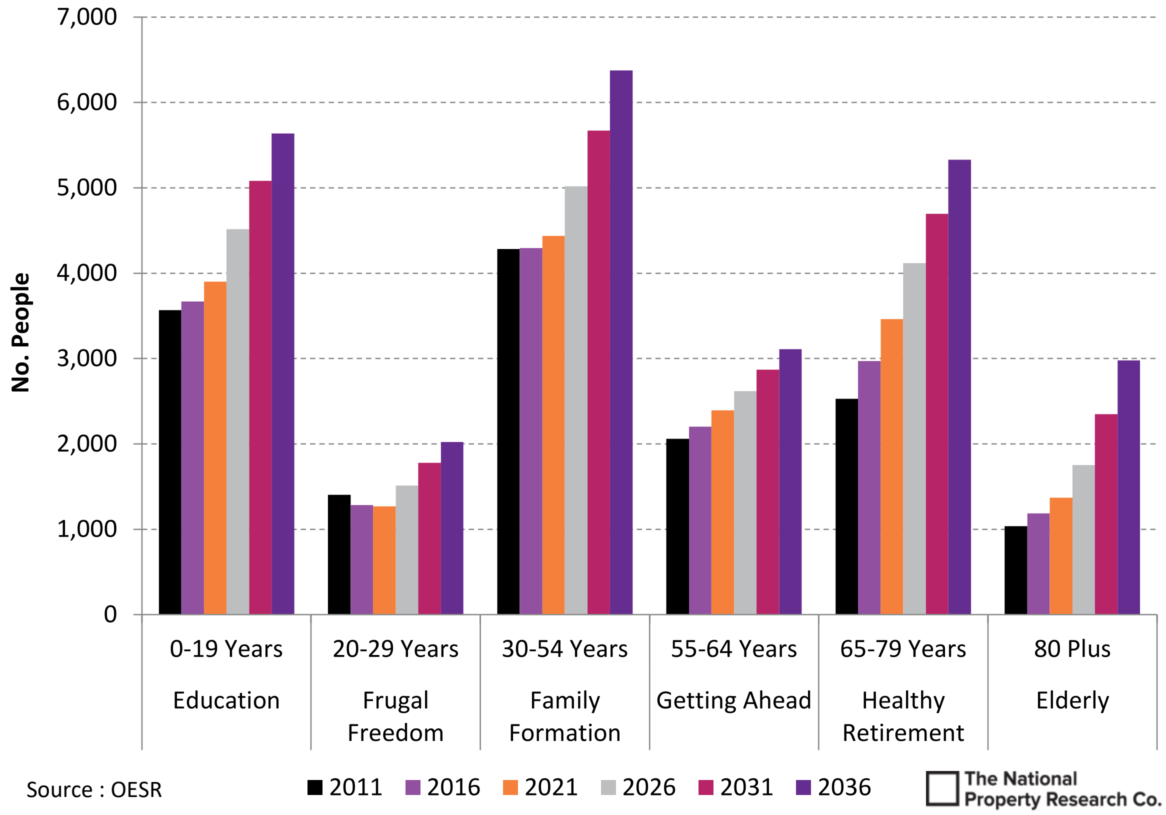
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.

Torquay – Scarness - Karwungan

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	3,566	1,404	4,283	2,060	2,530	1,036
2016	3,667	1,285	4,294	2,203	2,972	1,187
2021	3,902	1,270	4,436	2,393	3,464	1,369
2026	4,516	1,513	5,017	2,617	4,120	1,753
2031	5,084	1,777	5,670	2,869	4,697	2,350
2036	5,638	2,021	6,374	3,108	5,329	2,977

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	23.5%	8.2%	27.5%	14.1%	19.0%	7.6%
2036 Percentage	22.2%	7.9%	25.0%	12.2%	20.9%	11.7%
2016-2036 Change	54%	57%	48%	41%	79%	151%
2016-2036 Change	1,971	736	2,080	904	2,357	1,791

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	24.0%	9.4%	28.8%	13.8%	17.0%	7.0%
2016	23.5%	8.2%	27.5%	14.1%	19.0%	7.6%
2021	23.2%	7.5%	26.4%	14.2%	20.6%	8.1%
2026	23.1%	7.7%	25.7%	13.4%	21.1%	9.0%
2031	22.6%	7.9%	25.3%	12.8%	20.9%	10.5%
2036	22.2%	7.9%	25.0%	12.2%	20.9%	11.7%



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No. People
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
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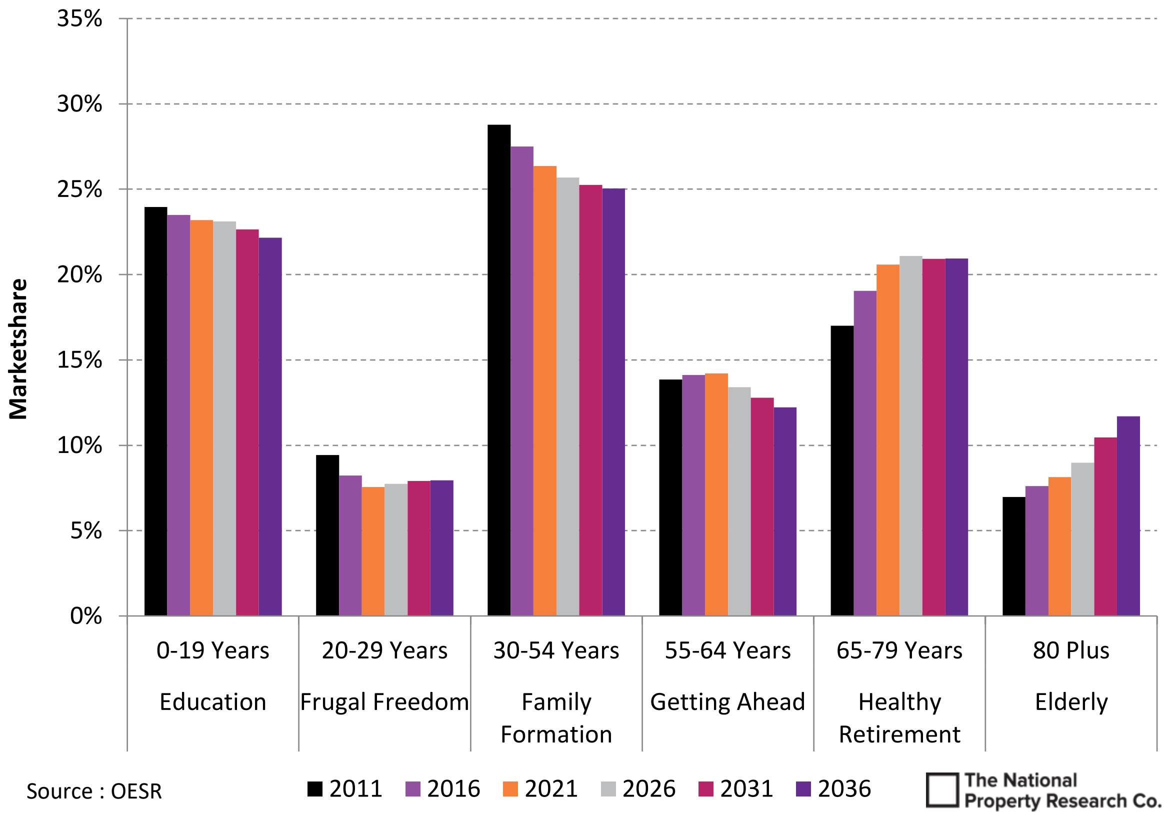
2036
The National Property Research Co.



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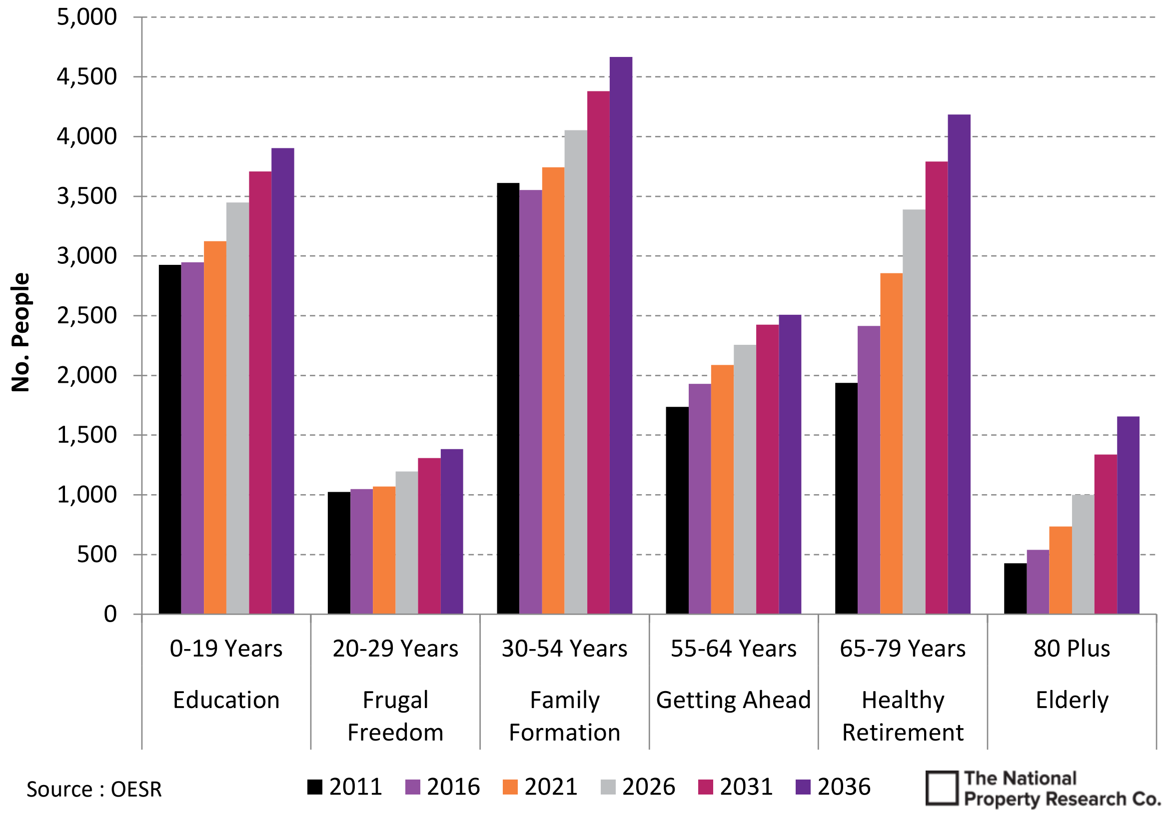
Marketshare
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.

Urangan - Wondunna

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	2,926	1,024	3,610	1,735	1,938	426
2016	2,948	1,048	3,552	1,930	2,414	540
2021	3,123	1,070	3,743	2,088	2,857	734
2026	3,447	1,195	4,054	2,257	3,388	1,000
2031	3,707	1,308	4,380	2,424	3,790	1,337
2036	3,902	1,383	4,668	2,507	4,186	1,656

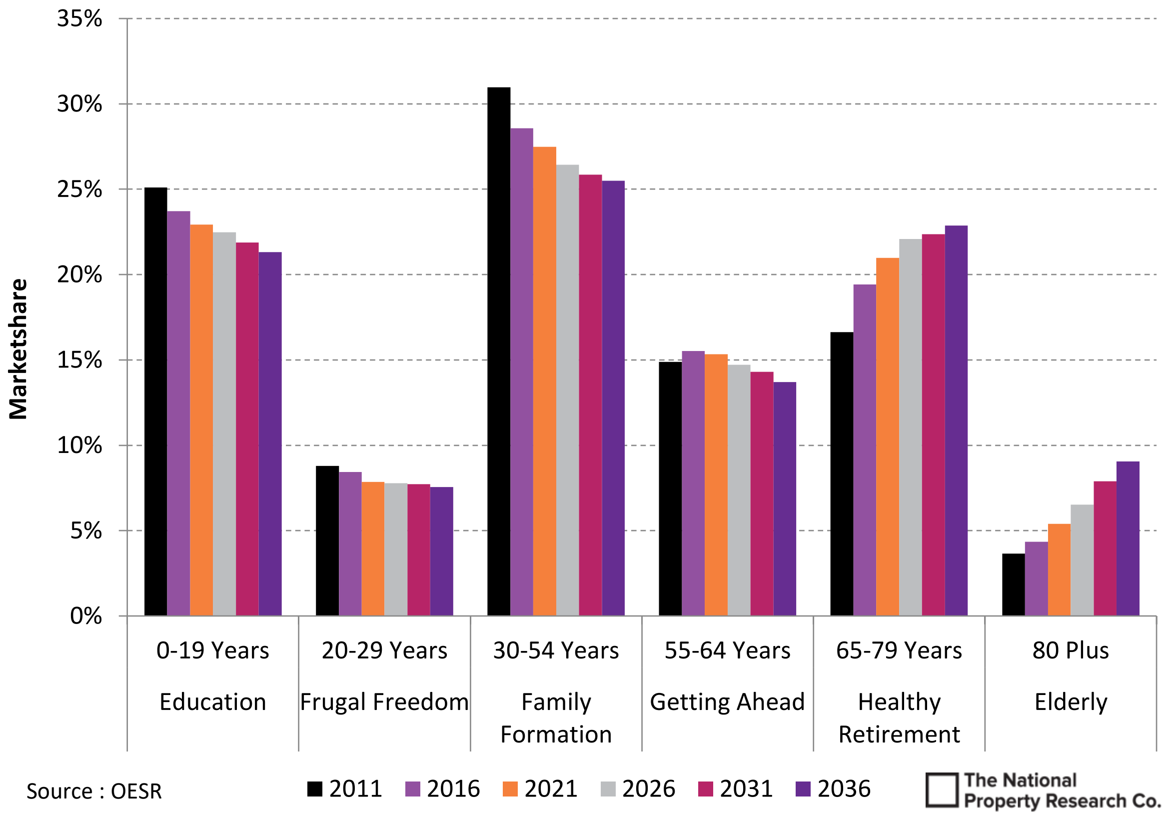
	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	23.7%	8.4%	28.6%	15.5%	19.4%	4.3%
2036 Percentage	21.3%	7.6%	25.5%	13.7%	22.9%	9.0%
2016-2036 Change	32%	32%	31%	30%	73%	207%
2016-2036 Change	954	335	1,115	577	1,771	1,116

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	25.1%	8.8%	31.0%	14.9%	16.6%	3.7%
2016	23.7%	8.4%	28.6%	15.5%	19.4%	4.3%
2021	22.9%	7.9%	27.5%	15.3%	21.0%	5.4%
2026	22.5%	7.8%	26.4%	14.7%	22.1%	6.5%
2031	21.9%	7.7%	25.8%	14.3%	22.4%	7.9%
2036	21.3%	7.6%	25.5%	13.7%	22.9%	9.0%



Source : OESR

The National Property Research Co.



Source : OESR

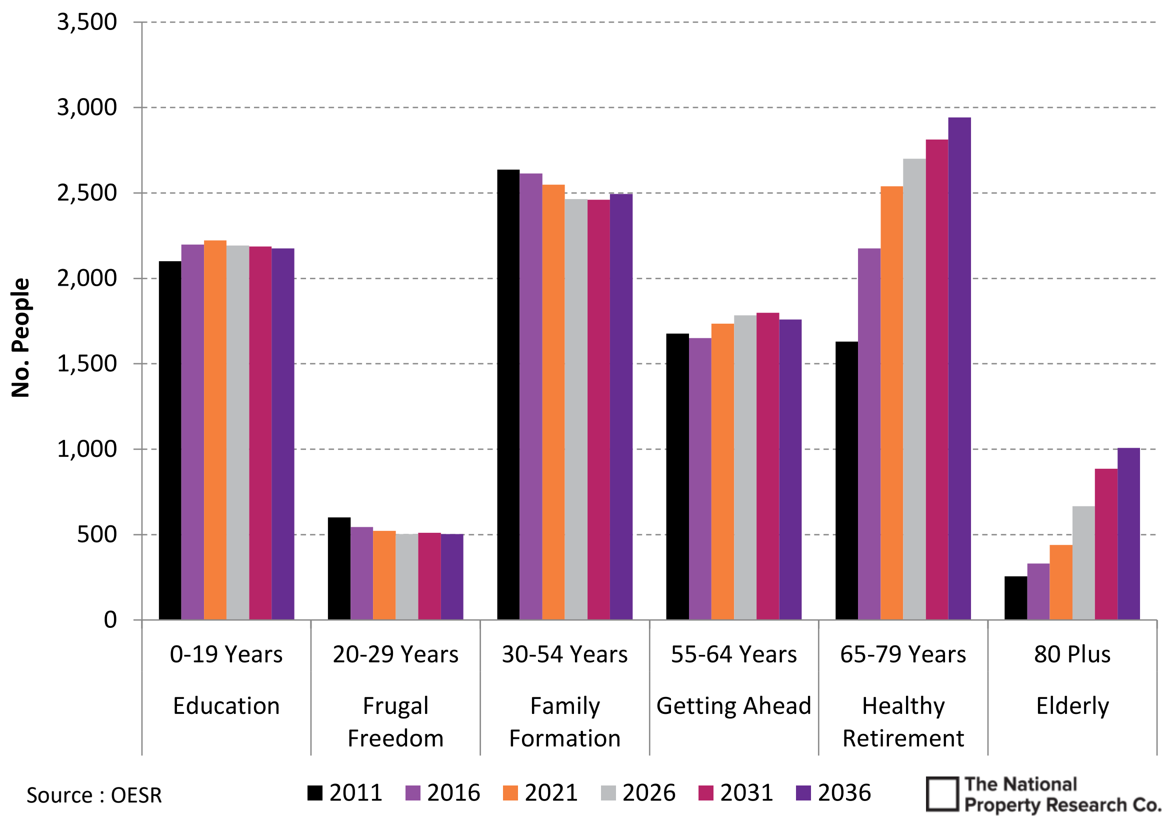
The National Property Research Co.

Burrum - Fraser

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	2,100	601	2,636	1,677	1,629	255
2016	2,199	545	2,614	1,650	2,176	330
2021	2,222	523	2,548	1,735	2,540	439
2026	2,193	504	2,464	1,783	2,701	666
2031	2,187	511	2,460	1,799	2,813	886
2036	2,175	503	2,494	1,760	2,942	1,007

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	23.1%	5.7%	27.5%	17.3%	22.9%	3.5%
2036 Percentage	20.0%	4.6%	22.9%	16.2%	27.0%	9.3%
2016-2036 Change	-1%	-8%	-5%	7%	35%	205%
2016-2036 Change	-24	-42	-120	110	766	677

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	23.6%	6.8%	29.6%	18.8%	18.3%	2.9%
2016	23.1%	5.7%	27.5%	17.3%	22.9%	3.5%
2021	22.2%	5.2%	25.5%	17.3%	25.4%	4.4%
2026	21.3%	4.9%	23.9%	17.3%	26.2%	6.5%
2031	20.5%	4.8%	23.1%	16.9%	26.4%	8.3%
2036	20.0%	4.6%	22.9%	16.2%	27.0%	9.3%



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0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
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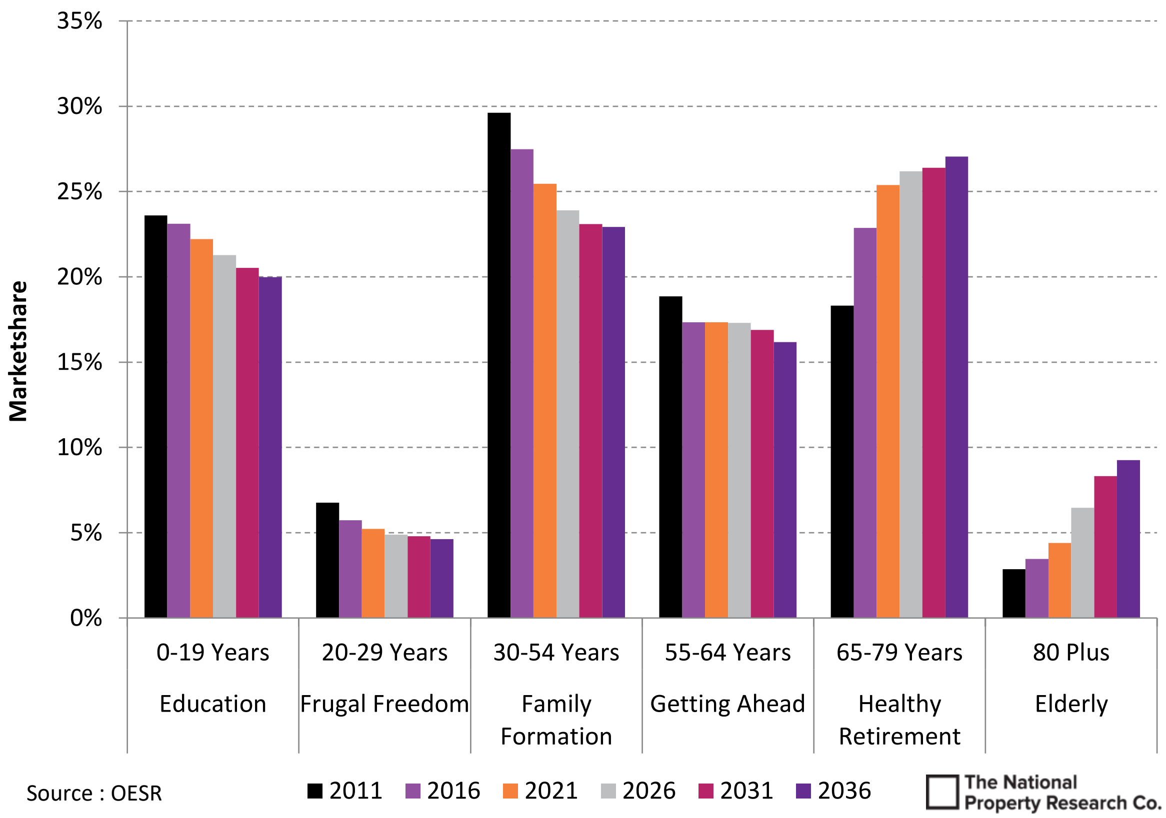
2036
The National Property Research Co.



Marketshare
35%
30%
25%
20%
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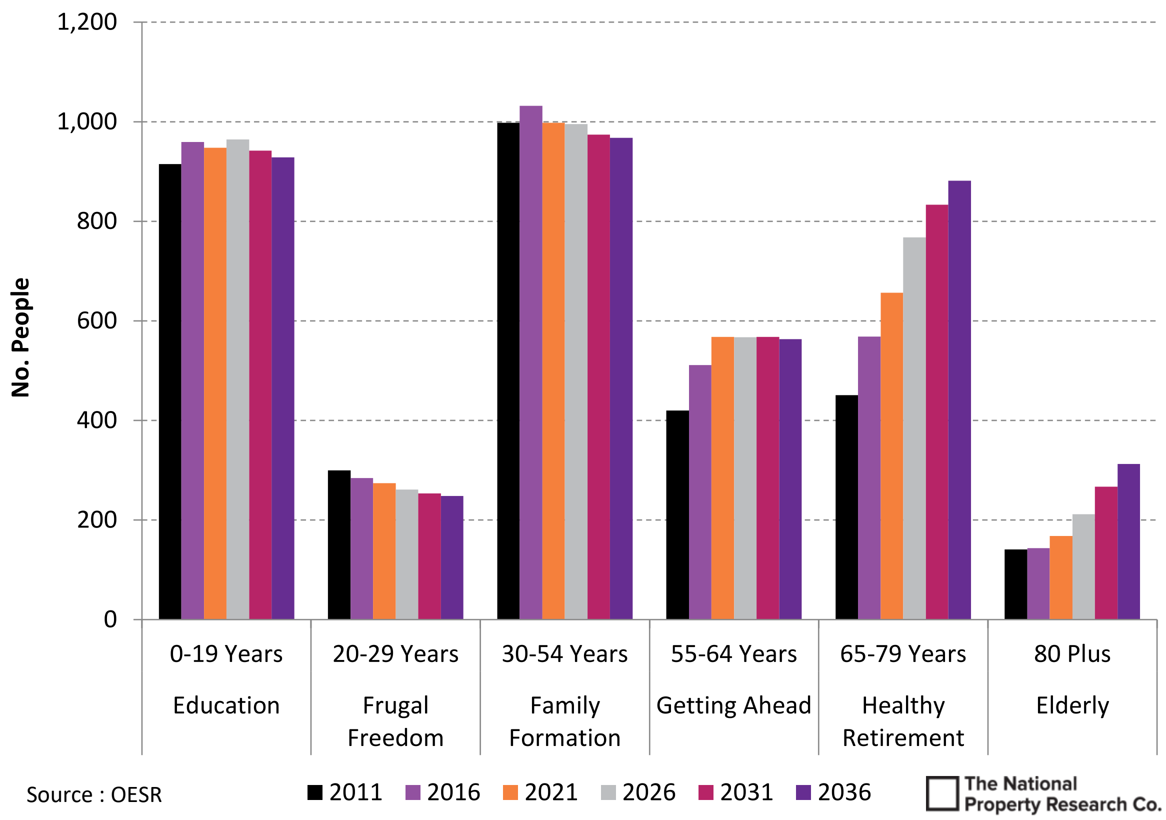
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.

Granville

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	915	300	998	420	451	141
2016	959	284	1,032	512	568	144
2021	947	274	998	568	657	168
2026	965	261	995	567	768	212
2031	942	254	974	568	833	267
2036	928	248	968	563	881	313

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	27.4%	8.1%	29.5%	14.6%	16.2%	4.1%
2036 Percentage	23.8%	6.4%	24.8%	14.4%	22.6%	8.0%
2016-2036 Change	-3%	-13%	-6%	10%	55%	118%
2016-2036 Change	-31	-36	-64	52	313	169

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	28.4%	9.3%	30.9%	13.0%	14.0%	4.4%
2016	27.4%	8.1%	29.5%	14.6%	16.2%	4.1%
2021	26.2%	7.6%	27.6%	15.7%	18.2%	4.7%
2026	25.6%	6.9%	26.4%	15.0%	20.4%	5.6%
2031	24.5%	6.6%	25.4%	14.8%	21.7%	7.0%
2036	23.8%	6.4%	24.8%	14.4%	22.6%	8.0%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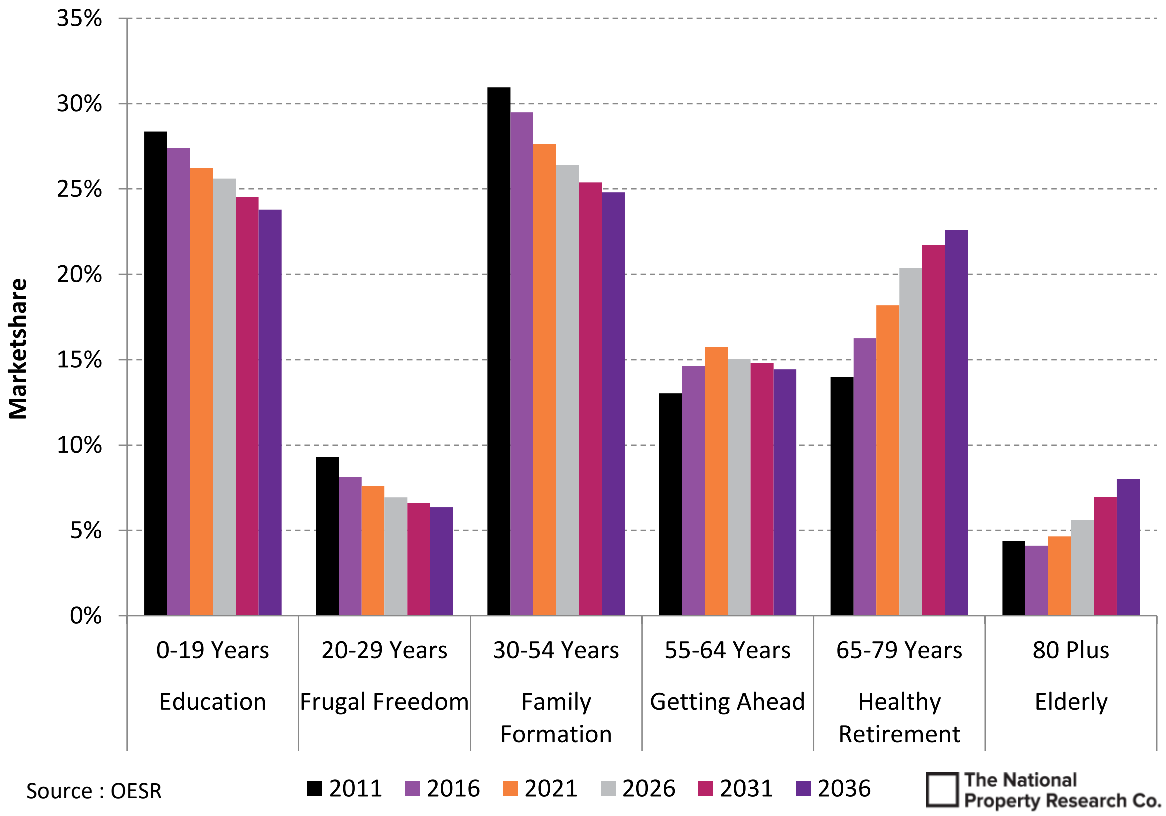
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011 2016 2021 2026 2031 2036
The National Property Research Co.


Marketshare
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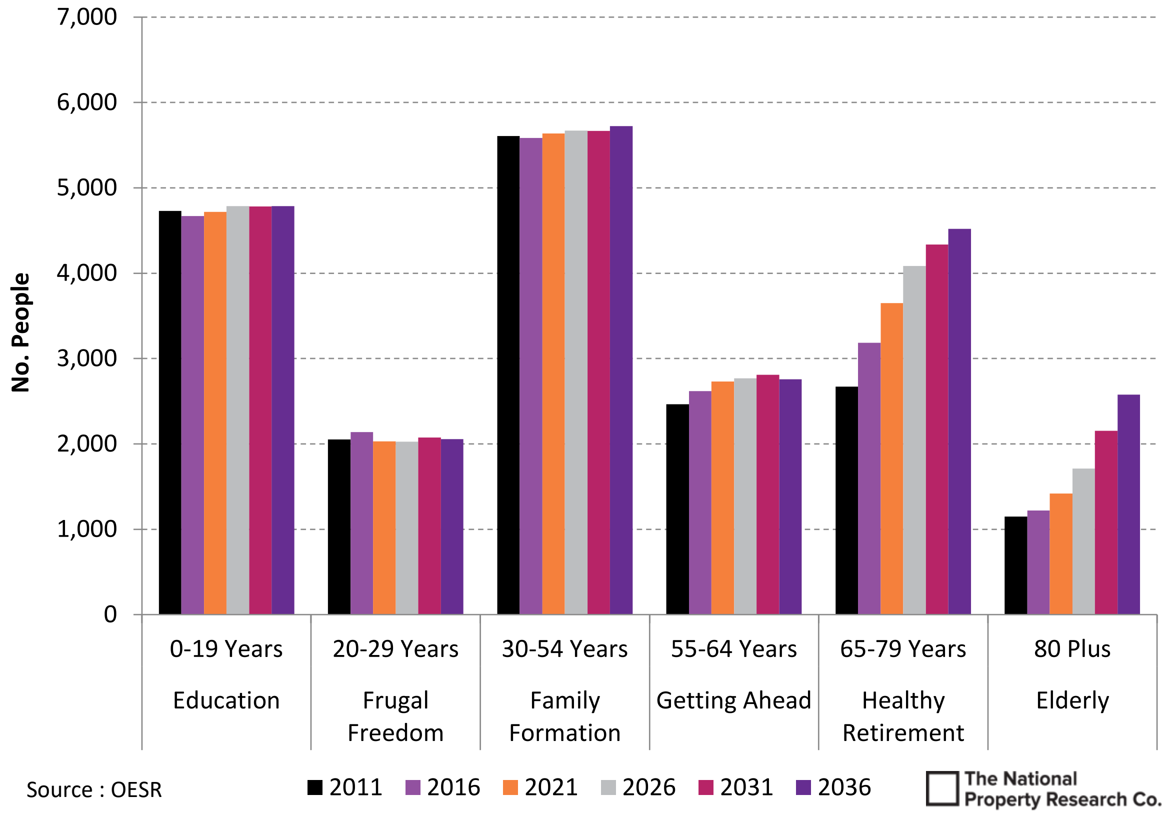
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011 2016 2021 2026 2031 2036
The National Property Research Co.

Maryborough

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	4,729	2,053	5,608	2,464	2,671	1,149
2016	4,670	2,139	5,586	2,617	3,186	1,221
2021	4,719	2,030	5,638	2,731	3,648	1,420
2026	4,786	2,027	5,672	2,769	4,083	1,710
2031	4,781	2,074	5,668	2,809	4,334	2,153
2036	4,786	2,058	5,722	2,757	4,521	2,578

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	24.0%	11.0%	28.8%	13.5%	16.4%	6.3%
2036 Percentage	21.3%	9.2%	25.5%	12.3%	20.2%	11.5%
2016-2036 Change	2%	-4%	2%	5%	42%	111%
2016-2036 Change	116	-81	136	140	1,335	1,357

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	25.3%	11.0%	30.0%	13.2%	14.3%	6.2%
2016	24.0%	11.0%	28.8%	13.5%	16.4%	6.3%
2021	23.4%	10.1%	27.9%	13.5%	18.1%	7.0%
2026	22.7%	9.6%	26.9%	13.2%	19.4%	8.1%
2031	21.9%	9.5%	26.0%	12.9%	19.9%	9.9%
2036	21.3%	9.2%	25.5%	12.3%	20.2%	11.5%



No. People
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0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
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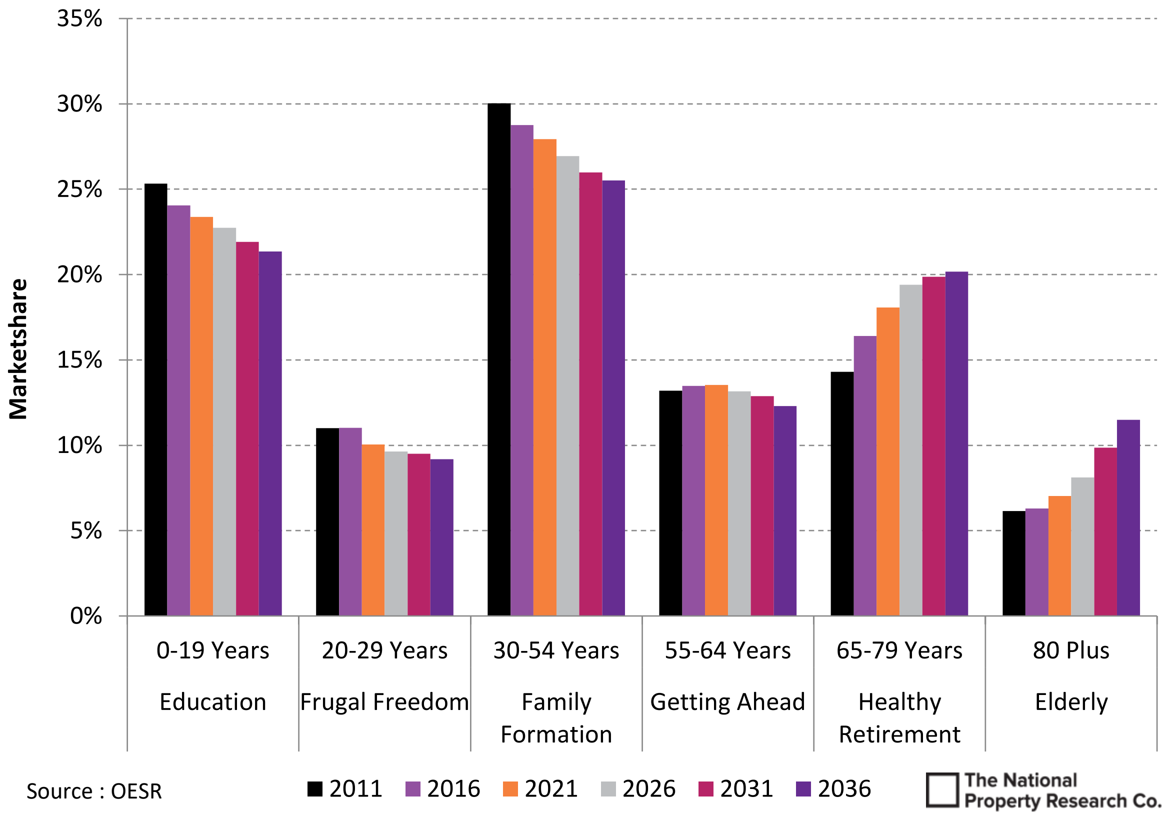
2036
The National Property Research Co.



Marketshare
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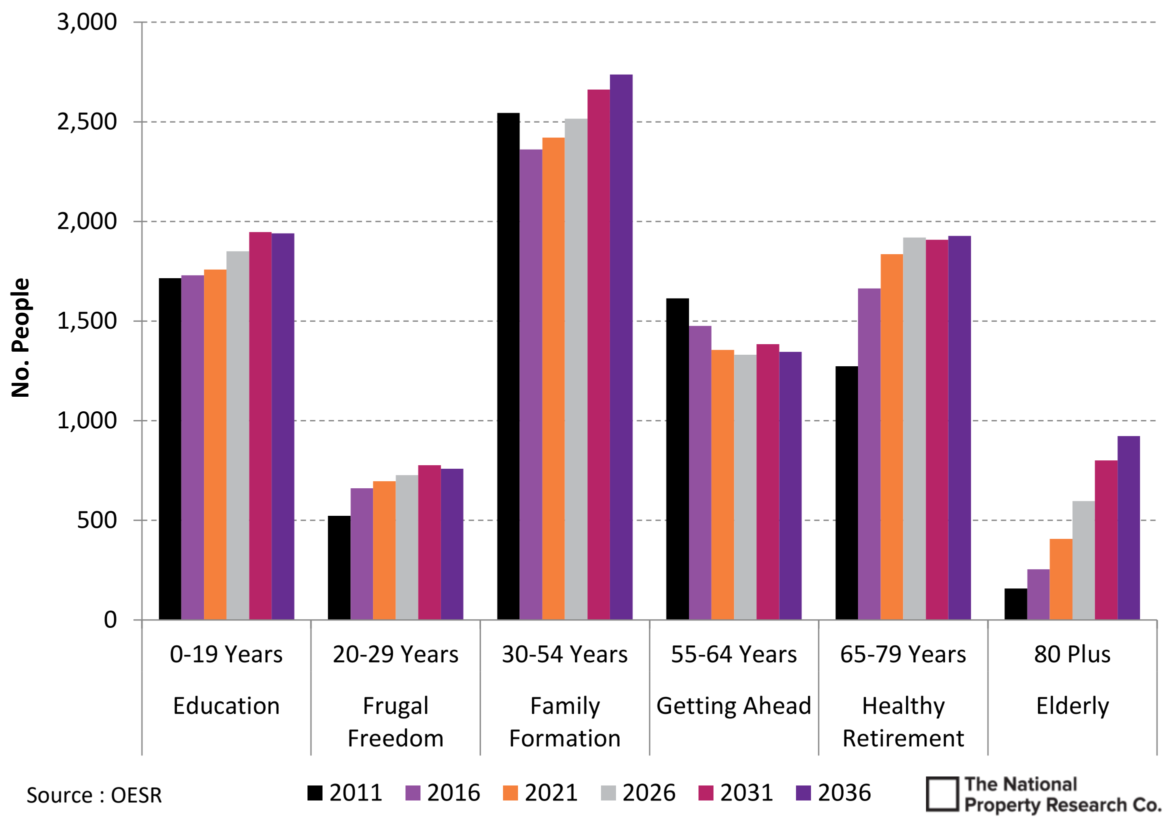
0-19 Years
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011
2016
2021
2026
2031
2036
The National Property Research Co.

Maryborough Region South

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	1,715	522	2,544	1,614	1,274	158
2016	1,729	661	2,362	1,476	1,663	254
2021	1,759	697	2,421	1,355	1,835	406
2026	1,850	727	2,515	1,331	1,920	596
2031	1,946	777	2,661	1,383	1,908	801
2036	1,940	760	2,737	1,345	1,928	922

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	21.2%	8.1%	29.0%	18.1%	20.4%	3.1%
2036 Percentage	20.1%	7.9%	28.4%	14.0%	20.0%	9.6%
2016-2036 Change	12%	15%	16%	-9%	16%	263%
2016-2036 Change	211	98	375	-131	264	668

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	21.9%	6.7%	32.5%	20.6%	16.3%	2.0%
2016	21.2%	8.1%	29.0%	18.1%	20.4%	3.1%
2021	20.8%	8.2%	28.6%	16.0%	21.7%	4.8%
2026	20.7%	8.1%	28.1%	14.9%	21.5%	6.7%
2031	20.5%	8.2%	28.1%	14.6%	20.1%	8.5%
2036	20.1%	7.9%	28.4%	14.0%	20.0%	9.6%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0-19 Years
Education
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Frugal Freedom
30-54 Years
Family Formation
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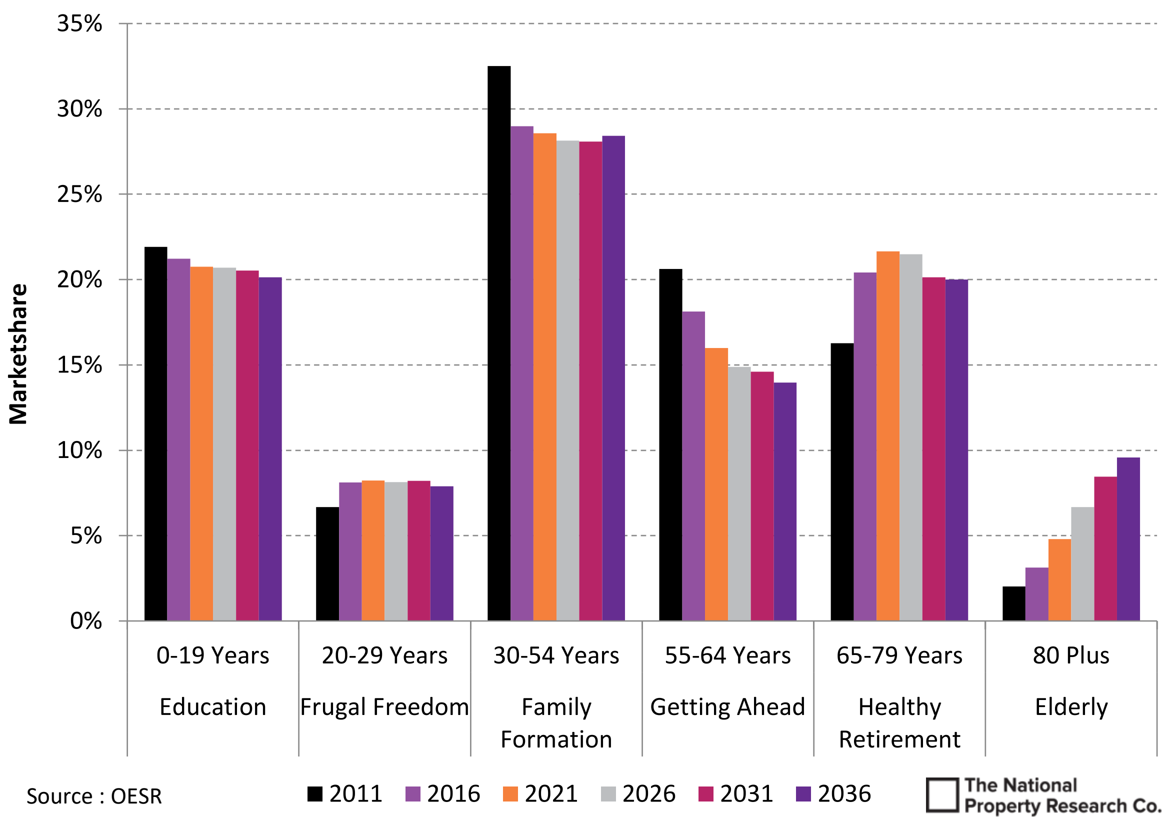
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011 2016 2021 2026 2031 2036
The National Property Research Co.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Marketshare
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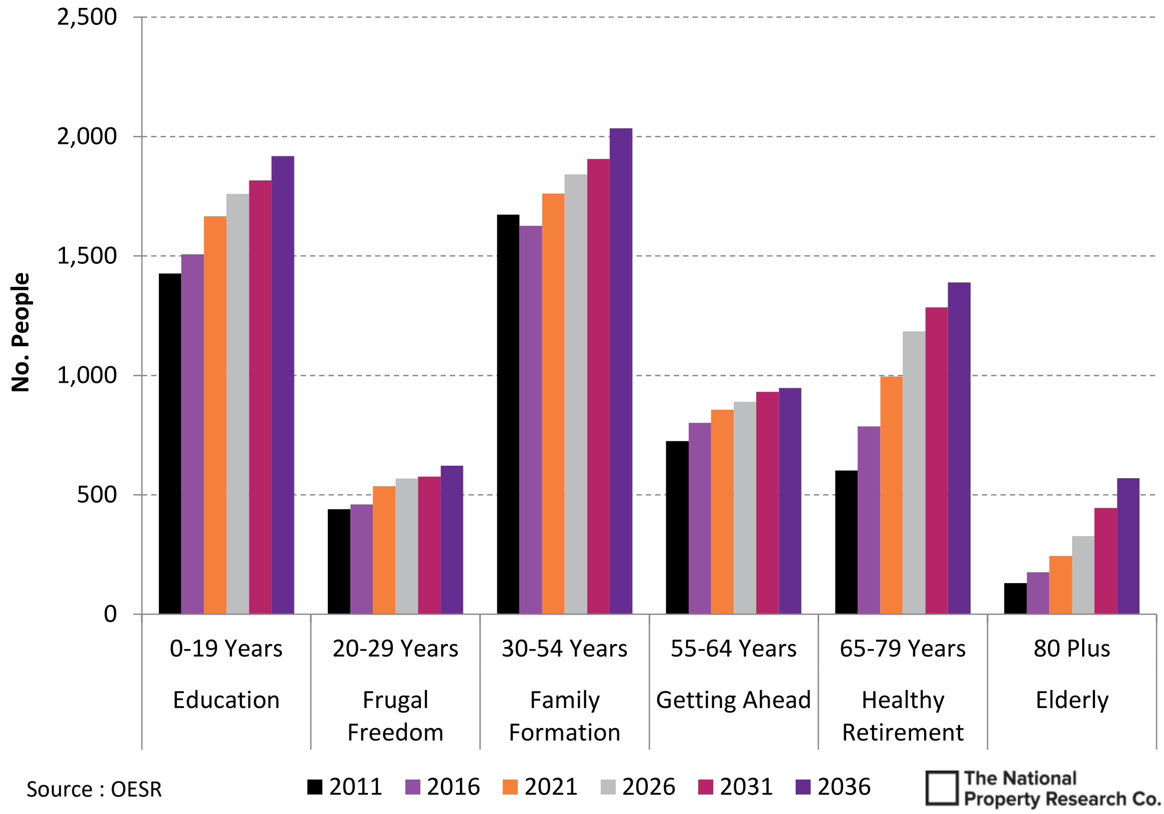
Education
20-29 Years
Frugal Freedom
30-54 Years
Family Formation
55-64 Years
Getting Ahead
65-79 Years
Healthy Retirement
80 Plus
Elderly
Source : OESR
2011 2016 2021 2026 2031 2036
The National Property Research Co.

Tinana

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	1,426	439	1,673	725	601	130
2016	1,507	460	1,626	801	787	176
2021	1,667	537	1,761	856	995	244
2026	1,760	568	1,842	890	1,185	327
2031	1,817	576	1,907	932	1,285	444
2036	1,918	621	2,034	948	1,390	569

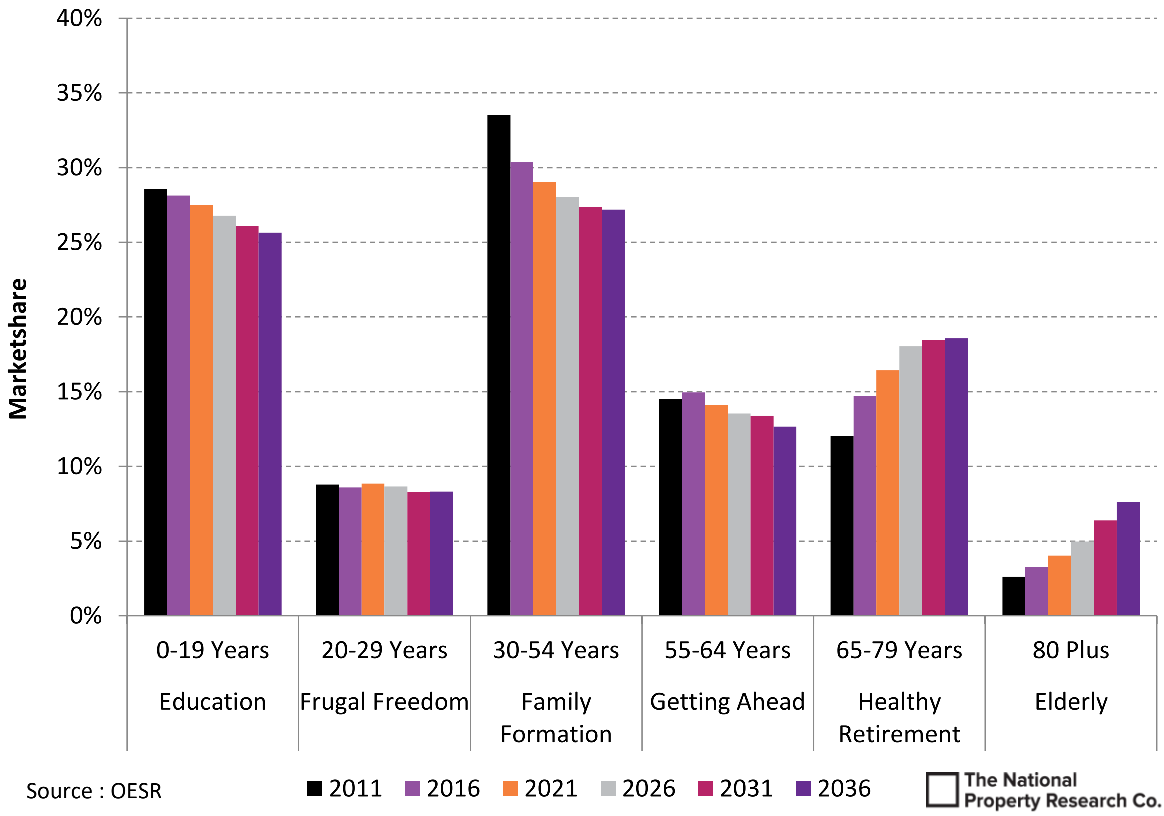
	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2016 Percentage	28.1%	8.6%	30.4%	15.0%	14.7%	3.3%
2036 Percentage	25.6%	8.3%	27.2%	12.7%	18.6%	7.6%
2016-2036 Change	27%	35%	25%	18%	77%	224%
2016-2036 Change	411	161	408	146	603	393

	Education	Frugal Freedom	Family Formation	Getting Ahead	Healthy Retirement	Elderly
	0-19 Years	20-29 Years	30-54 Years	55-64 Years	65-79 Years	80 Plus
2011	28.6%	8.8%	33.5%	14.5%	12.0%	2.6%
2016	28.1%	8.6%	30.4%	15.0%	14.7%	3.3%
2021	27.5%	8.9%	29.1%	14.1%	16.4%	4.0%
2026	26.8%	8.6%	28.0%	13.5%	18.0%	5.0%
2031	26.1%	8.3%	27.4%	13.4%	18.5%	6.4%
2036	25.6%	8.3%	27.2%	12.7%	18.6%	7.6%



Source : OESR

The National Property Research Co.



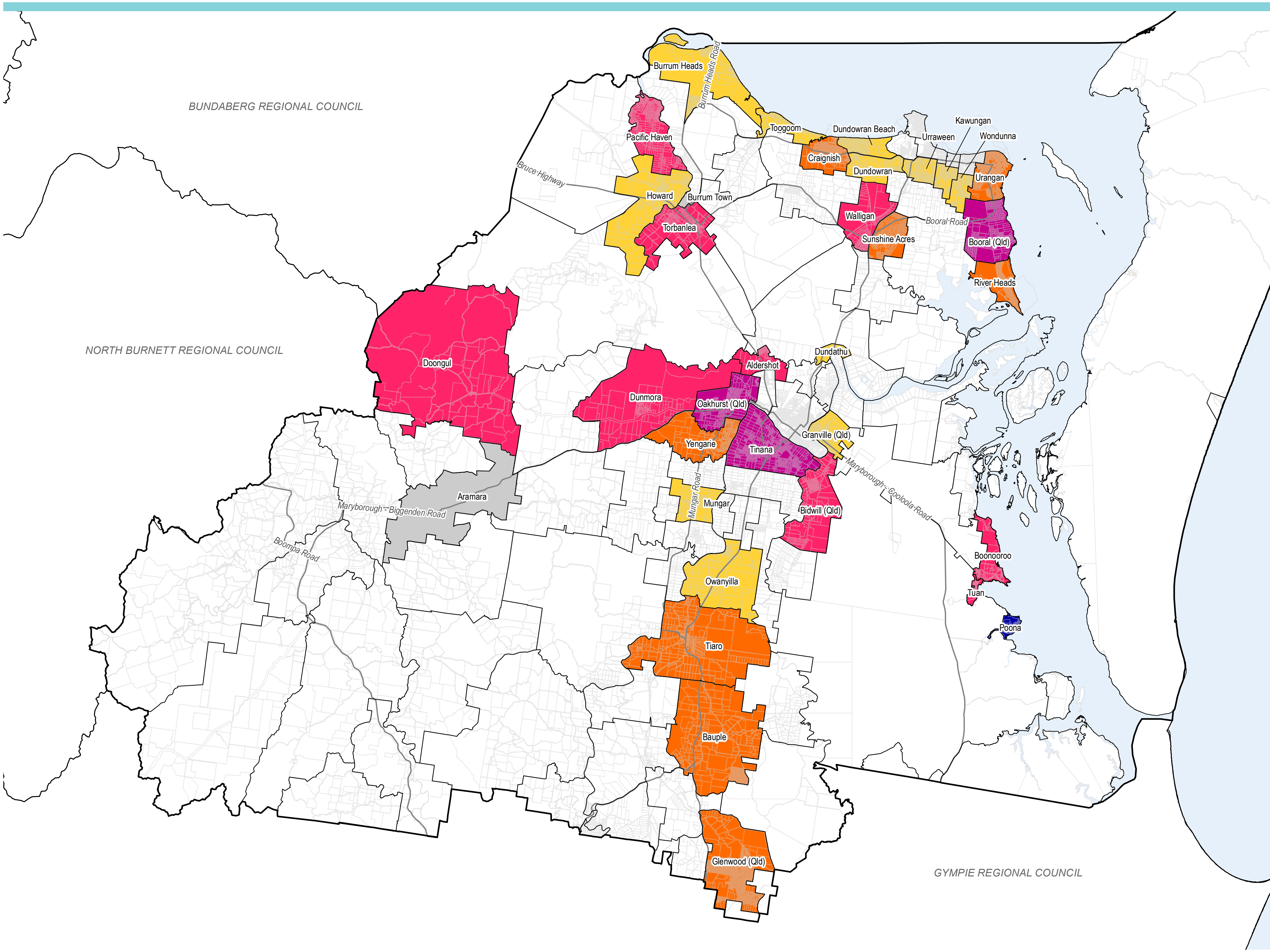
Source : OESR

The National Property Research Co.

Appendix K. Map of Rural Residential Property Capacity – Approach 1

Fraser Coast Rural Residential Land Investigation

Potential Timeframe of Vacant Rural Residential and Low Density Residential (LDR1) Lots



Potential Timeframe of Vacant Rural Residential and Low Density Residential (LDR1) Lots

- No sales data available
- 1 - 5 years
- 6 - 10 years
- 11 - 25 years
- 26 - 50 years
- Above 50 years
- Cadastre
- State Suburb Boundary (ABS)
- Local Government Boundary
- Waterways
- State controlled roads

6/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 10 20 km

1:380,000

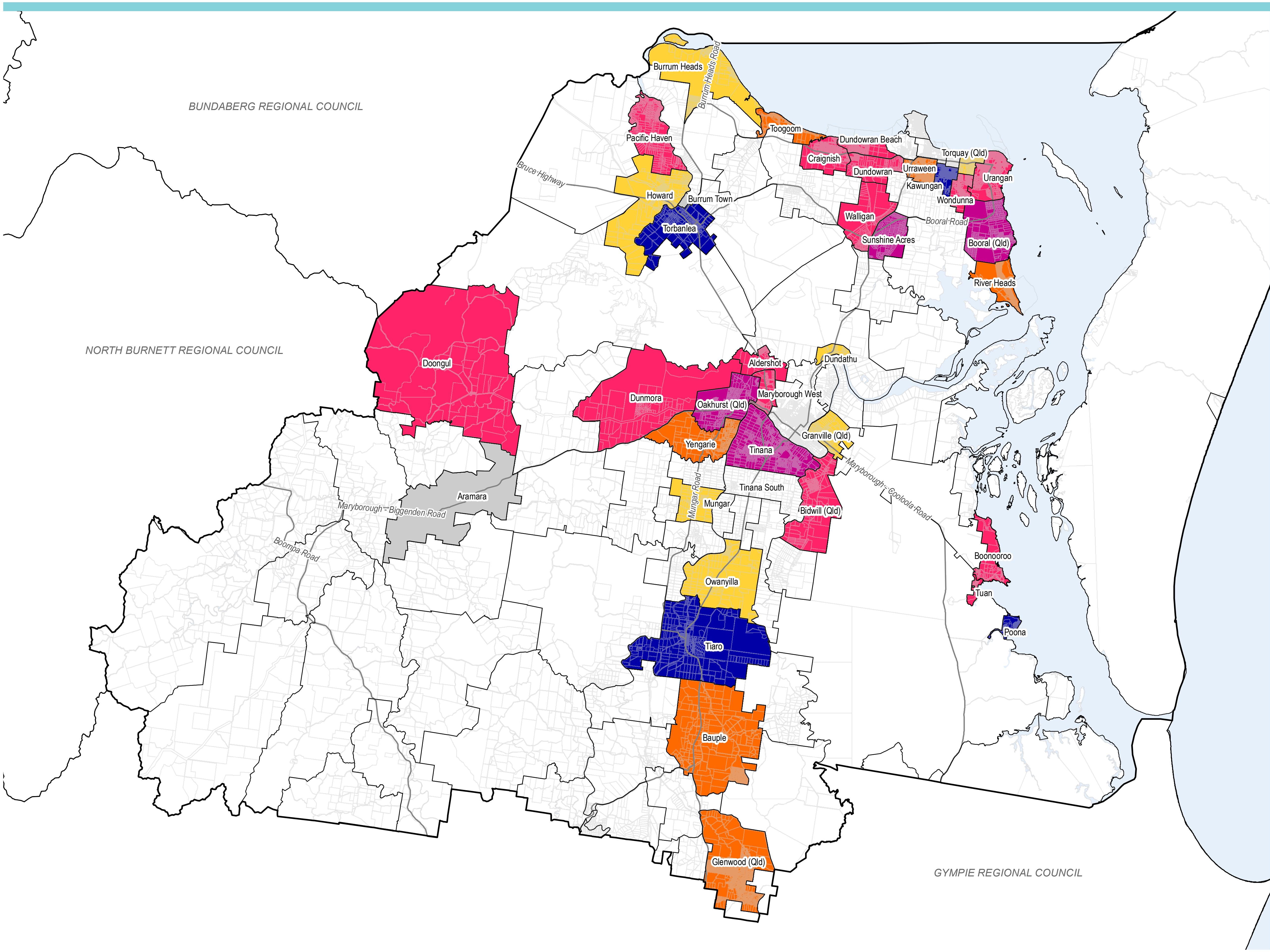
Disclaimer

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. The map layers displayed are compiled from various sources. Therefore, no warranty is given relation to the data displayed on this map (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.

Appendix L. Map of Rural Residential Property Capacity – Approach 2

Fraser Coast Rural Residential Land Investigation

Potential Timeframe of Available Rural Residential and Low Density Residential (LDR1) Zone with Subdivision Potential and Additional Vacant Rural Residential and Low Density Residential (LDR1) Lots (Revised)



Potential Timeframe of Available Rural Residential and Low Density Residential (LDR1) Zone with Subdivision Potential and Additional Vacant Rural Residential and Low Density Residential (LDR1) Lots (Revised)

- No sales data available
- 1 - 5
- 6 - 10
- 11 - 25
- 26 - 50
- 51 - 80
- Cadastre
- State Suburb Boundary (ABS)
- Local Government Boundary
- Waterways
- State controlled roads

18/12/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 10 20 km

1:380,000

Disclaimer

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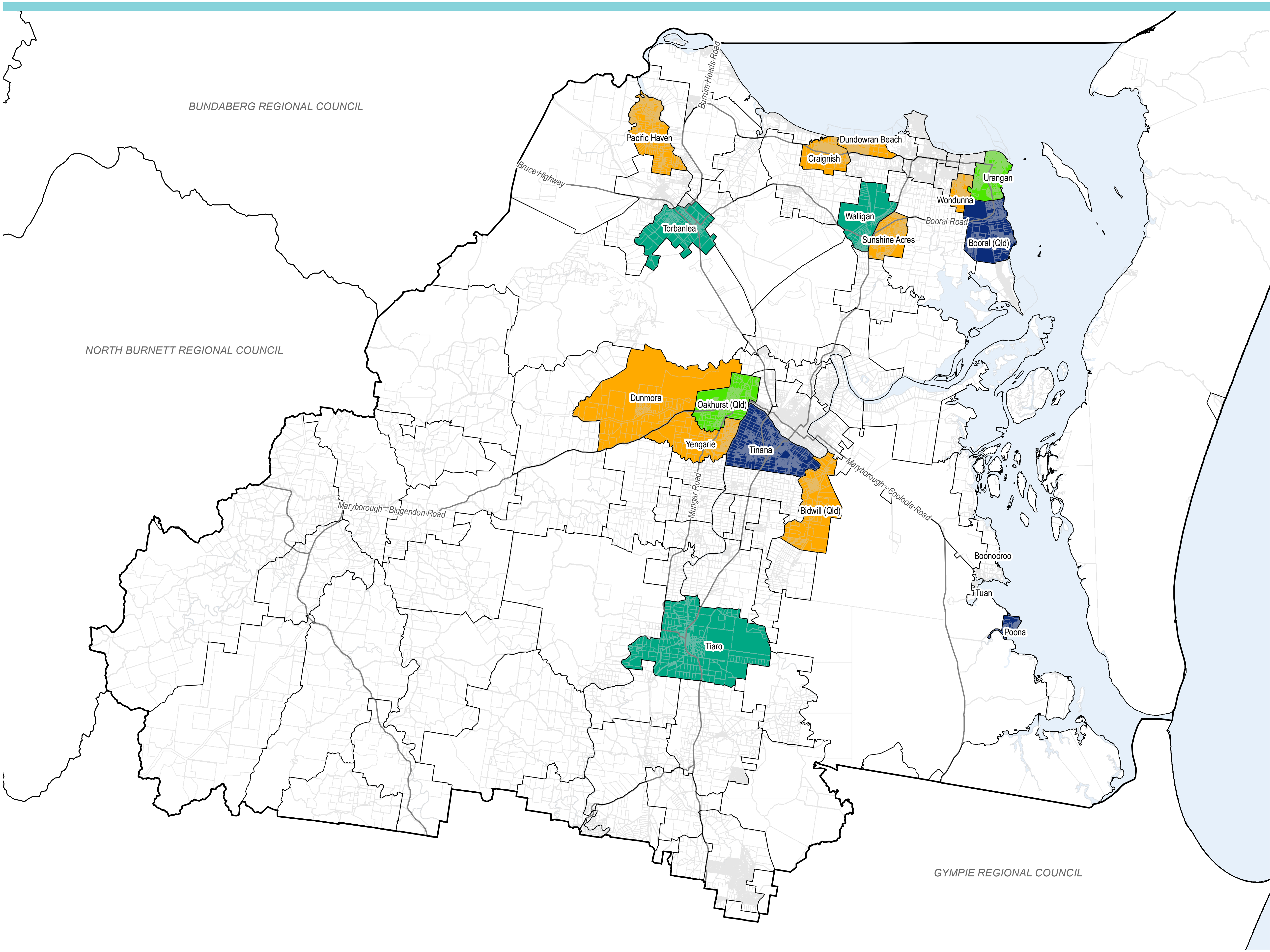
Appendix M. Map of Rural Residential Property Capacity – Shown as average number of years based on vacant lots with subdivision potential against demand based on average number of sales

ETHOS URBAN

MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Estimated capacity (no. of years) by State Suburb



Estimated capacity (no. of years) by State Suburb

- 1 - 5
- 6 - 10
- 11 - 20
- 21 - 55
- Cadastre
- State Suburb Boundary (ABS)
- Local Government Boundary
- Waterways
- State controlled roads

5/02/2019

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 10 20 km

1:380,000

Appendix N. Breakdown of Rural Residential Property Capacity by Year – Approach 1

Capacity of Vacant Rural Residential Properites by State Suburb, Zone and Zone Precinct (Based on average land consumption in hectares)

State Suburb	Zone/Precinct	Vacant Rural residential properties (ha)	Average land consumption (ha)	Estimated capacity (No. of years)
Aldershot	Low Density Residential LDR1	9.8	0.8	12.9
Aramara	Rural Residential - No precinct	0.9	0.0	0.0
Aramara	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	1.0	0.0	0.0
Bauple	Rural Residential - No precinct	99.6	12.4	8.1
Bidwill (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	11.1	0.9	12.7
Boonooroo	Rural Residential - No precinct	3.8	1.7	2.3
Boonooroo	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	19.9	1.7	11.8
Booral (Qld)	Low Density Residential LDR1	112.4	7.3	15.4
Booral (Qld)	Rural Residential - No precinct	104.1	7.3	14.2
Burrum Heads	Rural Residential - No precinct	18.8	5.2	3.6
Burrum Town	Low Density Residential LDR1	6.5	0.0	0.0
Craignish	Low Density Residential LDR1	36.3	7.2	5.1
Craignish	Rural Residential - No precinct	5.9	7.2	0.8
Doongul	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	6.6	0.3	24.0
Dundathu	Rural Residential - No precinct	4.3	1.2	3.6
Dundowran	Low Density Residential LDR1	2.6	2.4	1.1
Dundowran Beach	Low Density Residential LDR1	26.2	6.7	3.9
Dunmora	Rural Residential - No precinct	93.1	6.5	14.2
Glenwood (Qld)	Rural Residential - No precinct	617.4	88.3	7.0
Granville (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	1.3	2.2	0.6
Howard	Rural Residential - No precinct	7.6	3.0	2.5
Kawungan	Low Density Residential LDR1	1.5	0.5	2.7
Mungar	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	6.4	2.2	2.9
Oakhurst (Qld)	Low Density Residential LDR1	46.8	23.6	2.0
Oakhurst (Qld)	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	461.0	23.6	19.5
Oakhurst (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	94.0	23.6	4.0
Owanyilla	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	2.0	1.4	1.4
Pacific Haven	Rural Residential - No precinct	185.0	10.6	17.5
Poona	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	57.3	0.9	62.8
River Heads	Low Density Residential LDR1	48.7	8.5	5.7
Sunshine Acres	Rural Residential - No precinct	76.7	9.0	8.6
Tiaro	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	13.7	1.8	7.5
Tinana	Low Density Residential LDR1	61.3	11.1	5.5
Tinana	Rural Residential - No precinct	32.9	11.1	3.0
Tinana	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	2.1	11.1	0.2
Tinana	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	185.4	11.1	16.7
Toogoom	Rural Residential - No precinct	2.2	1.1	2.0
Torbanlea	Rural Residential - No precinct	50.3	2.3	21.7
Tuan	Rural Residential - No precinct	5.1	0.5	11.2
Urangan	Rural Residential - No precinct	8.1	3.7	2.2
Urangan	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	13.3	3.7	3.6
Urraween	Low Density Residential LDR1	0.7	1.9	0.4
Walligan	Rural Residential - No precinct	101.9	4.7	21.5
Wondunna	Low Density Residential LDR1	8.3	4.3	1.9
Yengarie	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	59.7	10.4	5.7

Capacity of Vacant Rural Residential Properites by State Suburb, Zone and Zone Precinct
(Based on average number of sales per year)

State Suburb	Zone/Precinct	No. of Vacant lots	Average no. of sales per year	Estimated capacity (No. of years)
Aldershot	Low Density Residential LDR1	90	0.6	154.3
Aramara	Rural Residential - No precinct	1	0.0	0.0
Aramara	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	5	0.0	0.0
Bauple	Rural Residential - No precinct	140	17.8	7.9
Bidwill (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	12	1.1	11.1
Boonooroo	Rural Residential - No precinct	5	7.1	0.7
Boonooroo	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	51	7.1	7.2
Booral (Qld)	Low Density Residential LDR1	10	7.5	1.3
Booral (Qld)	Rural Residential - No precinct	64	7.5	8.5
Burrum Heads	Rural Residential - No precinct	23	10.4	2.2
Burrum Town	Low Density Residential LDR1	63	0.0	0.0
Craignish	Low Density Residential LDR1	126	27.0	4.7
Craignish	Rural Residential - No precinct	4	27.0	0.1
Doongul	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	26	1.1	24.0
Dundathu	Rural Residential - No precinct	5	0.8	6.0
Dundowran	Low Density Residential LDR1	11	6.3	1.8
Dundowran Beach	Low Density Residential LDR1	72	26.4	2.7
Dunmora	Rural Residential - No precinct	29	3.6	8.1
Glenwood (Qld)	Rural Residential - No precinct	684	117.0	5.8
Granville (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	3	2.4	1.2
Howard	Rural Residential - No precinct	5	2.5	2.0
Kawungan	Low Density Residential LDR1	4	1.6	2.5
Mungar	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	29	2.2	13.4
Oakhurst (Qld)	Low Density Residential LDR1	4	26.7	0.2
Oakhurst (Qld)	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	24	26.7	0.9
Oakhurst (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	42	26.7	1.6
Owanyilla	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	5	3.4	1.5
Pacific Haven	Rural Residential - No precinct	69	6.3	10.9
Poona	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	29	2.1	13.9
River Heads	Low Density Residential LDR1	159	31.8	5.0
Sunshine Acres	Rural Residential - No precinct	19	4.8	4.0
Tiaro	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	2	2.3	0.9
Tinana	Low Density Residential LDR1	4	13.7	0.3
Tinana	Rural Residential - No precinct	2	13.7	0.1
Tinana	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	6	13.7	0.4
Tinana	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	88	13.7	6.4
Toogoom	Rural Residential - No precinct	6	3.3	1.8
Torbanlea	Rural Residential - No precinct	17	1.5	11.3
Tuan	Rural Residential - No precinct	4	1.1	3.7
Urangan	Rural Residential - No precinct	4	6.8	0.6
Urangan	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	6	6.8	0.9
Urraween	Low Density Residential LDR1	3	2.9	1.0
Walligan	Rural Residential - No precinct	19	2.4	7.9
Wondunna	Low Density Residential LDR1	9	16.9	0.5
Yengarie	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	43	7.1	6.1

Appendix O. Breakdown of Rural Residential Property Capacity by Year – Approach 2

Capacity of Rural Residential Properites by State Suburb, Zone and Zone Precinct - Approach 2
(Based on average land consumption per year)

State Suburb	Zone/Precinct	Vacant Rural residential land (ha)	Rural residential properties with subdivision potential(ha)	Average land consumption (ha)	Additional number of lots	Estimated capacity (No. of years)
Aldershot	Low Density Residential LDR1	9.8	0.0	0.8	1	12.9
Aramara	Rural Residential - No precinct	0.9	0.0	0.0	5	0.0
Aramara	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	1.0	0.0	0.0	0	0.0
Bauple	Rural Residential - No precinct	99.6	0.0	12.4	140	8.1
Bidwill (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Si	11.1	0.0	0.9	-	12.7
Boonooroo	Rural Residential - No precinct	3.8	0.0	1.7	-	2.3
Boonooroo	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	19.9	0.0	1.7	-	11.8
Booral (Qld)	Low Density Residential LDR1	112.4	0.0	7.3	-	15.4
Booral (Qld)	Rural Residential - No precinct	104.1	0.0	7.3	-	14.2
Burrum Heads	Rural Residential - No precinct	18.8	0.0	5.2	23	3.6
Burrum Town	Low Density Residential LDR1	6.5	0.0	0.0	0	0.0
Craignish	Low Density Residential LDR1	27.1	116.7	7.2	130	20.1
Craignish	Rural Residential - No precinct	5.9	6.3	7.2	6	1.7
Doongul	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	6.6	0.0	0.3	26	24.0
Dundathu	Rural Residential - No precinct	4.3	0.0	1.2	5	3.6
Dundowran	Low Density Residential LDR1	1.7	26.8	2.4	30	12.0
Dundowran	Rural Residential - No precinct	0.0	14.6	2.4	2	6.1
Dundowran Beach	Low Density Residential LDR1	14.7	84.6	6.7	171	14.7
Dunmora	Rural Residential - No precinct	51.7	59.3	6.5	41	17.0
Glenwood (Qld)	Rural Residential - No precinct	617.4	0.0	88.3	-	7.0
Granville (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Si	1.3	0.0	2.2	7	0.6
Howard	Rural Residential - No precinct	7.6	1.5	3.0	6	3.0
Kawungan	Low Density Residential LDR1	0.2	31.2	0.5	74	58.2
Maryborough West	Rural Residential - RR2 (Minimum 1 Hectare Lot Si	0.0	9.6	0.8	7	12.3
Mungar	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	6.4	0.0	2.2	29	2.9
Oakhurst (Qld)	Low Density Residential LDR1	46.8	0.0	23.6	-	2.0
Oakhurst (Qld)	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	461.0	0.0	23.6	-	19.5
Oakhurst (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Si	94.0	0.0	23.6	-	4.0
Owanyilla	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	2.0	0.0	1.4	5	1.4
Pacific Haven	Rural Residential - No precinct	116.8	0.7	10.6	79	11.1
Poona	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	20.8	36.5	0.9	29	62.8
River Heads	Low Density Residential LDR1	35.8	37.8	8.5	77	8.7
Sunshine Acres	Rural Residential - No precinct	33.4	240.4	9.0	84	30.5
Tiaro	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	0.0	143.7	1.8	49	78.4
Tinana	Low Density Residential LDR1	61.3	0.0	11.1	-	5.5
Tinana	Rural Residential - No precinct	32.9	0.0	11.1	-	3.0
Tinana	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	2.1	0.0	11.1	-	0.2
Tinana	Rural Residential - RR2 (Minimum 1 Hectare Lot Si	185.4	0.0	11.1	-	16.7
Tinana South	Rural Residential - RR2 (Minimum 1 Hectare Lot Si	0.0	0.0	1.7	1	0.0
Toogoom	Rural Residential - No precinct	2.2	4.6	1.1	7	6.1
Torbanlea	Rural Residential - No precinct	16.1	107.7	2.3	38	53.4
Torquay (Qld)	Low Density Residential LDR1	0.0	1.4	0.5	3	2.8
Tuan	Rural Residential - No precinct	5.1	0.0	0.5	4	11.2
Urangan	Low Density Residential LDR1	0.0	26.3	3.7	60	7.1
Urangan	Rural Residential - No precinct	8.1	0.0	3.7	4	2.2
Urangan	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	0.0	48.5	3.7	22	13.1
Urraween	Low Density Residential LDR1	0.7	11.0	1.9	22	6.3
Walligan	Rural Residential - No precinct	16.1	100.9	4.7	38	24.7
Wondunna	Low Density Residential LDR1	0.7	95.9	4.3	190	22.6
Yengarie	Rural Residential - RR2 (Minimum 1 Hectare Lot Si	37.6	30.2	10.4	79	6.5

Note: '-' indicates State suburbs where Approach 1 yielded a greater capacity.

Capacity of Rural Residential Properites by State Suburb, Zone and Zone Precinct
(Based on average number of sales per year)

State Suburb	Zone/Precinct	Total Number of lots available for consumption	Vacant Rural Residential Lots	No. of vacant rural residential lots with subdivision potential	Additional number of lots that can be achieved from lots with subdivision potential	Average number of sales (per year)	Estimated capacity (No. of years)
Aramara	Rural Residential - No precinct	0	0	0	0	0.6	0.0
Aramara	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	1	1	0	0	0.0	0.0
Aldershot	Low Density Residential LDR1	5	5	0	0	0.0	0.0
Bauple	Rural Residential - No precinct	140	140	0	0	17.8	7.9
Bidwill (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	74	23	1	52	1.1	68.3
Boonooroo	Rural Residential - No precinct	5	5	0	0	7.1	0.7
Boonooroo	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	51	53	2	0	7.1	7.2
Booral (Qld)	Low Density Residential LDR1	435	9	6	432	7.5	58.0
Booral (Qld)	Rural Residential - No precinct	117	83	2	36	7.5	15.6
Burrum Heads	Rural Residential - No precinct	23	23	0	0	10.4	2.2
Burrum Town	Low Density Residential LDR1	0	0	0	0	0.0	0.0
Craignish	Low Density Residential LDR1	655	130	11	536	27.0	24.3
Craignish	Rural Residential - No precinct	9	6	0	3	27.0	0.3
Doongul	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	26	26	0	0	1.1	24.0
Dundathu	Rural Residential - No precinct	5	5	0	0	0.8	6.0
Dundowran	Low Density Residential LDR1	152	30	2	124	6.3	24.3
Dundowran	Rural Residential - No precinct	10	2	0	8	6.3	1.6
Dundowran Beach	Low Density Residential LDR1	423	171	13	265	26.4	16.0
Dunmora	Rural Residential - No precinct	76	41	4	39	3.6	21.2
Glenwood (Qld)	Rural Residential - No precinct	844	704	6	146	117.0	7.2
Granville (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	16	7	0	9	2.4	6.6
Howard	Rural Residential - No precinct	22	6	0	16	2.5	8.8
Kawungan	Low Density Residential LDR1	147	74	3	76	1.6	92.8
Maryborough West	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	14	7	0	7	1.5	9.3
Mungar	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	29	29	0	0	2.2	13.4
Oakhurst (Qld)	Low Density Residential LDR1	233	4	1	230	26.7	8.7
Oakhurst (Qld)	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	606	39	4	571	26.7	22.7
Oakhurst (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	504	120	8	392	26.7	18.9
Owanyilla	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	5	5	0	0	3.4	1.5
Pacific Haven	Rural Residential - No precinct	110	79	9	40	6.3	17.4
Poona	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	137	29	3	111	2.1	65.8
River Heads	Low Density Residential LDR1	142	77	28	93	31.8	4.5
Sunshine Acres	Rural Residential - No precinct	201	84	4	121	4.8	42.3
Tiaro	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	469	49	2	422	2.3	208.4
Tinana	Low Density Residential LDR1	306	9	4	301	13.7	22.4
Tinana	Rural Residential - No precinct	33	6	2	29	13.7	2.4
Tinana	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	15	15	0	0	13.7	1.1
Tinana	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	558	189	22	391	13.7	40.8
Tinana South	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	2	1	0	1	1.5	1.3
Toogoom	Rural Residential - No precinct	8	7	0	1	3.3	2.4
Torbanlea	Rural Residential - No precinct	118	38	4	84	1.5	78.7
Torquay (Qld)	Low Density Residential LDR1	6	3	0	3	0.8	8.0
Tuan	Rural Residential - No precinct	4	4	0	0	1.1	3.7
Urangan	Low Density Residential LDR1	123	60	0	63	6.8	18.2
Urangan	Rural Residential - No precinct	4	4	0	0	6.8	0.6
Urangan	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	113	22	18	109	6.8	16.7
Urraween	Low Density Residential LDR1	52	22	0	30	2.9	17.8
Walligan	Rural Residential - No precinct	83	38	16	61	2.4	34.3
Wondunna	Low Density Residential LDR1	450	190	10	270	16.9	26.6
Yengarie	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	223	79	6	150	7.1	31.5

Capacity of Vacant Rural Residential Properites with Subdivision Potential by State Suburb, Zone and Zone Precinct (Based on average number of sales per year)

State Suburb	Zone/Precinct	No. of vacant rural residential lots with subdivision potential	No. of Additional lots from vacant lots	Average number of sales (per year)	Estimated capacity (No. of years)
Aramara	Rural Residential - No precinct	0	0	0.6	0.0
Aramara	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	0	0	0.0	0.0
Aldershot	Low Density Residential LDR1	0	0	0.0	0.0
Bauple	Rural Residential - No precinct	0	0	17.8	0.0
Bidwill (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	1	3	1.1	1.8
Boonooroo	Rural Residential - No precinct	0	0	7.1	0.0
Boonooroo	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	0	0	7.1	0.0
Booral (Qld)	Low Density Residential LDR1	6	405	7.5	53.2
Booral (Qld)	Rural Residential - No precinct	2	16	7.5	1.9
Burrum Heads	Rural Residential - No precinct	0	0	10.4	0.0
Burrum Town	Low Density Residential LDR1	0	0	0.0	0.0
Craignish	Low Density Residential LDR1	11	28	27.0	0.6
Craignish	Rural Residential - No precinct	0	0	27.0	0.0
Doongul	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	0	0	1.1	0.0
Dundathu	Rural Residential - No precinct	0	0	0.8	0.0
Dundowran	Low Density Residential LDR1	2	2	6.3	0.0
Dundowran	Rural Residential - No precinct	0	0	6.3	0.0
Dundowran Beach	Low Density Residential LDR1	13	40	26.4	1.0
Dunmora	Rural Residential - No precinct	4	15	3.6	3.1
Glenwood (Qld)	Rural Residential - No precinct	6	31	117.0	0.2
Granville (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	0	0	2.4	0.0
Howard	Rural Residential - No precinct	0	0	2.5	0.0
Kawungan	Low Density Residential LDR1	3	3	1.6	0.0
Maryborough West	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	0	0	1.5	0.0
Mungar	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	0	0	2.2	0.0
Oakhurst (Qld)	Low Density Residential LDR1	1	1	26.7	0.0
Oakhurst (Qld)	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	4	167	26.7	6.1
Oakhurst (Qld)	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	8	49	26.7	1.5
Owanyilla	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	0	0	3.4	0.0
Pacific Haven	Rural Residential - No precinct	9	21	6.3	1.9
Poona	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	3	111	2.1	51.8
River Heads	Low Density Residential LDR1	28	29	31.8	0.0
Sunshine Acres	Rural Residential - No precinct	4	17	4.8	2.7
Tiaro	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	2	32	2.3	13.3
Tinana	Low Density Residential LDR1	4	301	13.7	21.7
Tinana	Rural Residential - No precinct	2	12	13.7	0.7
Tinana	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	0	0	13.7	0.0
Tinana	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	22	99	13.7	5.6
Tinana South	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	0	0	1.5	0.0
Toogoom	Rural Residential - No precinct	0	0	3.3	0.0
Torbanlea	Rural Residential - No precinct	4	28	1.5	16.0
Torquay (Qld)	Low Density Residential LDR1	0	0	0.8	0.0
Tuan	Rural Residential - No precinct	0	0	1.1	0.0
Urangan	Low Density Residential LDR1	0	0	6.8	0.0
Urangan	Rural Residential - No precinct	0	0	6.8	0.0
Urangan	Rural Residential - RR1 (Minimum 4000m2 Lot Size)	18	78	6.8	8.9
Urraween	Low Density Residential LDR1	0	0	2.9	0.0
Walligan	Rural Residential - No precinct	16	62	2.4	19.0
Wondunna	Low Density Residential LDR1	10	62	16.9	3.1
Yengarie	Rural Residential - RR2 (Minimum 1 Hectare Lot Size)	6	28	7.1	3.1

Appendix P. Risk hierarchy for constraints affecting rural residential settlement

ETHOS URBAN

Constraints layer hierarchy

Rank	Constraint Layer
Low	• Bushfire Hazard – potential impact buffer • Extractive resources – Key resource transport route • Extractive resources – Key resource transport separation area • Extractive resources – Key resource area • Extractive resources – Key resource separation area • Extractive resources – Mined properties • Heritage – adjoining heritage place • Infrastructure – Transport noise category 1 • Infrastructure – Gas main buffer • Infrastructure – sewer treatment plant buffers • Infrastructure – waste sites • Acid Sulfate soil • Airport Aviation
Medium	• Agricultural Land Class A and B • Bushfire Hazard – Medium intensity • Bushfire Hazard – High intensity • Flood Hazard area • Heritage – Heritage Place • Extractive resources – Key resource area • Extractive resources – Mined properties • Infrastructure – Transport noise category 4 • Infrastructure – Transport noise category 3 • Infrastructure – Transport noise category 2 • Infrastructure – High voltage sub-transmission line • Infrastructure – sewer treatment plant • Heritage – National heritage place (SPP Layer) • Hertiage – State heritage place (SPP Layer)
High	• Biodiversity – Regulated vegetation • Biodiversity – High ecological significance wetlands • Biodiversity – High ecological significance waters wetlands • Biodiversity – Declared fish habitat area • Biodiversity – Protected area • Biodiversity – Strategic rehabilitation areas • Biodiversity and wetlands – Wildlife habitat • Biodiversity and wetlands – Local wetlands • Biodiversity and wetlands – Local wetlands buffer • Biodiversity and wetlands – Koala Habitat • Biodiversity and wetlands - Koala Buffer • Biodiversity and wetlands - Koala sightings • Biodiversity and wetlands - Koala tracker • Biodiversity and wetlands - Local wetlands • Biodiversity and wetlands - Local wetlands buffer • Biodiversity and wetlands – Other remnant vegetation • Coastal protection – High hazard storm tide • Coastal protection – Erosion prone areas • Coastal protection – Coastal management district • Coastal protection – medium hazard storm tide • Coastal protection – coastal zone • MSES – Declared fish habtat area • MSES – Regulated vegetation (essential habitat) • MSES – Regulated vegetation (wetland)

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Rank	Constraint Layer
	• MSES – Regulated vegetation (category B) • MSES – Regulated vegetation (category C) • MSES – Protected areas (estates) • MSES – Regulated vegetation (intersecting a watercourse) • MSES – High ecological value waters (watercourse) • MSES – High ecological significance wetlands • MSES – High ecological value waters (wetland) • MSES – Wildlife habitat • Water Quality – High ecological value water areas (SEQ) (SPP Layer)

Other layers not yet ranked

- Regional Plan land use categories (Urban Footprint, Rural Living Area, Regional Landscape and Rural Production Area)
- Infrastructure and Service areas (Priority infrastructure area, Existing drainage, Future trunk drainage, Existing effluent disposal main, Existing effluent disposal areas, Existing effluent disposal dam, Future trunk effluent reuse line, Existing sewer pump stations etc etc)

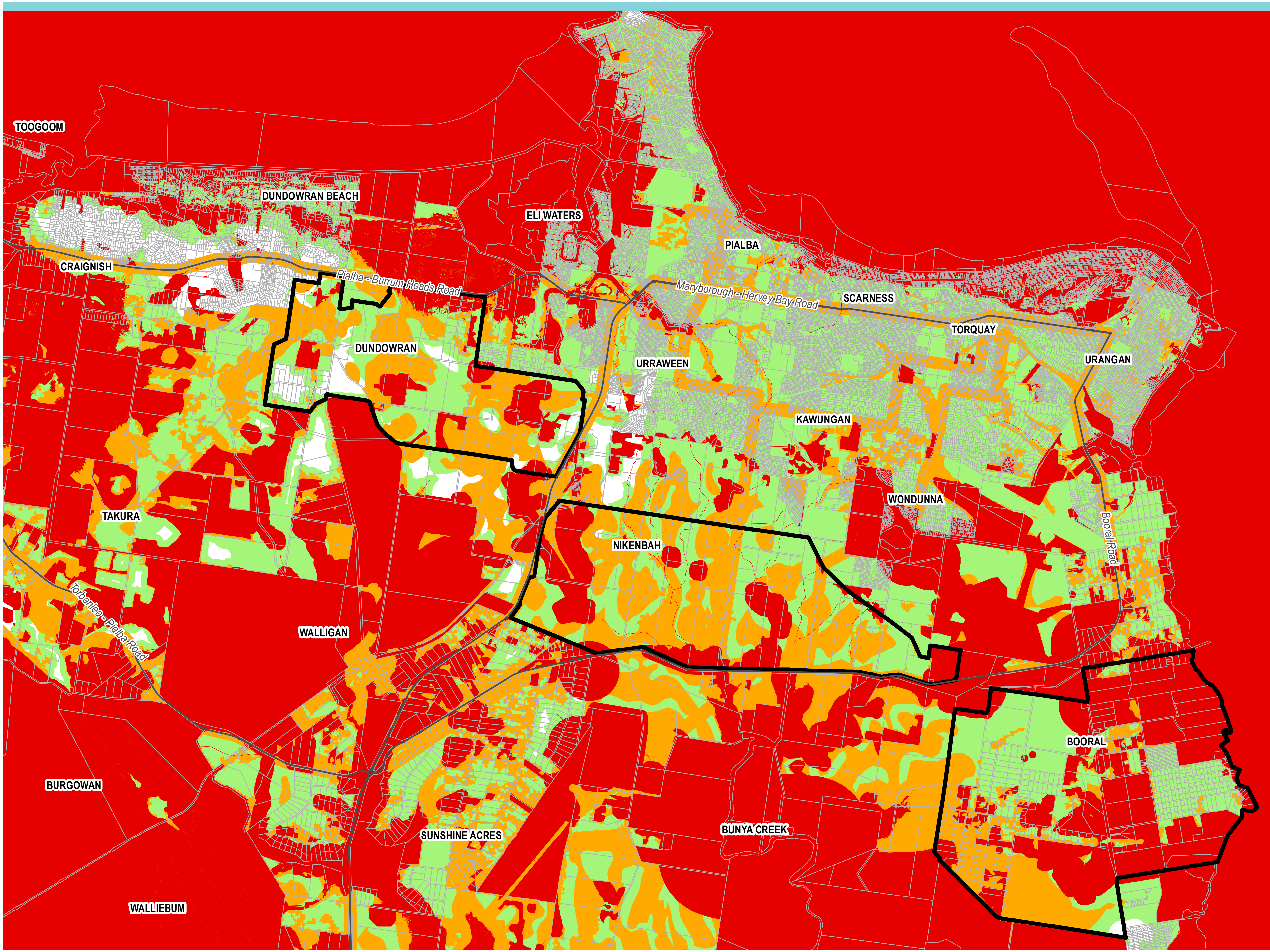
Appendix Q. Constraints Map

ETHOS URBAN

MAP AND DATA

Fraser Coast Rural Residential Land Investigation

Constraints Layered Map



High constraint

Medium constraint

Low constraint

Includes Planning Scheme and SPP layers

3/10/2018

GDA 94 Zone 56

Data Source: QGIS & FCRC 2018

0 1.25 2.5 km

1:62,000

Disclaimer

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